



CITY *of* CALABASAS

**CITY COUNCIL AGENDA
REGULAR MEETING – WEDNESDAY, FEBRUARY 26, 2020
CITY HALL COUNCIL CHAMBERS
100 CIVIC CENTER WAY, CALABASAS
www.cityofcalabasas.com**

The starting times listed for each agenda item should be considered as a guide only. The City Council reserves the right to alter the order of the agenda to allow for an effective meeting. Attendance at the entire meeting may be necessary to ensure interested parties hear a particular item. The public may speak on a closed session item prior to Council's discussion. To do so, a speaker card must be submitted to the City Clerk at least five minutes prior to the start of closed session. The City values and invites written comments from residents on matters set for Council consideration. **In order to provide councilmembers ample time to review all correspondence, any written communication must be submitted to the City Clerk's office before 5:00 p.m. on the Monday prior to the meeting. Note: Any written materials submitted to the City Council are public record under the Public Records Act.**

OPENING MATTERS – 7:00 P.M.

Call to Order/Roll Call of Councilmembers
Pledge of Allegiance by Pack 333 Cub Scouts – Wolf Den 8
Approval of Agenda

PRESENTATIONS – 7:15 P.M.

- By the Los Angeles County Department of Animal Care and Control – Pet Adoption
- Employee Service Awards

ANNOUNCEMENTS/INTRODUCTIONS – 8:00 P.M.

ORAL COMMUNICATION – PUBLIC COMMENT – 8:10 P.M.

CONSENT ITEMS – 8:20 P.M.

1. [Approval of meeting minutes from February 12, 2020](#)

2. [Recommendation to approve opening escrow and approve Purchase and Sale Agreement with Amirian Family for sale of 0.56 acres real property located at 24115 Calabasas Road in the amount of \\$1,380,000; authorize the City Manager to sign all necessary documents to effectuate this transaction and authorize the proceeds of \\$1,380,000 be deposited into the Management Reserve Fund](#)

NEW BUSINESS – 8:45 P.M.

3. [Sheriff's Crime Report – January 2020](#)
4. [Review of private security at Civic Center](#)
5. [Update of the City's Rental Registration Program for 2019](#)
6. [Discussion of commemorative plaques for City facilities](#)

INFORMATIONAL REPORTS – 9:10 P.M.

7. [Check Register for the period of February 1-14, 2020](#)

TASK FORCE REPORTS – 9:15 P.M.

CITY MANAGER'S REPORT – 9:20 P.M.

FUTURE AGENDA ITEMS – 9:25 P.M.

ADJOURN – 9:30 P.M.

The City Council will adjourn to their next regular meeting scheduled on Wednesday, March 11, 2020, at 7:00 p.m.

**MINUTES OF A REGULAR MEETING OF
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA
HELD WEDNESDAY, FEBRUARY 12, 2020**

Mayor Weintraub called the Closed Session to order at 6:03 p.m. in the Council Conference Room, 100 Civic Center Way, Calabasas, CA.

Present: Mayor Weintraub, Mayor pro Tem Bozajian, Councilmembers Gaines, Maurer and Shapiro

1. Conference with Legal Counsel; Anticipated Litigation (Gov. Code §54956.9(e)(2) & (e)(3)) A point has been reached where, in the opinion of the City Council on the advice of its legal counsel, based on the below-described existing facts and circumstances, there is a significant exposure to litigation against the City in one case. Receipt of Claim pursuant to Tort Claims Act or other written communication threatening litigation (copy available for public inspection in City Clerk's office). Name of Person or Entity Threatening Litigation: California Department of Housing and Community Development (Gov. Code § 54956.9(e)(3))

Mayor Weintraub called the Open Session to order at 7:04 p.m. in the Council Chambers, 100 Civic Center Way, Calabasas, CA.

Present: Mayor Weintraub, Mayor pro Tem Bozajian, Councilmembers Gaines, Maurer and Shapiro

Staff: Lysik, Howard, Hernandez, Ahlers, Rubin, Klein, McConville, Yalda, Cohen and Bartlett

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Girl Scout Brownie Troop 3606

In regard to Closed Session Item No. 1, Mr. Howard reported that the City Council provided direction.

APPROVAL OF AGENDA

Councilmember Gaines moved, seconded by Councilmember Shapiro to approve the agenda. MOTION CARRIED 5/0 as follows:

AYES: Mayor Weintraub, Mayor pro Tem Bozajian, Councilmembers Gaines, Maurer and Shapiro

ADJOURN IN MEMORY

- Alyssa Altobelli
- John Altobelli
- Keri Altobelli
- Gianna Bryant
- Kobe Bryant
- Payton Chester
- Sarah Chester
- Christina Mauser
- Ara Zobayan

Mayor Weintraub read some remarks and expressed condolences to the families.

PRESENTATIONS

- To Carolina Canales on winning the CIF State Girls' Golf Championship

Mayor Weintraub recognized Ms. Canales.

Members of the Council expressed congratulations to Ms. Canales.

- MRT/TreePeople

Ms. Cindy Montañez made a presentation to the City Council.

ANNOUNCEMENTS/INTRODUCTIONS

Members of the Council made the following announcements:

Mayor pro Tem Bozajian:

- Expressed appreciation to staff and the community for the wonderful Grape Arbor Park reopening event.
- Reminded everyone about the Primary Election on March 3.
- Extended an invitation to the Mayor's Youth Council young voter information night on February 25.
- Extended an invitation to the annual Arbor Day celebration at Bay Laurel Elementary on March 7.
- Extended an invitation to the AHCCC on March 14 in celebration of St. Patrick's Day.
- Expressed appreciation to Mayor Weintraub for her representation of the City during recent difficult events.

Councilmember Maurer:

- Reminded everyone that voting begins February 22, and that voters can go to any Vote Center in Los Angeles County.

Councilmember Shapiro:

- Congratulated the Chamber on a great Gala event, and Lois Julien on receiving the Spirit of Calabasas award.
- Congratulated the Calabasas High School Academic Decathlon on their first place win for the fourth year in a row.
- Extended an invitation and urged the community to participate on the upcoming Relay for Life at De Anza Park on March 23.
- Extended appreciation to Senior Center staff for a wonderful Viva Valentine Social and wished everyone a happy Valentine's Day.
- Acknowledge Abraham Lincoln's birthday and shared a quote.

Councilmember Gaines:

- Showcased the City's Voter Information Guide and encouraged voters to study the local measures and vote.
- Extended an invitation to the Calabasas High School Boys Basketball game on February 14.
- Extended an invitation to the Chamber of Commerce monthly breakfast on February 13.
- Extended an invitation to the Annual Chamber of Commerce Bowling Tournament on February 21.
- Extended an invitation to the AHCCC flea market on February 29.
- Requested that Mayor Weintraub declare February 14 as a day of love.

Mayor Weintraub:

- Extended an invitation to the Fire Department's community meeting, on February 13, in Founders Hall where measure FD will be discussed.

City Clerk Maricela Hernandez

- Provided information about Vote Centers in the City.
- Reminded that February 18 is the last day to register to vote on the March 3 Election.

ORAL COMMUNICATIONS – PUBLIC COMMENT

Carl Ehrlich, Mort Schwartz, Frances Alet, Robert Lia, Melissa Olen, Stephanie Abronson and Joe Chilco spoke during public comment.

CONSENT ITEMS

1. Approval of meeting minutes from January 22, 2020

2. Adoption of Ordinance No. 2020-381, a proposed amendment to Title 8 (Health and Safety) of the Calabasas Municipal Code to establish a safe distance siting standard of 500 feet from the Ventura Freeway for playgrounds and other outdoor activity areas for children
3. Recommendation to approve the renewal of the A.C. Stelle Middle School Joint Use Agreement between the City of Calabasas and the Las Virgenes Unified School District for an additional five years at \$60,000 per year with an annual Cost of Living Adjustment
4. Approval of Grant of Easement to Southern California Edison to permit the installation and maintenance of a new transformer and meter pedestal for Electric Vehicle Charging Stations at the Tennis & Swim Center

Councilmember Maurer requested Consent Item No. 2 be pulled, and stated that the reason she would be voting no is because Ordinance No. 2020-381 does not meet the AQMD's 1,000 feet requirement.

Mayor pro Tem Bozajian requested Consent Item No. 3 be pulled.

Councilmember Shapiro moved, seconded by Councilmember Maurer to approve Consent Item Nos. 1 and 4. MOTION CARRIED 5/0 as follows:

AYES: Mayor Weintraub, Mayor pro Tem Bozajian, Councilmembers Gaines, Shapiro and Maurer

Councilmember Shapiro moved, seconded by Councilmember Gaines to approve Consent Item No. 2. MOTION CARRIED 3/2 as follows:

AYES: Mayor pro Tem Bozajian, Councilmembers Gaines and Shapiro

NOES: Mayor Weintraub and Councilmember Maurer

After discussion, Mayor pro Tem Bozajian moved, seconded by Councilmember Maurer to approve Consent Item No. 3. MOTION CARRIED 5/0 as follows:

AYES: Mayor Weintraub, Mayor pro Tem Bozajian, Councilmembers Gaines, Shapiro and Maurer

NEW BUSINESS

5. Consider agreement with the Calabasas Chamber of Commerce for one year in the amount not to exceed of \$40,000 for services in promoting the City of Calabasas

Mr. Ahlers presented the report.

Bridget Karl and Mark Levinson spoke during Item No. 5.

Councilmember Gaines moved, seconded by Mayor Weintraub to continue Item No. 5 to the February 26 Council meeting. MOTION CARRIED 5/0 as follows:

AYES: Mayor Weintraub, Mayor pro Tem Bozajian, Councilmembers Gaines, Maurer and Shapiro

6. Annual update of the City's Tobacco Retailer Registration Program

Mr. Klein presented the report.

The City Council received and filed the report.

The meeting recessed at 8:54 p.m.

The meeting reconvened at 9:02 p.m.

7. Discussion of option to regulate possession and sale of Electronic Cigarettes and Vaping products

Mr. Howard presented the report.

The City Council provided direction to staff.

8. An update on the Grape Arbor Park opening

Mr. Rubin presented the report.

The City Council received and filed the report.

INFORMATIONAL REPORTS

9. Check Register for the period of December 19, 2019-January 8, 2020

No action taken on this item.

TASK FORCE REPORTS

Councilmember Shapiro announced that the MYC had their second meeting and formed six committees. He further announced that Mayor Weintraub and he hosted a mock Council meeting for a group of 3rd graders from Lupin Hill Elementary. In addition, he reported his attendance to a recent SCAG meeting, and he will be sharing reports soon.

Mayor Weintraub shared that the Emergency Preparedness taskforce held a meeting with HOA representatives and neighborhood watch organizations to discuss various concerns.

CITY MANAGER'S REPORT

Dr. Lysik encouraged residents to check sce.com for community updates during windy conditions. He also reminded residents that in the event of a power outage garage doors have back up batteries and can still be opened.

FUTURE AGENDA ITEMS

Mayor pro Tem Bozajian requested a date be set for the Council Workshop. He would also like to discuss procedures regarding public comment.

Councilmember Maurer reported that she will be out of the country for the Council meeting on February 26.

Mayor Weintraub requested that staff look into adding an earthquake emergency gas shut off valve as a requirement for all new construction.

ADJOURN

The meeting adjourned at 9:58 p.m. in memory of Alyssa Altobelli, John Altobelli, Keri Altobelli, Gianna Bryant, Kobe Bryant, Payton Chester, Sarah Chester, Christina Mauser and Ara Zobayan to their next regular meeting scheduled on Wednesday, February 26, 2020, at 7:00 p.m.

Maricela Hernandez, City Clerk
Master Municipal Clerk
California Professional Municipal Clerk



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: FEBRUARY 19, 2020

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: RON AHLERS, CHIEF FINANCIAL OFFICER 

SUBJECT: RECOMMENDATION TO APPROVE OPENING OF ESCROW AND APPROVE PURCHASE AND SALE AGREEMENT WITH AMIRIAN FAMILY TRUST FOR SALE OF 0.56 ACRES REAL PROPERTY LOCATED AT 24115 CALABASAS ROAD IN THE AMOUNT OF \$1,380,000, AUTHORIZE THE CITY MANAGER TO SIGN ALL NECESSARY DOCUMENTS TO EFFECTUATE THIS TRANSACTION AND AUTHORIZE THE PROCEEDS OF \$1,380,000 BE DEPOSITED INTO THE MANAGEMENT RESERVE FUND

MEETING DATE: FEBRUARY 26, 2020

SUMMARY RECOMMENDATION:

Staff recommends the City Council approve opening of escrow and approve a purchase and sale agreement between the City of Calabasas ("Seller") and Amirian Family Trust ("Buyer") for the sale of 0.56 acres of real property located at 24115 Calabasas Road. The amount is \$1,380,000.

BACKGROUND:

In 2003 the City of Calabasas acquired from the County of Los Angeles 1.32 acres of excess freeway right-of-way (APN 2069-007-906), which was no longer viable for providing access to the Ventura Freeway because the eastbound freeway off-ramp within that portion of ROW had been relocated to a new position approximately 1,600 feet to the west (see Exhibit B).

Following acquisition of the former freeway ROW property, the City Council authorized a lease to Calabasas Motorcars (the Mercedes Benz dealership) of the

westernmost portion of the property. And on June 18, 2003, the City Council approved a Site Plan Review, Conditional Use Permit, and Scenic Corridor Permit to allow for the construction and operation of the "Calabasas Auto Spa" and an associated gasoline service station at 24115 Calabasas Road, which included the applicant's own property fronting Calabasas Road and the central portion of the former freeway ROW property, located directly behind (abutting to the north) the applicant's property. Later, in 2004 the City Council approved a lease agreement with the Calabasas Auto Spa for use of the City's property consistent with the approved project entitlements. The gasoline service station components (pump islands, storage tanks, ventilation equipment, signs and overhead canopy structure) are located on the business owner's property, and the convenience market and car wash operation (the main building) are located on the City's property. The "Calabasas Auto Spa" was completed and opened in 2005.

In 2007, Parcel Map No. 62594 was prepared and recorded by the City Engineer, dividing the 1.32-acre former CalTrans ROW property into three parcels, with "Parcel 2" being the portion of the property being leased to the owners of the Calabasas Auto Spa (see Exhibit C). On December 9, 2019, the City Engineer recorded with the Los Angeles County Recorder's Office a Lot Line Adjustment and Certificate of Compliance which modified the parcel boundaries within the former CalTrans ROW property. Accordingly, the three parcels are now as summarized below, with Parcel #2 being the subject property:

PARCEL #1: The westernmost portion, totaling approximately 0.52 acres, and located to the rear of and leased to the Mercedes Benz of Calabasas;

PARCEL #2: The center portion, totaling approximately 0.56 acres, and containing the Calabasas Auto Spa building and service drive areas, intended for sale to the Calabasas Auto Spa; and,

PARCEL #3: The easternmost portion, totaling approximately 0.22 acres, and which is undeveloped and intended for continued landscaping use by the City.

DISCUSSION/ANALYSIS:

The City seeks Council approval to sell Parcel #2 to the Amirian Family Trust (owner/operator of Calabasas Auto Spa) in the amount of \$1,380,000.

Appraisal Report

The appraisal report for the subject property is located in Attachment 3. The value as calculated is \$1,380,000, which equals the sales price.

Planning Commission

The Planning Commission met on February 6, 2020 and determined that the disposition of the property is consistent with the General Plan, per California Government Code section 65402(a). Planning Commission report, resolution and exhibits can be found in Attachment 2.

Proceeds of the sale

City staff recommends the City Council deposit the \$1,380,000 into the Management Reserve Fund. At a later date the City Council can decide how to spend these monies.

FISCAL IMPACT/SOURCE OF FUNDING:

The Management Reserve Fund will receive \$1,380,000 in exchange for the sale of the property. The General Fund will cease to receive this lease revenue in the annual amount of about \$83,000. The interest revenue generated by the \$1,380,000, assuming a 2.0% return, is \$27,600. Therefore, the General Fund has reduced annual funding of about \$55,400.

REQUESTED ACTION:

Staff recommends the City Council approve opening of escrow and approve a purchase and sale agreement with Amirian Family Trust for the sale of 0.56 acres of real property located at 24115 Calabasas Road in the amount of \$1,380,000. City Council authorizes the City Manager to sign all necessary documents in order to effectuate this transaction. City Council also authorizes the sales proceeds of \$1,380,000 be deposited into the Management Reserve Fund (Fund 60) and the City Council will decide at a future date how to spend these proceeds.

ATTACHMENTS:

1. Purchase and Sale Agreement
2. Planning Commission Report
3. Appraisal Report
4. Resolution 2020-1663

ITEM 2 ATTACHMENT 1

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement is made between THE CITY OF CALABASAS, a Municipal Corporation (“Seller”) and AMIRIAN FAMILY TRUST, (“Buyer”) this ___ day of _____, 2020 (the “Effective Date”).

RECITALS

A. Seller is the owner of certain real property known as 24115 Calabasas Road, APN# 2069-007-906 in the City of Calabasas, in Los Angeles County, California as depicted on the Site Map, Exhibit A attached hereto, and as legally described in the Legal Description, Exhibit B attached hereto (the “Property”); and

B. The Property consists of one parcel: the “Fee Parcel”, which is approximately 0.56 acres (approximately 17,674 sq. ft.) in size.

C. Seller has agreed to sell the Property to the Buyer on the terms and conditions set forth herein.

D. The Property is a land-locked portion of a larger land-locked parcel adjacent to the 101 Freeway. The Property’s General Plan Land Use Designation is Business-Retail. The Property is zoned Commercial-Retail, and is within the Commercial Auto Retailer Overlay Zone. The Property is not zoned to allow residential uses. The Property is not suited for general public purposes as it is currently leased to the Buyer and developed as a commercial car-wash facility. The Property abuts land, to the south, owned by Buyer and operated together with the Property, under the current lease, for commercial purposes.

E. On February 26, 2020, the Calabasas City Council approved the proposed sale of the Property to Buyer and authorized the Mayor or City Manager to execute the necessary agreement to complete the sale.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Purchase of Property.

Buyer agrees to purchase from Seller, and Seller agrees to sell to Buyer, on the terms and conditions set forth herein, the Property.

2. Purchase Price.

2.1 Amount of the Purchase Price. Buyer shall pay to Seller as the purchase price (the "Purchase Price") for the Property the sum of One Million Three Hundred and Eighty Thousand Dollars (\$1,380,000.00) by close of escrow.

2.2 Payment of the Purchase Price. The full amount of the Purchase Price shall be paid by Buyer to escrow holder, which will be Glenoaks Escrow, prior to the Close of Escrow, as defined below, for disbursement in accordance with this Agreement.

3. Conditions Precedent.

As conditions precedent and concurrent, as applicable, for the benefit of Buyer and Seller, the conditions set forth in this Section 3 must first be satisfied and fulfilled on or prior to the termination of this Agreement unless such times are extended in writing by the parties. Subject to the terms and conditions of this Agreement, Seller and Buyer agree to use their best efforts to satisfy the conditions set forth in this Section 3, and shall submit evidence satisfactory to the other, as appropriate, that the conditions have been satisfied, if such be the case.

3.1 Title Insurance. Buyer shall obtain and pay for an Owner's Title Insurance Policy issued by Chicago Title.

3.2 Inspections. Buyer shall have determined, in its sole judgment, whether the Property is suitable for Buyer's intended use of the Property.

3.3 Escrow/Title Insurance. Seller and Buyer agree to use Glenoaks Escrow as the escrow holder and as the issuer of an owner's policy of title insurance.

3.4 Preliminary Title Report. Prior to the date hereof, Seller has delivered to Buyer a Preliminary Title Report issued by Chicago title company ("Title Company"), for the Property (the "PTR"). The Title Company shall be selected by Seller and reasonably acceptable to Buyer ("Title Company"). Those exceptions to title for the Property reasonably acceptable to Buyer are referred to as the "Permitted Exceptions."

3.5 Condition of Title. A Title Company shall issue, at the Close of Escrow, an owner's policy of title insurance showing Buyer as fee owner of the Fee Parcel, subject only to the Permitted Exceptions.

3.6 Free of Rights of Possession. The Property shall be vacant and free of all leases, tenancies, other rights of possession (except those easements described on the applicable Parcel Map) and third party claims at the Close of Escrow.

3.7 Seller's Obligations. Seller shall have timely performed all of the obligations required by the terms of this Agreement to be performed by Seller.

3.8 Buyer's Obligations. Buyer shall have timely performed all of the obligations required by the terms of this Agreement to be performed by Buyer.

3.9 Representations and Warranties. Buyer's and Seller's representations and warranties herein shall be correct as of the Close of Escrow.

4. Satisfaction of Conditions; Waiver

4.1 A party may give the other party written notice ("Approval Notice") of its approval of any matter referred to in Sections 3.1 through 3.9, prior to termination of this Agreement, or of a breach ("Notice of Breach") of any covenant by the other party set forth in Sections 9 or 10, or of any representation or warranty by a party set forth in Sections 11 or 12 discovered by a party during the term of this Agreement.

4.2 If a party does not give an Approval Notice prior to termination, those matters set forth above at Sections 3.1 through 3.9 shall be deemed approved to the satisfaction of that party. If a party gives a Notice of Breach within such period, the other party shall have a reasonable amount of time to cure the alleged breach. If within thirty (30) days after receipt by the non-defaulting party of the Notice of Breach the other party has not cured, or is not diligently pursuing the cure of, the alleged breach, the non-defaulting party shall have the right to either (a) terminate this Agreement without liability on that party's part, or (b) waive the disapproved matter and consummate the sale of the Property. If either Seller or Buyer elects to terminate this Agreement pursuant to this section, the parties hereto shall have no further liability to each other except as otherwise provided herein. In the event of a party's termination as set forth above, and after written instructions from either party, Glenoaks Escrow shall distribute funds and release documents to the parties entitled thereto.

4.3 A party may waive in writing any or all of the conditions established for its benefit during the term of this Agreement.

5. Title Commitment and Survey

5.1 Title Commitment. No later than thirty (30) days prior to the close of escrow, Seller will deliver or cause to be delivered to Buyer the following:

5.1.1 A commitment for title insurance ("Title Commitment") issued by Title Company.

5.1.2 Copies of all recorded documents referred to in the Title Commitment.

5.2 Surveys. Buyer, at its sole cost and expense, may obtain such surveys (“Survey(s)”) of the property, structures and improvements, if any, comprising the Property as Buyer may desire. If obtained, Buyer shall furnish a copy of any such Survey to Seller upon receipt of same by Buyer.

5.3 Permitted Encumbrances. Buyer may evaluate the status of title as reflected in the Title Commitment and Surveys pursuant to Sections 5.1 and 5.2. Seller shall have no obligation to cure any title matters or issues disclosed in the Title Commitment and/or Surveys (but may do so, if Seller so chooses). The term “Permitted Encumbrances” as used herein shall mean (i) the Assumed Taxes (as hereinafter defined), (ii) any easements, restrictions, claims, rights of way, encroachments or other encumbrances or other matters whatsoever affecting the Property as shown in the Title Commitment and/or Survey and expressly accepted by Buyer (the “Title/Survey Exceptions”). (iii) any and all other restrictions, reservations, covenants; conditions, rights-of-way, easements, and encumbrances, whether of record or not, if any, which do not affect the construction, maintenance, operation and repair of the Project, (iv) all municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the Property, and (v) any other matters affecting the Property which would be disclosed by a physical inspection of the Property or an accurate survey of the Property.

6. Review Period.

6.1 Delivery of Review Items. Seller has either previously made available or will, within ten (10) business days of the Effective Date, make available to Buyer, at Seller’s place of business in Los Angeles County or by delivery to Buyer subject to any confidentiality provisions contained therein, all documents that may be reasonably requested by Buyer relating to the ownership and operation of the Property and that are applicable to the sale of the Property to Buyer (“Review Items”) which are in Seller’s actual possession and which are obtainable by Seller without additional expense and which are not deemed confidential or proprietary by Seller including, without limitation, any lease agreements and related occupancy agreements with third parties concerning the Property or management or maintenance agreements that would survive the Closing and any Surveys of the Property in Seller’s possession; provided, however, all such items shall be maintained in strict confidence by Buyer and its agents and such parties shall not disclose the contents of such Review Items except to Seller’s employees, agents, lenders, partners, accountants, legal representation and consultants solely for the purpose of conducting due diligence on the Property. So long as Seller acts in good faith and takes reasonable efforts to identify and deliver the Review Items, Buyer shall have no claims against Seller for failure to deliver any Review Items.

6.2 Review Period. In the event that the Buyer is not satisfied in Buyer’s sole discretion with (i) the physical condition and nature of the Property, including all environmental conditions thereof, (ii) all information concerning the Property made available

to Buyer by Seller, (iii) the status of title to the Property, (iv) the Review Items and (v) all other aspects of the Property (collectively, the "Conditions"), Buyer shall have the option at any time before the expiration of thirty (30) days after the Effective Date (the "Review Period") to choose one of the following as its sole and exclusive remedy by sending written notice to Seller prior to expiration of the Review Period that: (i) the Property is not acceptable to Buyer and that Buyer has disapproved the Property, and neither party hereto shall have any further rights or obligations hereunder, or (ii) Buyer waives any of the Conditions and consummate this transaction, but with no change in any of Buyer's obligations hereunder and with no reduction in the Purchase Price. If Buyer does not send any such written notice, then Buyer shall be deemed to have elected subsection (ii) and waives any of the Conditions and shall consummate this transaction with no change in any of Buyer's obligations hereunder and with no reduction in the Purchase Price.

6.3 Delivery to Seller of Documents. If Buyer exercises any right to terminate this Agreement pursuant to Section 6.2 above or Section 13.2 below or if Buyer is in default under Section 13.2.2, then in any of such events Buyer shall (i) promptly after such termination or event of default return to Seller the originals and all copies of all Review Items delivered or made available to Buyer; and (ii) maintain in absolute confidence the results of any and all other information contained in such Review Items or in such tests or studies conducted by Buyer or its consultants with respect to the Property.

7. Buyer's Inspection of Property.

7.1 At any time during the term of this Agreement, and upon reasonable notice to Seller, Buyer, its agents, contractors or engineers, shall have the right to enter the Property, at Buyer's sole cost and expense, for the purpose of inspecting, surveying, conducting engineering studies and soil tests, and for other similar investigation, provided such operations do not permanently damage the Property. Buyer will complete by the Close of Escrow such independent investigations as it deems necessary or appropriate concerning the use, development or suitability for development of the Property. Buyer agrees to indemnify Seller and its agents, officers, directors and employees and hold them harmless from all costs, expenses, liability or loss incurred or arising from any such investigation conducted by Buyer. Notwithstanding the foregoing, Buyer shall have no liability or obligation to Seller with respect to any conditions concerning the Property discovered or uncovered by Buyer during the course of Buyer's investigation of the Property. Such investigation shall not be construed as an acceptance of Seller's title or as a waiver of any of Seller's warranties or obligations herein.

7.2 Buyer may, prior to Close of Escrow, by written notice to Seller and Glenoaks Escrow, propose to cancel this Agreement based upon Buyer's dissatisfaction with the Property. Upon receipt of such notice, Seller shall have thirty (30) days during which to take such actions as may be necessary to place the Property and the soil conditions of the Property in a condition suitable for use of the Buyer. If the Seller fails to take such action

within such thirty (30) day period, the Buyer may terminate this Agreement by delivering written notice of termination to Seller and Glenoaks Escrow, and this Agreement shall terminate upon Seller's receipt of such notice. In the event of Buyer's timely termination pursuant to this section, the parties hereto shall have no further liability to each other except as otherwise provided herein. In the event of Buyer's termination as set forth above, Glenoaks Escrow shall distribute any funds and release any documents to the parties entitled thereto. .

8. Intentionally Deleted.

9. Seller's Covenants to Buyer.

Seller covenants to Buyer as follows:

9.1 Between the date hereof and the Close of Escrow, Seller shall not enter into any contract affecting the Property which is not terminable on thirty (30) days' notice.

9.2 Prior to the Close of Escrow, Seller shall execute and deliver to Buyer an Affidavit of Disclosure of Non-Foreign Status, in compliance with Internal Revenue Code Section 1445 and the regulations thereunder.

9.3 Seller shall promptly notify Buyer if Seller becomes aware that any representation or warranty contained herein is or becomes incorrect or inaccurate subsequent to the date hereof.

10. Buyer's Covenants to Seller.

Buyer covenants to Seller that Buyer shall promptly notify Seller if Buyer becomes aware that any representation or warranty contained herein is or becomes incorrect or inaccurate subsequent to the date hereof.

11. Seller's Representations and Warranties.

Seller represents and warrants to Buyer as follows:

11.1 Seller has the full power and authority to sell the Property. This Agreement has been duly and validly authorized, executed and delivered by Seller and no other authorization or third party consent is requisite to the valid and binding execution, delivery and performance of this Agreement by Seller, and this Agreement does not violate any provisions of any charter, articles or by-laws of Seller.

11.2 Intentionally deleted.

11.3 Seller is not a non-resident alien, a foreign corporation, a foreign partnership, a foreign trust or a foreign estate as such terms are defined in the Internal Revenue Code of 1986, or any rules or regulations for purposes of United States income taxation.

11.4 Seller is the legal fee simple titleholder of the Property, and has good, marketable and insurable title to the Property, subject only to the Permitted Exceptions, free and clear of all monetary liens and encumbrances, leases, tenancies, rights of possession, or third party claims.

11.5 There are not presently pending any special assessments or condemnation actions against the Property or any part thereof, nor has Seller received any notice of any special assessments or condemnation actions being contemplated.

11.6 As of the Close of Escrow, there will be no outstanding contracts affecting the Property.

11.7 Seller has not granted to any person or entity, nor to the best of Seller's knowledge does any person or entity other than Seller have any right, title or interest in or to the Property or any portion thereof, except as provided in the Permitted Exceptions.

11.8 Except as expressly herein otherwise provided, the representations and warranties of Seller set forth in this Agreement shall be true on and as of the Close of Escrow as if those representations and warranties were made on and as of such time.

12. Buyer's Representations and Warranties. In consideration of Seller entering into this Agreement and as an inducement to Seller to sell the Property to Buyer, Buyer makes the following representations and warranties, each of which is material and is being relied upon by Seller (the continued truth and accuracy of which shall constitute a condition precedent to Seller's obligations hereunder):

12.1 Buyer has the full power and authority to buy the Property. This Agreement has been duly and validly authorized, executed and delivered by Buyer and no other authorization or third party consent is requisite to the valid and binding execution, delivery and performance of this Agreement by Buyer.

12.2 Intentionally Deleted.

12.3 All representations and warranties of Buyer set forth in this Agreement shall be true on and as of the Close of Escrow as if those representations and warranties were made on and as of such time.

13. Escrow.

13.1 Opening of Escrow. Within (14) days after the Effective Date, Buyer shall open an escrow at Glenoaks Escrow (“”) for the purpose of carrying out the terms of this Agreement. This Agreement shall constitute the joint escrow instructions of Buyer and Seller with respect to the purchase of the Property and a certified copy of this Agreement shall be delivered to the Glenoaks Escrow upon the opening of Escrow. In addition, upon written request from Glenoaks Escrow, each party shall sign and deposit escrow instructions in the standard form utilized by Glenoaks Escrow, within ten (10) days after the opening of escrow. The instructions shall not modify or amend the provisions of this Agreement. If any conflict exists between the instructions and this Agreement, the provisions of this Agreement shall prevail.

13.2 Escrow Cancellation. If Escrow is not in a condition to close by the agreed date for the Close of Escrow as set forth in Section 13.4 hereof, Glenoaks Escrow shall continue to comply with the instructions contained herein until a written demand has been made by a party entitled to do so for the cancellation of Escrow, as described below. Glenoaks Escrow shall notify the other party of any such demand.

13.2.1 If the Close of Escrow fails to occur due to Seller’s default, Seller shall pay all Escrow cancellation charges.

13.2.2 If the Close of Escrow fails to occur due to Buyer’s default, Buyer shall pay all Escrow cancellation charges.

13.2.3 If the Close of Escrow fails to occur for any reason other than the foregoing, Buyer and Seller shall each pay one-half (½) of any Escrow cancellation charges, and each party shall release the other party from all liability hereunder for the failure of the Close of Escrow to occur. “Escrow cancellation charges” means all fees, charges and expense incurred and charged by Glenoaks Escrow as well as all expenses related to the issuance of the title policy and other title matters.

13.3 Deposit of Documents.

13.3.1 Within 14 days after the opening of escrow Seller shall deposit with Glenoaks Escrow the following documents:

a. A duly executed and acknowledged grant deed (“Grant Deed”) substantially in form as attached hereto as Exhibit C conveying good and marketable fee simple title to the Fee Parcel. Buyer shall complete, execute and deliver to Glenoaks Escrow any required statement of intention to transfer the property or preliminary change of ownership statement.

b. Disclosure of Non-Foreign Status, in compliance with Internal Revenue Code Section 1445 and the regulations thereunder.

13.3.2 Buyer shall deposit into escrow the following:

a. within 45 days a written statement that all of the conditions precedent to the Close of Escrow set forth at Section 3 of this Agreement have been satisfied or waived;

b. 3% deposit of Purchase Price.

13.4 Close of Escrow. For purposes of this Agreement, the "Close of Escrow" shall be defined as the successful conveyance of the Property from Seller to Buyer; the date of the Close of Escrow shall be the date that the Grant Deed conveying the Property to Buyer is recorded in the Official Records of Los Angeles County, California ("Official Records"). Escrow shall close on or before the later of (A) the date which is ninety (90) days following the opening of Escrow, or (B) the date which is ninety (90) days after the Effective Date, unless extended by mutual agreement of the parties in writing.

13.4.1 The escrow shall be in a condition to close and shall close when the Glenoaks Escrow holds all the items referred to in Sections 13.1 and 13.2 above, and when the Glenoaks Escrow is in a position to obtain, and the Title Company has committed to deliver, a C.L.T.A. owner's policy of title insurance issued by the Title Company in favor of Buyer in the full amount of the Purchase Price, insuring Buyer's title to the Property subject only to the Permitted Exceptions (the "Title Insurance Policy"), and when Buyer has deposited the remaining portion of the Purchase Price with Glenoaks Escrow. The cost of the Title Insurance Policy will be paid by Buyer; any additional endorsements or coverage shall be paid by Buyer. At such time that the Glenoaks Escrow is in a position to obtain, and the Title Company has committed to deliver, the Title Insurance Policy, the Glenoaks Escrow shall:

a. Record the Grant Deed in the official records of Los Angeles County;

b. Pay, and charge Buyer for any fees, charges and costs payable under this Agreement. Before such payments are made, the Glenoaks Escrow shall notify Seller and Buyer of the fees, charges and costs necessary to clear and convey the Property;

c. Disburse the remaining amount of the Purchase Price to Seller; other funds remaining shall be disbursed to the party entitled thereto.

d. Deliver conformed copies of the Grant Deed, the Title Insurance Policy, and other documents to the parties entitled thereto. The Title Insurance Policy shall be delivered to Buyer effective as of the Close of Escrow.

13.4.2 If escrow has not closed prior to the date set forth at Section 13.4, either party may terminate this Agreement by delivering written notice of termination to the other party and Glenoaks Escrow, termination to be effective upon the other party's receipt of such termination notice. Thereafter, Seller shall return the Deposit to Buyer and the parties hereto shall have no further liability to each other except as otherwise provided herein.

13.5 Monetary Encumbrances. Seller agrees to convey title to the Property to Buyer at Close of Escrow free and clear of all monetary liens and encumbrances.

13.6 Prorations. Real Property taxes and insurance shall be prorated as of Close of Escrow. Buyer shall pay all transfer taxes. Seller shall pay the premium on a C.L.T.A. title insurance policy. The cost of endorsements and/or additional coverage as required by Buyer or its lenders shall be paid by Buyer. The cost of deed preparation, if any, and recording fees shall be paid by Buyer. The escrow fee and other expenses of escrow shall be paid by Buyer.

13.7 Possession. Right to possession of the Property shall transfer to Buyer at the Close of Escrow.

13.8 Risk of Loss. Risk of loss to the Property shall be borne by Seller prior to the Close of Escrow and by Buyer thereafter. In the event the Property is damaged in a material degree by flood, fire, earthquake or other casualty prior to the Close of Escrow, Buyer may, at its option, elect not to acquire the Property, in which case this Agreement shall be terminated and Glenoaks Escrow shall return any deposits made into escrow; or Buyer may elect to proceed to close the purchase of the Property, in which case Seller shall assign to Buyer all insurance proceeds, if any, relating to such damage.

14. Remedies on Default.

If either party defaults under this Agreement, the non-defaulting party may pursue any remedy available to it in law or in equity, including, but not limited to, (i) money damages, (ii) specific performance of the Agreement, in which action the non-defaulting party shall have the right to recover its damages suffered by reason of delay in the acquisition of the Property, costs of suit and reasonable attorneys' fees; or (iii) rescission of this Agreement. No delay or omission in the exercise of any right or remedy accruing to the non-defaulting party under this Agreement shall impair such right or remedy or be construed as a waiver of any breach by the defaulting party. The waiver by either party of any condition or covenant contained herein shall not be deemed a waiver of any other

condition or of any subsequent breach by the other party of any term, covenant or condition contained herein. All rights, powers, elections and remedies afforded to a party either hereunder or by law shall be cumulative and not alternative, and the exercise of any right, power, election or remedy shall not bar the exercise of any other.

15. Termination of Agreement.

Except as provided below at Section 17.7, Survival, this Agreement shall terminate on the earlier of (i) the Close of Escrow, (ii) (ii) the election by Buyer to terminate this Agreement pursuant to Sections 4.2 (breach of Agreement), 7.2 (condition of the Property), 13.4 (failure to timely close escrow) or 13.8 (casualty), or (iii) the election by Seller to terminate pursuant to Sections 4.2 (breach of Agreement) or 13.4 (failure of escrow to timely close).

16. Property Disclosures. Seller shall, within fifteen (15) after the date hereof, provide to Buyer (or cause Escrow Agent to provide to Buyer) all natural hazard disclosure reports (the "Reports") required by the Disclosure Statutes (as defined below). Buyer shall then, within Forty-five (45) days after receipt of such information, investigate the disclosures and information and provide written notice to Seller of any items below which Buyer disapproves.

Seller and Buyer acknowledge that the Disclosure Statutes provide that a seller of real property must make certain disclosures regarding certain natural hazards potentially affecting the property, as more particularly provided in the Disclosure Statutes. As used in this Agreement, "Disclosure Statutes" means, collectively, California Government Code Sections 8589.3 (special flood hazard area), 8589.4 (area of potential flooding) and 51183.5 (very high fire hazard), California Public Resources Code Sections 2621.9 (earthquake fault zone), 2694 (seismic hazard zone) and 4136 (state responsibility area) and any other California statutes that require Seller to make disclosures concerning the Site. Upon acceptance of conveyance of the Site, Buyer agrees as follows with respect to the Disclosure Statutes and the Reports:

16.1 Buyer will be provided all Reports and will thereafter advise if they satisfy all obligations and requirements of Seller under the Disclosure Statutes.

16.2 Buyer will be provided an opportunity to review all Reports and to investigate the disclosures and information

16.3 Seller shall not be liable for any error or inaccuracy in, or omission from, the information in the Reports.

16.4 The Reports are provided by Seller for purposes of complying with the Disclosure Statutes and shall not be deemed to constitute a representation or warranty by

Seller as to the presence or absence in, at or around of the Property of the conditions that are the subject of the Disclosure Statutes.

17. General Provisions.

17.1 Brokers. Seller represents and warrants to Buyer, and Buyer represents and warrants to Seller, that no broker or finder has been engaged by it, respectively, in connection with any of the transactions contemplated by this Agreement, or to its knowledge is in any way connected with any such transactions.

17.2 Assignment. Buyer may not assign this Agreement or the rights under it to a third party without the prior written consent of Seller. Upon any assignment approved in writing by Seller, the assignee shall have all the rights and obligations of Buyer hereunder and Buyer shall not be relieved of or released from any of its obligations hereunder.

17.3 Time of Essence. Time is of the essence in all phases of this Agreement and the closing referred to herein.

17.4 Further Instruments. Each of the parties hereto agrees to cooperate in good faith with the other, and to execute and deliver all further instruments, documents and papers, and shall perform any and all acts necessary, to give full force and effect to all of the terms and provisions of this Agreement.

17.5 Severability. If any provision of this Agreement, as applied to any party or to any circumstance, shall be found by a court of competent jurisdiction to be void, invalid or unenforceable, the same shall in no way affect any other provision of this Agreement, the application of any such provision in any other circumstance, or the validity or enforceability of this Agreement.

17.6 Counterparts. This Agreement or any amendment hereof may be executed in counterparts and all such executed counterparts shall constitute a single agreement, notwithstanding that all the parties hereto are not signatories to the same counterpart.

17.7 Survival. All of the representations and warranties of the parties contained in this Agreement, all covenants, agreements and indemnities made herein by the parties, and all obligations to be performed under the provisions hereof will remain operative, will be deemed made at the Close of Escrow, and will survive the Close of Escrow.

17.8 Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors, legal representatives and assigns.

17.9 Applicable Law. This Agreement shall be governed by and construed in accordance with California law.

17.10 Attorneys' Fees. In the event of the bringing of any action or suit by a party hereto against another party hereunder by reason of any breach of any of the covenants or agreements or any inaccuracies in any of the representations and warranties on the part of the other party arising out of this Agreement, then in that event, the prevailing party in such action or dispute, whether by final judgment or out of court settlement, shall be entitled to have and recover of and from the other party all reasonable costs and reasonable expenses of suit, including actual reasonable attorneys' fees. Any judgment or order entered in any final judgment shall contain a specific provision providing for the recovery of all costs and expenses of suit, including actual attorneys' fees (collectively "Costs") incurred in enforcing, perfecting and executing such judgment. For the purposes of this paragraph, Costs shall include, without limitation, attorneys' fees, costs and expenses incurred in (i) postjudgment motions, (ii) contempt proceeding, (iii) garnishment, levy, and debtor and third party examination, (iv) discovery, and (v) bankruptcy litigation.

17.11 Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered, sent by registered or certified mail, postage prepaid, return receipt requested, delivered by overnight courier such as FedEx, Express Mail, DHL, etc. for next business day delivery, or sent by telecopy, and shall be deemed given upon the earlier of (i) if personally delivered, the business day of delivery to the address of the person to receive such notice, (ii) if mailed, on the date of receipt or refusal to accept delivery as indicated on the return receipt, (iii) if given by telecopy, when received as evidenced by the confirmation report, provided it is received before 4:00 p.m. Pacific Time (if received later, the notice will be deemed received on the next business day), or (iv) if delivered by overnight courier, the next business day. Any notice, request, demand, direction or other communication sent by telecopy must be confirmed within forty-eight (48) hours by letter mailed or delivered in accordance with the foregoing.

To Buyer:

Calabasas Union Corporation, a California Corporation
24115 Calabasas Rd
Calabasas, CA 91302

With a copy to:

Bob Amirian, Esq.
16255 Ventura Blvd, Suite 1008
Encino, CA 91436
Telephone: 310-439-9799
Facsimile: 800-439-1765

To Seller:

City of Calabasas
Office of the City Clerk
100 Civic Center Way
Calabasas, CA 91302
Telephone: 818-224-1600

With a copy to:

Scott H. Howard, Esq.
Colantuono, Highsmith, and Whatley, PC
790 East Colorado Blvd., Suite 850
Pasadena, CA 91101-2109
Telephone: (213) 542-5700
Fax (213) 542-5710

Notice of change of address shall be given by written notice in the manner detailed in this Section 17.11. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to constitute receipt of the notice, demand, request or communication sent.

17.12 Waiver, Consent and Remedies. Either party may specifically and expressly waive in writing any breach by the other party of any provision of this Agreement, but no such waiver shall constitute a further or continuing waiver of any preceding or succeeding breach of the same or any other provision. The consent by one party to any act by the other for which such consent was required shall not be deemed to imply consent or waiver or the necessity of obtaining such consent for the same or similar acts in the future. No waiver or consent shall be implied from silence or any failure of a party to act, except as otherwise specified in this Agreement.

17.13 Waiver of Certain Rights. Buyer hereby waives any rights it may have or claim to have that it has any interest in the Property, including but not limited to, rights of adverse possession or prescriptive rights. The only rights Buyer has in the Property are those rights expressly granted by this Agreement.

17.14 Fees and Other Expenses. Except as otherwise provided herein, each of the parties shall pay its own fees and expenses in connection with this Agreement.

17.15 Headings. The headings used herein are for purposes of convenience only and shall not be used to construe, expand or limit the meaning of the language of this agreement.

19. Entire Agreement.

This instrument contains the sole and entire agreement of the parties relating to the purchase and sale of the Property, and correctly sets forth the rights, duties and obligations of each to the other as of its date. Except as stated herein, any prior agreements, promises, negotiations or representations not expressly set forth in this agreement are of no force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

“SELLER”

Dated: _____, 2020

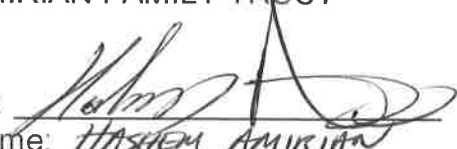
THE CITY OF CALABASAS, a municipal corporation,

Dr. Gary Lysik, its City Manager

“BUYER”

Dated: February 20, 2020

AMIRIAN FAMILY TRUST

By: 
Name: HASSEM AMIRIAN
Its: PRESIDENT

EXHIBITS

- Exhibit A - Site Map
- Exhibit B - Legal Description of the Property
- Exhibit C - Grant Deed

EXHIBIT C
GRANT DEED

**RECORDING REQUESTED BY
CITY OF CALABASAS**

WHEN RECORDED MAIL TO

City Clerk
100 Civic Center Way
Calabasas, CA 91302

No Recording Fee—Exempt
Pursuant to Government Code Section 6103

Space above this line for recorder's use

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE ***CITY OF CALABASAS***, a municipal corporation, (“Grantor”)

hereby GRANT(S) to

AMIRIAN FAMILY TRUST (“Grantee”)

the real property in the City of Calabasas, County of Los Angeles, State of California, described as:

Parcel No. 2, Parcel Map No. 62594, Assessor's Parcel No. 2069-007-906

Dated: _____, 2020

GRANTOR
CITY OF CALABASAS

By: _____

Its: _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On _____, 2020, before me, _____, Notary Public, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____
Notary Public

Seal



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
FEBRUARY 6, 2020

TO: Members of the Planning Commission

FROM: Maureen Tamuri AIA, AICP,
Community Development Director
Tom Bartlett, AICP, City Planner

SUBJECT: Determination of General Plan consistency for the proposed disposition (sale) of 0.56 acres of real property located at 24115 Calabasas Road for continued use as a commercial auto wash and convenience market in association with an existing gasoline sales and service station.

RECOMMENDATION: That the Planning Commission adopt P. C. Resolution No. 2020-697, finding and determining that disposition by sale of a 0.56-acre property located at 24115 Calabasas Road is consistent with the policies and programs of the Calabasas 2030 General Plan.

STAFF RECOMMENDATION:

That the Planning Commission adopt P. C. Resolution No. 2020-697 (Exhibit A), finding and determining that disposition by sale of a 0.56 acre property located at 24115 Calabasas Road is consistent with the policies and programs of the Calabasas 2030 General Plan.

REVIEW AUTHORITY:

Under California law, a city or county may not dispose of real property until the planning agency for that jurisdiction first reviews the proposal to determine whether the action is consistent with the General Plan for that city or county.

Date: February 6, 2020

BACKGROUND:

In 2003 the City of Calabasas acquired from the California Department of Transportation (CalTrans) 1.32 acres of excess freeway right-of-way (APN 2069-007-906), which was no longer viable for providing access to the Ventura Freeway because the eastbound freeway off-ramp within that portion of ROW had been relocated to a new position approximately 1,600 feet to the west (see Exhibit B).

Following acquisition of the former freeway ROW property, the City Council authorized a lease to Calabasas Motorcars (the Mercedes Benz dealership) of the westernmost portion of the property. And on June 18, 2003, the City Council approved a Site Plan Review, Conditional Use Permit, and Scenic Corridor Permit to allow for the construction and operation of the “Calabasas Auto Spa” and an associated gasoline service station at 24115 Calabasas Road, which included the applicant’s own property fronting Calabasas Road and the central portion of the former freeway ROW property, located directly behind (abutting to the north) the applicant’s property. Later, in 2004 the City Council approved a lease agreement with the Calabasas Auto Spa for use of the City’s property consistent with the approved project entitlements. The gasoline service station components (pump islands, storage tanks, ventilation equipment, signs and overhead canopy structure) are located on the business owner’s property, and the convenience market and car wash operation (the main building) are located on the City’s property. The “Calabasas Auto Spa” was completed and opened in 2005.

In 2007, Parcel Map No. 62594 was prepared and recorded by the City Engineer, dividing the 1.32-acre former CalTrans ROW property into three parcels, with “Parcel 2” being the portion of the property being leased to the owners of the Calabasas Auto Spa (see Exhibit C). On December 9, 2019, the City Engineer recorded with the Los Angeles County Recorder’s Office a Lot Line Adjustment and Certificate of Compliance which modified the parcel boundaries within the former CalTrans ROW property (refer to Exhibit D). Accordingly, the three parcels are now as summarized below, with Parcel #2 being the subject property:

PARCEL #1: The westernmost portion, totaling approximately 0.52 acres, and located to the rear of and leased to the Mercedes Benz of Calabasas;

PARCEL #2: The center portion, totaling approximately 0.56 acres, and containing the Calabasas Auto Spa building and service drive areas, intended for sale to the Calabasas Auto Spa; and,

PARCEL #3: The easternmost portion, totaling approximately 0.22 acres, and which is undeveloped and intended for continued landscaping use by the City.

Date: February 6, 2020

The City now would like to sell Parcel #2 to the owner/operator of the Calabasas Auto Spa. However, disposition of the property cannot be accomplished without first having the Planning Commission determine that the disposition is consistent with the General Plan, (per California Government Code section 65402(a), pertinent part reproduced below).

CGC 65402(a): *If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.*

Based on the following review of applicable General Plan policies, Planning staff has determined that disposition of the subject property, via sale to the owner of the existing commercial business, is consistent with the Calabasas 2030 General Plan.

Land Use Element

The subject property is designated on the Land Use Plan Map (Figure II-1) for Business-Retail (B-R) use. The Business-Retail land use designation accommodates general shopping and commercial services, including general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable goods sales, commercial recreation, and automotive sales. The existing combination of auto service station, car wash and convenience market uses fit this land use category, and a sale of the subject property to the business owner to facilitate on-going operation of these businesses would maintain this consistency.

General Plan Policy No. II-11 states: *“Promote a mix of retail and service commercial, office, and business park areas that: a) meet the retail and service needs of Calabasas citizens; b) contribute to a sound local economic base; and, c) are visually attractive and compatible in number, intensity, building scale, and architectural design with the community’s natural environment and character.”* Because disposition of the subject property will facilitate on-going operation of the existing auto service station, car wash and convenience market businesses, the action contributes to implementation of General Plan Policy No. II-11.

Open Space Element

The subject property is designated for “Business-Retail” use, not Open Space; nor is the subject property identified on Figure III-3 as a site meriting potential future acquisition as open space or for retirement of development rights through other means. Likewise, the

Date: February 6, 2020

subject property is not located on or near a designated significant ridgeline, and the hillside management policies within the Open Space Element do not apply.

Conservation Element

The subject property is not located within or adjacent to any mapped significant ecological areas, linkages, or wildlife movement corridors (per Figure IV-1); nor is the property within or adjacent to any identified locations of potentially sensitive biological resource areas (per Figure IV-2). Consequently, disposition of the subject property to facilitate on-going operation of the existing auto service station, car wash and convenience market businesses will not conflict with General Plan policies within the Conservation Element pertaining to preservation of, and/or restoration of, sensitive ecological and biological resources. Likewise, the action will not adversely affect environmentally sensitive areas.

Policies pertaining to urban forestry and tree preservation are generally inapplicable because the property is already fully developed and is devoid of trees. Existing oak trees situated on adjacent property (to the east) were protected during the original project construction; these trees remain as protected oak trees and sale of the property will not affect the oak trees.

An air quality objective within the Conservation Element is to “achieve and maintain air quality levels that meet or exceed Federal and State standards by achieving consistency of General Plan policies and subsequent new development projects with the South Coast Air Quality Management Plan (AQMP) and the air quality provisions of the Regional Transportation Plan (RTP) prepared by the Southern California Association of Governments (SCAG).” Furthermore, General Plan Policy No. IV-20 states: “*Require applicants for projects containing sensitive receptors (such as residences, schools, day care centers, and medical facilities) on sites within 500 feet of the Ventura Freeway to demonstrate that health risks relating to diesel particulates would not exceed SCAQMD health risk standards prior to project approval.*” Thus, even though the subject property is located adjacent to the Ventura Freeway (and well within 500 feet), disposition of the subject property to facilitate on-going operation of the existing auto service station, car wash and convenience market businesses will not conflict with the air quality objective or policy because the existing business uses, expected to continue after sale, do not fit into the classification of a sensitive receptor land use.

The subject property is already fully developed and the property disposition will not trigger new development; thus, policies and objectives in the Conservation Element pertaining to water quality protection and soil conservation (which are generally targeted toward new development) are inapplicable. Drainage systems to accommodate storm water runoff are already in place on the property. These include culverts and catch basins located within easements along the northern perimeter of the property, which are maintained by CalTrans and/or the Los Angeles County Flood Control District. Furthermore, the subject property is not within any mapped and designated flood hazard zones.

Date: February 6, 2020

Policies and objectives within the Conservation Element pertaining to energy conservation are largely inapplicable because the property is already fully developed, and the proposed property disposition will not trigger new development. Similarly, without any new development, policies and objectives within the Conservation Element pertaining to hazardous waste management and mineral resource conservation are inapplicable.

Accordingly, disposition of the subject property to facilitate on-going operation of the existing auto service station, car wash and convenience market businesses will not conflict with General Plan policies within the Conservation Element pertaining to conservation of environmental, biological, air, soil, water, energy, solid waste, or mineral resources.

Housing Element (2014 – 2021 Update)

The subject property is designated in the General Plan Land Use Element for “Business-Retail” (B-R) use; and, consistent with that designation, the property is zoned for “Commercial Retail” (CR) use. Residential uses are not permitted in the CR zoning district. Furthermore, the subject property is not included within the Housing Element as either a vacant/undeveloped future housing site or an underutilized housing site (reference Table V-2 and Table V-3 in the Housing Element). Lastly, no existing housing units are located on the property (as legal non-conforming uses); thus, policies within the Housing Element pertaining to the preservation of existing housing stock are inapplicable. Accordingly, disposition of the subject property to facilitate on-going operation of the existing auto service station, car wash and convenience market businesses will not conflict with General Plan policies within the Housing Element.

Circulation Element

Before the City acquired the subject property (as stated previously in this report) the property was used as a freeway off-ramp for eastbound traffic on Highway 101 (the Ventura Freeway), but the off-ramp was eliminated when a new off-ramp was constructed to replace it, approximately 600 feet farther to the west. The property abuts the freeway right-of-way to the north, and has no street frontage or independent access to Calabasas Road, which is the nearest local arterial street.

The following statements are found on page VI – 9 of the Circulation Element:

“Calabasas does not encourage the diversion of traffic from the Ventura Freeway to City surface streets. Nevertheless, it is recognized that the freeway interchanges and portions of the above-listed roadways immediately adjacent to the Ventura Freeway may experience higher levels of traffic congestion than would be acceptable in other areas of the City.”

“Calabasas will continue to require new developments to mitigate their traffic impacts, either through construction of new roadways, reduction in demand for vehicular travel, or payment of mitigation fees, which are to be based on

Date: February 6, 2020

the projected costs for planned system improvements and each new development's proportional share of the total traffic affecting the location where the improvement is planned."

The Ventura Freeway interchange at Calabasas Road and Parkway Calabasas is among those listed (and referenced) in the first statement. Notwithstanding the second statement, the operational directive and policies within the Circulation Element essentially recognize that the freeway interchanges serving the eastern portion of Calabasas have already been engineered and reconstructed to achieve the best level of performance possible (both from a safety standpoint and a traffic volume carrying capacity standpoint), and no further ramp widenings or other similar capacity increase improvements to the highway system are desired because they would otherwise adversely affect environmental resources and/or the quality of life for Calabasas residents. Furthermore, and more specifically, within Table VI – 2, "Potential Vehicular Circulation Improvements on Arterial Roadways", the subject property is not mentioned in regard to either "potential system enhancements" or "prohibited actions".

Additionally, General Plan Policy No. VI-12 states: "Facilitate capacity-enhancing improvements at roads/intersections affected by freeway diversion *only to the degree that such improvements would not adversely affect environmental resources and the quality of life for Calabasas residents*" (emphasis added). The previous ramp design and alignment (utilizing the subject property), had presented an unacceptable safety hazard because of the close proximity to the Calabasas Road/Parkway Calabasas intersection and to the locations of other nearby ramps and cross streets. This is why CalTrans had removed the ramp and disposed of the property to the City. Therefore, the subject property was eliminated as an interchange component having the potential to improve freeway capacity. Accordingly, the prior actions and the present consideration (disposal of the subject property to the owner of the Calabasas Auto Spa) contribute to, and do not adversely affect, the quality of life for Calabasas residents.

The policies and objectives within the Circulation Element pertaining to the City's bicycle and pedestrian circulation systems are inapplicable because: 1) the property does not front any local street; and, 2) no portion of the property abuts any other properties containing any sidewalk, bike path or trail for which a connection would be needed. This lack of street frontage or direct access also renders inapplicable the policies pertaining to Transit service.

The conclusion is that the subject property is not required for any future improvements which might contribute to improved operational and/or improved safety levels of the freeway interchange, and no portion of the subject property could potentially benefit the City's bicycle circulation system, pedestrian circulation system, or transit system. Accordingly, the proposed disposition of the property to the Calabasas Auto Spa business owner would not conflict with the policies and objectives of the Circulation Element.

Date: February 6, 2020

Safety Element

The subject property is already fully developed; the proposed property disposition will facilitate on-going operation of the existing auto service station, car wash and convenience market businesses, and will not trigger new development. Therefore, and notwithstanding the fact that the property is not located within any mapped seismic hazard area or flood hazard area (Figures VII – 2 and VII – 2 in the General Plan Safety Element), the policies and objectives contained within the Safety Element are generally inapplicable because they are directed at new development.

Noise Element

The subject property is located within the 75 dBA noise level contour interval as shown on figure VIII-2 in the General Plan Noise Element. Figure VIII-3 (*Land Use Compatibility for Community Noise Environments*) identifies commercial business uses as being generally and conditionally acceptable uses for locations exposed to this level of noise. Many other uses, such as residential, medical care facilities, schools, libraries, playgrounds, etc.) are shown in Figure VIII-3 to be generally unacceptable in such locations. Because the property is already developed with an auto service station, car wash and convenience market business use, and no uses indicated as being sensitive to excessive noise levels are among those uses, disposition of the subject property will not conflict with General Plan policies within the Noise Element.

Community Design Element

The subject property is already fully developed, and the proposed property disposition will not trigger new development. Accordingly, because the policies contained within the Community Design Element apply principally to the design and configuration of new development, they generally do not apply.

Park, Recreation and Trails Element

The subject property is slightly greater than one-half acre in size and is located adjacent to Highway 101, within the 75 dBA noise contour, as stated above. Therefore, the property is not a viable candidate for the placement of any new park, recreation, or trail facility. Note as well that the subject property is not listed among the potential future park sites on page X-9. Also, no existing park, recreation, or trail facility is located on or near the subject property; thus, the property is not potentially viable for the purpose of extending or linking any trail segment, or for expanding or supporting any existing park or recreational facility. Furthermore, the subject property is already fully developed, and the proposed property disposition will maintain the existing uses and will not trigger new development; therefore, no impacts to any park, recreation, or trail facility (to include any impacts based upon increased use or demand) will result from the disposition.

Date: February 6, 2020

Cultural Resources Element

The subject property is already fully developed, and the proposed property disposition will maintain the existing uses and will not trigger new development; thus no impact to any potential archeological resources will occur. Additionally, the property is neither listed, nor eligible for listing, as a historic landmark. Finally, due to its small size, lack of public accessibility, and freeway proximity (including excessive noise exposure), the property is not viable as a potential location for any new cultural facility, such as a museum or theater.

Services, Infrastructure and Technology Element

Within the discussion of the “General Plan Approach” (on pages XII-1 and XII-2 of the Services, Infrastructure and Technology Element), are the following statements:

“Calabasas recognizes that protecting environmental quality and enhancing the quality of life for Calabasas residents requires a stable stream of municipal income. The City also recognizes that expanding the community’s retail and employment sectors to generate income entails certain costs, but will not sacrifice the area’s natural environment or its residents’ quality of life in the pursuit of municipal income.”

Relative to fiscal management policies and objectives, disposition of the subject property (via sale to the existing business owner) will facilitate on-going operation of a viable commercial enterprise that generates substantial tax revenue for the City. Furthermore, because the property is already fully developed and the property disposition will not trigger any new development, no impacts will occur to the natural environment. Additionally, and more specifically, Policy No. XII-2 states: *“Facilitate attractive retail development in Old Town, Calabasas Road, Agoura Road, and Ventura Freeway interchanges at Parkway Calabasas, Las Virgenes Road, and Lost Hills Road.”* Because disposition of the subject property (via sale to the existing business owner) will facilitate on-going operation of the commercial business, and the subject property and associated commercial business are located proximate to the Ventura Freeway interchange at Parkway Calabasas, the proposed action is consistent with this policy.

Other aspects for consideration within the Services, Infrastructure and Technology Element include: Municipal Services (e.g., police, fire, library and landscaping), Educational Services, Water Service & Infrastructure, Wastewater Service & Infrastructure, Storm Drains, and Technological Infrastructure. Because the subject property is already fully developed, and the proposed property disposition will facilitate maintenance of the existing uses and will not trigger new development, no impacts will result affecting any of these service or infrastructure systems.

Accordingly, the proposed disposition of the property to the Calabasas Auto Spa business owner is consistent with the policies and objectives of the Infrastructure and Technology Element.

Date: February 6, 2020

REQUESTED ACTION:

That the Planning Commission adopt P. C. Resolution No. 2020-697 (Exhibit A), finding and determining that disposition by sale of a 0.56 acre property located at 24115 Calabaras Road is consistent with the policies and programs of the Calabaras 2030 General Plan.

ATTACHMENTS:

Exhibit A: P. C. Resolution No. 2020 – 697

Exhibit B: Aerial Photo of Subject Property

Exhibit C: Parcel Map No. 62594

Exhibit D: Lot Line Adjustment and Certificate of Compliance

P.C. RESOLUTION NO. 2020-697

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALABASAS DETERMINING THAT DISPOSITION BY THE CITY OF APPROXIMATELY 0.56 ACRES OF CITY-OWNED PROPERTY LOCATED AT 24115 CALABASAS ROAD IS CONSISTENT WITH THE POLICIES AND OBJECTIVES OF THE CALABASAS 2030 GENERAL PLAN.

Section 1.

WHEREAS, Approximately 0.56 acres of real property located at 24115 Calabasas Road (Subject Property) is a portion of land previously used for an eastbound off-ramp from the Ventura Freeway, but later transferred to the City of Calabasas by the California Department of Transportation following relocation of the freeway off-ramp to a more westerly position with substantially improved operational characteristics and improved public safety; and,

WHEREAS, the Subject Property consists of the entirety of Parcel 2 as mapped and described within Parcel Map No. 62594, and as subsequently modified via the recorded Certificate of Compliance for Lot Line Adjustment, dated December 9, 2019; and,

WHEREAS, the Subject Property is developed with a commercial business use known as the Calabasas Auto Spa, which physical improvements were authorized via City Council approval of a Site Plan Review, Oak Tree Permit, and Scenic Corridor Permit on June 18, 2003, and where the business operations have been authorized under a series of lease agreements between the City and the owner of the Calabasas Auto Spa business; and,

WHEREAS, the Calabasas City Council now desires to sell the Subject Property to the owner of the Calabasas Auto Spa business; and,

WHEREAS, California Government Code section 65402(a) stipulates that before a local government may sell or otherwise dispose of real property, the planning agency for that unit of government must first review the proposal and determine whether the proposed disposition is conformant to the policies of the General Plan for that jurisdiction; and,

WHEREAS, the Planning Commission finds that the City's proposed sale of Parcel 2 is exempt from review under the California Environmental Quality Act under the CEQA Guidelines, California Code of Regulations, Title 14, Sections

15061, subd. (b)(3), 15312 and 15332 because the proposed sale of land already leased to and operated as a commercial auto spa, in an existing urban environment, will not result in any change in the physical environment.

Section 2. NOW THEREFORE, based upon the foregoing and all of the evidence submitted into the administrative record, which includes the written agenda report prepared by the Community Development Department (a copy of which is attached hereto and made a part of this resolution), and all testimony provided at the Planning Commission meeting of February 6, 2020, the Planning Commission finds, concludes, and determines as follows:

1. *The proposed property disposition is consistent with the policies and objectives within the **Land Use Element** of the Calabasas 2030 General Plan for the reasons stated on page 3 of the written agenda report.*
2. *The proposed property disposition is consistent with the policies and objectives within the **Open Space Element** of the Calabasas 2030 General Plan for the reasons stated on pages 3 and 4 of the written agenda report.*
3. *The proposed property disposition is consistent with the policies and objectives within the **Conservation Element** of the Calabasas 2030 General Plan for the reasons stated on pages 4 and 5 of the written agenda report.*
4. *The proposed property disposition is consistent with the policies and objectives within the **Housing Element** of the Calabasas 2030 General Plan for the reasons stated on page 5 of the written agenda report.*
5. *The proposed property disposition is consistent with the policies and objectives within the **Circulation Element** of the Calabasas 2030 General Plan for the reasons stated on pages 5 and 6 of the written agenda report.*
6. *The proposed property disposition is consistent with the policies and objectives within the **Safety Element** of the Calabasas 2030 General Plan for the reasons stated on page 7 of the written agenda report.*
7. *The proposed property disposition is consistent with the policies and objectives within the **Noise Element** of the Calabasas 2030 General Plan for the reasons stated on page 7 of the written agenda report.*
8. *The proposed property disposition is consistent with the policies and objectives within the **Community Design Element** of the Calabasas 2030 General Plan for the reasons stated on page 7 of the written agenda report.*
9. *The proposed property disposition is consistent with the policies and objectives within the **Park, Recreation and Trails Element** of the Calabasas 2030 General Plan for the reasons stated on page 7 of the written agenda report.*

Planning Commission Resolution No. 2020-697 was adopted by the Planning Commission at a regular meeting held February 6, 2020, and that it was adopted by the following vote:

AYES: Chair Washburn, Commissioners Fassberg, Mueller, Harrison and Kraut

NOES: None

ABSENT: Commissioner Sikand

ABSTAINED None

“The Secretary of the Planning Commission shall certify the adoption of this Resolution, and transmit copies of this Resolution to the applicant along with proof of mailing in the form required by law and enter a copy of this Resolution in the book of Resolutions of the Planning Commission. Section 1094.6 of the Civil Code of Procedure governs the time in which judicial review of this decision may be sought.”


10. *The proposed property disposition is consistent with the policies and objectives within the **Cultural Resources Element** of the Calabasas 2030 General Plan for the reasons stated on page 8 of the written agenda report.*
11. *The proposed property disposition is consistent with the policies and objectives within the **Services, Infrastructure and Technology Element** of the Calabasas 2030 General Plan for the reasons stated on page 8 of the written agenda report.*

Section 3. In view of all of the evidence and based on the foregoing findings and conclusions, the Planning Commission hereby reports to the City Council its determination that the proposed disposition of the approximately 0.56-acre property located at 24115 Calabasas Road is fully consistent with the policies and objectives within the eleven individual elements of the Calabasas 2030 General Plan and, accordingly, is conformant in general with the Calabasas 2030 General Plan.

Section 4. All documents described and referenced in Sections 1 and 2 of PC Resolution No. 2020-697 are deemed incorporated by reference as set forth at length.

PLANNING COMMISSION RESOLUTION NO. 2020-697 PASSED,
APPROVED AND ADOPTED this sixth day of February, 2020.


Dennis Washburn, Chairperson

ATTEST:

Maureen Tamun
Community Development Director

APPROVED AS TO FORM:

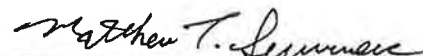

Matthew Summers,
Colantuono, Highsmith & Whatley, PC
Assistant City Attorney

EXHIBIT B

Aerial Photo Showing the Location of 1.32-Acre Former CalTrans ROW

UNKNOWN ADDRESS, CALABASAS, CA 91302

Site Address

Parcel Number **2069-007-906**

Owner 1 **CALABASAS CITY**

Owner 2

Owner Address **26135 MUREAU RD CALABASAS, CA 91302**

Legal Desc. **LAND DESC IN DOC 1 015008,020502 POR OF SW 1/4 OF SEC 2 2 T1N R17W**

No. of Units

Year Built

Building Area **Data Not Available**

Building/Lot Ratio

Lot Area (Assr.) **57,577 SF (1.32 ACRES)**

Lot Area (Calc.) **57,582 SF (1.32 ACRES)**

Flood Zone **Data not available**

FIRM Panel ID **06037C1269F**

Zoning **CR**

Full Prop Detail **View**

Land Use Code **B-R**

Opportunity Zone **No**

[Add to List](#) [Buffer / Notification](#) [More](#)

Shared Notes

Results at this Location | 1

APN: 2069-007-906

Calabasas Road

Parkway Calabasas

Lat: 34.15262 Lon: -118.65273

© 2020 Micro

351/30

PARCEL MAP NO. 62594

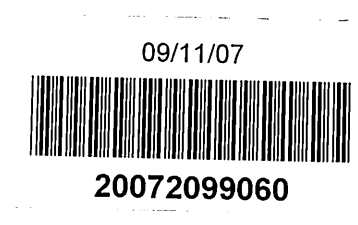
IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

DIVISION OF LAND FOR PURPOSE OF LEASE ONLY

SEP 11 2007

BEING A SUBDIVISION OF PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 17 WEST, SAN BERNARDINO BASELINE & MERIDIAN, ACCORDING
TO THE OFFICIAL PLAT OF SAID LAND

**CALIFORNIA CIVIL
DESIGN GROUP INC.**



FILED
AT REQUEST OF OWNER
13 MIN PAST 4:00 PM
IN BOOK 351
AT PAGE 30-31
OF PARCEL MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder-County Clerk
BY *[Signature]*
FEE \$ 11.00
D.A. FEE Code 20 \$ 2.00

MAP

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED
IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP
WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE
PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

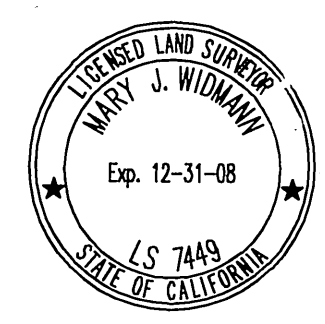
[Signature]

CITY OF CALABASAS, A MUNICIPAL CORPORATION, AS OWNER

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS
COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS
OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST
OF THE CITY OF CALABASAS IN MARCH, 2005. I HEREBY STATE THAT
THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR
CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Mary J. Widmann
MARY J. WIDMANN PLS 7449
LICENSE EXPIRATION DATE: 12/31/08

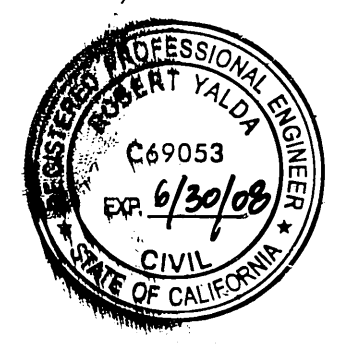


STATE OF CALIFORNIA) S.S.
COUNTY OF LOS ANGELES)
ON MARCH 29, 2007, BEFORE ME, GWEN PEIRCE NOTARY PUBLIC
PERSONALLY APPEARED ANTHONY COTRALLIS PERSONALLY KNOWN TO ME
OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY
HER SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF
WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.
NOTARY PUBLIC Gwen Peirce
MY COMMISSION EXPIRES Dec. 21, 2008
MY PRINCIPAL PLACE OF BUSINESS IS CALABASAS, CA
COMMISSION # 1537293

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS
SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS
THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY
OF CALABASAS, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE
MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE
SUBDIVISION MAP ACT SECTION 66442 (a) (1), (2) AND (3) HAVE BEEN
COMPLIED WITH.

DATE: 4/5/07 BY: *Robert Yalda*
CITY ENGINEER OF CITY OF THE CALABASAS
ROBERT YALDA
RCE NO.: 69053
EXPIRES: 06/30/08



THE SIGNATURES OF:

STATE OF CALIFORNIA, EASEMENT HOLDER BY DEED RECORDED MAY 2, 2002 AS
INSTRUMENT NO. 02-1015008, OFFICIAL RECORDS

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A PUBLIC BODY CORPORATE AND
POLITIC, EASEMENT HOLDER BY DEED RECORDED AUGUST 20, 2002 AS INSTRUMENT
NO. 02-1955305, OFFICIAL RECORDS

COUNTY OF LOS ANGELES, A PUBLIC BODY CORPORATE AND POLITIC, EASEMENT
HOLDER(S) RECORDED MAY 2, 2002 AS INSTRUMENT NO. 02-1015008, OFFICIAL
RECORDS

HASHEM A. AMIRIAN AND FAROKH AMIRIAN, TRUSTEES OF AMIRIAN FAMILY TRUST,
DATED MARCH 18, 2004, A FAMILY TRUST PRESENT, LESSEE (S) UNDER AN
UNRECORDED LEASE DISCLOSED BY MEMORANDUM OF LEASE RECORDED OCTOBER 18,
2004 AS INSTRUMENT NO. 04-2662662, OFFICIAL RECORDS, AND BY AN ASSIGNMENT
AND ASSUMPTION OF LEASE AND CONSENT MAY 1, 2006 AS INSTRUMENT NO.
06-0950230, OFFICIAL RECORDS

CALABASAS MOTORCARS, INC. A CALIFORNIA CORPORATION, LESSEE UNDER AN
UNRECORDED LEASE DISCLOSED BY MEMORANDUM OF LEASE RECORDED NOVEMBER
17, 2004 AS INSTRUMENT NO. 04-2982698, OFFICIAL RECORDS

HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (a)(3)(A)(i-viii) OF THE
SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE AND THEIR
SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY

THE SIGNATURES OF:

ASSOCIATED SOUTHERN INVESTMENT COMPANY, A CALIFORNIA CORPORATION,
SUCCESSOR OR ASSIGNEE, THE OWNERS OF OIL AND MINERAL RIGHTS BY DEED
RECORDED APRIL 28, 1966 AS INSTRUMENT NO. 875, IN BOOK D-3286 PAGE 384,
OFFICIAL RECORDS

COUNTY OF LOS ANGELES, A PUBLIC BODY CORPORATE AND POLITIC, SUCCESSOR OR
ASSIGNEE, THE OWNERS OF OIL AND MINERAL RIGHTS BY DEED RECORDED JUNE 5,
2003 AS INSTRUMENT NO. 03-1606752, OFFICIAL RECORDS

HAVE BEEN OMITTED IN ACCORDANCE WITH SECTION 66436 (a)(3)(C) OF THE
SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE AND THEIR
SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT
IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT AND
I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS: 19TH DAY OF: MARCH 2007
David O. Knell
DAVID O. KNELL
ACTING CITY SURVEYOR MY REGISTRATION EXPIRES 12/31/07



SPECIAL ASSESSMENTS CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE
JURISDICTION OF THE CITY OF CALABASAS TO WHICH THE LAND INCLUDED IN
THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH
MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATE: 3/29/07 *Gary J. Lysik*
GARY LYSIK, CITY FINANCE OFFICER/ TREASURER
CITY OF CALABASAS

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CALABASAS,
BY MOTION PASSED ON 11/16/05, APPROVED THE ATTACHED MAP.
AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION
66436(a)(3)(A) OF THE SUBDIVISION MAP ACT.

DATE: 3/29/07 *Gwen Peirce*
GWEN PEIRCE CMC, CITY CLERK- CITY OF
CALABASAS

BASIS OF BEARINGS

THE BEARING N 70°51'02" E OF THE CENTERLINE OF CALABASAS ROAD AS SHOWN
ON RS 85/39-45, WAS USED AS THE BASIS OF BEARINGS ON THIS MAP.

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ EXEMPT
BEEN FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS
COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO./PARCEL MAP NO.
62594 AS REQUIRED BY LAW.
EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY *[Signature]* DATE 9-11-07



I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN
MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66432 AND
66433 OF THE SUBDIVISION MAP ACT.
EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY *[Signature]* DATE 9-11-07



SCALE" 1"=40'

SHEET 2 OF 2 SHEETS

PARCEL MAP NO. 62594

IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

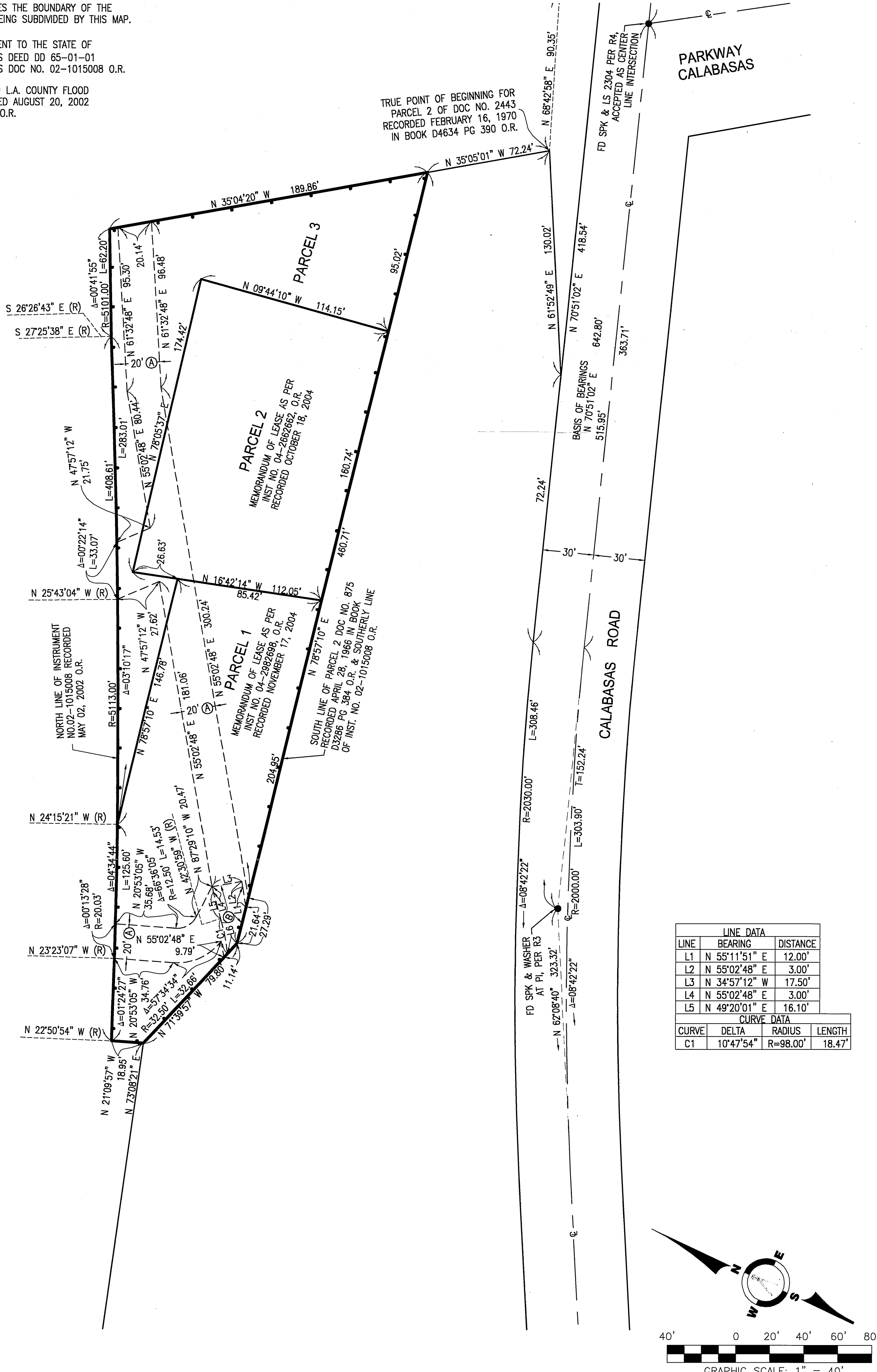
BEING A SUBDIVISION OF PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 17 WEST, SAN BERNARDINO BASELINE & MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND DIVISION OF LAND FOR PURPOSE OF LEASE ONLY

RECORD DATA & LEGEND

- R1.....DIRECTORS DEED DD 65-01-01
RECORDED MAY 30, 2002 AS
INST NO. 02-1015008
- R2.....RS 85/39-45
- R3.....PWFB 1609 PG 147A
- R4.....PWFB 1609 PG 145B, 146B

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

- (A) 20' WIDE DRAINAGE EASEMENT TO THE STATE OF CALIFORNIA PER DIRECTOR'S DEED DD 65-01-01 RECORDED MAY 2, 2002 AS DOC NO. 02-1015008 O.R.
- (B) STORM DRAIN EASEMENT TO L.A. COUNTY FLOOD CONTROL DISTRICT RECORDED AUGUST 20, 2002 AS DOC NO. 02-1955305 O.R.



This page is part of your document - DO NOT DISCARD



20191362701



Pages:
0010

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/09/19 AT 04:37PM

FEEES :	0.00
TAXES :	0.00
OTHER :	0.00
PAID :	0.00



LEADSHEET



201912090250026

00017572230



010346115

SEQ:
01

SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

Compliance No. LA2019 01

E53M015

RECORDING REQUESTED BY:

Maricela Hernandez, MMC

City Clerk

City of Calabasas

100 Civic Center Way

Calabasas, CA 91302

Recording Fee: Exempt pursuant to California
Government Code Section 27383

THIS SPACE FOR RECORDER'S USE ONLY

TITLE

CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

CERTIFICATE OF COMPLIANCE NO. LLA-2019-002

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF CALABASAS
ATTN: COMMUNITY DEVELOPMENT DEPARTMENT
100 CIVIC CENTER WAY
CALABASAS, CA 91302

THIS SPACE FOR RECORDER'S USE ONLY

CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

CERTIFICATE OF COMPLIANCE NO. LLA-2019-002

I/WE THE UNDERSIGNED OWNER OF RECORD OF REAL PROPERTY, HEREBY REQUEST THE CITY OF CALABASAS TO STATE THAT THE LOT LINE ADJUSTMENT OF THE FOLLOWING CONTIGUOUS PARCELS OF LAND LOCATED IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IS IN COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT (GOVERNMENT CODE SECTION 66410 ET SEQ.) AND SECTION 17.44 OF THE CALABASAS MUNICIPAL CODE (LOT LINE ADJUSTMENTS, MERGERS, CERTIFICATES OF COMPLIANCE AND CONDOMINIUMS).

OWNER: CITY OF CALABASAS


SIGNATURE

DAVID J. SHAPIRO, MAYOR
NAME (TYPED)

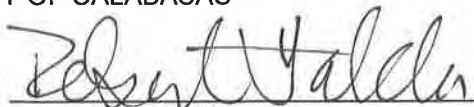
*PLEASE SIGN AND ACKNOWLEDGE THIS INSTRUMENT BEFORE A NOTARY.

LEGAL DESCRIPTION ON EXHIBITS "A" AND SKETCH SHOWN ON EXHIBITS "B" ARE ATTACHED HEREWITH AND BY THIS REFERENCE MADE A PART HEREOF.

DETERMINATION OF COMPLIANCE

I/WE HEREBY CERTIFY THAT THE ABOVE DESCRIBED CONTIGUOUS PARCELS OF LAND ARE CAPABLE OF BEING LOT LINE ADJUSTED PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT (GOVERNMENT CODE SECTION 66410 ET SEQ.) AND SECTION 17.44 OF THE CALABASAS MUNICIPAL CODE (LOT LINE ADJUSTMENTS, MERGERS, CERTIFICATES OF COMPLIANCE AND CONDOMINIUMS).

CITY OF CALABASAS

BY: 
ROBERT YALDA, P.E.
CITY ENGINEER


BY:  11.13.19
CHRIS D. NELSON
SURVEYOR



EXHIBIT 'A'

DESCRIPTION PARCEL 1 REVISED

ALL OF PARCEL 1 TOGETHER WITH ALL THAT PORTION OF PARCEL 3 LYING WEST OF THE WEST LINE OF PARCEL 2 AND ITS NORTHERLY PROLONGATION TO THE NORTH LINE OF SAID PARCEL 3, OF PARCEL MAP NO. 62594, IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 351, PAGES 30 AND 31 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 22,610 SQ. FT. OR 0.52 AC. OF LAND, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT 'B' AND BY REFERENCE HEREIN, MADE A PART.



DATED: 10/15/2019

EXHIBIT 'B'



DRAINAGE EASEMENT TO STATE
PER INST. NO. 02-1015008 O.R.



STORM DRAIN EASEMENT TO L.A.F.C.D.
PER INST. NO. 02-1955305 O.R.

VENTURA FREEWAY



SCALE: 1" = 50'

CURVE DATA:

R = 5113.00'
Δ = 03°03'43"
L = 273.24'

NORTH LINE OF INSTRUMENT NO.
02-1015008 O.R. RECORDED MAY 2, 2002

R/W LINE

ORIGINAL PARCEL 2 LINE

ORIGINAL PARCEL 1 LINE

12.40'
STATELINE

PARCEL MAP NO. 62594

BK. 351, PAGES 30-31

S21°09'57"E
18.95'

R/W LINE

S71°39'57"E
79.80'

PARCEL 1
22,610 SQ. FT. OR 0.52 AC.

204.95'
N78°57'10"E

SOUTH LINE OF INSTRUMENT NO.
02-1015008 O.R. RECORDED MAY 2, 2002



DATED: 10/29/2019

CALABASAS ROAD

EXHIBIT 'A'

DESCRIPTION PARCEL 2 REVISED

ALL OF PARCEL 2 TOGETHER WITH THAT PORTION OF PARCEL 3 LYING WEST OF THE NORTHERLY PROLONGATION THE EAST LINE OF PARCEL 2 TO THE NORTH LINE OF SAID PARCEL 3 AND LYING EAST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF PARCEL 2 TO SAID NORTH LINE OF PARCEL 3, OF PARCEL MAP NO. 62594, IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 351, PAGES 30 AND 31 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 24,592 SQ. FT. OR 0.56 AC. OF LAND, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT 'B' AND BY REFERENCE HEREIN, MADE A PART.



DATED: 10/15/2019

EXHIBIT 'B'



DRAINAGE EASEMENT TO STATE
PER INST. NO. 02-1015008 O.R.

CURVE DATA:

R = 5101.00'
Δ = 00°41'55"
L = 62.20'



NORTH LINE OF INSTRUMENT NO.
02-1015008 O.R. RECORDED MAY 2, 2002

SCALE: 1" = 50'

VENTURA
FREEWAY

PARKWAY
CALABASAS

CURVE DATA:

R = 5101.00'
Δ = 00°32'16"
L = 47.89'

CURVE DATA:

R = 5101.00'
Δ = 00°09'39"
L = 14.31'

ORIGINAL PARCEL 1 LINE

ORIGINAL PARCEL 2 LINE

CURVE DATA:

R = 5113.00'
Δ = 01°31'01"
L = 135.37'

PARCEL 2

24,592 SQ. FT. OR 0.56 AC.

PARCEL 3

9,406 SQ. FT. OR 0.22 AC.

PARCEL 1

22,610 SQ. FT. OR 0.52 AC.

PARCEL MAP NO. 62594

BK. 351, PLS 30-31

SOUTH LINE OF INSTRUMENT NO.
02-1015008 O.R. RECORDED MAY 2, 2002



DATED : 10/29/2019

JOB NO.: 19-5088

CALABASAS ROAD

R/W LINE

EXHIBIT 'A'

DESCRIPTION PARCEL 3 REVISED

THAT PORTION OF PARCEL 3 LYING WEST OF THE NORTHERLY PROLONGATION THE EAST LINE OF PARCEL 2 TO THE NORTH LINE OF SAID PARCEL 3, OF PARCEL MAP NO. 62594, IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 351, PAGES 30 AND 31 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 9,406 SQ. FT. OR 0.22 AC. OF LAND, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT 'B' AND BY REFERENCE HEREIN, MADE A PART.



DATED: 10/15/2019

SCALE: 1" = 50'

EXHIBIT 'B'



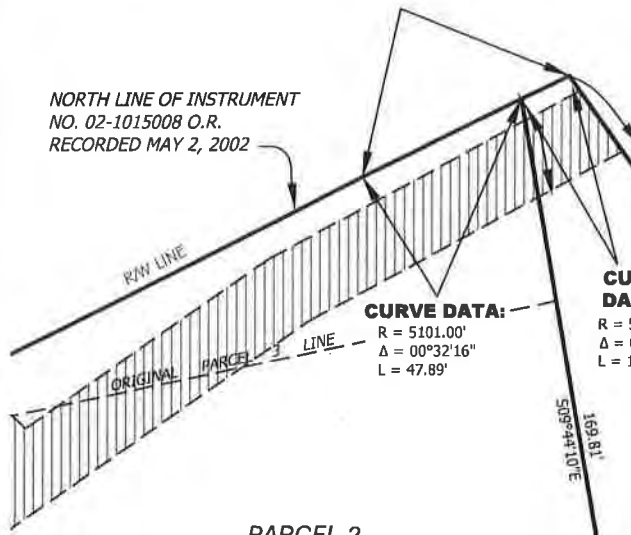
DRAINAGE EASEMENT TO STATE
PER INST. NO. 02-1015008 O.R.

VENTURA FREEWAY

CURVE DATA:

R = 5101.00'
Δ = 00°41'55"
L = 62.20'

NORTH LINE OF INSTRUMENT
NO. 02-1015008 O.R.
RECORDED MAY 2, 2002



CURVE DATA:

R = 5101.00'
Δ = 00°32'16"
L = 47.89'

CURVE DATA:

R = 5101.00'
Δ = 00°09'39"
L = 14.31'

PARKWAY—CALABASAS



PARCEL 2
24,592 SQ. FT. OR 0.56 AC.

PARCEL 3
9,406 SQ. FT. OR 0.22 AC.

PARCEL MAP NO. 62594
BK. 351, PGS 30-31

CALABASAS ROAD



DATED: 10/29/2019

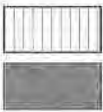
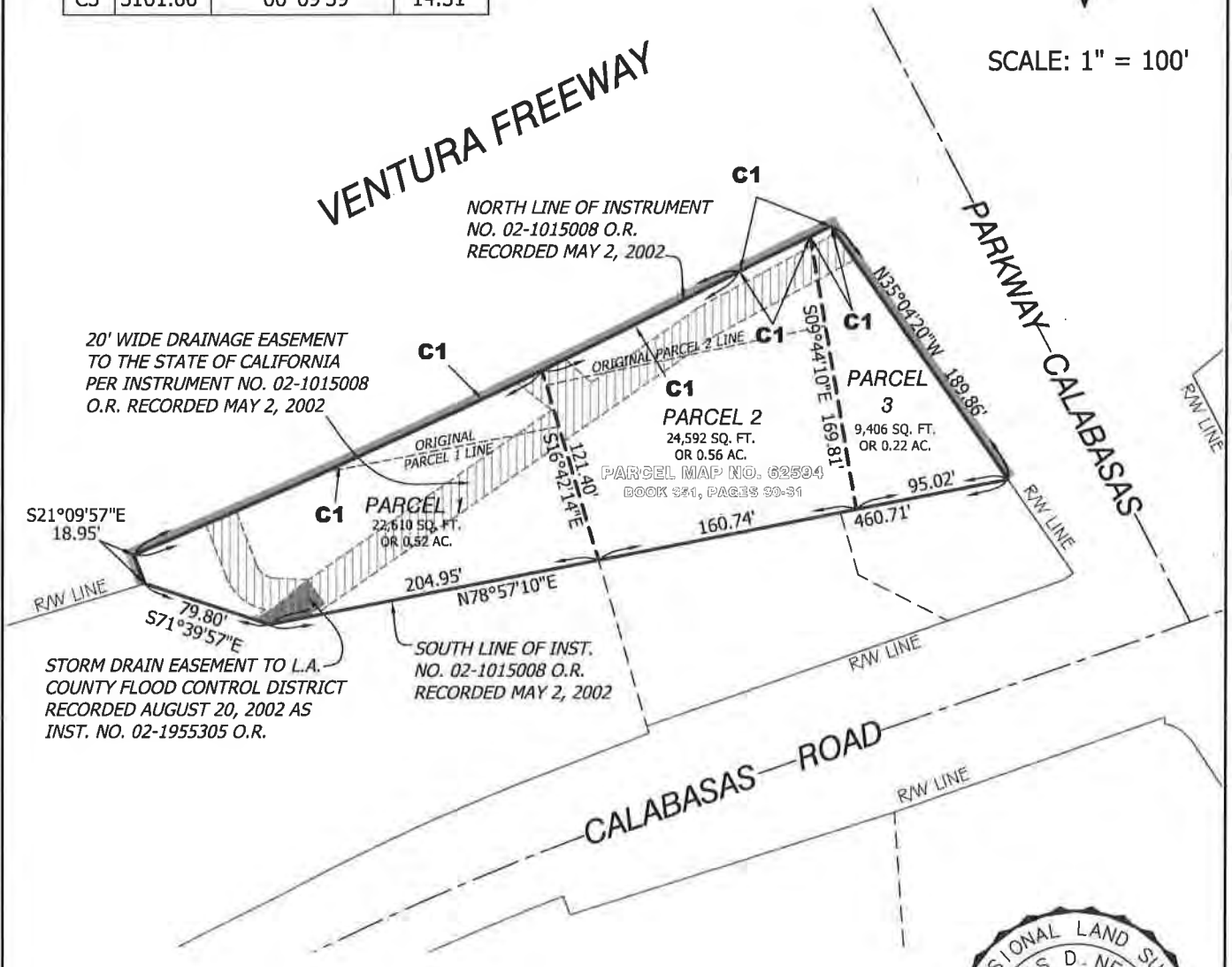
EXHIBIT 'B'

CURVE DATA:			
NO.	RADIUS	CENTRAL ANGLE	LENGTH
C1	5113.00'	04°34'44"	408.61'
C2	5101.00'	00°41'55"	62.20'
C3	5113.00'	03°03'43"	273.24'
C4	5113.00'	01°31'01"	135.37'
C5	5101.00'	00°32'16"	47.89'
C3	5101.00'	00°09'39"	14.31'

- DENOTES PROPERTY LINES
- DENOTES R/W LINES
- - - DENOTES LOT LINES
- - - DENOTES STREET CENTERLINE
- DENOTES PROPERTY LINES WITH NO RIGHTS OF ACCESS



SCALE: 1" = 100'



DRAINAGE EASEMENT TO STATE PER INST. NO. 02-1015008 O.R.

STORM DRAIN EASEMENT TO L.A.F.C.D. PER INST. NO. 02-1955305 O.R.



DATED: 11/07/2019

APPRAISAL REPORT

LEASED SITE

Land located adjacent north of 24115 Calabasas Road
Calabasas, California 91302

SUBMITTED TO:

Calabasas Union Corp.
24115 Calabasas Road
Calabasas, CA 91302
C/o Bob Amirian

SUBMITTED BY:

KINDELT REALTY ADVISORS INC.
30497 Canwood Street, Suite 201
Agoura Hills, CA 91301
Telephone: 818-629-2801

KRA Job No. 19-134

DATE OF VALUE:

June 3, 2019

DATE OF REPORT:

June 11, 2019



Kindelt Realty Advisors



June 11, 2019

Calabasas Union Corp.
24115 Calabasas Road
Calabasas, CA 91302
C/o Bob Amirian

RE: Appraisal of a Leased Site
Land located adjacent north of 24115 Calabasas Road, Calabasas, California 91302

Dear Mr. Amirian:

In accordance with your request, I have made an examination of the above-referenced property, for the purpose of estimating the Leased Fee As-Is Market Value.

The subject consists of a 14,105 square foot lot (portion of a larger parcel) which is owned by the City of Calabasas and leased by Calabasas Union Corporation (which owns the adjacent property at 24115 Calabasas Road). The subject site is landlocked, with no street frontage. It can only be accessed from the property at 24115 Calabasas Road. The leased site features generally level topography, but it is about 15 feet below the elevation of the property at 24115 Calabasas Road; access to the subject site is provided by a ramped driveway from the 24115 Calabasas Road property. There is a two-story structure that houses a car wash on the lower level and a convenience store on the upper level which sits partly on the subject site and partly on the property at 24115 Calabasas Road.

This appraisal report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute and Title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

As a result of this investigation and an analysis of matters pertinent to the property value, I have concluded to the Leased Fee market value of the subject as follows:

Value Scenario	Date of Value	Conclusion
As-Is Market Value	June 3, 2019	\$1,380,000

Extraordinary Assumptions

It is noted that the use of extraordinary assumptions or hypothetical conditions might affect the assignment results. In the case of the subject, there are no hypothetical conditions.

1) It is an extraordinary assumption that there are no adverse environmental conditions which would affect the value or the highest and best use. The presence of such materials or substances may adversely affect the value of the subject property. The value estimated in this report is predicated on the assumption that no such material or substance is present on or in the subject property or in such proximity thereto that it would cause a loss in value.

2) It is an extraordinary assumption that there are no easements, encroachments, covenants or restrictions which encumber the subject property and would prohibit the site's highest and best use.

Your attention is invited to the accompanying report, in which the assumptions, limiting conditions, descriptions, factual data, computations, photographs, analysis, discussions, and conclusions are set forth.

Respectfully submitted,
KINDELT REALTY ADVISORS INC.

A handwritten signature in cursive script that reads "Kevin A. Kindelt".

Kevin A. Kindelt, MAI
President
State Certificate #AG019498
Expiration 2/6/2020

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SUBJECT PHOTOGRAPHS



East view of subject



Southeast view of subject.



West view of subject



East view of southern portion of subject



North view of adjacent gas station and southern edge of property



North view of western portion of subject

SUBJECT PHOTOGRAPHS



Northwest view of southern portion of subject



South view of eastern portion of subject



Interior of convenience store

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analysis, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- 4) I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.
- 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 6) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 8) My analyses, opinions, and conclusions were developed were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- 9) I have made a personal inspection of the property that is the subject of this report.
- 10) No one provided significant real property appraisal assistance to the person signing this certification.
- 11) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 12) I have the knowledge and experience to complete this assignment competently and have appraised this property type before.

CERTIFICATION (CONTINUED)

- 13) The appraiser did not base, either partially or completely, the analysis, or estimate of value on the race, color, religion, sex, handicap, familial status, health or national origin of either the present or prospective owners, occupants, or users of the subject property or of the of the present or prospective owners, occupants or users of the properties in the vicinity of the subject property.
- 14) As of the date of this report, Kevin A. Kindelt has completed the continuing education program for Designated Members of the Appraisal Institute. Kevin A. Kindelt (AG019498 - expiration 2/6/20) is a California State Certified General Real Estate Appraiser.

Respectfully submitted,
KINDELT REALTY ADVISORS INC.

Kevin A. Kindelt

Kevin A. Kindelt, MAI
President
State Certificate #AG019498
Expiration 2/6/2020

PREMISES OF THE APPRAISAL

SALIENT FACTS AND CONCLUSIONS

Property Type: Leased Site
Location: Land located adjacent north of 24115 Calabasas Road, Calabasas, California 91302
Assessor's Parcel: Portion of 2069-007-906
Site: 14,105 square feet / 0.324 acre
Improvements: The leased site is improved with a portion of a two-story structure that houses a car wash and convenience store.

Zoning: CR (Commercial, Retail) with Commercial Auto Retailer Overlay and Scenic Corridor Overlay, City of Calabasas

Apparent Owner: City of Calabasas; leased to Calabasas Union Corp., which owns the adjacent gas station property at 24115 Calabasas Road

Property History: The current owner acquired the property in 2003. There have been no transfers of the subject property in the past three years. No warranty is given or implied. It is my understanding that the subject is not for sale or under contract to be sold.

Date of Value: June 3, 2019
Date of Report: June 11, 2019

Rights Appraised: Leased Fee

Value Scenario	Date of Value	Conclusion
As-Is Market Value	June 3, 2019	\$1,380,000

Identification of Client

The client for this assignment is Calabasas Union Corp.

Intended User/Use of the Appraisal

This appraisal is intended for use by Calabasas Union Corp. and Bob Amirian for internal decision-making purposes. Receipt of a copy of the appraisal by any other party does not mean that the party is an intended user of the appraisal. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use.

Introduction

The 2018-2019 USPAP Scope of Work Rule states:

For each appraisal, appraisal review, and appraisal consulting assignment, an appraiser must:

- ▶ identify the problem to be solved;
- ▶ determine and perform the scope of work necessary to develop credible assignment results; and
- ▶ disclose the scope of work in the report.

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results. An appraiser must gather and analyze information about those assignment elements that are necessary to properly identify the appraisal, appraisal review or appraisal consulting problem to be solved.

Scope of Work Acceptability

The scope of work must include the research and analyses that are necessary to develop credible assignment results. The Scope of Work Rule establishes two benchmarks for measuring the acceptability of the scope of work, both of which need to be met. The scope of work is acceptable when it meets or exceeds both (1) the expectations of parties who are regularly intended users for similar assignments; and (2) what an appraiser's peers' actions would be in performing the same or a similar assignment. An acceptable scope of work must satisfy both benchmarks.

An appraiser must not allow assignment conditions to limit the scope of work to such a degree that the assignment results are not credible in the context of the intended use.

An appraiser must not allow the intended use of an assignment or a client's objectives to cause the assignment results to be biased.

This is an appraisal prepared in Appraisal Report format which has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), the Office of the Comptroller of the Currency (OCC), the Federal Deposit Insurance Corporation (FDIC), the Financial Institutions Reform, Recovery, & Enforcement Act (FIRREA), and the appraisal requirements of the client. The appraisal report is intended to be an "appraisal assignment," as defined by the "USPAP" of the Appraisal Foundation; i.e., the intention was that the appraisal service was performed in such a manner that the results of the analysis, opinions, or conclusions are that of a disinterested third party. The depth of analysis is intended to reflect the complexity of the real estate and nature of the assignment.

In order to conform to the requirement stated above, the appraiser has undertaken the following appraisal procedures:

Data Collection

General Data: The social economic and governmental and environmental data in relation to the region, city and neighborhood were obtained from the State of California, County of Los Angeles, City of Calabasas, and STDB.

With regard to market conditions, the historical demand/supply data were derived from published data sources including CoStar. The flood and earthquake zone information was provided by FEMA and the State of California.

Specific Data

Subject Property: The client provided access to the subject property.

Comparables: Sale comparables were obtained from the following sources:

- 1) The appraiser's own files
- 2) CoStar
- 3) RealQuest
- 4) MLS
- 5) Broker/appraiser interviews

Governmental Agencies: Planning, zoning, and building department information was considered. Zoning, permitted uses, and use restrictions were verified with the local Planning Department.

Site Inspection

Subject property: The subject property was last inspected on June 3, 2019.

Neighborhood: The appraiser has delineated the neighborhood boundaries of the subject and visited the major thoroughfares in order to analyze the land use characteristics of the immediate market area.

Valuation

Highest and Best Use: Based on the market data gathered, the appraiser was able to determine the highest and best use of the subject.

Valuation Applicability and Limitation: The subject property will be valued to its highest and best use. The Sales Comparison Approach to value will be utilized to conclude to an estimate of Fee Simple value of the subject site. Additionally, the ground rent will be analyzed in order to compute the value of the Leased Fee Estate in the subject.

Market Value

Market Value is defined as: *The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *Buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and acting in what they consider their best interests;*
3. *A reasonable time is allowed for exposure in the open market;*
4. *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
5. *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Source: Office of the Comptroller of Currency under 12CFR, Part 34, Subpart C - Appraisals, 34.42 Definition (g).

As-Is Market Value

An estimate of the market value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date of inspection.

Interest Appraised	
	Fee Simple Estate: <i>Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. <u>The Dictionary of Real Estate Appraisal</u>, Sixth Edition. The Appraisal Institute.</i>
X	Leased Fee Estate: <i>An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease. <u>The Dictionary of Real Estate Appraisal</u>, Sixth Edition. The Appraisal Institute.</i>

Appraisal Report Format

According to Standards Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP), *the content of an Appraisal Report must be consistent with the intended use of the appraisal and, at a minimum:*

- *state the identity of the client, unless the client has specifically requested otherwise; state the identify of any intended users by name or type;*
- *state the intended use of the appraisal;*
- *summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment;*
- *state the real property interest appraised;*
- *state the type and definition of value and cite the source of the definition;*
- *state the effective date of the appraisal and the date of the report;*
- *summarize the scope of work used to develop the appraisal;*
- *summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained.*
- *state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal;*
- *when an opinion of the highest and best use was developed by the appraiser, summarize the support and rationale for that opinion;*
- *clearly and conspicuously: state all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment results; and*
- *include a signed certification in accordance with Standards Rule 2-3.*

Source: The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice, Standards Rule 2-2, 2018-2019 edition.

ASSUMPTIONS AND LIMITING CONDITIONS

Standards Rule (S.R.2-2) of the *Uniform Standards of Professional Appraisal Practice* requires the appraiser to *state all assumptions, hypothetical conditions, and limiting conditions that affected the analyses, opinions and conclusions*. In compliance with Standards Rule 2-2, and to assist the reader in interpreting the report, such assumptions and limiting conditions as related to the subject are set forth as follows:

The conclusions and opinions expressed in this report apply to the date of value of June 3, 2019. The dollar amount of any value opinion or conclusion rendered or expressed in this report is based upon the purchasing power of the United States Dollar existing on June 3, 2019.

The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of the letter of transmittal accompanying this report. The appraiser is not obligated to predict future political, economic or social trends.

Disclosure of the contents of this appraisal report is governed by the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP).

In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon and later found to have been inaccurate. No responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate. The appraiser reserves the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

The appraiser assumes no responsibility for hidden or unapparent conditions of the property, subsoil, ground water or structures that render the subject property more or less valuable. No responsibility is assumed for arranging for engineering, geologic or environmental studies that may be required to discover such hidden or unapparent conditions.

Unless otherwise stated, the property is appraised assuming that all required licenses, permits, certificates, consents or other legislative and/or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

Maps, plats and exhibits included in this report are for illustration only to serve as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.

The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

Possession of this report, or a copy of it, does not carry with it the right of publication. Without the written consent of the appraiser, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with proper written qualification and only in its entirety for its stated purpose. Neither all, nor any part, of the contents of this report (including any conclusions as to value, the identity of the appraiser, or the firm with which they are connected, or any reference to the Appraisal Institute, or the MAI designation) shall be disseminated to the public through advertising media, public relations, news media, sales media, or any other public means of communication without prior written consent and approval of the appraiser.

The property which is the subject of this appraisal is within a geographic area prone to earthquakes and other seismic disturbances. The appraiser assumes no responsibility for the possible effect on the subject property of seismic activity and/or earthquakes.

Testimony or attendance in court or at any other hearing is not required by reason or rendering this appraisal, unless such arrangements are made a reasonable time in advance of said hearing. Further, unless otherwise indicated, separate arrangements shall be made concerning compensation for the appraiser's time to prepare for and attend any such hearing.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

The appraiser has personally inspected the subject property on June 3, 2019, and except as noted in this report, finds no obvious evidence of structural deficiencies in improvements (if any) located on the subject property.

No consideration has been given in this appraisal as to the value of the property located on the premises considered by the appraiser to be personal property, nor has the appraiser given consideration to the costs of moving or relocating such personal property; only the real property has been considered in this appraisal. Additionally, the comparable data was of real property only, and no personal property was considered with any market data.

Competitive institutional financing is assumed to be available.

Income and expense data (if any) related to the property being appraised was provided by the client and is assumed, but not warranted, to be accurate.

The appraiser was not provided with a title report during the course of this assignment. It is an extraordinary assumption of this appraisal report that there are no easements, regulatory agreements, covenants or restrictions which encumber the subject property and would prohibit the site's highest and best use.

The appraiser recognizes that electro-magnetic fields have, in recent years, become a subject of concern which may affect value. The appraiser has not been informed of, nor observed or discovered, any electrical utility, facility, installation, structure, easement, or service which tends to create an electro-magnetic field in the vicinity of the subject property. For the purpose of this appraisal it is assumed that the subject property is not in the vicinity of any such potential electro-magnetic field.

In addition to the foregoing, please refer to the Extraordinary Assumptions enumerated in the Letter of Transmittal.

PRESENTATION OF DATA



Kindelt Realty Advisors

City of Calabasas

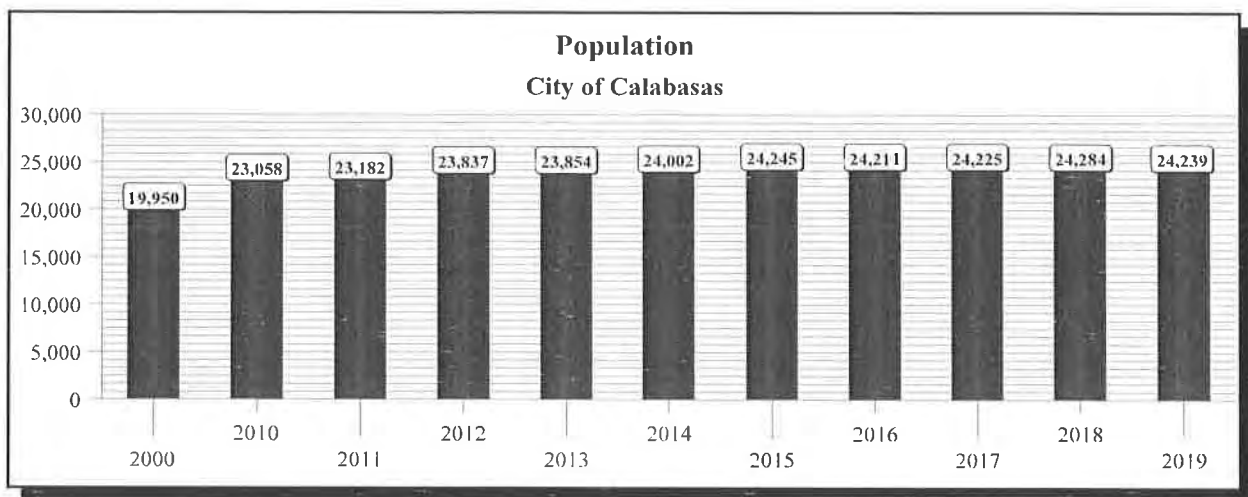
Calabasas is located in the southwesterly portion of the San Fernando Valley, which is in the western portion of Los Angeles County. The City of Calabasas is located 22 miles northwest of downtown Los Angeles, and is situated along the foothills of the Santa Monica Mountains, consisting primarily of varied rolling and mountainous terrain. The city is bordered by the community of Woodland Hills (within the city limits of the City of Los Angeles) to the east, the City of Agoura Hills to the west, the (101) Ventura Freeway to the north, and the Santa Monica Mountains to the south.

The community of Calabasas had been an unincorporated area within Los Angeles County until it's incorporation on April 5, 1991. Presently, the city is approximately 13.3 square miles in size.

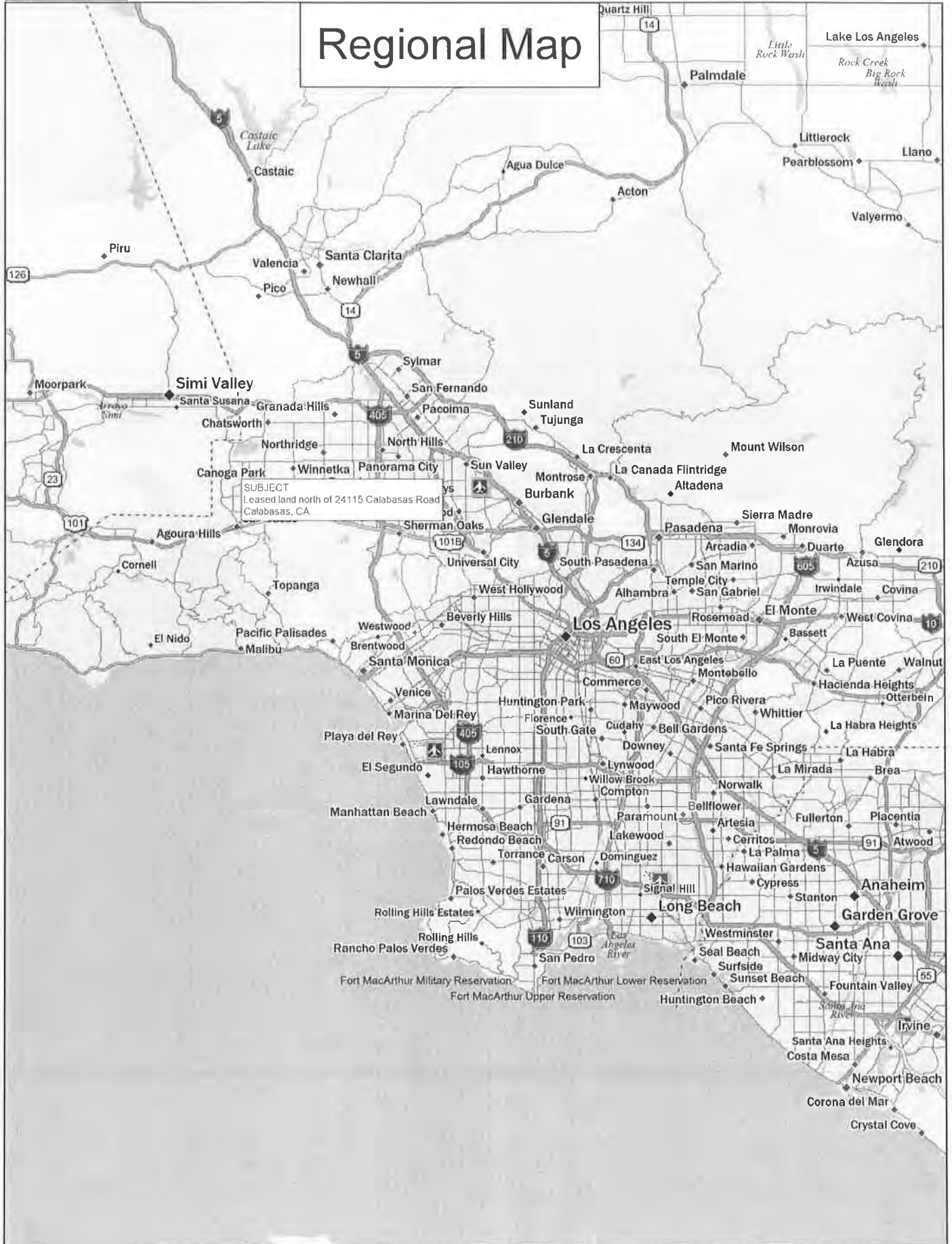
Because the city is mainly a residential community, the economic activity within the city is of less significance than the overall regional economy of the larger Los Angeles Metropolitan Area and more specifically, the San Fernando Valley. Because the area is tied so closely to the Los Angeles economy, any substantial local economic growth is dependent upon the greater region's economic performance.

Population

Within the City of Calabasas, the estimated January 1, 2019 population is reported at 24,239. The city's population has increased 5.1% since the 2010 census. Over the last few years, the population has been increasing very slowly. The population figures illustrated in the following chart are based on the 2000 and 2010 census figures and the 2011-2019 estimates.



Regional Map



Data use subject to license

© DeLorme DeLorme Street Atlas USA® 2010

www.delorme.com



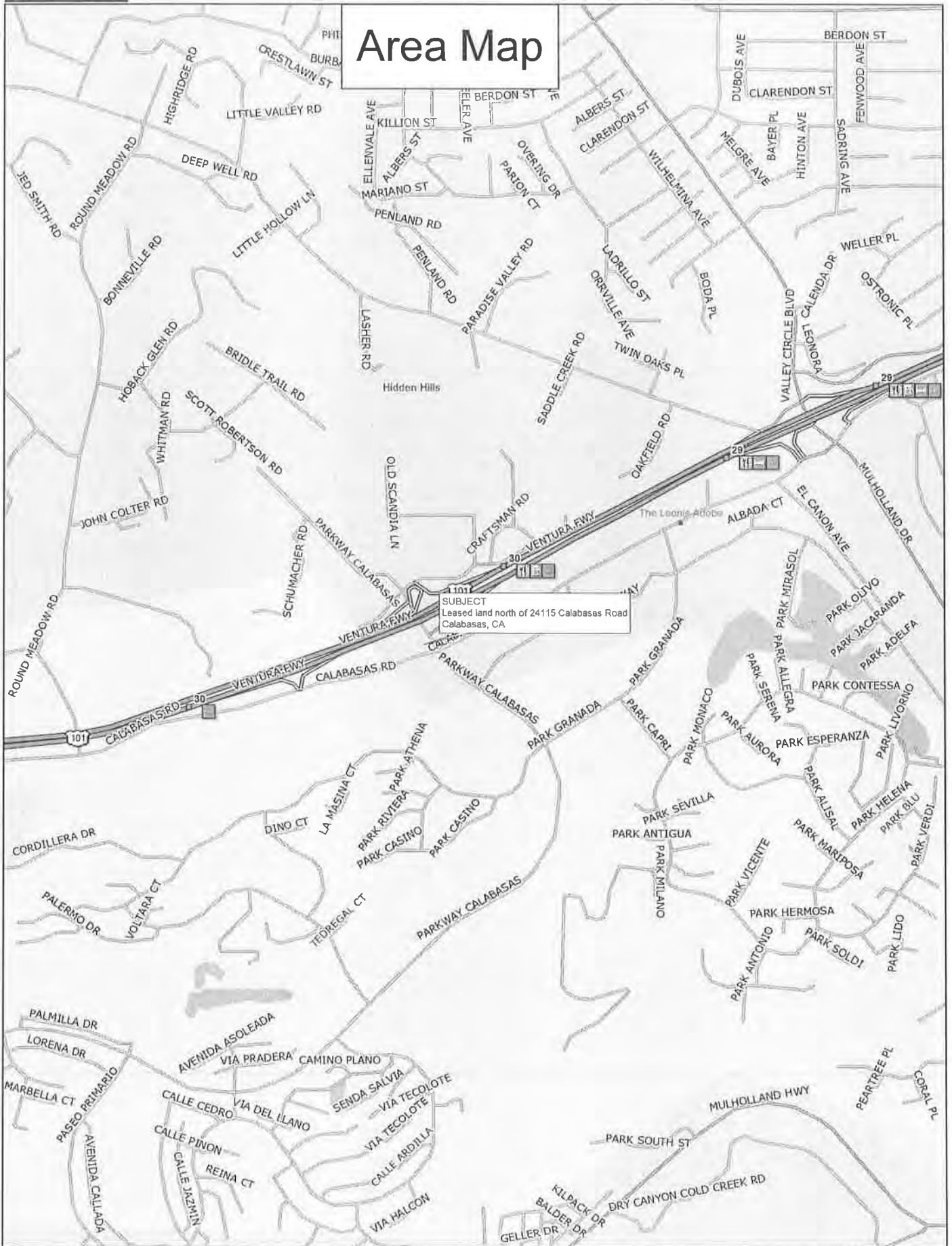
Scale 1 : 550,000



1" = 8.68 mi

Data Zoom 8-5

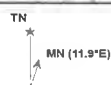
Area Map



Data use subject to license.

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www.delorme.com



Scale 1 : 17,600



1" = 1,466.7 ft Data Zoom 13-5

Housing

The following table was derived from the California Department of Finance, Demographic Research Unit. The figures shown in the following table reflect housing trends for the city and are based on the 2010 actual census figure and the 2011-2019 estimated figures.

Housing Trends - City of Calabasas							
	Detached	Attached	2 to 4	5 Plus	Mobile Homes	Total	% Change
2010	6,098	663	492	1,394	231	8,878	--
2011	6,102	663	492	1,394	231	8,882	0.05%
2012	6,214	663	492	1,469	231	9,069	2.11%
2013	6,214	663	492	1,469	231	9,069	0.00%
2014	6,219	663	492	1,469	231	9,074	0.06%
2015	6,219	663	492	1,529	231	9,134	0.66%
2016	6,220	663	492	1,529	231	9,135	0.01%
2017	6,224	662	492	1,541	231	9,150	0.16%
2018	6,226	661	492	1,577	231	9,187	0.40%
2019	6,221	663	492	1,589	231	9,196	0.10%

*The figures in the chart reflect the number of housing units for City of Calabasas from the California Department of Finance, Demographic Research Unit website.

Household Income

The average household income in City of Calabasas was estimated by STDBOnline to be \$206,883 in 2018. The estimated median income for 2018 is \$143,807. The table below displays the City's household income.

	2018 Estimate	2023 Projection	Percent Change '18-'23
Per Capita Income	\$75,211	\$85,399	13.5%
Median Household Income	\$143,807	\$164,966	14.7%
Average Household Income	\$206,883	\$236,304	14.2%

Employment as of April 2019

According to the State of California Employment Development Department, the City of Calabasas had a labor force of 12,200 and an unemployment rate of 2.6% as of April 2019. The City's unemployment rate is approximately 1.4% lower than the employment rate of 4.0% for Los Angeles County.

Community Services/Facilities

The City of Calabasas is governed by a city council and city manager. All public utilities are available within the City with electricity, natural gas, and telephone service provided by regional entities. Water and sewer service are provided by a local agency, the Las Virgenes Municipal Water District. Police and fire protection are provided by agreement with the County of Los Angeles. Local education is provided by nearby schools administered by the Las Virgenes School District. Several medical centers and hospitals are available in reasonable proximity within the southwestern portion of the San Fernando Valley.

Access

Calabasas is just west of the San Fernando Valley, which is serviced by two airports, Van Nuys Airport (primarily private and small commuter) and the Hollywood Burbank Airport (regional and national flights). In addition, the San Fernando Valley is only 20 miles north of Los Angeles International Airport, and 30 miles north of the Long Beach/Los Angeles Harbor.

Access to the City of Calabasas is good, with the Ventura (101) Freeway forming the northern boundary of the city limits. This freeway is the primary east-west thoroughfare for the entire San Fernando Valley and provides connections via other freeways to all parts of the metropolitan area. The existing surface street system within the city is considered adequate, although few direct routes are available with many of the streets meandering through residential neighborhoods.

In addition, many of the subdivisions within the city are gate-guarded with controlled access to interior private streets. These areas are not open to the general public but do provide adequate access for residents, although entrance access points are usually limited.

Subject Neighborhood

The subject is situated in the north-central portion of Calabasas, 0.3 mile from Calabasas City Hall. Surrounding land uses include a fire station, gas stations, automobile dealerships, a medical office property, restaurant, office properties, a hotel, and Calabasas City Hall, Library, and Senior Center.

The following information was derived from STDB Online and pertains to a three mile ring around the subject property.

Population & Household Trend - Three mile radius				
Population	2010 Census	2018 Estimate	2023 Projection	Forecasted Change (2018-2023)
Total Population	63,926	66,217	68,188	3.0%
Total Households	23,393	23,938	24,554	2.6%

As indicated above, total population and households are projected to gradually increase from 2018 to 2023. The radius area has a low population density.

Income Trend - Three mile radius			
Income	2018 Estimate	2023 Projection	Forecasted Change (2018-2023)
Per Capita	\$62,815	\$71,785	14.3%
Median Household	\$123,247	\$141,870	15.1%
Average Household	\$173,330	\$198,979	14.8%

All of the income statistics are projected to increase from 2018 to 2023.

Conclusion

The subject’s neighborhood has features and qualities which contribute to a positive demand for real estate. All utilities are available throughout the neighborhood and the improvements in the area are generally in good condition. The streets and other public areas are in average to good condition, and parking is adequate.

The long-term outlook is positive for this community. Overall, the trend for the neighborhood is one of gradual growth. In summary, the neighborhood has all the necessary features to maintain a demand for real estate. The subject property benefits from the features of the neighborhood.

MARKET CONDITIONS

The subject site is in a commercial zoning designation which allows a variety of commercial uses. The following discussion pertains to local retail and office market conditions. The information was obtained from CoStar.

Calabasas-Westlake Village Retail Submarket - CoStar

Overview

Calabasas/Westlake Vill Retail

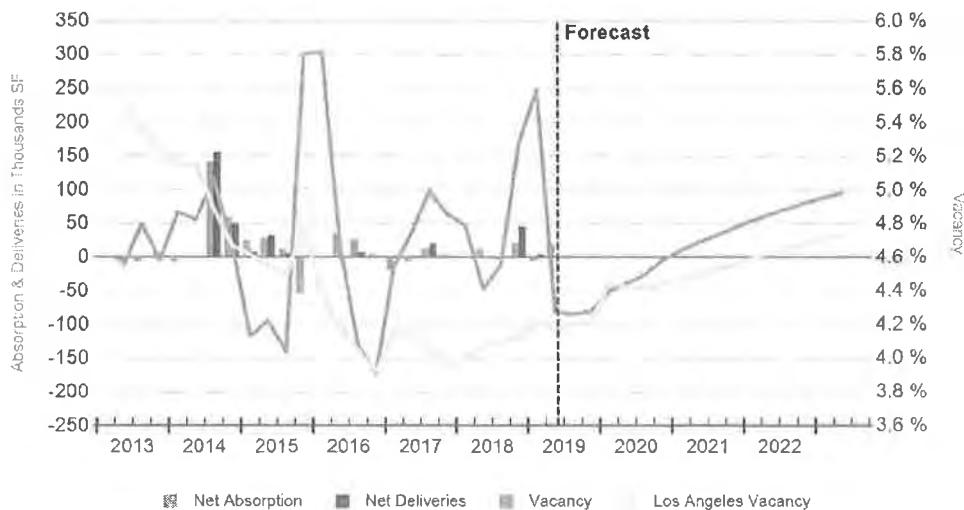
12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
49 K	33 K	5.0%	1.5%

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	243,313	2.1%	\$52.85	5.2%	0	0	0
Power Center	0	-	-	-	0	0	0
Neighborhood Center	1,690,905	7.8%	\$42.97	8.1%	(1,853)	0	0
Strip Center	149,469	1.8%	\$33.42	3.0%	9,772	0	0
General Retail	958,009	1.9%	\$31.33	5.7%	11,448	0	0
Other	109,330	0%	\$35.88	0%	0	0	0
Submarket	3,151,026	5.0%	\$39.50	6.6%	19,367	0	0

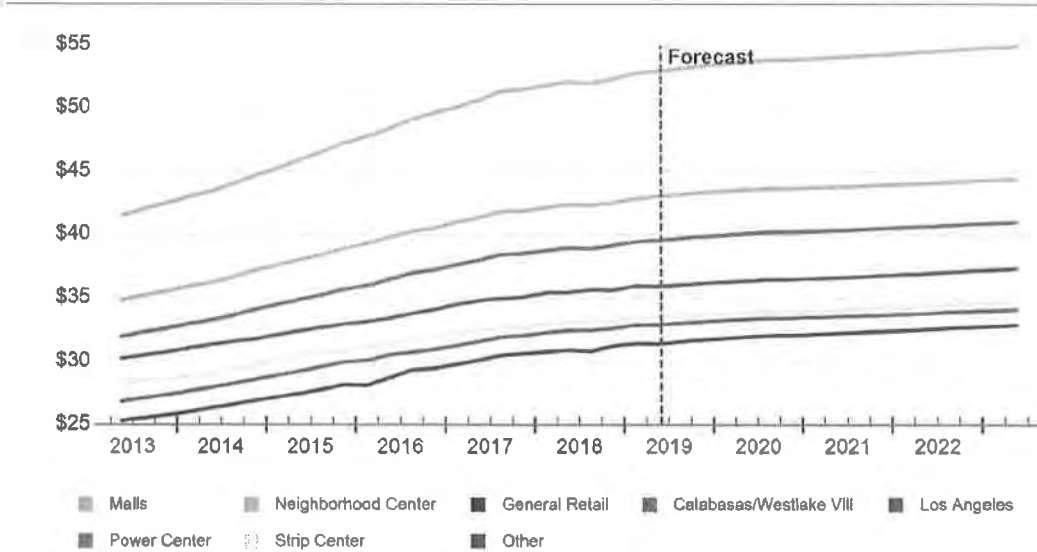
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.4%	4.0%	4.7%	6.0%	2010 Q4	0.7%	2006 Q1
Net Absorption SF	33 K	32,088	3,940	252,037	2015 Q2	(53,528)	2010 Q1
Deliveries SF	49 K	43,200	12,106	245,433	2015 Q2	0	2018 Q3
Rent Growth	1.5%	1.6%	1.0%	5.9%	2007 Q1	-5.0%	2009 Q3
Sales Volume	\$56.7 M	\$22.7 M	N/A	\$63.8 M	2015 Q2	\$0	2017 Q4

NET ABSORPTION, NET DELIVERIES & VACANCY



MARKET CONDITIONS (CONTINUED)

MARKET RENT PER SQUARE FOOT



As indicated in the preceding charts, vacancy is currently 5.0%. Overall vacancy ranged from 3.9% to 5.8% from 2013-2019 YTD. Vacancy is projected to range from 4.3% to 5.0% from 2019-2023.

Asking rent increased annually by 1.6% to 4.7% from 2013-2018. From 2019-2023, asking rent is forecast to increase at annual rates that range from 0.7% to 1.8%. The overall projected change from 2019 YTD to 2023 is 4.2%.

Submarket Supply and Demand

Year	Inventory		Net Absorption
	SF	Change in SF	SF
2023	3,168,206	8,171	4,549
2022	3,160,035	7,330	1,455
2021	3,152,705	5,308	(2,157)
2020	3,147,397	(1,585)	(7,746)
2019	3,148,982	(2,044)	13,795
YTD	3,151,026	4,035	13,243
2018	3,146,991	45,000	29,689
2017	3,101,991	20,000	(10,223)
2016	3,081,991	7,533	65,513
2015	3,074,458	45,966	8,944
2014	3,028,492	205,192	193,148
2013	2,823,300	0	(12,192)

Submarket Rent and Vacancy History and Forecast

Year	Asking Rent		Vacancy	
	Per SF	% Growth	SF	Percent
2023	\$41.17	0.8%	159,109	5.0%
2022	\$40.84	0.9%	155,600	4.9%
2021	\$40.50	0.7%	150,513	4.8%
2020	\$40.23	0.9%	144,220	4.6%
2019	\$39.87	1.8%	134,779	4.3%
YTD	\$39.50	0.9%	156,783	5.0%
2018	\$39.16	1.6%	165,991	5.3%
2017	\$38.53	3.5%	150,680	4.9%
2016	\$37.22	4.3%	120,457	3.9%
2015	\$35.70	4.7%	178,437	5.8%
2014	\$34.10	4.6%	141,415	4.7%
2013	\$32.60	3.4%	129,371	4.6%

Calabasas-Westlake Village Office Submarket - CoStar

Overview

Calabasas/Westlake Vill Office

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
11.8 K	49.3 K	11.0%	1.3%

The Calabasas/Westlake Village submarket consists of 7.4 million SF and is in one of the more affluent areas of the metro. Most of the stock (65%) is 3-Star product, much of the inventory is in one-to-two-story assets and most of the buildings are right off the Ventura Freeway. This is a classic suburban office submarket. Tenancy is fairly diverse: Large tenants include Bank of America, Teradyne Inc., Harbor Freight Tools, The Cheesecake Factory and Dole Food Company. Also, a small tech hub exists on Agoura Road along the Ventura Freeway, where companies including Alcatel-Lucent, Spirent, and Ixia have a presence.

Current vacancy, 11.0%, is in line with historical averages and down significantly from the previous peak of over 17% during the last downturn. Rent gains have largely been similar to the metro, but the submarket has been a laggard since the end of 2017. Current year-over-year growth, 1.3%, ranks in the bottom quartile of LA submarkets. The year started with negative absorption, the result of several moderate-sized move outs, and the forecast going forward calls for modest net leasing levels. Vacancy is anticipated to continue to nudge upward.

Since 2018, there has only been one deal above 10,000 SF: UCLA Health Patient Communication Center will move into 10,800 SF at 30601 Agoura Road later this year. The largest lease of 2018 was with Vitu, an automobile software manufacturer, who leased 38,000 SF at 29901 Agoura Road.

Construction has been minimal in recent years and there is nothing underway. The last supply additions, the Liberty Creative Campus, comprising two properties totaling 13,400 SF, in Agoura Hills and an 8,800 SF medical office at 5777 Las Virgenes Road in Calabasas, came online in 2018.

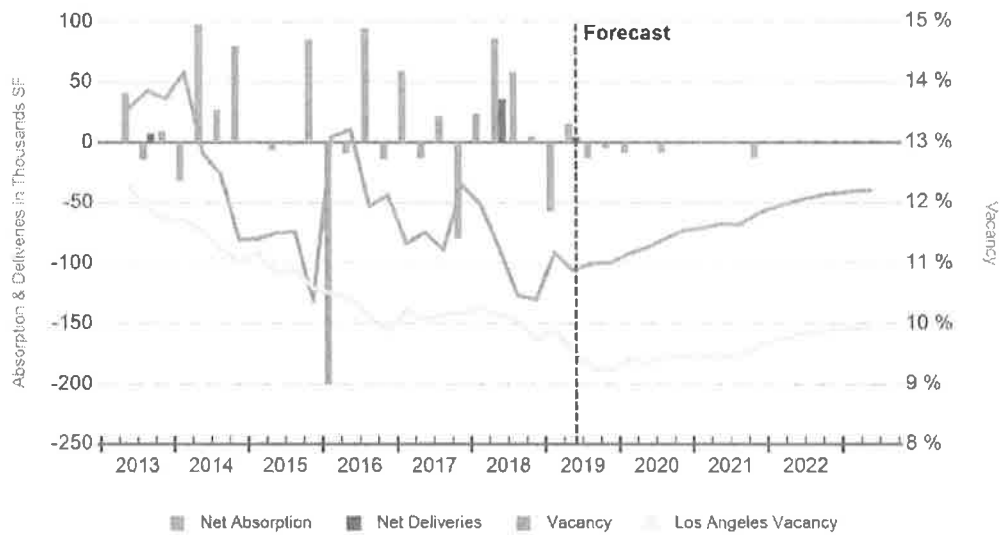
Year-to-date sales volume has been restrained, but this is coming off of a very active 2018, when over \$210 million of office assets traded, well over double historical annual averages. The largest recent trade was in September 2018 when the Conrad H. Hilton Foundation acquired Dole Food Company's 168,000-SF, 10-acre campus in Westlake Village for \$50 million (\$296/SF). Dole, which sold as part of an effort to reduce more than \$1 billion in corporate debt, agreed to lease back roughly 35,000 SF, while the Hilton Foundation will also relocate to the campus.

KEY INDICATORS

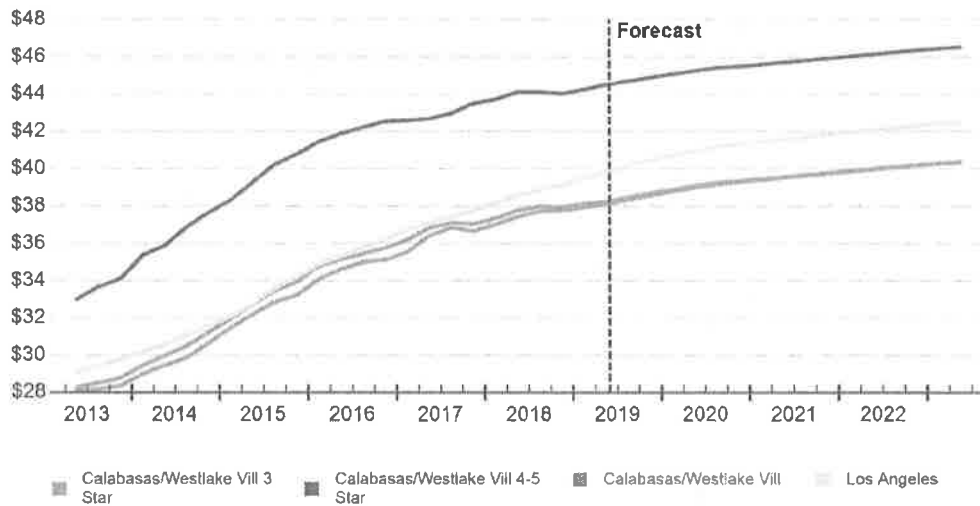
Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	913,337	13.5%	\$44.40	31.2%	0	0	0
3 Star	4,818,759	10.1%	\$37.95	13.6%	28,200	0	0
1 & 2 Star	1,691,796	12.0%	\$35.34	21.1%	(12,957)	0	0
Submarket	7,423,894	11.0%	\$36.16	17.5%	15,243	0	0
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.5%	10.9%	11.7%	17.1%	2010 Q1	4.4%	1998 Q2
Net Absorption SF	49.3 K	94,447	(13,153)	543,256	2000 Q1	(473,952)	2009 Q1
Deliveries SF	11.8 K	107,632	5,869	504,259	2001 Q2	0	2018 Q1
Rent Growth	1.3%	3.7%	1.3%	12.9%	2007 Q1	-13.0%	2009 Q3
Sales Volume	\$133 M	\$84.5M	N/A	\$210.1M	2018 Q4	\$5.2M	1999 Q2

MARKET CONDITIONS (CONTINUED)

NET ABSORPTION, NET DELIVERIES & VACANCY



MARKET RENT PER SQUARE FOOT



As indicated in the preceding charts, vacancy is currently 11.0%. Overall vacancy ranged from 10.4% to 13.7% from 2013-2019 YTD. Vacancy is projected to range from 11.0% to 12.2% from 2019-2023.

Asking rent increased annually by 2.4% to 8.7% from 2013-2018. From 2019-2023, asking rent is forecast to increase at annual rates that range from 0.8% to 2.0%. The overall projected change from 2019 YTD to 2023 is 6.2%.

Submarket Supply and Demand

Year	Inventory		Net Absorption
	SF	Change in SF	SF
2023	7,437,064	6,780	399
2022	7,430,284	6,462	(2,689)
2021	7,423,822	3,698	(15,493)
2020	7,420,124	(2,346)	(19,034)
2019	7,422,470	(1,424)	(60,110)
YTD	7,423,894	4,132	(42,219)
2018	7,419,762	35,647	172,053
2017	7,384,115	0	(12,262)
2016	7,384,115	0	(129,728)
2015	7,384,115	0	74,976
2014	7,384,115	0	172,473
2013	7,384,115	7,445	145,606

Submarket Rent and Vacancy History and Forecast

Year	Asking Rent		Vacancy	
	Per SF	% Growth	SF	Percent
2023	\$40.52	0.8%	909,040	12.2%
2022	\$40.20	1.1%	903,759	12.2%
2021	\$39.78	1.1%	878,384	11.8%
2020	\$39.34	1.6%	856,789	11.5%
2019	\$38.70	2.0%	817,037	11.0%
YTD	\$38.15	0.5%	813,958	11.0%
2018	\$37.95	2.4%	771,739	10.4%
2017	\$37.05	3.6%	907,981	12.3%
2016	\$35.76	5.4%	895,883	12.1%
2015	\$33.94	8.7%	766,155	10.4%
2014	\$31.22	8.4%	841,131	11.4%
2013	\$28.79	3.9%	1,013,604	13.7%

Based on the data presented by CoStar, the local retail and office submarkets are moderately strong at present. Retail market conditions are stronger than office market conditions. Limited new development is anticipated in the next few years.

SUBJECT DESCRIPTION

Property Overview			
Assessor's Parcel #	Portion of 2069-007-906		
Property Address	Land located adjacent north of 24115 Calabasas Road		
City, State	Calabasas, California	County	Los Angeles
Property Type	Leased Site	Owner	Calabasas Union Corp.

The subject is leased by Calabasas Union Corporation from the City of Calabasas. The lease terms are summarized on the following page.

Site Description			
Site Area; from Legal Description prepared by Steve Opdahl Surveying	14,105 SqFt	0.324 Acre	Topography The site is generally level; it is approximately 15 feet below the elevation of the adjacent property at 24115 Calabasas Road; access is provided by a ramped driveway
Parcel Shape	<input checked="" type="checkbox"/> Rectangular <input type="checkbox"/> Irregular	Street Frontage	None; the site is landlocked; it can only be accessed from the adjacent property at 24115 Calabasas Road
Streets	None.		
Soils	Soil conditions appear suitable for virtually all types of development. A physical inspection of the site did not indicate any adverse soil conditions. It is an assumption of this report that the value of the property is not impacted by any hazardous soil conditions. The appraiser is not an expert in this field and I recommend the services of an expert be employed.		
Improvements	The site is improved with a portion of a two-story structure that houses a car wash on the lower level and a convenience store on the upper level. The lower level is accessed from a ramped driveway; the upper level is at grade with the adjacent gas station property at 24115 Calabasas Road. The subject site and structure are integrated with the gas station property. The structure is situated partly on the subject site and partly on the gas station property.		
Census Tract	8002.04	Excess Land	None
Flood Zone	X - per FEMA; Map No. 06037C1269F		
Seismic	Per the California Geological Survey, the subject site is not in an Earthquake Fault Zone. However, it is in Landslide and Liquefaction Zones.		

Functional Utility: The subject site has poor functional utility on its own, due to the fact that it is landlocked with no independent access. When combined with the adjacent gas station property at 24115 Calabasas Road, its functional utility is average.

Tenant	SqFt	Lease Start Date	Expiration Date	Rent/month	Rent/year	Adjustment Date	Lease Structure	Comments
Calabasas Union Corporation	14,105	12/23/2005	12/22/2035	\$6,912.90 CPI adjustments every 3 years	\$82,954.80	12/23/2017	NNN	Tenant pays for property taxes, insurance, repairs & maintenance, and utilities. One 15-year option to extend; rent will be greater of fair market rent or actual rent at time of expiration of initial term.



Note: The outline is an approximation of the site boundaries.

Zoning: CR (Commercial, Retail) with Commercial Auto Retailer Overlay and Scenic Corridor Overlay. Permitted uses in the CR zoning designation include medical offices/clinics/labs, business/professional offices, automotive parts and accessories stores, automotive services or repairs, full service car wash facilities, motor vehicle sales, motor vehicle storage, off-site dealership and sales inventory lots, recording and sound studios, child day care centers, restaurants, retail stores, business services, banks or financial service offices, personal services, and repair services.

The following development standards apply to the CR designation:

- Minimum Lot Area:* None
- Lot Coverage:* 78% maximum
- Height Limit:* 35 feet; according to the West Calabasas Road Master Plan, it is recommended that buildings adjacent to the 101 Freeway and on the north side of Calabasas Road are one story.
- Floor Area Ratio:* 0.20 minimum, 0.40 maximum; based on the size of the subject, 1,481 SqFt to 2,962 SqFt of building may be built.

Setbacks:

- Minimum front setback - none.
- Minimum side setback - none.
- Minimum street side setback - 10 feet
- Minimum rear setback - none unless adjacent to residential zone.

Parking requirements are use specific:

City of Calabasas Parking Regulations - Common Land Uses	
Medical clinics/labs	1 space/200 SqFt of gross floor area
Automobile repair	5 spaces + 1 space/200 SqFt
Restaurants-counter service	1 space/180 SqFt
Restaurants-table service	Greater of 1 space/100 SqFt or 1 space for each 2.5 seats
Convenience store/grocery store	1 space/150 SqFt
Business Services	1 space/250 SqFt
Office (Business and Professional)	1 space/250 SqFt
Personal Services	1 space/250 SqFt
Banks/Financial Services	1 space/250 SqFt + 2 spaces per ATM

The purpose of the Commercial Auto Retailer (CAR) overlay zoning district is to protect an important economic base of the city by incentivizing the development of businesses for automotive sales and service; to safeguard and enhance property values; to protect public and private investment, buildings and open spaces; and to protect and enhance the public health, safety, and welfare. The CAR district maximizes density for automotive uses in order to incentivize development consistent with the vision in the Master Plan and provides standards specific to appropriate automotive retailing development and operation as well as site development and design. The CAR overlay zone shall be applied only when automotive related development consistent with that envisioned in West Calabasas Road Master Plan is proposed on a site. Projects proposing a use other than auto sales and service shall follow the development code requirements for the underlying zone. The maximum allowable aggregate floor area for buildings serving an auto sales and service use on a property within the CAR overlay zone may not exceed a net floor area ratio of 0.6.

The purpose of the Scenic Corridor (SC) overlay zoning district is to protect an important economic and cultural base of the city by preventing the destruction of the natural beauty and environment of the city; to safeguard and enhance property values; to protect public and private investment, buildings and open spaces; and to protect and enhance the public health, safety, and welfare. The SC overlay zoning district is intended to be applied to major roadways within the city identified in the General Plan as scenic corridors, from which the traveling public may enjoy scenic views of the hill and mountain areas to the north and south of the city, and scenic views of the city itself and surrounding landscape, from the hill and mountain areas of the city. All development and proposed

SUBJECT DESCRIPTION (CONTINUED)

land uses within the SC overlay zoning district shall receive land use permit approval in compliance with Section 17.62.050 by the review authority. All development within the SC overlay zoning district shall comply with all applicable provisions of the Performance Standards for Hillside Development and Urban Design Standards of Chapter 17.20, the Scenic Corridor Development Guidelines adopted by the council, all applicable provisions of this development code, and any applicable specific plan, master plan corridor design plan or design guidelines.

ASSESSED VALUE & PROPERTY TAXES

Since the subject site is owned by a municipality, it is exempt from property taxes. The lease requires the tenant to pay for any property taxes associated with the leasehold interest and improvements.

Introduction

The concept of Highest and Best Use represents the premise upon which a value estimate is based and is an interpretation of market forces and influences that indicate which use will result in the greatest economic benefit to the owner. Highest and Best Use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute.

Four considerations are imposed upon a site in the estimation of Highest and Best Use:

1. Possible Use: What uses of the subject site in question are physically possible?
2. Legal Use: What uses are permitted by zoning and deed restrictions on the subject site in question?
3. Economic Use: Which possible and permissible uses will produce a net return to the owner of the subject site?
4. Maximum Profitable Use: Among the feasible uses which use will produce the highest net return or the highest present worth?

I have considered these four items in this analysis. On a stand-alone basis, the subject is landlocked. With no access, the subject could not be developed, which is a significant detriment to its value. A better use of the site is to combine it with the adjoining gas station property (24115 Calabasas Road), like it is through the existing lease. When combined, the subject has access from Calabasas Road through the gas station property. While the assembled site (28,915 SqFt) has two different elevations, the value of the subject is maximized by assembling it with the adjacent gas station property.

Most Probable Buyer: For the subject site, the most probable buyer is the owner of the adjacent gas station property at 24115 Calabasas Road.

ANALYSIS AND CONCLUSIONS

Methodology

In valuing the subject leased site, I have applied the Sales Comparison Approach and analyzed the contract rent associated with the ground lease.

The first step is to estimate the value of the fee simple interest in the subject site. Once I have the fee simple site value, I can determine a market rent for the site by applying a market rate of return. The subject's contract rent from the lease will be compared to the market rent in order to determine whether the contract rent is below-market, at market, or above-market. If the contract rent is below-market or above-market, a contract rent adjustment must be calculated and deducted or added to the fee simple value of the subject site.

Since the highest and best use of the subject is to assemble the subject with the adjacent gas station property, the methodology is as follows:

- Estimate the value of the gas station site; this site contains 14,810 SqFt; topography is level; shape is nearly rectangular; zoning is same as subject site
- Estimate the value of the assembled site (gas station site & subject site; 28,915 SqFt)
- Value of the assembled site - value of the gas station site = value of subject site

In the valuation of the gas station site and the assembled site, the appraiser completed a Sales Comparison Approach to value. In this method of valuation, sales of other sites are investigated and compared to the gas station site / assembled site. If required, adjustments are made for differences that may exist so that indicated values may be derived.

PROPERTY ANALYSIS & VALUATION (CONTINUED)

A search was made for sales, listings, and current escrows of commercial land located in the immediate and surrounding areas. No commercial land sales were found in Calabasas in the past 10 years, nor were any listings or escrows found. As a result, I expanded the search area to include the San Fernando Valley as well as Westlake Village and Malibu. I focused on recent transactions (2018 and 2019) involving relatively small sites. Details of the selected sales are provided in the following table.

Comparable Land Sales						
No.	Location / A.P.N. / Buyer & Seller	Zoning Max FAR	Sale Date / Intended Use	Sale Price	Area (SqFt)	Price / SqFt
1	14041-14051 Sherman Way Van Nuys, CA 2216-002-035, 049 & 050 Buyer-Aramingo Group LLC Seller-RK Development, LLC	C1.5-1VL & P-1VL 1.5:1	2/27/19 Develop an apartment project	\$2,900,000	16,560	\$175.12
2	23614 Pacific Coast Highway Malibu, CA 4458-019-008 Buyer-Danfar PCH, LLC Seller-Chevron U.S.A. Inc.	CG Deed restricts uses to industrial or commercial development; prohibits residences, hospital or care facilities, schools or day care centers 0.15:1	2/1/19 Commercial development	\$2,800,000	23,410	\$119.61
3	5328 Topanga Canyon Blvd. Woodland Hills, CA 2169-003-029 Buyer-Saadat Salar Seller-Zivrap Inc.	C2-1VLD 1.5:1	1/29/19 Commercial development	\$740,000	6,250	\$118.40
4	7519 Laurel Canyon Boulevard North Hollywood, CA 2307-020-022 Buyer-Artavazd Shirinyan Seller-Leo Mascarinia, Anita Mascarinia, & Anita Mascarinia	C2-1VL & R2-1 A small area in rear portion of site is R2-1 1.5:1	5/8/18 Build an auto repair shop	\$788,000	8,276	\$95.22
5	15027 Ventura Boulevard Sherman Oaks, CA 2264-016-004 Buyer-15027 Ventura, LLC Seller-Kushynski Family Trust	C2-1L 1.5:1	3/27/18 Develop a mixed-use apartment & retail project	\$2,090,000	11,330	\$184.47

Unit of Measurement

Various units of measurement can be utilized in the comparison of the market data to the subject site. Sales of commercial land are typically based on a price/square foot of comparison.

Land Sale Map



LAND SALE #3
5328 Topanga Canyon Boulevard
Woodland Hills, CA

LAND SALE #1
14041-14051 Sherman Way
Van Nuys, CA

LAND SALE #4
7519 Laurel Canyon Boulevard
North Hollywood, CA

LAND SALE #5
15027 Ventura Boulevard
Sherman Oaks, CA

LAND SALE #2
23614 Pacific Coast Highway
Malibu, CA

SUBJECT
Leased land north of 24115 Calabasas Road
Calabasas, CA

Data use subject to license.

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www.delorme.com



1" = 2.56 mi Data Zoom 10-3

Scale 1 : 162,500

Comparative Criteria

In analyzing each item of market data, a comparison was made between the market data and the subject site. Consideration was given to the property rights conveyed, financing terms, conditions of sale (motivation), market conditions, improvements, access and exposure, location, parcel size, land use (zoning), and topography.

The unadjusted sale price was divided by the size of the sale parcel, and an indicated price per SqFt was derived. Adjustments were made when differences existed between the gas station site / assembled site and the market data. The land sales are discussed below.

Sale 1 is located on a busy arterial in Van Nuys; it was improved with three retail buildings totaling 4,510 SqFt when sold. The zoning allows a variety of commercial and residential uses. This property had no entitlements at the time of sale. The configuration is mostly rectangular, and the topography is level.

Sale 2 is located on a major thoroughfare in Malibu; it was vacant when sold. Based on the zoning and the deed restriction, a variety of commercial uses is allowed. This property had no entitlements at the time of sale. The configuration is triangular, and the topography is level.

Sale 3 is located on a busy arterial in Woodland Hills; it was a paved parking lot with no buildings when sold. The zoning allows a variety of commercial and residential uses. This property had no entitlements at the time of sale. The configuration is rectangular, and the topography is level.

Sale 4 is located on a busy arterial in North Hollywood; it was vacant when sold. The zoning allows a variety of commercial and residential uses. This property had a permit for a new auto repair shop at the time of sale. The configuration is mostly rectangular, and the topography is level.

Sale 5 is located on a busy arterial in Sherman Oaks; it was improved with one retail building containing 2,521 SqFt when sold. The zoning allows a variety of commercial and residential uses. This property had no entitlements at the time of sale. The configuration is rectangular, and the topography is level.

Comparison to the Gas Station Site

The following table illustrates the comparison of the sales to the gas station site with respect to several pertinent elements.

PROPERTY ANALYSIS & VALUATION (CONTINUED)

Comparable	1	2	3	4	5
Price/SqFt	\$175.12	\$119.61	\$118.40	\$95.22	\$184.47
Property Rights Conveyed	Similar	Similar	Similar	Similar	Similar
Financing Terms	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	Similar	Similar	Similar	Similar	Similar
Market Conditions	Similar	Similar	Similar	Inferior	Inferior
Location	Inferior	Superior	Inferior	Far Inferior	Similar
Exposure	Superior	Superior	Similar	Similar	Superior
Site Size	Similar	Similar	Inferior	Inferior	Similar
Zoning	Superior	Similar	Superior	Superior	Superior
Maximum FAR	Superior	Inferior	Superior	Superior	Superior
Entitlements	Similar	Similar	Similar	Superior	Similar
Configuration	Similar	Inferior	Similar	Similar	Similar
Topography	Similar	Similar	Similar	Similar	Similar
Improvements/Vegetation	Slightly Inferior	Similar	Similar	Similar	Slightly Inferior
<i>Overall</i>	<i>Superior</i>	<i>Slightly Superior</i>	<i>Similar</i>	<i>Inferior</i>	<i>Superior</i>

Value Estimate - Gas Station Site

As indicated, Sales 1 and 5 are considered to be superior to the subject; Sale 2 is slightly superior; Sale 3 is similar; and Sale 4 is judged to be inferior. According to information retained in my files, the adjusted range is from \$112/SqFt to \$149/SqFt. Four of the indicators range from \$112/SqFt to \$134/SqFt. The analysis of the sales suggests a value range from \$120/SqFt to \$125/SqFt.

Sales Comparison Approach Conclusion - Gas Station Site		
Land Area (SqFt)	Value Indicator	Total
14,810	\$120.00	\$1,777,200
14,810	\$125.00	\$1,851,250

After careful consideration of the market data, I concluded to an As-Is Market Value of the gas station site of \$1,820,000.

PROPERTY ANALYSIS & VALUATION (CONTINUED)

Comparison to the Assembled Site

The following table illustrates the comparison of the sales to the assembled site with respect to several pertinent elements.

Comparable	1	2	3	4	5
Price/SqFt	\$175.12	\$119.61	\$118.40	\$95.22	\$184.47
Property Rights Conveyed	Similar	Similar	Similar	Similar	Similar
Financing Terms	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	Similar	Similar	Similar	Similar	Similar
Market Conditions	Similar	Similar	Similar	Inferior	Inferior
Location	Inferior	Superior	Inferior	Far Inferior	Similar
Exposure	Superior	Superior	Similar	Similar	Superior
Site Size	Slightly Superior	Similar	Inferior	Inferior	Similar
Zoning	Superior	Similar	Superior	Superior	Superior
Maximum FAR	Superior	Inferior	Superior	Superior	Superior
Entitlements	Similar	Similar	Similar	Superior	Similar
Configuration	Similar	Inferior	Similar	Similar	Similar
Topography	Superior	Superior	Superior	Superior	Superior
Improvements/Vegetation	Slightly Inferior	Similar	Similar	Similar	Slightly Inferior
<i>Overall</i>	<i>Superior</i>	<i>Superior</i>	<i>Superior</i>	<i>Similar</i>	<i>Superior</i>

Value Estimate - Assembled Site

As indicated, Sales 1, 2, 3, and 5 are considered to be superior to the subject, and Sale 4 is judged to be similar. According to information retained in my files, the adjusted range is from \$97/SqFt to \$128/SqFt. Four of the indicators range from \$97/SqFt to \$111/SqFt. The analysis of the sales suggests a value range from \$100/SqFt to \$105/SqFt.

Sales Comparison Approach Conclusion - Assembled Site		
Land Area (SqFt)	Value Indicator	Total
28,915	\$100.00	\$2,891,500
28,915	\$105.00	\$3,036,075

After careful consideration of the market data, I concluded to an As-Is Market Value of the assembled site of \$2,960,000.

PROPERTY ANALYSIS & VALUATION (CONTINUED)

The fee simple value of the subject site is the value of the assembled site - the value of the gas station site. This is shown in the following table.

Value of Assembled Site	\$2,960,000
Value of Gas Station Site	(\$1,820,000)
<i>Fee Simple Value of Subject Site</i>	<i>\$1,140,000</i>

Based on a review of sales of leased sites, typical rates of return range from 4.0% to 5.5%, depending upon the creditworthiness of the tenant and property location. The low end of the range typically consists of national or regional restaurant chains, and the upper end of the range is generally smaller firms with less desirable credit. For the subject, a reasonable rate of return is 5%. Given the fee simple land value, this equates to an annual lease rate of \$57,000. As discussed, the current lease rate is \$82,955 per year. According to this analysis, the contract rent is above-market.

The ground lease expires on December 22, 2035. There is one 15-year option to extend the lease; the rent for the option period will be the greater of fair market rent or the actual rent at the time of expiration of the initial term. Considering how much the contract rent is currently above-market, it is likely that the contract rent at the time of expiration of the initial term will still be above-market. As such, it is not likely that the option will be exercised.

A contract rent adjustment will be required to account for the variation between contract rent and market rent. To measure the effect of the rent differential from the date of value through the end of the lease, I analyzed the contract rent versus market rent. The spreadsheet presented on the following page shows the rent differential calculation. The contract rent over the remaining term of the lease (rent increases estimated at 7.5% every 3 years) is compared against the market rent (increased at an average of 2.5% per year). To indicate the present value of the rent differential, I used a discount rate of 10% (above-market rent is more risky than market rent). As indicated in the spreadsheet, the present value of the rent differential is \$240,000 rounded. This amount is added to the fee simple value of the subject site.

Fee Simple Value of Subject Site	\$1,140,000
Present Value of Above-Market Rent	\$240,000
<i>Leased Fee Value of Subject Site</i>	<i>\$1,380,000</i>

As-Is Market Value, as of June 3, 2019

ONE MILLION THREE HUNDRED EIGHTY THOUSAND DOLLARS

Year Ended May Year	2020 1	2021 2	2022 3	2023 4	2024 5	2025 6	2026 7	2027 8	2028 9	2029 10	2030 11	2031 12	2032 13	2033 14	2034 15	2035 16	2036 17
Contract Rent	\$82,955	\$85,547	\$89,177	\$89,177	\$91,963	\$95,865	\$95,865	\$98,861	\$103,055	\$103,055	\$106,275	\$110,784	\$110,784	\$114,246	\$119,093	\$119,093	\$69,471
Market Rent	<u>\$57,000</u>	<u>\$58,425</u>	<u>\$59,886</u>	<u>\$61,383</u>	<u>\$62,917</u>	<u>\$64,490</u>	<u>\$66,103</u>	<u>\$67,755</u>	<u>\$69,449</u>	<u>\$71,185</u>	<u>\$72,965</u>	<u>\$74,789</u>	<u>\$76,659</u>	<u>\$78,575</u>	<u>\$80,540</u>	<u>\$82,553</u>	<u>\$49,360</u>
Difference	\$25,955	\$27,122	\$29,291	\$27,794	\$29,046	\$31,375	\$29,762	\$31,106	\$33,606	\$31,870	\$33,310	\$35,995	\$34,125	\$35,671	\$38,553	\$36,540	\$20,111
Discount Rate	10.00%																
Indicated Present Value	\$242,652																
Rounded	\$240,000																

ADDENDA

EXHIBIT A

Kevin A. Kindelt, MAI
President
Phone: 818-629-2801
Email: kevin@kindeltadvisors.com



EXPERIENCE

Kevin is President of Kindelt Realty Advisors, a firm he founded in 2017. Prior to this position, he was a Director with BBG Los Angeles in 2017, and a Vice President with Abergel & Associates (acquired by BBG in 2017) from 2000 to 2017.

Kevin has extensive experience valuing a variety of commercial properties, including:

- Retail - shopping centers, storefront retail, net leased retail, restaurants
- Office - traditional office, creative office
- Industrial - warehouse/manufacturing, cold storage/food processing, research & development, self-storage
- Multi-family residential - traditional apartments, loft apartments, income-restricted apartments, age-restricted apartments, student housing
- For-sale residential - condominium projects, small lot single-family home subdivisions
- Mixed-use properties

LICENSES & PROFESSIONAL AFFILIATIONS

Certified General Appraiser
State of California, License #AG019498

Member, Appraisal Institute
MAI Designation #11107

EDUCATION

University of Southern California - Bachelor of Science, Business Administration with Real Estate Finance Emphasis
Minor in Urban and Regional Planning
Graduated Magna Cum Laude



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Kevin A. Kindelt


has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 019498

Effective Date: February 7, 2018
Date Expires: February 6, 2020



Jim Martin, Bureau Chief, BREA

3038764

**ITEM 2 ATTACHMENT 4
RESOLUTION NO. 2020-1663**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, APPROVING THE OPENING OF ESCROW AND PURCHASE AND SALE AGREEMENT WITH AMIRIAN FAMILY TRUST FOR SALE OF 0.56 ACRES REAL PROPERTY LOCATED AT 24115 CALABASAS ROAD IN THE AMOUNT OF \$1,380,000, AUTHORIZING THE CITY MANAGER TO SIGN ALL NECESSARY DOCUMENTS TO EFFECTUATE THIS TRANSACTION AND AUTHORIZING THE PROCEEDS OF \$1,380,000 BE DEPOSITED INTO THE MANAGEMENT RESERVE FUND

WHEREAS, Calabasas Auto Spa currently leases certain real property located at 24115 Calabasas Road; and

WHEREAS, Calabasas Auto Spa, using the Amirian Family Trust, seeks to purchase this real property from the City of Calabasas; and

WHEREAS, Amirian Family Trust and the City of Calabasas have agreed to a purchase price of \$1,380,000; and

WHEREAS, the Planning Commission met on February 6, 2020 and determined that the disposition of the property is consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Calabasas, California, as follows:

SECTION 1. The City Manager is authorized to open up escrow.

SECTION 2. The City Council approves the purchase and sale agreement with Amirian Family Trust for sale of 0.56 acres real property located at 24115 Calabasas Road in the amount of \$1,380,000.

SECTION 3. The City Manager is authorized to sign all necessary documents to effectuate this transaction.

SECTION 4. The City Council authorizes the sales proceeds be deposited into the Management Reserve Fund until such time as the City Council determines how to spend these proceeds.

The City Clerk shall certify to the adoption and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 26th day of February 2020.

Alicia Weintraub, Mayor

ATTEST:

Maricela Hernandez, City Clerk
Master Municipal Clerk
California Professional Municipal Clerk

APPROVED AS TO FORM:

Scott H. Howard
Colantuono, Highsmith & Whatley, PC
City Attorney



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF

(818) 878-1808



February 6, 2020

Dr. Gary J. Lysik, City Manager
 City of Calabasas
 100 Civic Center Way
 Calabasas, CA 91302

Dear Dr. Lysik:

Listed below are the year-to-date crime statistic comparisons for the City of Calabasas for the month of January 2020.

I. CRIME STATISTICS

CRIME	CURRENT MTH	YTD 2020	YTD 2019	CHANGE
Homicide	0	0	0	0
Rape	2	2	0	2
Robbery				
Armed	1	1	0	1
Strong-Arm	1	1	0	1
Assault	0	0	0	0
Burglary				
Residential	4	4	5	-1
Business	0	0	1	-1
Garage/Out-Building	1	1	1	0
Vehicle (locked)	4	4	6	-2
Theft				
Grand (\$950 +)	0	0	0	0
Petty	5	5	6	-1
Vehicle (unlocked)	0	0	1	-1
Grand Theft Vehicle	1	1	3	-2
Arson	0	0	0	0
Domestic Violence Felony	2	2	0	2
Total Part I Crimes	21	21	23	-2
Percent Change				-8.7%
Domestic Violence Misdemeanor	2	2	6	-4
Swatting	0	0	0	0
211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012				

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 — Since 1850 —

II. NOTEWORTHY INCIDENTS

A robbery and residential burglary were reported in the 4200 block of Lost Hills Road. The victim was home asleep when awoken by a crackling sound. The victim saw a person (wearing a black ski mask, gloves and black clothing) attempting to open a sliding glass door with a crow bar. The suspect then struck the sliding glass door with the crow bar in attempt to break it. As the victim was running upstairs to get away, the victim saw a second suspect (male, wearing a black ski mask, gloves and black clothing) kick open the front door. The victim was able to escape and call for help. No vehicle seen. The victim's cell phone was stolen. (20-00233)

A resident of Sun Valley was arrested for robbery in the 26500 block of Agoura Road. The suspect entered the location, selected store items and exited without paying for the items. An employee attempted to stop the suspect by grabbing the shopping cart but the suspect resisted. A witness attempted to take photographs of the suspect and his vehicle as he was trying to flee the area. The suspect put his vehicle into reverse and guided the vehicle towards the witness. The witness moved to avoid being hit by the suspect's vehicle. The suspect was also charged with assault, burglary and possession of narcotics. (20-80002)

Two felony domestic violence incidents were reported this month. One incident occurred in the 4300 block of Willow Glen Street. The victim was assaulted by his girlfriend during an argument. The suspect was arrested. The second incident was reported in the 4700 block of Park Granada. The suspect, husband of the victim, was arrested for assaulting his wife. (20-00061, 00449)

III. TRAFFIC

See attached.

IV. AGENDIZED CAR

See attached

V. CRIME PREVENTION

See attached

VI. JUVENILE INTERVENTION TEAM

See attached.

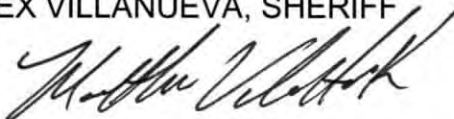
VII. ARREST STATISTICS

The numbers of arrests listed below are the most current available.

	YEAR TO DATE 2020		CURRENT MONTH JANUARY	
	ADULT	JUVENILE	ADULT	JUVENILE
Criminal Homicide	0	0	0	0
Forcible Rape	0	0	0	0
Robbery	1	0	1	0
Aggravated Assault	2	0	2	0
Burglary	0	0	0	0
Larceny Theft	2	0	2	0
Grand Theft Auto	0	0	0	0
Arson	0	0	0	0
Forgery	0	0	0	0
Fraud and NSF checks	0	0	0	0
Sex Offenses, Felonies	0	0	0	0
Sex Offenses, Misdemeanors	0	0	0	0
Non-Aggravated Assaults	0	0	0	0
Domestic Violence, Felony	0	0	0	0
Domestic Violence, Misd.	2	0	2	0
Weapon Laws	0	0	0	0
Offenses Against Family	0	0	0	0
Narcotics	5	0	5	0
Liquor Laws	0	0	0	0
Drunk/Alcohol/Drugs	3	0	3	0
Disorderly Conduct	0	0	0	0
Vagrancy	0	0	0	0
Gambling	0	0	0	0
Drunk Driving Vehicle/Boat	10	0	10	0
Vehicle/Boating Laws	18	0	18	0
Vandalism	0	0	0	0
Warrants	18	0	18	0
Receiving Stolen Property	0	0	0	0
Federal Offenses W/O Money	0	0	0	0
Federal Offenses With Money	0	0	0	0
Felonies, Miscellaneous	0	0	0	0
Misdemeanors, Miscellaneous	2	0	2	0
ARREST TOTALS	63	0	63	0

Sincerely,

ALEX VILLANUEVA, SHERIFF



Matthew S. Vander Horck, Captain
Malibu/Lost Hills Station

**LOST HILLS JUVENILE INTERVENTION UNIT
ACTIVITY REPORT FOR JANUARY 2020
CALABASAS**

A. SCHOOL ISSUES

LVUSD, SMUSD, LAUSD classes resumed 01/2020

Assisted AE Wright School re: incident

Assisted Calabasas re: attendance issue with student

Assisted AC Stelle re: possible incident.

Assisted Calabasas HS re: possible threat incident through social media.

Assisted Viewpoint school re: incident.

B. INTERVENTIONS

Contacted parent from Calabasas re: incident with juvenile.

Intervention with parents re: Calabasas HS student truancy issues.

Conducted an intervention with parent and student from Calabasas High.

Assisted Calabasas parent re: attendance issues

Assisted concerned parent re: restraining order process.

C. COMMUNITY / CRIMINAL ISSUES

1. We conducted a monthly parental resource class at Lost Hills Sheriff's Station. This program was developed by our unit and is designed to educate parents about: 1) The current trends in juvenile behavior and delinquency, 2) Alcohol/narcotic awareness and recognition, 3) School policy and campus issues, 4) Gang awareness and negative peer relations, 5) Parental rights and responsibilities and, 6) Parental responses to incorrigible and/or delinquent behavior. We also address the specific concerns relating to the minor's behavior. We educate the minor and their parents of possible criminal behavior and the legal consequences. We offer suggestions and make recommendations to improve the minor's quality of life.

2. Spoke with numerous citizens and parents who called to question various juvenile concerns and issues in the community. We also provide the parents with various juvenile resource programs within our community.

3. We met with the Sylmar Juvenile Court District Attorney regarding the investigation and filing of criminal charges against juvenile offenders.

4. Met with Acting Captain Salvador Becerra throughout the month in order to keep him up to date regarding our unit's investigations and current juvenile issues within our city.
5. Entered juveniles into the Juvenile Automated Index system for various violations.
6. Made court appearances to testify as witnesses on the part of the People of the State of California and attended court proceedings in cases generated from the City of Calabasas. We also investigated, prepared, and filed cases with the District Attorney's office. We additionally assisted other investigators in the preparation of cases for court.
7. Met with station narcotic detectives on a regular basis to exchange information regarding juvenile and drug related issues. We have worked with the narcotic detectives on several narcotic cases directly and indirectly involving juveniles.
8. Handled the processing and follow-up of various juvenile referrals brought to the attention of this unit (i.e., Juvenile Information Forms, Field Interview Cards, Juvenile Automated Index, and citations for various juvenile contacts with uniform personnel).
9. Conducted our normal checks of juvenile problem areas in the city during weekend evenings and responded to juvenile related calls for service.
10. Updated the Gang Book and briefed the captain on criminal activity trends.
11. Registered 2 sexual predators and updated information in database.
12. Participated in the SST program.
13. Assisted station EOC / Command Post re: Willow Incident
14. Station Orientation for new trainees.
15. Conducted Tobacco Sting Operations for LVUSD and dean of student wellness and safety.
16. eSCARS system updated
17. Month End Reports completed.
18. Assist Detective Bureau re: cases for detained/non detained to file at Sylmar Court.
19. Assisted Records Sealing Unit with sealing records check.
20. Publish and submit STAR news article.
21. Burglary Suppression.
22. Prepare EAP for LVUSD Tobacco Sting Operations.
23. Assisted patrol re: uniforms

24. Uniform store re: station needs.
25. Assisted District re: incident.
26. Assisted Narcotics re: search warrant.
27. Follow up with Aimee Haber re: three files for Teen Court cases.
28. Assisted patrol re: traffic collision, overturned vehicle.
29. Assisted Records Unit for 290's mailing new 290 info.
30. Active Shooter training
31. Assisted DA re: SARB hearing.
32. Assisted Patrol re:shortage
33. Assisted Narco with narcotics arrest.
34. Patrol Checks of schools
35. Assisted Detective Amber Leist funeral
36. Assisted Detective Bureau re: arrest/booking of juvie for multiple 459's.
37. Assisted Patrol re Safe Canyons
38. CPT Training at STARS
39. CPT Training at BC
40. ICS-100 and ICS-200 training videos.
41. ICS-300 Training at EOB 16 hour course.
42. Assisted with operating the Command Post re: Willow Incident
43. Multiple house checks re: 290 compliance checks on early morning and day shifts.
44. Assisted with paperwork re: DOJ notifications.
45. Prep files for Sylmar filing.
46. Follow up with Sylmar D.A. re: juvie case
47. Follow up with Sylmar DA re: 487PC case.

48. Follow up w/Parents re: Teen Court Cases.
49. Follow up on eSCARS re: SVB handle (Susp Circs case)
50. Training re: Hit Warrants
51. Assisted patrol re: Check the welfare.
52. Assisted the District re: Safety planning
53. Assisted Ohio state police re: Travel Permit.
54. Assisted field units re 459N.
55. Assisted LVUSD re: School safety and threat meeting.
56. Meeting re: Reality Party at Agoura Community Center.
57. Assisted Calabasas re: patrol/security
58. Intervention with parents at station re: student concerns at Topanga Elementary.



COLLISION SUMMARY*	This Month	Month Year Prior	Total YTD	Total Prior YTD	Change +/-
Total Collisions - Excluding Private Property	16	16	16	16	0
Fatal Collisions	0	0	0	0	0
Injury Collisions	3	2	3	2	+1
Property Collisions	13	14	13	14	-1
Private Property Collisions	6	7	6	7	-1
DUI Collisions with Injuries	0	0	0	0	0
DUI Collisions with Property Damage	1	0	1	0	+1
Total Pedestrian Collisions	0	0	0	0	0
Pedestrians Killed	0	0	0	0	0
Pedestrians Injured	0	0	0	0	0
Total Hit & Run Collisions	3	0	3	0	+3
Hit & Run Fatalities	0	0	0	0	0
Hit & Run Injuries	0	0	0	0	0
Hit & Run Property Only	3	0	3	0	+3
CITATION SUMMARY*	This Month	Month Year Prior	Total YTD	Total Prior YTD	Change +/-
Traffic Total	285	194	285	194	+91
Hazardous Violations	112	85	112	85	+27
Non-Hazardous Violations	83	30	83	30	+53
Parking Violations	79	78	79	78	+1
DUI Arrests	11	1	11	1	+10

*Collision Summary and Citation Summary does not reflect all collisions and citations which were not entered into the database.

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
"A Tradition of Service"
OFFICE CORRESPONDENCE

DATE: 2-15-20

FROM: Scott Shean, Traffic Investigator TO: Matthew S. Vander Horck, Captain
Malibu/Lost Hills Station Malibu/Lost Hills Station

SUBJECT: January Motor Activity Report City of Calabasas

During the month of January the motorcycle officers wrote 112 citations.
The citations break down into the following categories:

Unsafe Speed	15
Other Hazard	19
Other Non-Hazard	40
Signs and Signals	37
Bicycle Violation	1

SWS:

**L.A. County Sheriff's Department
Lost Hills & Malibu Station
Monthly Traffic Safety Management Report**

*City of CALABASAS
Date Range Reported: 1/1/2020 to 1/31/2020*

Total No. of Collisions: 16 Injury: 3 Non-Injury: 13 Fatal: 0 Private Property: 6

Total No. of Citations: 195 Hazardous Cites: 112 Non-Hazardous Cites: 83

Collisions by Reporting Districts

<u>Reporting District</u>	<u>No.</u>	<u>Location</u>
2241	2	at Separate Locations
2242	2	at Separate Locations
2243	1	5360 Las Virgenes Rd
2245	4	at Separate Locations
2246	3	at Separate Locations
2248	2	at Freedom Dr and Mulholland Hwy
	2	at Separate Locations

Collision Occurred Most Frequently On:

<u>Street Name</u>	<u>Number of Collisions</u>
Mulholland Hwy	3
2 at Freedom Dr	
1 at Old Topanga Canyon Rd (E)	
Las Virgenes Rd	2
2 at at Separate Locations	
Calabasas Rd	1
1 at Mureau Rd	
Lost Hills Rd	1
1 at Meadow Creek Ln	
Prado De Las Flores	1
1 at Prado De Las Peras	
Valmar Rd	1
1 at Park Ora	

Primary Collision Factors:

<u>Violations</u>	<u>Description</u>	<u>Number of Collisions</u>
21801(a)	Left Turns Or U-Turns Yield To Other Vehicles	4
		4
21802(a)	Failure To Yield After Stopping For Stop Sign	2
23152(a)	Dui; Alcohol	1
22350	Unsafe Speed	1
22107	Unsafe Turning Movement	1
22106	Unsafe Start Or Backing	1
		0

Violations Most Frequently Cited:

<u>Violations</u>	<u>Description</u>	<u>Number of Citations</u>
22450(a)	Failure To Stop For Posted Stop Sign	30
4000(a)(1)	Vehicle Registration Required	26
14601.1(a)	Driving With Suspended License	17
16028(a)	Proof Of Financial Liability-Traffic Accident	17
22350	Unsafe Speed	17
12500(a)	Unlicensed Driver	14
5200(a)	License Plates, Two On A Vehicle Front/Rear	12
23152(a)	Dui; Alcohol	11
23123.5(a)	Texting While Driving	9
38300	Off-Highway Vehicle, Disobey Signs	9
5204(a)	Current Month And Year Tabs Attached	9
21461(a)	Obey Traffic Control Sign	8
24601	License Plate Lamp White Only, Vis 50'	8
23152(b)	Dui, .08 Bac Or Greater	7
24252(a)	Maintain Required Lighting	6
22349(a)	Speeding, Excess Of 65 Mph	4
23123(a)	Using Wireless Hand Held Phone While Driving	4
14601.2(a)	Driving With Suspended License, Dui	2
21453(a)	Red Signal; Failure To Stop	2
21658(a)	Lane Straddling; Unsafe Lane Change	2
25850		2
26708(a)(2
26708.5	Application Of Transparent Material To Windows	2
5201(c)	License Plates, Obstruct Or Impair Recognition	2
11357(a)	Possession Of Concentrated Cannabis	1
12951(a)	Drivers License, Not In Possession	1
21209(a)	Driving In Bicycle Lane	1

21801(a)	Left Turns Or U-Turns Yield To Other Vehicles	1
21950(a)	Yield To Pedestrian In Crosswalk	1
22349(b)	Exceeding 55 Mph Speed Limit	1
23103(a)	Reckless Driving	1
23222(a)	Possess Open Container While Driving	1
23247(a)	Ignition Interlock Device, Rent/Lend Vehicle	1
23247€		1
24254		1
24603(a)	Stoplamps: One Required On All Vehicles	1
26101(b)	Modified Devices- Shall Not Drive Upon Hwy With	1
26710	Defective Windshield & Rear Windows	1
4454(a)	Registration Card Kept With Vehicle	1
4462(b)	Evidence Of Registration, Wrong Vehicle	1
5902	Transfer Of Registration, Transferee Notify Dmv	1
647(f)	Drunk In Public	1

Collisions Involving Pedestrians: 0

Most Frequent Violations

Collisions Involving Bicyclists: 0

Most Frequent Violations

**L.A. County Sheriff's Department
Lost Hills & Malibu Station**

Monthly Traffic Collision Report

2/13/2020 City of CALABASAS

Date Range Reported: 1/1/2020 to 1/31/2020

Collisions

Total Non-Injury Collisions	13
Total Injury and Fatal Collisions	3
Total Collisions (Injury + Non-Injury)	16

DUI Collisions

Number of DUI Collisions with Fatalities	0
Number of DUI Collisions with Injuries	0
Number of DUI Collisions Involving Property Damage	1
Total Number of DUI Collision Deaths	0
Total Number of DUI Collision injuries	0
Total Number of DUI Collisions	1
Total Actual Number of DUI Arrests	11

Non-DUI Collisions

Number of Non-DUI Collisions with Fatalities	0
Number of Non-DUI Collisions with Injuries	3
Number of Non-DUI Collisions Involving Property Damage	12
Total Number of Non-DUI Collision Deaths	0
Total Number of Non-DUI Collision injuries	3

Vehicle/Pedestrian Collisions

Number of Vehicle/Pedestrian Collisions with Fatalities	0
Number of Vehicle/Pedestrian Collisions with Injuries	0
Total Number of Pedestrian Fatalities	0
Total Number of Pedestrian Injuries	0

Vehicle/Bicycle Collisions

Number of Vehicle/Bicycle Collisions with Fatalities	0
Number of Vehicle/Bicycle Collisions with Injuries	0
Total Number of Vehicle/Bicycle Collision Fatalities	0
Total Number of Vehicle/Bicycle Collision Injuries	0

Hit & Run Collisions

Total Number of Hit & Run Fatalities	0
Total Number of Hit & Run Injuries	0
Total Number of PDO Hit & Run Collisions	3

Traffic Citations

Total Number of Radar Citations Issued	11
Total Number of Bicycle Citations Issued	1
Total Number of Pedestrian Citations Issued	0
Total Number of Safety Belt Citations Issued	0
Total Number of Child Restraint Citations Issued	0
Total Number of Financial Responsibility Citations Issued	17
Total Number of Hazardous Citations Issued	112
Total Number of Non-Hazardous Citations Issued	83
Total Number of Citations Issued	195

Parking Citations

Total Number of Parking Citations Issued	0
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Miscellaneous

Child in Passenger Seat or Belts, Number of Fatalities	
Child in Passenger Seat or Belts, Number of Injuries	
Child Not in Passenger Seat or Belts, Number of Fatalities	
Child Not in Passenger Seat or Belts, Number of Injuries	
Number of Code 3 or Pursuit Collision Fatalities	
Number of Code 3 or Pursuit Collision Injuries	
Number of Patrol Vehicle Rear-End Collisions with Amber On	

Enforcement Index

Enforcement Index	37.3
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**L.A. County Sheriff's Department
Lost Hills & Malibu Station**

From 1/1/2020 to 1/31/2020

Total Collisions: 17

Injury Collisions: 3

Fatal Collisions: 0

Collision Summary Report

2/13/20

Page 1 of 3

920-00028-2246-250	1/1/2020	22:15	Wednesday	24612 PARK GRANADA - PRIVATE PROPERTY		Direction:		Pty at Fault:
						Hit & Run: Misde	Property Damage Only	# Inj: 0 # Killed: 0
Party 1	Driver			Age:				No Injury
Veh Type:		Sobriety:		Assoc Factor:				
Party 2	Parked Vehicle			Age:	2019 MERCEDES-BENZ C300	Passenger Car, Station Wagon, Jeep		No Injury
Veh Type:	Passenger Car	Sobriety:		Assoc Factor:				
920-00056-2245-250	1/4/2020	08:30	Saturday	24150 PARK SORRENTO - PRIVATE PROPERTY		Direction:	Dark - Street Lig	Clear
	Sideswipe			Parked Motor Vehicle	Unknown	Hit & Run: No	Property Damage Only	# Inj: 0 # Killed: 0
Party 1	Driver	Backing		Age:				No Injury
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: Violation			Cell Phone Not In Use	
Party 2	Parked Vehicle	Parked		Age:	2019 CHEVROLET	SUBURBAN	Sport Utility Vehicle	No Injury
Veh Type:	Passenger Car	Sobriety: Not Applicable		Assoc Factor: None Apparent			Cell Phone Not In Use	
920-00062-2242-472	1/4/2020	15:40	Saturday	LAS VIRGENES RD - RT 101 NBOFF/R	367'	Direction: North	Daylight	Clear
	Broadside			Other Motor Vehicle	Auto R/W Violation	21801(a)	Hit & Run: No	Property Damage Only
Party 1	Driver	North	Making Left Turn	Male	Age: 49	2017 BMW	X5	Sport Utility Vehicle
Veh Type:	Passenger Car		Sobriety: HNBD		Assoc Factor: Inattention	Lap/Shoulder Harness Used	Cell Phone Not In Use	No Injury
Party 2	Driver	South	Proceeding Straight	Male	Age: 48	1989 TOYOTA	PICK UP	Pickups & Panels
Veh Type:	Pickup Truck		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use	No Injury
920-00102-2248-471	1/6/2020	08:35	Monday	VALMAR RD - PARK ORA	0'	Direction: Not Stated	Daylight	Clear
	Broadside			Other Motor Vehicle	Auto R/W Violation	21801(a)	Hit & Run: No	Complaint of Pain
Party 1	Driver	East	Making Left Turn	Female	Age: 46	2006 MERCEDES-BENZ ML350	Passenger Car, Station Wagon, Jeep	No Injury
Veh Type:	Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use	
Party 2	Driver	West	Proceeding Straight	Male	Age: 17	2003 TOYOTA	HIGHLANDER	Sport Utility Vehicle
Veh Type:	Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use	No Injury
920-00113-2242-471	1/6/2020	17:52	Monday	LOST HILLS RD - MEADOW CREEK LN	8'	Direction: North	Dark - Street Lig	Clear
	Vehicle - Pedestrian			Other Motor Vehicle	Auto R/W Violation	21802(a)	Hit & Run: No	Complaint of Pain
Party 1	Driver	North	Proceeding Straight	Female	Age: 40	2011 HYUNDAI	SANTA FE	Sport Utility Vehicle
Veh Type:	Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use	No Injury
Party 2	Driver	East	Other	Male	Age: 14	XIAOMI	UNK	Complaint of Pain
Veh Type:			Sobriety: HNBD		Assoc Factor: Violation		Cell Phone Not In Use	
920-00481-2246-472	1/14/2020	07:38	Tuesday	PRADO DE LAS FLORES - PRADO DE LAS PERAS	0'	Direction: Not Stated		Pty at Fault:
						Hit & Run: No	Property Damage Only	# Inj: 0 # Killed: 0

Party 1	Driver	East		Female	Age: 16	2011 LEXUS	ES350	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety:		Assoc Factor:		Lap Belt Used				
Party 2	Driver	East		Female	Age: 51	2014 TESLA	UNK	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety:		Assoc Factor:		Lap Belt Used				
920-00336-2246-472	1/17/2020	20:11	Friday			VIA DEL LLANO - CALLE LARGO	31'	Direction: West	Dark - Street Lig	Clear	Pty at Fault:1
	Broadside		Parked Motor Vehicle		Unsafe Starting or Backing		22106	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	South	Backing	Female	Age: 64	2008 TOYOTA	SOLARA	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2	Parked Vehicle	East	Parked		Age:	2019 TOYOTA	MIRAI	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety: Not Applicable		Assoc Factor: None Apparent		Not Stated				
920-00393-2245-472	1/20/2020	20:22	Monday			CALABASAS RD - MUREAU RD	110'	Direction: East	Dark - Street Lig	Clear	Pty at Fault:1
	Hit Object		Fixed Object		Unsafe Speed		22350	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	East	Proceeding Straight	Female	Age: 74	2016 PORSCHE	MACAN	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
920-00444-2245-472	1/22/2020	17:30	Wednesday			4799 COMMONS WAY -		Direction:	Dusk - Dawn	Clear	Pty at Fault:2
	Broadside		Other Motor Vehicle		Other Improper Driving			Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	East	Proceeding Straight	Male	Age: 59	2011 FORD	CROWN VICTO	Police Car	No Injury		
	Veh Type: Emergency Vehicle		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2	Driver	North	Backing	Female	Age: 63	2016 LEXUS	ES350	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: Inattention		Lap/Shoulder Harness Used	Cell Phone Not In Use			
920-00464-2248-472	1/23/2020	11:55	Thursday			MULHOLLAND HWY - FREEDOM DR	0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Sideswipe		Other Motor Vehicle		Improper Turning		22107	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	South	Making Left Turn	Male	Age: 90	2014 TOYOTA	CAMRY	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2	Driver	East	Proceeding Straight	Female	Age: 47	2016 CADILLAC	ESCALADE	Sport Utility Vehicle	No Injury		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
920-00463-2248-242	1/23/2020	12:54	Thursday			MULHOLLAND HWY - FREEDOM DR	250'	Direction: East	Daylight	Clear	Pty at Fault:1
	Head-On		Fixed Object		Driving Under Influence		23152(a)	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	West	Proceeding Straight	Female	Age: 59	2018 HYUNDAI	ELANTRA	Passenger Car, Station Wagon, Jeep	No Injury		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			
920-00457-2245-250	1/23/2020	12:56	Thursday			4700 COMMONS WAY -		Direction:	Daylight	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle		Other Improper Driving			Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver		Backing		Age:				No Injury		
	Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent			Cell Phone Not In Use			
Party 2	Parked Vehicle		Parked		Age:	2002 FORD	RANGER	Pickups & Panels	No Injury		
	Veh Type: Pickup Truck		Sobriety: Not Applicable		Assoc Factor: None Apparent			Cell Phone Not In Use			
920-00512-2248-472	1/25/2020	09:05	Saturday			MULHOLLAND HWY - OLD TOPANGA CANYON RD (20'	Direction: East	Daylight	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle		Auto R/W Violation		21802(a)	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1	Driver	West	Making Left Turn	Male	Age: 36	2019 AUDI	Q5	Sport Utility Vehicle	No Injury		
	Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use			

Party 2	Driver	East	Proceeding Straight	Male	Age: 43	2018 TESLA	3	Passenger Car, Station Wagon, Jeep	No Injury		
Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
920-80006-2243-	1/26/2020	09:12	Sunday	5360 LAS VIRGENES RD -				Direction: Daylight	Cloudy	Pty at Fault:1	
471	Broadside	Other Motor Vehicle		Auto R/W Violation		21801(a)	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0	
Party 1	Driver	West	Making Right Turn	Female	Age: 29	2019 LINCOLN	NAVIGATOR	Passenger Car, Station Wagon, Jeep	Complaint of Pain		
Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap Belt Used		Cell Phone Not In Use			
Party 2	Driver	North	Parked	Male	Age: 53	2020 TOYOTA	COROLLA	Passenger Car, Station Wagon, Jeep	No Injury		
Veh Type: Passenger Car		Sobriety: Not Applicable		Assoc Factor: None Apparent		Lap Belt Used		Cell Phone Not In Use			
Party 3	Parked Vehicle	Parked		Age:	2011 TOYOTA		CAMRY	Passenger Car, Station Wagon, Jeep	No Injury		
Veh Type: Passenger Car		Sobriety: Not Applicable		Assoc Factor: None Apparent				Cell Phone Not In Use			
Party 4	Parked Vehicle	Making Left Turn		Age:	2013 TOYOTA		COROLLA	Passenger Car, Station Wagon, Jeep	No Injury		
Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent				Cell Phone Handsfree In Use			
Party 5	Parked Vehicle	Parked		Age:	2007 BMW		328IC	Passenger Car, Station Wagon, Jeep	No Injury		
Veh Type: Passenger Car		Sobriety: Not Applicable		Assoc Factor: None Apparent				Cell Phone Not In Use			
Party 6	Parked Vehicle	Parked		Age:	2016 HYUNDAI		SONATA	Passenger Car, Station Wagon, Jeep	No Injury		
Veh Type: Passenger Car		Sobriety: Not Applicable		Assoc Factor: None Apparent				Cell Phone Not In Use			
920-00566-2242-	1/28/2020	08:46	Tuesday	LAS VIRGENES RD - PAXTON PL			32'	Direction: South	Daylight	Clear	Pty at Fault:1
472	Rear-End	Other Motor Vehicle		Improper Turning		22107	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1	Driver	North	Changing Lanes	Female	Age: 27	1999 TOYOTA	RAV4	Sport Utility Vehicle	No Injury		
Veh Type: Passenger Car		Sobriety: Impairment Not Kno		Assoc Factor: Violation		Lap/Shoulder Harness Used		Cell Phone Not In Use			
Party 2	Driver	North	Proceeding Straight	Male	Age: 42	2017 MITSUBISHI	FUSO	Two Axle Truck	No Injury		
Veh Type: Truck		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
920-00609-2241-	1/30/2020	12:25	Thursday	LAS VIRGENES RD - AGOURA RD			2S9'	Direction: South	Daylight	Clear	Pty at Fault:1
255	Other	Other Motor Vehicle		Auto R/W Violation		21801(a)	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1	Driver	East	Making Left Turn	Male	Age: 25	2018 HONDA	CIVIC	Passenger Car, Station Wagon, Jeep	No Injury		
Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap Belt Used		Cell Phone Not In Use			
Party 2	Driver	South	Proceeding Straight	Male	Age: 24	2007 BMW	328IC	Passenger Car, Station Wagon, Jeep	No Injury		
Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent		Lap Belt Used		Cell Phone Not In Use			
920-00633-2241-	1/31/2020	14:10	Friday	26531 AGOURA RD -				Direction: Daylight	Clear	Pty at Fault:1	
250	Rear-End	Other Motor Vehicle		Other Improper Driving			Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1	Driver	West	Backing	Age:	2012 LEXUS		IS250C	Passenger Car, Station Wagon, Jeep	No Injury		
Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent				Cell Phone Not In Use			
Party 2	Driver	East	Proceeding Straight	Male	Age: 30	2017 DODGE	CHARGER	Passenger Car, Station Wagon, Jeep	No Injury		
Veh Type: Passenger Car		Sobriety: HNBD		Assoc Factor: None Apparent				Cell Phone Not In Use			

Settings for Query:

City: CALABASAS
Sorted By: Date and Time



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: FEBRUARY 14, 2020

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: DR. GARY J. LYSIK, CITY MANAGER
JOHN BINGHAM, ADMINISTRATIVE SERVICES MANAGER
MICHAEL MCCONVILLE, MANAGEMENT ANALYST



SUBJECT: REVIEW OF PRIVATE SECURITY AT CIVIC CENTER

MEETING DATE: FEBRUARY 26, 2020

SUMMARY RECOMMENDATION:

That the City Council receive and file this informational report and update related to staff's efforts to address safety and security concerns associated with the Civic Center campus after normal business hours and weekends.

BACKGROUND:

Since its completion in July 2008, the Civic Center campus consisting initially of City Hall and the Library has been an attractive location for people, (younger middle school students, in particular) to gather afterhours and participate in activities outside of public view. The completion of the Senior Center has added additional area outside public view at the rear of the Civic Center property. In addition, the lack of after-hours security made the Civic Center an area where transients regularly visited and made the facilities and city property such as plaza furniture vulnerable to damage and vandalism.

After numerous incidents as outlined in the attachment, some of which were serious in nature and some in fact criminal, a decision was made to augment the existing limited private security patrols and institute a Security Officer on a

weekends only and then later, on a nightly basis. This was after discussions with the Sheriff's Department, the Commons property managers and the City Attorney office as to methods to reduce incidents and damage to City property. Staff also developed letters of Agency and Civic Center Regulations warning signage allowing the Sheriff's Department and Secural to enforce Municipal Code trespassing regulations on City property.

DISCUSSION/ANALYSIS:

The City has contracted with Secural Security Corporation, a locally owned and operated, private security company for building security at the various city facilities since the late 1990's, as well as requested, selective parking and vehicle code citation issuance and enforcement. In 2008, with the construction of City Hall and the Library completed, Secural provided a nightly patrol drive-by which consisted of a cursory safety check of the campus area including monitoring for locked doors and similar visits to the Tennis and Swim Center, all parks facilities and the Agoura Hills/Calabasas Community Center (as of June 2019).

After the addition of the Senior Center and after numerous incidents the City requested Secural, in July 2019, to add a Security Officer on the campus on a nightly basis on weekends to try to curtail the after-hours visitations, congregations of young people, and transients. This proved to be somewhat effective but during the summer months, and when local schools were not in session, incidents continued to occur and escalate into occasional criminal activities. Staff then requested Secural to institute a Security Officer on campus on a nightly basis. Since the implementation of the guard on a nightly basis, serious incidents have been successfully reduced, safety has significantly improved and property damage has been greatly reduced, as illustrated in the attachment.

Overall significant incidents reported by Secural have decreased 68% from 50 incidents reported before the July addition of a nightly Security Officer, to 16 after, albeit over a slightly longer length of time.

REQUESTED ACTION:

That the City Council receive and file this informational report and update regarding increased private security at the Civic Center.

ATTACHMENTS: Table of Incidents Pre Nightly Security Officer vs. Post Nightly Patrol Incidents

	<u>Calabasas Civic Center</u> <u>01/01/2017 - 07/04/2019</u> <u>PRE NIGHTLY PATROL</u>	<u>Calabasas Civic Center</u> <u>07/05/2019 - 02/13/2020</u> <u>POST NIGHTLY PATROL</u>	
Activity Logged	Number of Incidents	Number of Incidents	% Decrease
Citizen Contact w/Enforcement	7	1	-85.71%
Disturbance	13	4	-69.23%
Suspicious Person	4	2	-50.00%
Suspicious Person Transient/Vagrant	5	3	-40.00%
Suspicious Vehicle	6	2	-66.67%
Trespass	3	0	-100.00%
Trespass w/Law Enforcement Response	5	1	-80.00%
Vandalism	7	3	-57.14%
Total Incidents:	50	16	-68.00%



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: FEBRUARY 18, 2020

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MAUREEN TAMURI, COMMUNITY DEVELOPMENT DIRECTOR, AICP
MICHAEL KLEIN, SENIOR PLANNER, AICP *MAK*

SUBJECT: UPDATE OF THE CITY'S RENTAL REGISTRATION PROGRAM FOR 2019

MEETING DATE: FEBRUARY 26, 2020

SUMMARY RECOMMENDATION:

Staff recommends that the City Council receive and file this report.

BACKGROUND:

Following adoption of Ordinance No. 2004-91 and Ordinance No. 2004-193 (Chapter 5.16 of the Municipal Code), property owners of four or more residential rental housing units in Calabasas were required to register their rental units with the City of Calabasas Community Development Department and to report annually on the latest rental rate for each unit. In addition to this annual registration, property owners are required to report to the City all rent increases over 5%. Per the Ordinances, both the renter and the City must be notified of the increase 60 days prior to the effective date of the increase.

DISCUSSION/ANALYSIS:

For this update, staff compared data reported in July 2018 to data reported in July 2019 and calculated the average change in rents by property owner. The following table summarizes this information:

Property Name	Property Address	Total # of Units	Rent in July 2018	Rent in July 2019	Change in rent between 2018 and 2019
Malibu Creek Apartments I	5320 Las Virgenes Rd.	36	\$2,110	\$2,194	+\$84 (+4.00%)
Malibu Creek Apartments II	5302 Parkmor Rd.	8	\$2,038	\$2,168	+\$130 (+6.34%)
Avalon Bay Apartments	3831 N. Orchid Ln.	600	\$2,000	\$2,385	+\$385 (+19.25%)
Malibu Canyon Apartments	5758 N. Las Virgenes Rd.	698	\$2,219	\$2,312	+\$93 (+4.19%)
Horizons	26705 Malibu Hills Rd.	60	\$3,268	\$3,347	+\$79 (+2.42%)
Calabasas Village Mobile Estates	23777 Mulholland Hwy.	210	\$1,423	\$1,557	+\$134 (+9.42%)
Average:					+\$151 (+5.99%)

As demonstrated in the table above, the average change in rent between the reporting periods for 2018 and 2019 for all rental communities in the City was an increase of \$151 or 5.99%. On the lower end of the range is Horizons, with an average increase of 2.42%; and on the higher end of the range is Avalon Bay, with an average increase of 19% due to the expiration of 120 affordable units. Although some of the 120 affordable units at Avalon are still occupied by income qualified households, LA County is subsidizing the difference between the affordable rate and market rate. As a result, rent for the 120 units has been increased to market rate, and the property owner provided the City with proper notification. In accordance with Section 5.16.040 of the CMC, the Calabasas Village Mobile Estates is not required to provide notification of rent increases above 5% because their rent increases are negotiated through term lease agreements. Staff also collected rent reports from one individual who owns 17 condominiums in the City. The average rent changes for these units was \$173, which represents an average increase of 7.6%. The USC Casden Forecast 2019 Multifamily Report states that average multifamily rents throughout Los Angeles County rose to \$2,230 in 2019, with the highest average rent in the Coastal Communities (such as Malibu) at \$3,060 (see Attachment A). Furthermore, the Consumer Price Index, as reported by the US Department of Labor, states that the cost of rent in Los Angeles County increased by 5.8% from July 2018 to July 2019. As a result, the rent increases seen in Calabasas are generally consistent with the reported average rent increase in the Los Angeles area.

In addition to the Rental Registration program discussed above, the City of Calabasas operates several programs to provide financial assistance to qualified residents. The Community Development Block Grant (CDBG) residential rehabilitation program provides eligible homeowners with financial assistance to complete necessary property improvements, such as upgrades for ADA accessibility and roof repairs. The CDBG program typically provides assistance to 8-12 residents annually. For fiscal year 2017-2018, the City spent \$54,011 on CDBG, with \$29,050 spent on residents at the Calabasas Village Mobile Home Park. The Rental Assistance program, which has been in effect since 2004, provides financial assistance towards rent to eligible multi-family or mobile home households residing in the City of Calabasas. The program is limited to households with seniors or persons that are considered permanently disabled under the SSI program, and whose annual household income does not exceed 80% of the area median income. The program has 50 available spaces, 42 of which are designated for the Calabasas Village Mobile Home Park, and currently provides a \$240 monthly subsidy to each recipient. The owner of the Calabasas Village Mobile Home Park contributes 30% of the subsidy to each of the 42 recipients that reside in the Mobile Home Park (see table below). This amounts to an annual contribution of \$36,288 by the Calabasas Village owner, which has allowed the City to expand the program from 30 to 50 recipients since its inception.

Rental Assistance Program				
	No. of Recipients	Contribution per Recipient	Monthly Contribution	Annual Contribution
CVMHP Subsidy				
Park Owner	42	\$72	\$3,024	\$36,288
City	42	\$168	\$7,056	\$84,672
Subtotal - CVMHP	42	\$240	\$10,080	\$120,960
Subsidy for Non-CVMHP Renters				
City (only)	8	\$240	\$1,920	\$23,040
Totals	50	\$240	\$8,976 (City) \$3,024 (Park Owner)	\$107,712 (City) \$36,288 (Park Owner)
Program Totals	50	\$240	\$12,000	\$144,000

Staff will continue to log reported increases throughout the year, and participating communities will submit new annual rent data in July 2020. Canyon Creek apartments, given that they are an affordable community whose rents are governed by County and State level authorities, are not included in the annual rent change calculation so that the data is not skewed. Staff does not recommend any changes to the program at this time.

REQUESTED ACTION:

That the City Council receive and file this report as an update of the Rental Registration program.

ATTACHMENTS:

- A. Page 10 of the USC Casden Forecast 2019 Multifamily Report
- B. US Department of Labor CPI for July 2019

Los Angeles Multifamily Market Trends



DESPITE leading Southern California in new multifamily construction over the last several years, and even with an average renter income that is among the lowest in the region, Los Angeles County has the highest average rent among the Southern California metro areas. The County economy has grown steadily throughout 2019, and the county unemployment rate has remained in record-low territory. Total nonfarm jobs grew 1.3% in August from the same period last year, for a gain of 60,000. As California's nonfarm jobs have increased 1.8% over the period, the County is lagging the State as a whole. Still, other measures reflect progress in the County economy, notably a healthy 13.1% year-to-date increase in taxable sales in the first half of this year and a modest 2.9% year-to-year gain in average wages as of the first quarter.

About one-third of the gains in nonfarm jobs were in Healthcare, followed by Construction and Leisure and Hospitality. Construction (6.5%), Natural Resources/Mining (5.3%), and Administrative Support (3.2%) had the largest percentage increases. Retail Trade and a few other industries lost jobs over the same period, but total losses amounted to just 0.2% of all employment.

There were 3.57 million housing units in Los Angeles County in 2019, according to the California Department of Finance. Of these, 1.54 million were multifamily. Los Angeles County is the only Southern California region with more renters than homeowners. Data from the American Community Survey for 2018 indicate that renters accounted for 54.7% of all households in the County.¹

Average apartment rent was \$2,230 per month, up from \$2,180 in 2018. Los Angeles County registered the highest county-level average rent in Southern California in 2019, continuing a trend going back at least to the start of the decade. The average rent increased 2.3% year over year. Rent increases have trended down over the last few years, with this year's just one third as large as that in 2015.

The County includes three of the five most expensive rental submarkets in Southern California, led by Coastal Communities-Beverly Hills at (\$3,060). Downtown (\$2,560) and the West San Gabriel Valley (\$2,380) followed. The Inglewood-Gardena-Hawthorne submarket had the lowest rent at \$1,620 per month, followed by Central Los Angeles at \$1,640.

The Inglewood-Gardena-Hawthorne submarket has had the highest rental growth in recent quarters. Some of its rent increases can be traced to the spillover effect from expensive submarkets west of Inglewood. The recently named SoFi Stadium, scheduled to open next summer, along with proximity to Los Angeles International Airport will make this market that much more desirable. With a prime location and relative affordability (compared with western neighbors such as Westchester and El Segundo), Inglewood-Gardena-Hawthorne will be a market to watch in the coming years.

The County vacancy rate remained below 4% for the fifth year in a row at 3.5%. The rate edged down from 3.7% in 2018, as did vacancy rates in most submarkets. Inglewood-Gardena-Hawthorne had the lowest vacancy rate at 2.1%, followed by Central Los Angeles at 2.3%.

Stubbornly low vacancy rates over many years reflect the chronic shortfall of new housing stock. Because construction activity has been small in recent decades, the County's housing stock is the oldest among the Southern California metro areas, with 56.1% built before 1970 and just 8.2% built after 2000.

Multifamily construction in Los Angeles County increased steadily from 2009 to 2015, when it achieved a peak of 18,638 units. Permitting has been reasonably active since then, with 16,633 permits in 2018, up 11% from the previous year. Permitting slipped in the first half of this year, however, down from 10,875 permits in the first half of 2018 to 7,334, for a decline of 33%.

At \$47,430, Los Angeles County had the second-lowest household income among multifamily renters in Southern California in 2017. Over half (52.7%) of renting (multifamily) households were rent-burdened, meaning they spent 30% or more of their income on rent.

Over the next year, nonfarm job growth in Los Angeles County will remain steady, increasing from 1.0% to 1.4% year over year. The County will add to its job base and income growth. Moreover, despite a marginal decline in population, the County's housing shortfall will take years to remedy. The decline in mortgage rates over the past year has increased affordability in the owner-occupied market. However, home prices are still high relative to incomes, limiting the pool of prospective buyers.

Taken together, the combination of rising employment and little construction ensure that low vacancies and rising rents will prevail in the Los Angeles County multifamily market. The vacancy rate will be virtually unchanged, edging up from 3.5% to 3.6%. With vacancy below 4%, the average rent is expected to increase 3.1% from \$2,230 in 2019 to \$2,300 in 2020, with an increase of 3.0% expected in 2021. Rent increases will be softer in high-end submarkets.

¹ The metro level figures cited from the 2018 American Community Survey were obtained directly from the Census Bureau's website. The 2017 American Community Survey figures were derived from the American Community Survey Public Use Micro Sample (PUMS) and were the basis for household and housing stock figures at the submarket level.

NEWS RELEASE
 BUREAU OF LABOR STATISTICS
 U. S. DEPARTMENT OF LABOR



For Release: Tuesday, August 13, 2019

19-1485-SAN

WESTERN INFORMATION OFFICE: San Francisco, Calif.
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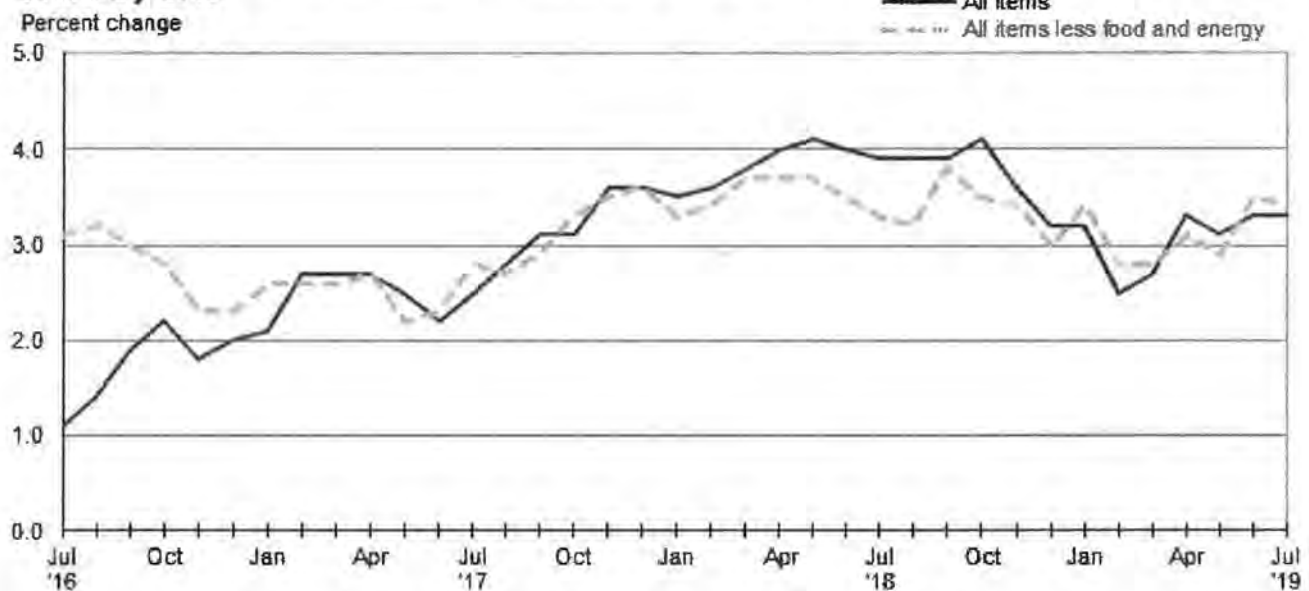
Consumer Price Index, Los Angeles area – July 2019

Area prices were up 0.1 percent over the past month, up 3.3 percent from a year ago

Prices in the Los Angeles area, as measured by the Consumer Price Index for All Urban Consumers (CPI-U), edged up 0.1 percent in July, the U.S. Bureau of Labor Statistics reported today. (See table A.) Assistant Commissioner for Regional Operations Richard J. Holden noted that the July increase was influenced by higher prices for shelter and food. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect seasonal influences.)

Over the last 12 months, the CPI-U rose 3.3 percent. (See chart 1 and table A.) Energy prices increased 2.0 percent, largely the result of an increase in the price of electricity. The index for all items less food and energy advanced 3.4 percent over the year. (See table 1.)

Chart 1. Over-the-year percent change in CPI-U, Los Angeles-Long Beach-Anaheim, CA, July 2016–July 2019



Source: U.S. Bureau of Labor Statistics.

Food

Food prices advanced 0.6 percent for the month of July. (See table 1.) Prices for food at home increased 0.6 percent, and prices for food away from home advanced 0.5 percent for the same period.

Over the year, food prices moved up 3.1 percent. Prices for food away from home increased 5.2 percent since a year ago, and prices for food at home advanced 1.0 percent.

Energy

The energy index decreased 0.3 percent over the month. The decrease was mainly due to lower prices for gasoline (-1.4 percent). Prices for natural gas service increased 3.2 percent, and prices for electricity rose 1.4 percent for the same period.

Energy prices increased 2.0 percent over the year, largely due to higher prices for electricity (5.2 percent). Prices paid for gasoline increased 1.5 percent, but prices for natural gas service decreased 3.6 percent during the past year.

All items less food and energy

The index for all items less food and energy inched up 0.1 percent in July. Higher prices for other goods and services (0.9 percent), household furnishings and operations (0.5 percent), and shelter (0.2 percent) were partially offset by lower prices for apparel (-1.8 percent), new vehicles (-1.0 percent), and recreation (-0.2 percent).

Over the year, the index for all items less food and energy advanced 3.4 percent. Components contributing to the increase included household furnishings and operations (6.4 percent) and shelter (5.2 percent). Partly offsetting the increases were price declines in recreation (-1.5 percent) and apparel (-1.4 percent).

Table A. Los Angeles-Long Beach-Anaheim, CA, CPI-U 1-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2015		2016		2017		2018		2019	
	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month
January.....	-0.3	-0.1	0.7	3.1	0.9	2.1	0.8	3.5	0.7	3.2
February.....	0.7	0.1	0.0	2.4	0.6	2.7	0.7	3.6	0.1	2.5
March.....	1.0	0.5	0.3	1.7	0.3	2.7	0.4	3.8	0.6	2.7
April.....	-0.1	0.5	0.2	2.0	0.2	2.7	0.4	4.0	1.0	3.3
May.....	1.0	1.1	0.5	1.4	0.3	2.5	0.4	4.1	0.2	3.1
June.....	-0.3	0.8	0.1	1.8	-0.2	2.2	-0.2	4.0	0.0	3.3
July.....	0.7	1.4	0.0	1.1	0.3	2.5	0.2	3.9	0.1	3.3
August.....	-0.3	1.1	0.0	1.4	0.3	2.8	0.2	3.9		
September.....	-0.4	0.7	0.2	1.9	0.4	3.1	0.5	3.9		
October.....	0.2	1.0	0.4	2.2	0.4	3.1	0.5	4.1		
November.....	0.0	1.6	-0.4	1.8	0.1	3.6	-0.3	3.6		
December.....	-0.1	2.0	0.0	2.0	0.0	3.6	-0.3	3.2		

The August 2019 Consumer Price Index for the Los Angeles area is scheduled to be released on September 10, 2019.

Consumer Price Index Geographic Revision for 2018

In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI). As part of the new sample, Los Angeles and Riverside have separate indexes. Additional information on the geographic revision is available at: www.bls.gov/cpi/additional-resources/geographic-revision-2018.htm.

Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 93 percent of the total population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers 29 percent of the total population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 75 urban areas across the country from about 5,000 housing units and approximately 22,000 retail establishments--department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date (1982-84) that equals 100.0. An increase of 16.5 percent, for example, is shown as 116.5. This change can also be expressed in dollars as follows: the price of a base period "market basket" of goods and services in the CPI has risen from \$10 in 1982-84 to \$11.65. For further details see the CPI home page on the Internet at www.bls.gov/cpi and the BLS Handbook of Methods, Chapter 17, The Consumer Price Index, available on the Internet at www.bls.gov/opub/hom/homch17_a.htm.

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The Los Angeles-Long Beach-Anaheim metropolitan area covered in this release is comprised of Los Angeles and Orange Counties in the State of California.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: (202) 691-5200; Federal Relay Service: (800) 877-8339.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods Los Angeles-Long Beach-Anaheim (1982-84=100 unless otherwise noted)

Item and Group	Indexes			Percent change from-		
	May 2019	Jun. 2019	Jul. 2019	Jul. 2018	May 2019	Jun. 2019
Expenditure category						
All items.....	274.479	274.380	274.682	3.3	0.1	0.1
All items (1967=100).....	810.932	810.640	811.534	-	-	-
Food and beverages.....	266.326	265.569	266.975	2.9	0.2	0.5
Food.....	267.125	266.300	267.789	3.1	0.2	0.6
Food at home.....	256.821	255.135	256.670	1.0	-0.1	0.6
Cereals and bakery products.....	276.434	273.550	278.288	5.7	0.7	1.7
Meats, poultry, fish, and eggs.....	282.296	276.577	279.145	0.9	-1.1	0.9
Dairy and related products.....	247.601	247.328	245.850	4.6	-0.7	-0.6
Fruits and vegetables.....	342.939	344.121	345.694	0.3	0.8	0.5
Nonalcoholic beverages and beverage materials(1).....	259.587	256.609	255.491	-1.1	-1.6	-0.4
Other food at home.....	195.805	196.263	197.945	-1.4	1.1	0.9
Food away from home.....	274.293	274.377	275.796	5.2	0.5	0.5
Food away from home.....	274.293	274.377	275.796	5.2	0.5	0.5
Alcoholic beverages.....	239.413	239.605	239.819	0.0	0.2	0.1
Housing.....	313.929	315.967	317.017	5.1	1.0	0.3
Shelter.....	361.789	364.285	365.102	5.2	0.9	0.2
Rent of primary residence(2).....	382.263	384.472	386.502	5.8	1.1	0.5
Owners' equiv. rent of residences(2)(3).....	375.869	378.241	379.331	5.0	0.9	0.3
Owners' equiv. rent of primary residence(1)(2).....	375.847	378.219	379.309	5.0	0.9	0.3
Fuels and utilities.....	328.064	330.978	336.032	2.4	2.4	1.5
Household energy.....	281.595	285.199	290.527	2.8	3.2	1.9
Energy services(2).....	280.104	283.915	289.173	2.8	3.2	1.9
Electricity(2).....	323.435	328.400	332.992	5.2	3.0	1.4
Utility (piped) gas service(2).....	228.545	230.518	237.789	-3.6	4.0	3.2
Household furnishings and operations.....	122.762	122.835	123.428	6.4	0.5	0.5
Apparel.....	108.695	107.736	105.821	-1.4	-2.6	-1.8
Transportation.....	224.193	218.918	217.078	1.6	-3.2	-0.8
Private transportation.....	220.355	215.066	214.303	1.6	-2.7	-0.4
New and used motor vehicles(4).....	91.852	91.783	92.094	-0.2	0.3	0.3
New vehicles(1).....	170.988	170.548	168.876	-0.1	-1.2	-1.0
Used cars and trucks(1).....	266.438	269.839	273.654	1.1	2.7	1.4
Motor fuel.....	310.132	289.321	285.269	1.5	-8.0	-1.4
Gasoline (all types).....	303.027	282.687	278.711	1.5	-8.0	-1.4
Gasoline, unleaded regular(4).....	303.996	282.930	278.800	1.3	-8.3	-1.5
Gasoline, unleaded midgrade(4)(5).....	290.177	272.609	268.892	2.1	-7.3	-1.4
Gasoline, unleaded premium(4).....	287.318	269.393	266.404	2.1	-7.3	-1.1
Motor vehicle insurance(1).....	774.857	774.857	774.857	2.1	0.0	0.0
Medical care.....	484.009	484.327	486.727	1.3	0.6	0.5
Recreation(6).....	104.690	104.541	104.282	-1.5	-0.4	-0.2
Education and communication(6).....	147.015	147.723	148.046	1.7	0.7	0.2
Tuition, other school fees, and child care(1).....	1,893.391	1,915.729	1,920.755	5.1	1.4	0.3
Other goods and services.....	435.145	440.145	443.955	3.7	2.0	0.9
Commodity and service group						
All items.....	274.479	274.380	274.682	3.3	0.1	0.1
Commodities.....	187.156	185.060	184.820	2.0	-1.2	-0.1
Commodities less food & beverages.....	145.211	142.742	141.895	1.4	-2.3	-0.6
Nondurables less food & beverages.....	199.884	194.186	192.698	0.5	-3.6	-0.8
Durables.....	92.769	93.110	92.839	2.9	0.1	-0.3

Note: See footnotes at end of table.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods Los Angeles-Long Beach-Anaheim (1982-84=100 unless otherwise noted) - Continued

Item and Group	Indexes			Percent change from-		
	May 2019	Jun. 2019	Jul. 2019	Jul. 2018	May 2019	Jun. 2019
Services.....	352.210	353.871	354.652	3.8	0.7	0.2
Special aggregate indexes						
All items less medical care.....	265.285	265.171	265.392	3.4	0.0	0.1
All items less shelter.....	236.119	234.840	234.910	1.9	-0.5	0.0
Commodities less food.....	149.502	147.071	146.242	1.3	-2.2	-0.6
Nondurables.....	234.975	231.408	231.210	1.8	-1.6	-0.1
Nondurables less food.....	204.767	199.311	197.895	0.5	-3.4	-0.7
Services less rent of shelter(3).....	347.842	348.341	349.081	1.8	0.4	0.2
Services less medical care services.....	340.299	341.972	342.706	4.0	0.7	0.2
Energy.....	302.397	289.953	289.143	2.0	-4.4	-0.3
All items less energy.....	274.798	275.518	275.897	3.4	0.4	0.1
All items less food and energy.....	276.421	277.384	277.590	3.4	0.4	0.1

Footnotes

(1) Indexes on a December 1977=100 base.

(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(3) Indexes on a December 1982=100 base.

(4) Special index based on a substantially smaller sample.

(5) Indexes on a December 1993=100 base.

(6) Indexes on a December 1997=100 base.

- Data not available


NOTE: Index applies to a month as a whole, not to any specific date.



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: FEBRUARY 12, 2020

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: JEFF RUBIN, DIRECTOR OF COMMUNITY SERVICES 

SUBJECT: DISCUSSION OF COMMEMORATIVE PLAQUES FOR CITY FACILITIES

MEETING DATE: FEBRUARY 26, 2020

SUMMARY RECOMMENDATION:

It is recommended that the City Council discuss and provide direction to staff on commemorative plaques for City facilities.

BACKGROUND/DISCUSSION:

At the request of Mayor pro Tem Bozajian, this item has been placed on the agenda. Most of our facilities have a dedication (bronze) plaque installed which lists many items such as the grand opening date, Council Members, Commissioners, City Manager, Architect and General Contractor to name a few. What these plaques do not specify is how/when the property was acquired, how it received its name and the number of acres.

Staff has done some preliminary background work on the following facilities (other facilities can be added to the list at the discretion of City Council):

1. Creekside Park and Community Center
2. Freedom Park
3. Gates Canyon Park
4. Highlands Park
5. Grape Arbor Park
6. Juan Bautista de Anza Park

7. Calabasas Bark Park (Lease LVMWD)
8. Edmund D. Edelman Calabasas Tennis & Swim Center
9. Agoura Hills/Calabasas Community Center (JPA)
10. Wild Walnut Park

The following is a brief description about each facility:

CREEKSIDE PARK & COMMUNITY CENTER:

Acquired: The Property was bought from Arnold and Phyllis Bresky in 1998. It was a multigenerational daycare center before becoming a preschool.

Built: The facility was built in 1995.

Namesake: The facility was named due to the creek running alongside the property.

Acres: 12.21

FREEDOM PARK:

Acquired: The property was acquired by the County of Los Angeles (L.A. County) under the Quimby Ordinance from Braemar Development Company in 1991. The City of Calabasas then acquired it from L.A. County under a restricted deed for Park and Recreation use only based upon the original development agreement.

Built: The Park was built in 1993 by the City of Calabasas using funds from the Parcel Discretionary Grant Program (\$33,944), Prop A called Safe Neighborhood Parks, Gang Prevention, Tree Planting, Senior & Youth Recreation, Beaches & Wildlife Protection which provides funds to public agencies to acquire and/or develop facilities for public recreation. The neighborhood donated \$1,460 towards the play equipment for the park.

Namesake: Name based on the colonial theme of the surrounding area's street names.

Acres: 1.13

GATES CANYON PARK:

Acquired: Land was set aside in 1988 via Tract Map No. 39509 (Mountain View Estates Subdivision). Calabasas started leasing Gates Canyon Park from L.A. County in 1993 for \$1.00 per year and then acquired the park in 2000 from the county through a quitclaim deed.

Built: Brandon's Village was created within the park in 2006. The playground was designed by Shane's Inspiration, a non-profit organization that designs and builds universally accessible playgrounds.

Namesake: Gates Canyon Park gets its name from the Gates Family and the canyon it sits within.

Acres: 7.052

NOTE: Only City owned parcel that is not within city boundaries.

HIGHLANDS PARK:

Acquired: The City assumed control upon incorporation in 1991. The small park area is actually part of the public right-of-way, where Summit Dr., Valley View Rd. & Lilac Trail all intersect (Tract No. 8550, dated February 28, 1925). Summit Dr. bends around the parks southern flank.

Built: Developed by the City of Calabasas in 1999 with help from L.A. County Per Parcel Discretionary Grant Program (\$50,000), Prop A called Safe Neighborhood Parks, Gang Prevention, Tree Planting, Senior & Youth Recreation, Beaches & Wildlife Protection which provides funds to public agencies to acquire and/or develop facilities for public recreation.

Namesake: Named for the area where the park is located. The Highlands is named because of its geographical location within the City of Calabasas.

Acres: .214

GRAPE ARBOR PARK:

Acquired: Acquired from L.A. County on July 16, 1991.

Built: Developed by L.A. County in 1962

Namesake: Attributes its name to the former "Grape Arbor Ranch", owned by the Daic family who were early Calabasas Settlers in the 1880's.

Acres: 3.06

JUAN BAUTISTA DE ANZA PARK:

Acquired: Acquired from private developer, Currey-Riach April 26, 1995.

Built: The Park was built in 1996 by the City of Calabasas using funds from the Parcel Discretionary Grant Program, Prop A called Safe Neighborhood Parks, Gang Prevention, Tree Planting, Senior & Youth Recreation, Beaches & Wildlife Protection which provides funds to public agencies to acquire and/or develop facilities for public recreation.

Namesake: Named after Juan Bautista de Anza, a famous Spanish missionary expedition leader. He led two overland expeditions from Sonora to Alta, California during 1774 to 1776. On February 22, 1776 the colonist made camp in the Las Virgenes area. They were the first known Europeans to step foot in Calabasas.

Acres: 11.17

CALABASAS BARK PARK:

Acquired: The City of Calabasas leases the property from the Las Virgenes Municipal Water District for \$1.00 per year.

Built: Developed by the City of Calabasas in 1998.

Namesake: The City named the park to designate who it is catering to.

Acres: .74

EDMUND D. EDELMAN CALABASAS TENNIS & SWIM CENTER:

Acquired: The City of Calabasas and L.A. County “with the support of Supervisor Edmund D. Edelman” split the cost of \$1.7 million evenly for the property in 1993 at auction.

Built: The Center was built in 1968 as a private fitness club. It was constructed by the Bechtel Corporation & Southern CA Edison as part of Calabasas Park, one of the first housing tracts built in the area, long before the City was incorporated. The previous owners filed bankruptcy and the center became abandoned.

Namesake: Formally known as The Calabasas Country Club owned by Hal Kurth. It was a private club for gentleman only and women could only visit. Once the City took ownership, the center was named after the former County Supervisor Edmund D. Edelman.

Acres: 8.51

AGOURA HILLS/CALABASAS COMMUNITY CENTER:

Acquired: 1994

Built: Ground breaking took place on September 24, 1997. Upon completion the Center was dedicated and opened to the public on December 11, 1999; funded & constructed by the cities of Agoura Hills and Calabasas along with the Community Center Alliance. The Center is run as a joint partnership through a Joint Powers Authority comprising members of the two cities.

Namesake: After each City

Acres: 4.52

“The Agoura Hills/Calabasas Community Center is a facility owned and operated by the neighboring cities of Agoura Hills and Calabasas via a joint powers authority. The Community Center is governed by a Board of Directors comprised of delegates from both municipalities. On November 8, 1994, Los Angeles County conveyed 4.52 acres of vacant land to the two cities for recreational uses. Ground-breaking occurred on September 24, 1997. Upon completion of construction, the Community Center was opened to the public on December 11, 1999.”

James R. Bozajian (From the 20 Year Anniversary Celebration)

WILD WALNUT PARK:

Acquired: The City of Calabasas and The Mountain Recreation Conservation Authority acquired the property from L.A. County in 2000.

Built: The State of California authorized expenditures of funds from Prop 40 which is the California Clean Water, Clean Air, Safe Neighborhood Parks & Coastal Protection Act. The City of Calabasas used these funds for the construction of an interior trail loop, signage and a picnic area. A dedication ceremony took place on December 18, 2003.

Namesake: The Park was named for the grove of Wild California Black Walnut trees growing on the property.

Acres: 10

FISCAL IMPACT/SOURCE OF FUNDING:

Staff anticipates each bronze plaque to cost somewhere in the range of \$1,500-\$1,800, which includes fabrication and installation.

REQUESTED ACTION:

It is requested that the City Council discuss and provide direction to staff on commemorative plaques for City facilities.

ATTACHMENTS:

None



Check Register Report

Bank: BANK OF AMERICA - CITY OPERATING
 Reporting Period: 02/01/2020 to 02/14/2020

Date: 2/14/2020
 Time: 2:15:39PM
 Page 1 of 11

Check No.	Check Date	Vendor Name	Check Description	Amount	Department
Administrative Services					
107596	2/12/2020	CYBERCOPY, INC.	COPY/PRINTING SERVICE	156.86	Administrative Services
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	85.62	Administrative Services
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	31.47	Administrative Services
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	27.72	Administrative Services
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	13.00	Administrative Services
Total Amount for 5 Line Item(s) from Administrative Services				\$314.67	
City Council					
107558	2/5/2020	LEAGUE OF CALIFORNIA CITIES	MEMBERSHIP DUES 2020	8,896.00	City Council
Total Amount for 1 Line Item(s) from City Council				\$8,896.00	
City Management					
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	19.42	City Management
Total Amount for 1 Line Item(s) from City Management				\$19.42	
Civic Center O&M					
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	4,536.99	Civic Center O&M
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	3,668.21	Civic Center O&M
107598	2/12/2020	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- CITY HALL	500.00	Civic Center O&M
107543	2/5/2020	DNA ELECTRIC	ELECTRICAL REPAIRS	468.45	Civic Center O&M
Total Amount for 4 Line Item(s) from Civic Center O&M				\$9,173.65	
Community Development					
107623	2/12/2020	SEA REACH LTD	HISTORIC MARKERS	10,165.00	Community Development
107541	2/5/2020	DAPEER, ROSENBLIT & LITVAK	LEGAL SERVICES	4,612.10	Community Development
107572	2/5/2020	RINCON CONSULTANTS INC	PLANNING SERVICES	2,442.50	Community Development
107544	2/5/2020	DUDEK & ASSOCIATES INC	EIR CONSULTING	753.64	Community Development
107544	2/5/2020	DUDEK & ASSOCIATES INC	EIR CONSULTING	600.00	Community Development
107544	2/5/2020	DUDEK & ASSOCIATES INC	EIR CONSULTING	584.08	Community Development
107557	2/5/2020	LANDS' END BUSINESS OUTFITTERS	STAFF SHIRTS - COMM DEV	169.07	Community Development
107540	2/5/2020	CYBERCOPY, INC.	COPY/PRINTING SERVICE	105.83	Community Development
107540	2/5/2020	CYBERCOPY, INC.	COPY/PRINTING SERVICE	99.65	Community Development



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107630	2/12/2020	VALLEY NEWS GROUP	LEGAL ADVERTISING	90.00	Community Development
107595	2/12/2020	CR PRINT	NOTICE OF CORRECTIONS	68.33	Community Development
107540	2/5/2020	CYBERCOPY, INC.	COPY/PRINTING SERVICE	66.52	Community Development
107540	2/5/2020	CYBERCOPY, INC.	COPY/PRINTING SERVICE	54.70	Community Development
107540	2/5/2020	CYBERCOPY, INC.	COPY/PRINTING SERVICE	54.26	Community Development
107553	2/5/2020	KLEIN/MICHAEL//	REIMB MILEAGE EXP - LA MTG	51.78	Community Development
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	50.69	Community Development
107549	2/5/2020	J THAYER COMPANY, INC.	OFFICE SUPPLIES	43.33	Community Development
107540	2/5/2020	CYBERCOPY, INC.	COPY/PRINTING SERVICE	38.60	Community Development
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	22.00	Community Development
107540	2/5/2020	CYBERCOPY, INC.	COPY/PRINTING SERVICE	10.75	Community Development
Total Amount for 20 Line Item(s) from Community Development				\$20,082.83	

Community Services

107591	2/12/2020	CALABASAS FILM FESTIVAL, INC.	2020 FILM FESTIVAL SPONSOR	15,000.00	Community Services
107539	2/5/2020	CUSTOM PRINTING, INC.	RECREATION BROCHURE	13,007.83	Community Services
107584	2/12/2020	AGOURA HILLS,CALABASAS COM CTR	FACILITY RENTAL	5,616.00	Community Services
107566	2/5/2020	PETROLOCO, LLC	BROCHURE DESIGN- SPRING 2020	5,500.00	Community Services
107584	2/12/2020	AGOURA HILLS,CALABASAS COM CTR	FACILITY RENTAL	5,346.00	Community Services
107538	2/5/2020	CUSTOM MAILING SOLUTIONS, INC.	POSTAGE	3,397.00	Community Services
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	3,279.01	Community Services
107584	2/12/2020	AGOURA HILLS,CALABASAS COM CTR	LEGAL SERVICES	3,204.45	Community Services
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	3,158.66	Community Services
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,447.98	Community Services
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- SCHL	1,289.74	Community Services
107626	2/12/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,241.58	Community Services
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,161.88	Community Services
107611	2/12/2020	ISLER/FLETCHER E.//	BASKETBALL OFFICIAL	660.00	Community Services
107597	2/12/2020	DNA ELECTRIC	ELECTRICAL REPAIRS	644.00	Community Services
107616	2/12/2020	MONTGOMERY/MICHAEL//	BASKETBALL OFFICIAL	480.00	Community Services
107624	2/12/2020	SHAIFER/KEVIN//	BASKETBALL OFFICIAL	420.00	Community Services
107545	2/5/2020	G & F LIGHTING SUPPLY CO.	LIGHTING SUPPLIES	353.29	Community Services
107573	2/5/2020	SHERMAN/MICHAEL//	RECREATION INSTRUCTOR	328.00	Community Services
107610	2/12/2020	IMBER/GIL//	BASKETBALL OFFICIAL	300.00	Community Services
107608	2/12/2020	HINES/LEONARDO//	BASKETBALL OFFICIAL	270.00	Community Services
107524	2/5/2020	AJ OVERHEAD DOORS	DOOR REPAIRS	240.00	Community Services
107585	2/12/2020	ALAN-LEE/CRAIG//	BASKETBALL OFFICIAL	240.00	Community Services



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107619	2/12/2020	PATTERSON/DAVID//	BASKETBALL OFFICIAL	240.00	Community Services
107590	2/12/2020	BLOCK/NATALIE MORGAN//	BASKETBALL OFFICIAL	216.00	Community Services
107598	2/12/2020	EMERALD COAST PLANTSCAPES, INC	PLANT MAINTENANCE- SR CTR	185.00	Community Services
107612	2/12/2020	ISRAEL/BOB//	BASKETBALL OFFICIAL	180.00	Community Services
107625	2/12/2020	SIEDELMAN/LARRY//	BASKETBALL OFFICIAL	180.00	Community Services
107577	2/5/2020	UNITED SITE SERVICES OF CA INC	PORTABLE TOILET RENTAL	128.81	Community Services
107587	2/12/2020	ALLEN/HARVEY//	BASKETBALL OFFICIAL	120.00	Community Services
107620	2/12/2020	PORT-A-STOR INC.	STORAGE - A E WRIGHT	109.00	Community Services
107582	2/5/2020	ZEE MEDICAL SERVICE CO.	FIRST AID KIT SUPPLIES	98.43	Community Services
107602	2/12/2020	FISHMAN/MICHAEL//	BASKETBALL OFFICIAL	90.00	Community Services
107621	2/12/2020	RAMIREZ/MICHAEL//	BASKETBALL OFFICIAL	60.00	Community Services
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	56.00	Community Services
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	50.00	Community Services
107615	2/12/2020	LIVESCAN USA, INC.	FINGERPRINTING SERVICES	13.00	Community Services
Total Amount for 37 Line Item(s) from Community Services				\$68,311.66	

Finance

107561	2/5/2020	MUNISERVICES, LLC	UUT COMPLIANCE SERVICES	4,372.97	Finance
107561	2/5/2020	MUNISERVICES, LLC	CAFR REPORT SERVICES	1,200.00	Finance
107605	2/12/2020	GOVERNMENT FINANCE OFFICERS	ANNUAL MEMBER DUES- R. AHLERS	225.00	Finance
107528	2/5/2020	BRINK'S INCORPORATED	BANK SERVICE	191.74	Finance
107528	2/5/2020	BRINK'S INCORPORATED	BANK SERVICE	86.10	Finance
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	22.17	Finance
Total Amount for 6 Line Item(s) from Finance				\$6,097.98	

Library

107583	2/12/2020	ABC-CLIO, LLC	ONLINE DATABASE LVUSD	2,220.00	Library
107604	2/12/2020	GALE CENGAGE LEARNING INC	E-BOOKS	1,202.33	Library
107564	2/5/2020	OCLC, INC.	MEMBERSHIP DUES- DEC 2019	760.48	Library
107568	2/5/2020	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JAN 20	588.70	Library
107527	2/5/2020	BCC	LIFE & DISABILITY INS- JAN 20	356.22	Library
107537	2/5/2020	CR PRINT	BOOKMARKS	315.36	Library
107571	2/5/2020	RECORDED BOOKS, LLC	BOOKS ON CD	201.15	Library
107622	2/12/2020	RECORDED BOOKS, LLC	BOOKS ON CD	187.18	Library
107622	2/12/2020	RECORDED BOOKS, LLC	BOOKS ON CD	158.89	Library
107531	2/5/2020	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	149.88	Library



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107531	2/5/2020	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	149.88	Library
107549	2/5/2020	J THAYER COMPANY, INC.	OFFICE SUPPLIES	131.29	Library
107560	2/5/2020	MIDWEST TAPE, LLC	DVD'S-LIBRARY	92.27	Library
107571	2/5/2020	RECORDED BOOKS, LLC	BOOKS ON CD	48.55	Library
107571	2/5/2020	RECORDED BOOKS, LLC	E- AUDIO BOOKS	48.02	Library
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	44.15	Library
107571	2/5/2020	RECORDED BOOKS, LLC	E- AUDIO BOOKS	26.62	Library
107569	2/5/2020	PRENAX INC.	MAGAZINE SUBSCRIPTION	10.39	Library
107604	2/12/2020	GALE CENGAGE LEARNING INC	E-BOOKS	-346.95	Library
Total Amount for 19 Line Item(s) from Library				\$6,344.41	

LMD #22

107589	2/12/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	41,129.75	LMD #22
107580	2/5/2020	WESTRIDGE CALABASAS HOA	LANDSCAPE MAINTENANCE	12,355.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	9,265.62	LMD #22
107580	2/5/2020	WESTRIDGE CALABASAS HOA	LANDSCAPE MAINTENANCE	4,755.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	4,084.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,450.00	LMD #22
107580	2/5/2020	WESTRIDGE CALABASAS HOA	LANDSCAPE MAINTENANCE	2,842.67	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,268.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	2,040.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,901.00	LMD #22
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,781.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,536.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,222.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,164.00	LMD #22
107589	2/12/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,023.50	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,004.41	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	913.00	LMD #22
107580	2/5/2020	WESTRIDGE CALABASAS HOA	LANDSCAPE MAINTENANCE	900.00	LMD #22
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	888.50	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	565.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	557.55	LMD #22
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	551.70	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	550.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	549.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	543.36	LMD #22



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107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	511.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	500.00	LMD #22
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	422.65	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	416.01	LMD #22
107580	2/5/2020	WESTRIDGE CALABASAS HOA	LANDSCAPE MAINTENANCE	398.10	LMD #22
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	391.35	LMD #22
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	355.00	LMD #22
107589	2/12/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	325.00	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	289.66	LMD #22
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	243.19	LMD #22
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	233.89	LMD #22
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	221.00	LMD #22
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	215.00	LMD #22
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	170.66	LMD #22
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	140.00	LMD #22
107626	2/12/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	132.56	LMD #22
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	128.00	LMD #22
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	115.37	LMD #22
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	93.04	LMD #22
107568	2/5/2020	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JAN 20	86.08	LMD #22
107527	2/5/2020	BCC	LIFE & DISABILITY INS- JAN 20	82.99	LMD #22
107529	2/5/2020	CALABASAS PARK ESTATES	WEED ABATEMENT INSPECTION	42.37	LMD #22
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	35.95	LMD #22
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	35.72	LMD #22
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	24.16	LMD #22
107626	2/12/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	12.23	LMD #22
Total Amount for 51 Line Item(s) from LMD #22				\$103,461.04	

LMD #24

107526	2/5/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	2,563.91	LMD #24
107526	2/5/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,145.38	LMD #24
107526	2/5/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,022.64	LMD #24
107526	2/5/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,018.25	LMD #24
107526	2/5/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	970.05	LMD #24
107526	2/5/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	219.14	LMD #24
107526	2/5/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	219.14	LMD #24
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	182.12	LMD #24



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107526	2/5/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	146.09	LMD #24
107568	2/5/2020	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JAN 20	6.14	LMD #24
107527	2/5/2020	BCC	LIFE & DISABILITY INS- JAN 20	5.93	LMD #24
Total Amount for 11 Line Item(s) from LMD #24				\$7,498.79	
<u>LMD #27</u>					
107589	2/12/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	1,457.63	LMD #27
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	12.64	LMD #27
107568	2/5/2020	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JAN 20	1.54	LMD #27
107527	2/5/2020	BCC	LIFE & DISABILITY INS- JAN 20	1.48	LMD #27
Total Amount for 4 Line Item(s) from LMD #27				\$1,473.29	
<u>LMD #32</u>					
107589	2/12/2020	AZTECA LANDSCAPE	LANDSCAPE MAINTENANCE	3,377.34	LMD #32
107626	2/12/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	11.84	LMD #32
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	11.37	LMD #32
107568	2/5/2020	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JAN 20	1.54	LMD #32
107527	2/5/2020	BCC	LIFE & DISABILITY INS- JAN 20	1.48	LMD #32
Total Amount for 5 Line Item(s) from LMD #32				\$3,403.57	
<u>LMD 22 - Common Benefit Area</u>					
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	3,393.00	LMD 22 - Common Benefit Area
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,579.19	LMD 22 - Common Benefit Area
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,323.00	LMD 22 - Common Benefit Area
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	1,046.32	LMD 22 - Common Benefit Area
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	816.41	LMD 22 - Common Benefit Area
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	682.81	LMD 22 - Common Benefit Area
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	479.00	LMD 22 - Common Benefit Area
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	430.00	LMD 22 - Common Benefit Area
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	408.00	LMD 22 - Common Benefit Area
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	396.00	LMD 22 - Common Benefit Area
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	363.26	LMD 22 - Common Benefit Area
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	243.52	LMD 22 - Common Benefit Area
107568	2/5/2020	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JAN 20	111.41	LMD 22 - Common Benefit Area
107527	2/5/2020	BCC	LIFE & DISABILITY INS- JAN 20	94.62	LMD 22 - Common Benefit Area



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107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- LMD	39.94	LMD 22 - Common Benefit Area
Total Amount for 15 Line Item(s) from LMD 22 - Common Benefit Area				\$11,406.48	
Media Operations					
107618	2/12/2020	NEXUS TECHNOLOGIES LLC	LASER FISCHER PORTAL	19,380.00	Media Operations
107606	2/12/2020	GRANICUS INC.	WEB ARCHIVING SERVICE	7,800.00	Media Operations
107618	2/12/2020	NEXUS TECHNOLOGIES LLC	LASER FISCHER PORTAL	7,290.00	Media Operations
107566	2/5/2020	PETROLOCO, LLC	CITY NEWSLETTER- SPRING 2020	2,000.00	Media Operations
107628	2/12/2020	TIME WARNER CABLE	CABLE MODEM- CITY HALL	1,615.00	Media Operations
107632	2/12/2020	VERIZON WIRELESS	TELEPHONE SERVICE	1,199.70	Media Operations
107603	2/12/2020	FUSION CLOUD COMPANY	DSL SERVICE	599.15	Media Operations
107562	2/5/2020	NATIONAL CAPTIONING INSTITUTE	CLOSED CAPTIONING SVCS	525.00	Media Operations
107576	2/5/2020	TIME WARNER CABLE	CABLE MODEM- CITY HALL	492.72	Media Operations
107576	2/5/2020	TIME WARNER CABLE	CABLE MODEM- CITY HALL	289.98	Media Operations
107562	2/5/2020	NATIONAL CAPTIONING INSTITUTE	CLOSED CAPTIONING SVCS	252.00	Media Operations
107633	2/12/2020	WAREHOUSE OFFICE & PAPER PROD.	OFFICE SUPPLIES	213.47	Media Operations
107563	2/5/2020	NEXUS TECHNOLOGIES LLC	LASER FISCHER PORTAL	200.00	Media Operations
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	62.85	Media Operations
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	50.80	Media Operations
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	3.96	Media Operations
Total Amount for 16 Line Item(s) from Media Operations				\$41,974.63	
Non-Departmental - Finance					
107601	2/12/2020	FERREIRA CONSTRUCTION CO, INC.	EMERGENCY- WOOLSEY FIRE 11/18	54,823.00	Non-Departmental - Finance
107601	2/12/2020	FERREIRA CONSTRUCTION CO, INC.	EMERGENCY- WOOLSEY FIRE 11/18	19,350.00	Non-Departmental - Finance
107574	2/5/2020	SO-CAL PRESSURE WASH	EMERGENCY- WOOLSEY FIRE 11/18	8,400.00	Non-Departmental - Finance
107574	2/5/2020	SO-CAL PRESSURE WASH	EMERGENCY- WOOLSEY FIRE 11/18	7,600.00	Non-Departmental - Finance
107531	2/5/2020	CANON FINANCIAL SERVICES INC	CANON COPIER LEASES	445.41	Non-Departmental - Finance
107570	2/5/2020	READYREFRESH BY NESTLE	WATER SERVICE	435.92	Non-Departmental - Finance
107617	2/12/2020	NEOFUNDS BY NEOPOST	POSTAGE SUPPLIES	192.47	Non-Departmental - Finance
107599	2/12/2020	FEDERAL EXPRESS CORP.	COURIER SERVICE	123.70	Non-Departmental - Finance
107537	2/5/2020	CR PRINT	BUSINESS CARDS	100.64	Non-Departmental - Finance
107537	2/5/2020	CR PRINT	BUSINESS CARDS	100.64	Non-Departmental - Finance
107537	2/5/2020	CR PRINT	BUSINESS CARDS	88.15	Non-Departmental - Finance
107595	2/12/2020	CR PRINT	BUSINESS CARDS	88.15	Non-Departmental - Finance
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	18.07	Non-Departmental - Finance



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107632	2/12/2020	VERIZON WIRELESS	TELEPHONE SERVICE	10.73	Non-Departmental - Finance
Total Amount for 14 Line Item(s) from Non-Departmental - Finance				\$91,776.88	
<u>Payroll</u>					
107568	2/5/2020	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JAN 20	7,077.46	Payroll
107527	2/5/2020	BCC	LIFE & DISABILITY INS- JAN 20	4,189.49	Payroll
107588	2/12/2020	APPLE ONE	TEMPORARY EMPLOYMENT SVCS	920.00	Payroll
107525	2/5/2020	APPLE ONE	TEMPORARY EMPLOYMENT SVCS	828.00	Payroll
107588	2/12/2020	APPLE ONE	TEMPORARY EMPLOYMENT SVCS	736.00	Payroll
107588	2/12/2020	APPLE ONE	TEMPORARY EMPLOYMENT SVCS	644.00	Payroll
Total Amount for 6 Line Item(s) from Payroll				\$14,394.95	
<u>Police / Fire / Safety</u>					
107555	2/5/2020	L.A. CO. DEPT. OF ANIMAL CARE	ANIMAL HOUSING SVCS- DEC 2019	7,904.22	Police / Fire / Safety
107556	2/5/2020	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- VIEWPOINT	2,456.16	Police / Fire / Safety
107556	2/5/2020	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- THE OAKS	1,409.04	Police / Fire / Safety
107556	2/5/2020	L.A. CO. SHERIFF'S DEPT.	SHERIFF SVCS- CAL PARK EST	886.89	Police / Fire / Safety
107542	2/5/2020	DESSER TIRE & RUBBER CO.	POLICE CITATION HOLDERS	196.58	Police / Fire / Safety
107554	2/5/2020	KUSTOM SIGNALS, INC.	LASER EQUIPMENT REPAIRS	40.39	Police / Fire / Safety
Total Amount for 6 Line Item(s) from Police / Fire / Safety				\$12,893.28	
<u>Public Safety & Emergency Preparedness</u>					
107535	2/5/2020	CONVERGINT TECHNOLOGIES LLC	SECURITY SERVICES	1,870.00	Public Safety & Emergency Preparedness
107535	2/5/2020	CONVERGINT TECHNOLOGIES LLC	SECURITY SERVICES	235.00	Public Safety & Emergency Preparedness
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	42.56	Public Safety & Emergency Preparedness
Total Amount for 3 Line Item(s) from Public Safety & Emergency Preparedness				\$2,147.56	
<u>Public Works</u>					
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	17,750.85	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	17,750.85	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	16,025.88	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	15,437.68	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	5,705.44	Public Works



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107593	2/12/2020	CITY OF LOS ANGELES- PW	SM BAY BEACHES TMDL MONITORING	3,903.24	Public Works
107581	2/5/2020	WILHELM/RICHARD FRANK//	FIELD INVESTIGTN/DRAFTING SVCS	3,850.00	Public Works
107593	2/12/2020	CITY OF LOS ANGELES- PW	SM BAY BEACHES TMDL MONITORING	3,791.50	Public Works
107548	2/5/2020	ISSAKHANI/MARINA//	CONSULTING SERVICES	2,076.25	Public Works
107547	2/5/2020	IMS	PAVEMENT MGMT SYSTEM	974.50	Public Works
107551	2/5/2020	KHANDAKER/ASHIQUE//	CONSULTING SERVICES	887.50	Public Works
107607	2/12/2020	HAJZADEH/HOUMAN//	CONSULTING SERVICES	866.25	Public Works
107551	2/5/2020	KHANDAKER/ASHIQUE//	CONSULTING SERVICES	862.50	Public Works
107551	2/5/2020	KHANDAKER/ASHIQUE//	CONSULTING SERVICES	825.00	Public Works
107551	2/5/2020	KHANDAKER/ASHIQUE//	CONSULTING SERVICES	775.00	Public Works
107607	2/12/2020	HAJZADEH/HOUMAN//	CONSULTING SERVICES	770.00	Public Works
107536	2/5/2020	COUNTY OF LOS ANGELES	CONTRACT SERVICES	712.00	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	498.39	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	469.00	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	469.00	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	455.00	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	455.00	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	381.00	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	370.00	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	302.00	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	293.00	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	281.00	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	273.00	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	260.00	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	245.00	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	238.00	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	146.00	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- PARKS	142.00	Public Works
107626	2/12/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	139.83	Public Works
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	80.38	Public Works
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	74.50	Public Works
107631	2/12/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- P.W.	74.50	Public Works
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	55.78	Public Works
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	49.95	Public Works
107632	2/12/2020	VERIZON WIRELESS	TELEPHONE SERVICE	38.01	Public Works
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	32.75	Public Works
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	25.70	Public Works



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Total Amount for 42 Line Item(s) from Public Works				\$98,813.23	
Recoverable / Refund / Liability					
107530	2/5/2020	CALIFORNIA BUILDING STANDARDS	4TH QTR 2019 GREEN BLDG	488.70	Recoverable / Refund / Liability
107546	2/5/2020	GELBART/NIR//	REFUND BUILDING PERMIT	214.00	Recoverable / Refund / Liability
107534	2/5/2020	CONejo VALLEY SIGNS	REFUND BUILDING PERMIT	141.00	Recoverable / Refund / Liability
107565	2/5/2020	P&A ADMINISTRATIVE SVCS INC	FSA-MED CARE REIMBURSEMENT	138.37	Recoverable / Refund / Liability
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	0.00	Recoverable / Refund / Liability
Total Amount for 5 Line Item(s) from Recoverable / Refund / Liability				\$982.07	
Tennis & Swim Center					
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,639.83	Tennis & Swim Center
107594	2/12/2020	COMMERCIAL AQUATIC SVCS	POOL SERVICE/REPAIR	1,054.00	Tennis & Swim Center
107627	2/12/2020	SWANK-MOTION PICTURES, INC.	MOVIE NIGHT	945.00	Tennis & Swim Center
107592	2/12/2020	CASAS/JORGE//	FITNESS EQUIPMENT REPAIRS	768.93	Tennis & Swim Center
107634	2/12/2020	WATERLINE TECHNOLOGIES INC	POOL CHEMICALS	712.14	Tennis & Swim Center
107594	2/12/2020	COMMERCIAL AQUATIC SVCS	POOL SERVICE/REPAIR	704.00	Tennis & Swim Center
107532	2/5/2020	CASCIONE/GAYLENE//	RECREATION INSTRUCTOR	624.92	Tennis & Swim Center
107594	2/12/2020	COMMERCIAL AQUATIC SVCS	POOL SERVICE/REPAIR	420.30	Tennis & Swim Center
107594	2/12/2020	COMMERCIAL AQUATIC SVCS	POOL SERVICE/REPAIR	391.05	Tennis & Swim Center
107550	2/5/2020	KEISER CORPORATION	FITNESS EQUIPMENT PARTS	360.61	Tennis & Swim Center
107594	2/12/2020	COMMERCIAL AQUATIC SVCS	POOL SERVICE/REPAIR	290.05	Tennis & Swim Center
107533	2/5/2020	COMMERCIAL AQUATIC SVCS	POOL SERVICE/REPAIR	287.40	Tennis & Swim Center
107568	2/5/2020	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JAN 20	261.20	Tennis & Swim Center
107527	2/5/2020	BCC	LIFE & DISABILITY INS- JAN 20	234.66	Tennis & Swim Center
107579	2/5/2020	VENCO WESTERN, INC.	LANDSCAPE MAINTENANCE- T&SC	160.00	Tennis & Swim Center
107568	2/5/2020	PREFERRED BENEFIT	VISION/DENTAL PREMIUM- JAN 20	27.48	Tennis & Swim Center
107527	2/5/2020	BCC	LIFE & DISABILITY INS- JAN 20	23.11	Tennis & Swim Center
107552	2/5/2020	KISHIMOTO/RAINE//	REIMB MILEAGE - DEC/JAN	22.91	Tennis & Swim Center
Total Amount for 18 Line Item(s) from Tennis & Swim Center				\$8,927.59	
Transportation					
107609	2/12/2020	IDEAL GENERAL SERVICES, INC.	DIAL-A-RIDE JAN 2020	16,670.50	Transportation
107559	2/5/2020	MICHAEL BAKER INTERNATIONAL	PROFESSIONAL SERVICES	12,754.44	Transportation
107600	2/12/2020	FEHR & PEERS	IMPLEMENTATION SERVICES	12,273.19	Transportation



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107586	2/12/2020	ALL CITY MANAGEMENT SVCS, INC.	SCHOOL CROSSING GUARD SVCS	6,044.44	Transportation
107600	2/12/2020	FEHR & PEERS	IMPLEMENTATION SERVICES	5,950.88	Transportation
107614	2/12/2020	LAS VIRGENES MUNICIPAL WATER	NEW WATER METER	4,459.00	Transportation
107626	2/12/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	3,757.14	Transportation
107629	2/12/2020	TOYOTA FINANCIAL SERVICES	LEASE PAYMENT- FEB 2020	2,092.14	Transportation
107575	2/5/2020	SOUTHERN CALIFORNIA EDISON	ELECTRIC SERVICE	1,511.00	Transportation
107613	2/12/2020	JOHN KULAR CONSULTING	ENGINEERING SERVICES	524.50	Transportation
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	264.40	Transportation
107536	2/5/2020	COUNTY OF LOS ANGELES	CONTRACT SERVICES	25.93	Transportation
107567	2/5/2020	PETTY CASH-CITY HALL	REPLENISH PETTY CASH	16.00	Transportation
Total Amount for 13 Line Item(s) from Transportation				\$66,343.56	
GRAND TOTAL for 302 Line Items				\$584,737.54	

11-Mar

1	CD	Consent	Rincon Consultants PSA approval
2	CD	Consent	Karen Warner PSA approval
3	FIN	Continued	Consider agreement with the Calabasas Chamber of Commerce for one year in the amount not to exceed of \$40,000 for services in promoting the City of Calabasas
4	Comm./CD	New Business	Wireless cell survey and direction to staff
5	AS	New Business	CPA options to increase to 50% or higher renewable energy
6	CC	New Business	Moratorium on e-cigs, all vaping products flavored/unflavored-Adoption of urgency Ordinance No. 2020-383

Future Items

7	CD	New Business	Adotion of Resolution No.2020-1662, recommendation from Planning Commission to change meeting start time to 6 p.m.
8	CD	New Business	Affordable Housing Expirations/Annual progress report
9	CC	New Business	March 3, Election Certification
10	CC/Workshop	New Business	Discussion regarding public comment related to the Council's subject matter jurisdiction
11	AS/HR	New Business	Hiring freeze explanation/process
12	CC	New Business	Seniors Needs Assessment
13	PW	New Business	Update regarding anticoagulants
14	PW	New Business	Designated parking space violation ordinance
15	CD/Finance	New Business	Annexation update
16	CA	New Business	Closed session regarding State's mandate for affordable housing
17	CA/CC	New Business	Report/timeline on a cannabis tax initiative
18	CD	New Business	Story poles review by Planning Commission or CDD
19	CD	Public Hearing	West Village Project
20	AS/HR	New Business	Classification and compensation study

2020 Meeting Dates	
25-Mar	26-Aug
08-Apr - Canceled - Passover	9-Sep
22-Apr	23-Sep
13-May - Canceled - CCCA Annual Municipal Seminar	14-Oct
27-May	28-Oct
10-Jun	3-Nov General Municipal Election
24-Jun	11-Nov Canceled - Veteran's Day
8-Jul - Canceled	25-Nov Canceled - Thanksgiving Eve
22-Jul - Canceled	9-Dec - Election Certification/ City Council Reorganization
12-Aug	23-Dec - Canceled