

**Non-CEQA  
Public Correspondence**

**Letters General**

**Public Comment Submitted to  
Architectural Review Board – Rondell Road Development  
3/2/2015**

My name is Carl Ehrlich. I have been a resident of Calabasas living north of the 101 Freeway near Las Virgenes Road for the last 50 years and have been passing through the area since Brent's Junction was just that – a junction with a grade-level crossing and a turnout for turning onto the Las Virgenes Road as it existed then.

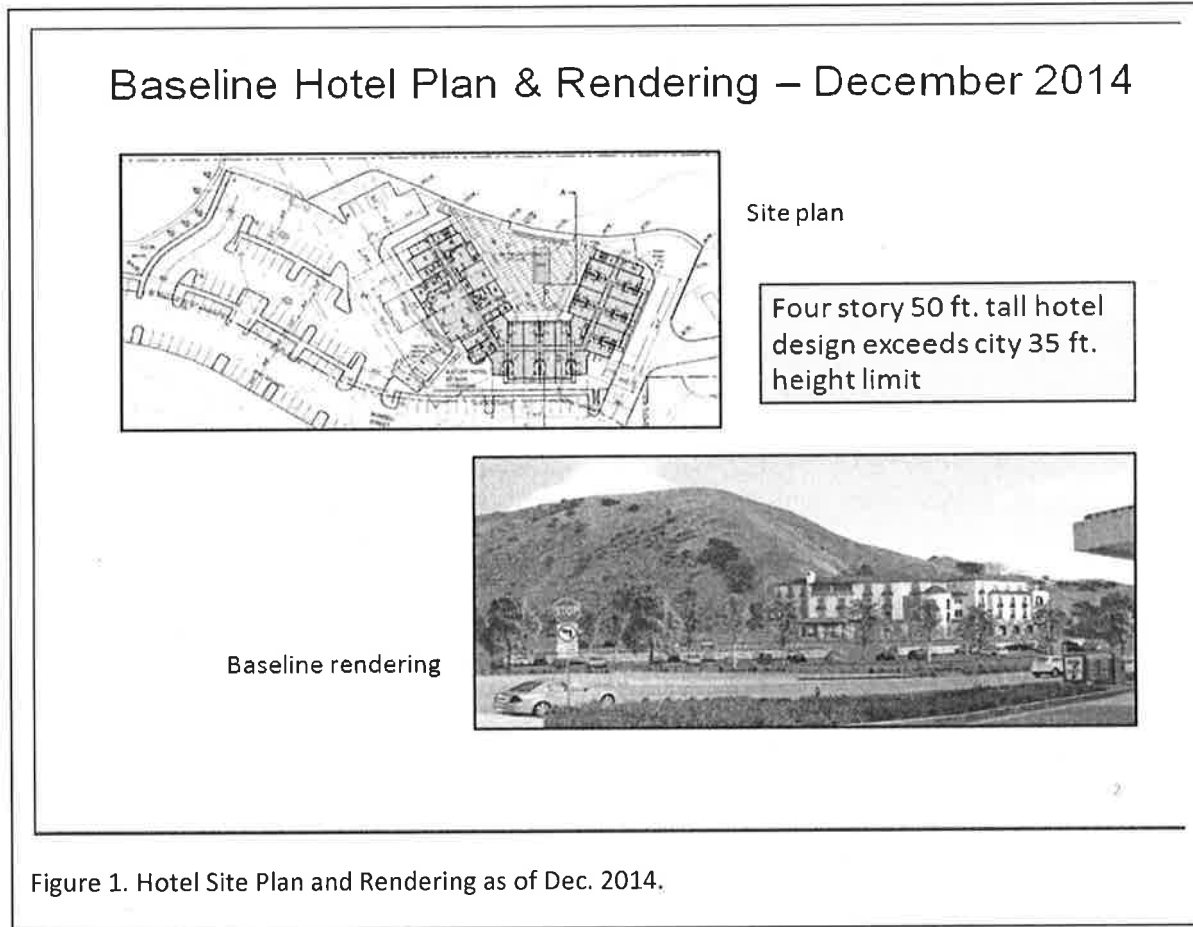
I am submitting this brief in relation to the recent hearing of the Rondell Oasis project before the Architectural Review Board. I am representing only myself, but I feel that my comments reflect the feelings of many local residents as testified by the comments of those residents on the web page: NextDoor.com. My work experience does not include building design, much less hotel design. But, in my over 55 years of research into the development of reusable space transportation systems, I have become attuned to many of the aspects of other disciplines and so I believe that I can apply myself to at least the structural design and the visual impacts of the two hotel proposals presently before the City.

My comments here are directed at the recently proposed Rondell Oasis Hotel. This proposal constitutes the second proposal for a 4-story hotel on either side of the existing Mobil gas station located on Las Virgenes Road. The previous proposal, Canyon Oaks that is also on the table for consideration, includes both a four-story hotel and a residential area on a new 55-60 ft. mesa that will be created onsite from ancient landslide detritus. Both of these project elements will block the views of the easterly mountains when viewed from the intersection of Las Virgenes and Agoura Roads.

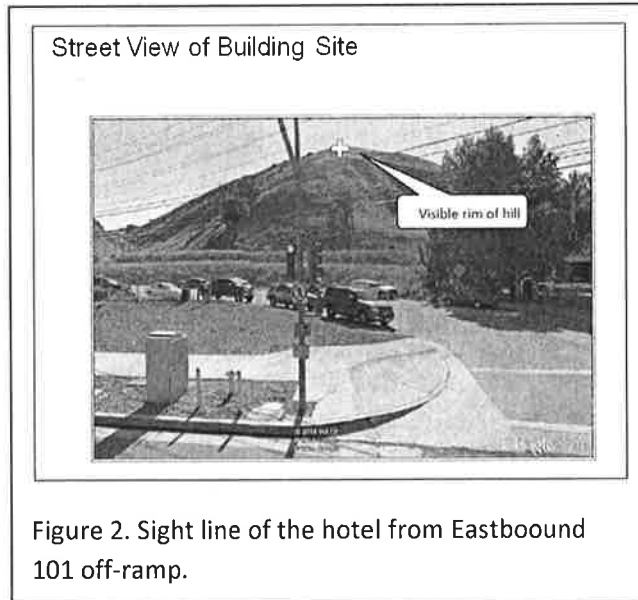
Both of these proposed projects include 4-story hotels, as previously noted. This implied building height clearly exceeds the Calabasas Building Code's limit of 35 feet, at least as I understand it. That is why both proposals include a request for variances, or at least exceptions, to that code. As is, neither seems to comply with the spirit and requirements of the Las Virgenes Gateway Masterplan nor the Scenic Corridor overlay zone.

At the ARB meeting of 2/27/2015, it was stated that the 50 ft. height of the proposed Rondell Oasis hotel could not be reduced because the site has a very small footprint available and the future customer (Marriott Hotels) would not be amenable to any further reduction in the number of rooms - presently noted as 127

rooms. These baseline features are shown in Figure 1. I have some suggestions that may reduce that impact.



The principal drawback of the hotel at this site is the very good potential it has of blocking the view of the mountains in the rear (easterly) of the hotel as seen from the eastbound off-ramp from the 101 freeway, as illustrated in Figure 2. Note that the existing trees on the Mobil property are nearly the same height as the hotel – 50 ft. I judged this by comparing their height with that of the Mobil sign nearby as seen from the 101 overpass on Las Virgenes



Road. This concern could be mitigated somewhat by reducing the number of stories in the hotel to three.

One way this could be achieved without the loss of available rooms is by extending floors two and three to the north over the parking area retaining most of the parking spaces, as shown in Figure 3. To be sure, the most northerly segment would have to be aligned with the future underground storm drain detention basin rather than at an angle as shown here by a simple cut/paste graphic. The walls of that basin could be reinforced to act as piers to support the upper story structure and to isolate the structure seismically. The extension would be carried over the existing water and gas easement and the fire department access driveway.

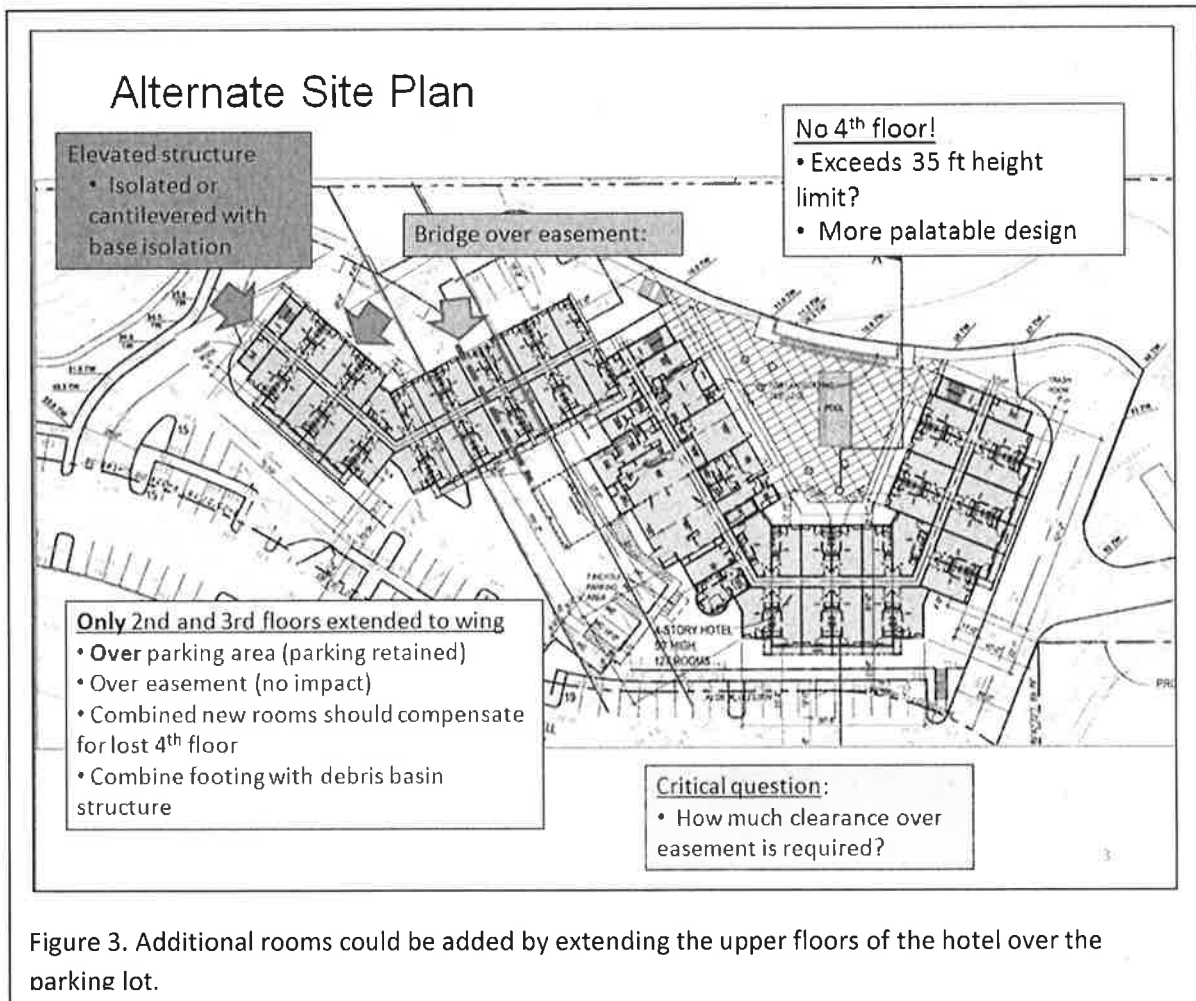


Figure 3. Additional rooms could be added by extending the upper floors of the hotel over the parking lot.

The modified rendering, Figure 4, illustrates how the hotel site would appear if this suggestion is adopted. It is clear that this layout makes better use of the original site and would quite possibly enhance the view of the mountains to the east from Las Virgenes Road. Thus it could be more acceptable to the existing master plans and to the general public. Additional suggestions are noted in the figure to further refine this PhotoShop rendering. Of course, this suggested change is fairly radical and just may not be amenable to existing preferences in hotel design – that’s all beyond my experience, as noted above. But, structurally, it could work.

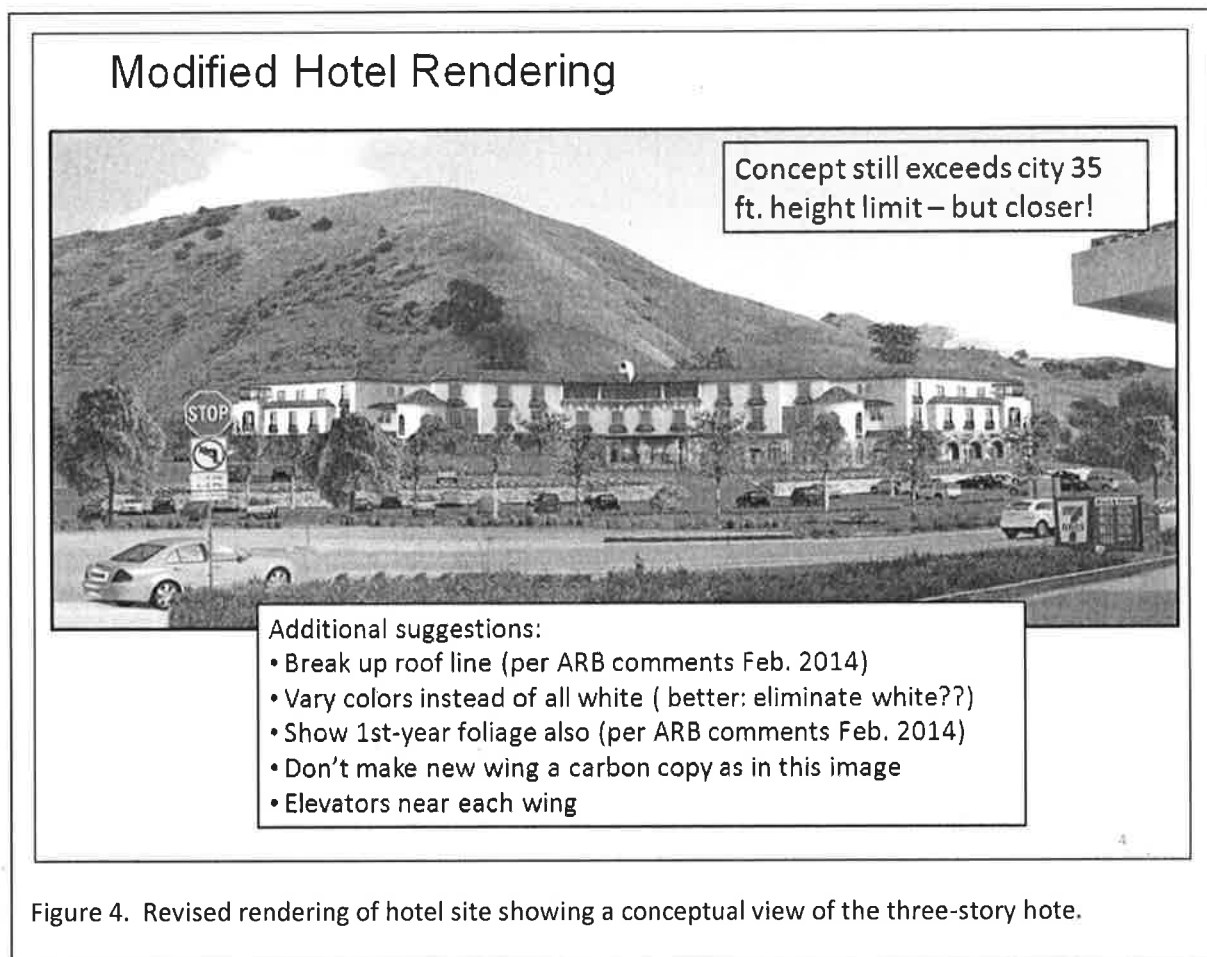


Figure 4. Revised rendering of hotel site showing a conceptual view of the three-story hote.

There was another suggestion made during the ARB meeting that would help in improving the sight line from Las Virgenes Road. That considered the removal of all or parts thereof of the fourth story rooms that are facing the road in the middle section of the hotel. That would incur the loss of at least six rooms in that area, rooms that are already in short supply according to comments by the developer. I see a potential solution to that dilemma. Two or four rooms could be added to

each of the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors outboard of the stairwell of the northeast wing. These rooms would be cantilevered out from the current first floor and foundation and could be designed so as not obstruct the fire department access to that portion of the building. That change could easily add six to twelve rooms.

I believe that I understand some of the business requirements of proposing these exceptionally tall hotels because of the relatively small building footprints available for them. After all, they cannot make a profit from a single story reception area, to quote one comment.

Of the two proposals before the City, I believe that this one, Rondell Oasis, could be the more acceptable on the basis of possible mitigations to the initial design that could be made. The other, Canyon Oaks, has no convenient room to maneuver except for truly radical changes.

I urge the City of Calabasas to look very closely at these proposals and to respect the wishes of those of us who live in the western area of the City. Many of us wish to retain its present rural atmosphere.

Thank you.

**From:** [Maureen Tamuri](#)  
**To:** [REDACTED]  
**Cc:** [Tom Bartlett](#); [Glenn Michitsch](#); [Michael Klein](#); [Talyn Mirzakhanian](#)  
**Subject:** RE: Maureen Tamuri Community Development Director  
**Date:** Monday, April 27, 2015 9:04:41 AM

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Thank you for your comment.

Maureen Tamuri AIA, AICP  
Community Development Director  
City of Calabasas

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

From: [REDACTED] [[mailto:\[REDACTED\]](mailto:[REDACTED])]  
Sent: Friday, April 24, 2015 7:44 PM  
To: Maureen Tamuri  
Subject: Maureen Tamuri Community Development Director

In reference to the Rondell Oasis Hotel Project: The developer of the project should be required to erect story poles, prior to any further continuance of the project. Thank you for your consideration of this email.

Sincerely,  
Barbara and Dirk Gifford  
Residents of Alizia Canyon Drive, Calabasas

**From:** [Maureen Tamuri](#)  
**To:** [sheila fuerst](#)  
**Cc:** [Talyn Mirzakhanian](#); [Tom Bartlett](#); [Glenn Michitsch](#); [Michael Klein](#); [Krystin Rice](#)  
**Subject:** RE: Rondell Oasis Hotel project  
**Date:** Wednesday, April 29, 2015 5:58:37 PM

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Thank you for your comments. M

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**From:** sheila fuerst [mailto:████████████████████]  
**Sent:** Wednesday, April 29, 2015 5:57 PM  
**To:** Maureen Tamuri  
**Subject:** Rondell Oasis Hotel project

Maureen,

We are very concerned about this potential proposal. We would very much like to see Story Poles erected to give us the BEST concept of the size and scope of this project. We are 38 year residences who moved here for the beautiful mountains and country feel of the area. Sad to see greediness has become more important than maintaining this beauty.

**Sheila** 



**From:** [Maureen Tamuri](#)  
**To:** [Bob Burris](#); [Maricela Hernandez](#)  
**Cc:** [Deborah Steller](#); [Rachel Biety](#); [Tom Bartlett](#); [Talyn Mirzakhanian](#); [Glenn Michitsch](#); [Krystin Rice](#); [Michael Klein](#)  
**Subject:** RE: planning commission  
**Date:** Thursday, April 30, 2015 11:15:29 AM

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Many thanks. M

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**From:** Bob Burris  
**Sent:** Thursday, April 30, 2015 7:40 AM  
**To:** Maureen Tamuri; Maricela Hernandez  
**Cc:** Deborah Steller; Rachel Biety  
**Subject:** FW: planning commission

Bcc'd to Council and Planning Commissioners

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**From:** sheila fuerst [<mailto:> [REDACTED]]  
**Sent:** Wednesday, April 29, 2015 5:49 PM  
**To:** info  
**Subject:** planning commission

Please consider Story Poles for the Rondell Oasis project. I will get the BEST concept for the scope of this project

**Sheila**

**From:** [Maureen Tamuri](#)  
**To:** [Taly Mirzakhanian](#); [Tom Bartlett](#); [Glenn Michitsch](#); [Krystin Rice](#); [Michael Klein](#)  
**Cc:** [Tony Corrales](#)  
**Subject:** FW: Hotel Occupancies  
**Date:** Tuesday, May 05, 2015 9:02:01 AM

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FYI. M

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**From:** Bob Burris  
**Sent:** Tuesday, May 05, 2015 8:53 AM  
**To:** Maureen Tamuri; Maricela Hernandez  
**Cc:** Deborah Steller; Rachel Biety  
**Subject:** FW: Hotel Occupancies

FYI from the general mailbox. Bcc'd to council and Planning Commission

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**From:** Carl Ehrlich [<mailto:> [REDACTED]]  
**Sent:** Monday, May 04, 2015 5:06 PM  
**To:** info  
**Subject:** Hotel Occupancies

I've been following the recent series of hotel proposals that are emerging and I'm wondering if the room demand is there.

I know that the hotels pay a "bed" tax, probably based on occupancy rates. I'm wondering if the hotels provide any data upon which their taxes are based and if those data are available to the general public; if not, then the taxes paid per hotel and the rates charged should be available in the City records.

Thank you,

Carl Ehrlich  
818-880-1759

Non-CEQA  
Public Correspondence

Letters Con

**From:** [Maureen Tamuri](#)  
**To:** [Michael Klein](#); [Talyn Mirzakhanian](#)  
**Cc:** [Tom Bartlett](#)  
**Subject:** Fwd: Planning Commission  
**Date:** Thursday, January 07, 2016 7:47:18 AM  
**Attachments:** [image001.png](#)

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Begin forwarded message:

**From:** Bob Burris <[bburris@cityofcalabasas.com](mailto:bburris@cityofcalabasas.com)>  
**Date:** January 7, 2016 at 7:40:21 AM PST  
**To:** Maureen Tamuri <[mtamuri@cityofcalabasas.com](mailto:mtamuri@cityofcalabasas.com)>  
**Cc:** Deborah Steller <[dsteller@cityofcalabasas.com](mailto:dsteller@cityofcalabasas.com)>, Rachel Biety <[rbiety@cityofcalabasas.com](mailto:rbiety@cityofcalabasas.com)>, Maricela Hernandez <[mhernandez@cityofcalabasas.com](mailto:mhernandez@cityofcalabasas.com)>  
**Subject: FW: Planning Commission**

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**From:** Cathy King / Secret Charm [<mailto:> [REDACTED]]  
**Sent:** Wednesday, January 06, 2016 1:51 PM  
**To:** info  
**Subject:** Planning Commission

Hello,

I am a 20 year resident of Calabasas and wish to express my strong opposition to your hotel/commercial planning on the west side of Calabasas. Our city is not a destination nor do we want it to be. You are ruining our city with your excessive development. You are forever changing the way we live. You can spin this any way you want but bottom line we do not need or want this development. Lovely rural Calabasas doesn't need multistory buildings. Also I am only allowed to water my lawn once a week yet there is water to support a hotel? We all know people staying at a hotel are not going to conserve water. I will do everything possible to fight this and will never vote for any person who supports it. If I wanted to live in Van Nuys I would have moved there. I would ask that you reconsider this project.

Regards,  
Cathy King  
5863 Belbert Circle  
Calabasas, CA 91302

Cathy King | Director of Operations | 213.742.7744 x149



**From:** [Maureen Tamuri](#)  
**To:** [Michael Klein](#); [Talyn Mirzakhanian](#)  
**Subject:** FW: New resort  
**Date:** Monday, January 11, 2016 11:14:29 AM

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FYI. m

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

From: Fred Gaines [<mailto:fgaines@gaineslaw.com>]  
Sent: Monday, January 11, 2016 11:14 AM  
To: Tony Coroalles; Maureen Tamuri  
Subject: FW: New resort

FYI

Fred Gaines  
Councilmember  
City of Calabasas  
100 Civic Center Way  
Calabasas, CA 91302  
Telephone: (818) 224-1600  
Fax: (818) 225-7324  
Email: [fgaines@cityofcalabasas.com](mailto:fgaines@cityofcalabasas.com)

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

From: Fred Gaines  
Sent: Monday, January 11, 2016 11:13 AM  
To: 'Marilyn Overholt'  
Subject: RE: New resort

Hello Marilyn - Happy New Year. Thank you for your correspondence. You should be aware that no approvals have yet to be granted to either of the proposed projects on Las Virgenes Road. Your input on these matters is greatly appreciated.

Thanks again.

Fred Gaines  
Councilmember  
City of Calabasas  
100 Civic Center Way  
Calabasas, CA 91302  
Telephone: (818) 224-1600  
Fax: (818) 225-7324  
Email: [fgaines@cityofcalabasas.com](mailto:fgaines@cityofcalabasas.com)

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

From: Marilyn Overholt [<mailto:> [REDACTED]]  
Sent: Sunday, January 10, 2016 11:37 AM  
To: [Dshapiro012512@gmail.com](mailto:Dshapiro012512@gmail.com); [aliciaweintraub@earthlink.net](mailto:aliciaweintraub@earthlink.net); [jrbozajian@earthlink.net](mailto:jrbozajian@earthlink.net); [fgaines@cityofcalabasas.com](mailto:fgaines@cityofcalabasas.com); [maureredge@gmail.com](mailto:maureredge@gmail.com)  
Subject: New resort

You discuss Soul Cycle class as we residents see the outline of a huge resort next to our 101 entrance being planned. How do u think we are going to get on the 101 South or North with two big projects

being constructed at the same time? Your Council needs to focus on the exit from these new unnecessary projects for these monstrosities to our beautiful Las Virgenes area. I am greatly disappointed in your decisions to ruin hillsides and wildlife trails for no reason.

Marilyn Overholt  
Alfred Marsh

Las Virgenes Townhomes

Sent from my iPad

**From:** [Maureen Tamuri](mailto:Maureen.Tamuri)  
**To:** [Michael Klein](mailto:Michael.Klein)  
**Cc:** [Tom Bartlett](mailto:Tom.Bartlett)  
**Subject:** Fwd: Rondell Oasis Hotel  
**Date:** Monday, January 11, 2016 8:17:12 AM

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FYI m

Begin forwarded message:

**From:** Bob Burris <[bburris@cityofcalabasas.com](mailto:bburris@cityofcalabasas.com)>  
**Date:** January 11, 2016 at 8:13:53 AM PST  
**To:** Maureen Tamuri <[mtamuri@cityofcalabasas.com](mailto:mtamuri@cityofcalabasas.com)>  
**Cc:** Maricela Hernandez <[mhernandez@cityofcalabasas.com](mailto:mhernandez@cityofcalabasas.com)>, Deborah Steller <[dsteller@cityofcalabasas.com](mailto:dsteller@cityofcalabasas.com)>, Rachel Biety <[rbiety@cityofcalabasas.com](mailto:rbiety@cityofcalabasas.com)>  
**Subject: FW: Rondell Oasis Hotel**

FYI from the general info mailbox, bcc'd to Planning Commissioners

**From:** Marina Tonkonogy [<mailto:> [REDACTED]]  
**Sent:** Friday, January 08, 2016 12:01 AM  
**To:** info  
**Subject:** RE: Rondell Oasis Hotel

Dear City Mayor and City Council members,

I am a Calabasas resident and I am writing to you to express my objection to building Rondell Oasis Hotel on the intersection of Las Virgenes Rd and Agoura Rd not far from where I live.

All the information that I have received from the City so far about this project didn't convince me that the hotel will benefit me, as a resident, in any way. The hotel business will not provide any services to our community. Also, the City failed to explain to me what specific city services the revenue from the hotel would fund. At this point, I don't see which new services I would get as a resident or which ones would be expanded as a result of getting the revenue from the hotel.

In addition, the hotel would create some new problems for our community such as increased traffic, pollution and it seems that it would also block the hiking trail to De Anza park.

Last but not least, building four story structures is prohibited by our General Plan and I don't believe there are exemptions to this rule.

Please, take my concerns into account. Thank you very much.

Marina Tonkonogy, Calabasas resident.



**From:** [Ryan Marsh](#)  
**To:** [Michael Klein](#)  
**Subject:** Mont Calabasas  
**Date:** Sunday, January 10, 2016 10:55:53 AM

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My family and I live at 26706 Provence Dr. Calabasas, CA 91302 in Mont Calabasas. That hotel will ruin Calabasas. Hope you don't approve it. Ryan

**From:** [Maureen Tamuri](#)  
**To:** [Bob Burris](#)  
**Cc:** [Deborah Steller](#); [Rachel Biety](#); [Maricela Hernandez](#); [Michael Klein](#); [Tom Bartlett](#)  
**Subject:** RE: Calabasas Planning Commission, City Council - Rondell Oasis Hotel & more!!  
**Date:** Thursday, January 21, 2016 11:47:28 AM

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Thanks. M

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**From:** Bob Burris  
**Sent:** Thursday, January 21, 2016 11:33 AM  
**To:** Maureen Tamuri  
**Cc:** Deborah Steller; Rachel Biety; Maricela Hernandez  
**Subject:** FW: Calabasas Planning Commission, City Council - Rondell Oasis Hotel & more!!

FYI from the general mailbox.

Bcc'd to Council and Commissioners

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**From:** Joan Weaver [<mailto:> [REDACTED]]  
**Sent:** Tuesday, January 19, 2016 1:28 PM  
**To:** info  
**Subject:** Calabasas Planning Commission, City Council - Rondell Oasis Hotel & more!!

I am requesting that the City of Calabasas stop the environmentally negative Rondell Oasis Hotel, and any other proposed buildings with such massive size and height that go against the City's General Plan and Master Plan!!

It goes against the regulations: Bypassing height restrictions in the general plan, zoning codes, and the Las Virgenes Gateway Master Plan which recognizes Las Virgenes Road as a scenic corridor that is the gateway to the Santa Monica Mountains and limits building heights to 35 feet!!

This proposed project, and others, are too large and high, provide insufficient parking and further congest local streets, as well as terribly restricting the Las Virgenes Gateway Master Plan Park & Ride parking for commuters!!

Lastly, the Historic De Anza Trail access will be horribly limited, as well as emergency vehicle access. The De Anza Trail is a National Historic Trail and should not have such limited accessibility and be hidden behind a hotel parking lot!!

Joan S Weaver  
Sierra Club Leader and Hiker  
[hoansw@yahoo.com](mailto:hoansw@yahoo.com)  
(818) 717-1946

**From:** [Jonathan Kaye](#)  
**To:** [Michael Klein](#); info  
**Subject:** City of Calabasas Planning Commission for the Rondell Oasis Hotel Project - File No. 140001318  
**Date:** Sunday, January 24, 2016 11:34:22 PM

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Michael Klein  
Planner, City of Calabasas  
(818) 224-1710

Please do not grant any variances for this project or allow the developers to build a four story building on or near a historic trail and to take a vital "Park & Ride" away from the public. This project is too close to the on-ramp and off-ramp of a major freeway. The ingress and egress from this project would expose the public to danger from distracted automobile drivers. The loss to the environment and the loss of public access to a historic trail demands a full Environmental Impact Report to be made and paid for by the developer. The extra cars that will now be driven because of the lack of the Park & Ride is a major damage to the environment that would demand a full EIR report.

Jonathan Kaye  
27434 Winding Way  
Malibu, California 90265  
Direct 213-806-6767  
[Jonathan@Kayo.com](mailto:Jonathan@Kayo.com)

**From:** LIN WANG  
**To:** Lin Wang  
**Subject:** Please do not build the 2 oversized hotels  
**Date:** Saturday, March 21, 2015 11:32:53 AM

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Hi,

I am a local resident who loves Calabasas and do not want to live anywhere else, although I have visited many places around the world. The natural beauty we have here is so rare these days, and the value of it will only go up, if it can ever be measured. Please preserve what we have. Please do not destroy it. Once gone, it will be gone forever. Please reconsider building the hotels.

I totally agree with "Worried with Development" posted on Acorn on March 19th.

<http://www.theacorn.com/news/2015-03-19/...>

Thank you for your re-consideration,

Jenny Lin Wang  
[jennylinwang1688@gmail.com](mailto:jennylinwang1688@gmail.com)

**From:** [REDACTED]  
**To:** [Talyn Mirzakhanian](#); [Michael Klein](#)  
**Subject:** Agenda for 3-27-2015 Architectural Review Panel  
**Date:** Thursday, March 26, 2015 12:10:12 PM

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Dear Talyn & Michael,

I'm writing today in reference to the Architectural Review panel agenda for the 3/27 meeting. Each of you represent a request to build a 4-story hotel in extreme proximity to each other, off of Las Virgenes Canyon Road and the 101 Freeway. I'm sure you never thought you would see that happen.

I would like to convey to you that the building of these two hotels is an important issue for ALL Calabasas residents. Allowing over-sized, out of compliance building plans just because a property owner proposes it, **cannot be endorsed**.

I, along with many of my neighbors from the west side of Calabasas, will be monitoring the meeting. Some are attending and many will be writing letters of opinion and opposition to our commissioners and the city council members.

Our neighbor and respected neighborhood advocate Carl Ehrlich, wrote this letter to The Acorn in response to their lead story on 3/12: [http://www.theacorn.com/news/2015-03-19/Letters/Worried\\_about\\_development.html](http://www.theacorn.com/news/2015-03-19/Letters/Worried_about_development.html). It's very simple, this is the way the residents feel about the hotels. Please take the time to review Carl's letter and all the others you receive.

I'm a 15 year resident of Stone Creek, and a person who has lived in Calabasas for most of the last 25 years. My firm opinion is that erecting two over-sized hotel properties into the hillside off of Las Virgenes Road makes no sense. I urge you to support the views of our residents and support only responsible projects for our city and entire community.

Sincerely,  
Jacy Shillan  
*Stone Creek Homeowner*  
*Long Time Calabasas Resident*

**From:** [Nancy Goldsen](#)  
**To:** [Michael Klein](#)  
**Subject:** Las Virgenes Rd hotel proposal  
**Date:** Thursday, March 26, 2015 12:29:07 PM

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Mr Klein

We would appreciate your consideration that the community you propose hotels on is NOT wanted.

Our side of Calabasas has avoided many encroachments in the past and we have been successful in some not in others.

The projects that have been allowed to go forward have NOT prospered (ie Maddy's Market)

The community does NOT want this type of development and will not be supported by the community.

We appreciate your consideration of our "concerns" about this proposal. We prefer to remain bucolic and natural as we chose this area because of the natural beauty.

Nancy Goldsen  
5484 Parkmor Rd  
Calabasas Ca 91302

**From:** [Frances Alet](#)  
**To:** [Frances Alet](#)  
**Cc:** [Dshapiro012512@gmail.com](#); [lucymartin216@gmail.com](#); [James Bozajian](#); [Fred Gaines](#); [Mary Sue Maurer](#); [Maureen Tamuri](#); [Tom Bartlett](#); [Talyn Mirzakhanian](#); [Robert Yalda](#); [Glenn Michitsch](#); [Michael Klein](#)  
**Subject:** a minor but important correction...  
**Date:** Saturday, April 04, 2015 6:33:38 PM

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Hello everyone -

Despite proof-reading my email twice before I sent it to you, I missed an important error: when mentioning the Transient Accommodations tax, I meant to write "...but that does *not* justify trying to fit a round peg into a square hole." I neglected to include the word "not", which clearly changes the intent.

If my email is to be included in public comments, I'm happy to resubmit a corrected version of my letter.

Thank you.  
Frances Alet

On Apr 4, 2015, at 4:34 PM, Frances Alet wrote:

Dear City Council Members and Planning Commission:

I apologize for the mass email here, but it's far easier than writing eleven separate emails which say the same thing.

I am writing to all of you to express my concern about the Rondell and Canyon Oaks proposed developments. I find it difficult to believe that our area can sustain two hotels that are virtually side-by-side on a road that is already congested during rush-hour. I don't believe that there is a need for 424 hotel rooms in this small area.

I believe that the owners of the land have the right to develop it; however, I also believe that it should be done to the *standards and limitations of our area*. Four-story hotels are not within those standards and limitations. I know the land in question has changed ownership over the years. Any buyer should have done their due diligence and known what the constraints of its development were. I am opposed to issuing any variance in order to accommodate these hotels.

Years ago, the City of Calabasas held that development should fit the land, not that the land should fit the development. The City's philosophy seems to have become "Develop As Much As Possible" regardless of the consequences. I understand that Transient Accommodations taxes are very attractive to the City, but that does not justify trying to fit a round peg into a square hole. I urge all of you to consider other revenue sources instead of these hotels. I'm confident there are other streams of income for Calabasas that would be a much better fit for our area. Please consider your plans as if *you* lived down the street from the development. Because for thousands of Calabasas residents, that's exactly what we're doing.

Please submit this email as part of the community comments at the next

Council and Planning Commission meetings.

Thank you.

Respectfully,  
Frances Alet  
5324 Parkmor Rd.  
Calabasas  
818.515.6305



**From:** [Maureen Tamuri](#)  
**To:** [Tom Bartlett](#); [Talyn Mirzakhanian](#); [Michael Klein](#); [Glenn Michitsch](#); [Krystin Rice](#)  
**Subject:** FW: PLANNING COMMISSION  
**Date:** Tuesday, April 28, 2015 4:36:07 PM

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Fyi. m

**From:** Nancy Kamali [mailto:████████████████████]  
**Sent:** Tuesday, April 28, 2015 4:24 PM  
**To:** info  
**Cc:** Maureen Tamuri  
**Subject:** PLANNING COMMISSION

Calabasas Planning Commission,

I have lived in the city of Calabasas for almost 18 years in a home on Adamor Road; the street where Lupin Hill Elementary is located. I have had 2 kids go from Kindergarten through high school in this district and have one in 7th grade at A.E. Wright Middle School. Anytime there is work done on Las Virgenes, traffic is backed up and there is no alternative to get on the freeway or past. Also, when my daughters were attending A.E. Wright Middle School, there was a bad accident where a tanker truck overturned on the freeway. Cars were backed for hours all the way up Las Virgenes and up into the neighborhoods. We ended up turning around and going home because there was no other way to get them to school. There isn't a safe way for the people to get out of this area if there is a bad accident or earthquake. We only have one way out and usually if there is a problem, the freeway is already at a standstill as well as Malibu Canyon. The only time that the authorities can even be helpful in an evacuation from this area is if there is a fire and they have time to plan an evacuation. In an accident or earthquake, there is no time to plan for an evacuation and I highly doubt that they would even be able to get into our neighborhoods at the same time that people are trying to get out.

Also, this is a pretty unique neighborhood. In the middle of our neighborhoods and schools, we have a freeway, a major road to the coast, gas stations, grocery stores, a motel and commercial businesses to contend with. I already have all of these obstacles between my home and the public school my child attends without the addition of 2 hotels. My travel time can be 10 minutes one way, but if the city is working on the roads or lights it can take 30-40 minutes because the Los Virgenes/101 Freeway interchange gets very clogged at these times. The city has put houses along Las Virgenes but no crossing areas for the kids from these residences to safely cross to walk to school (unless they backtrack to Agoura Road). You see kids running across fast and busy Las Virgenes Road some mornings and I'm afraid some morning one might not make it. You can't keep building without making sure that the proper safety measures are put in place for the residents. **This is our neighborhood, not the middle of a bustling business district.**

Many of the neighbors I have heard from are against having more hotels built in our neighborhood. I haven't heard one neighbor who is in favor of it. **I think for myself as well as others, it is necessary to have the developer erect story poles so we**

**can visually see the scope and impact of the hotels.** I also think it is necessary for the commission to also visually see the impact that their decisions will have on our community, not a computer generated picture. **The people in this neighborhood should be heard because these projects require many variances and aren't in accordance with the General Plan for the area and your decisions will affect our lives greatly.**

**I love this area and hope to stay here. I hope the commission really tries to work with the citizens who live, work and go to school here when making their decisions regarding additional development.**

Nancy Kamali  
26105 Adamor Road  
Calabasas

**From:** Maureen Tamuri  
**To:** [REDACTED]; ""nfo@cityofcalabasas.com.""@ens11.enshosting.net  
**Cc:** Tom Bartlett; Talyn Mirzakhanian; Michael Klein; Glenn Michitsch  
**Subject:** RE: Rondell Oasis Hotel Project  
**Date:** Monday, April 27, 2015 9:00:38 AM

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Thank you for your comment.

Maureen Tamuri AIA, AICP  
Community Development Director  
City of Calabasas

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**From:** Jeff Goodman [mailto:[REDACTED]]  
**Sent:** Sunday, April 26, 2015 7:08 PM  
**To:** Maureen Tamuri; ""nfo@cityofcalabasas.com.""@ens11.enshosting.net  
**Subject:** Rondell Oasis Hotel Project

I am asking that the developer be required to erect story poles. This project is unprecedented and violates the General Plan. The developer is seeking all sorts of variances and is also asking the city to vacate (give him) some land so he can fit this hotel onto the site. Why is ever other builder required to follow the rules but not this one? I have built in Calabasas and I was not given one concession. Makes me think that there is some kick back or one hand washing the other. If that is not the case then make them follow all the rules.

Thank you,

Jeff Goodman



Digital Video Security System

21781 Ventura Blvd. # 506  
Woodland Hills, CA. 91364  
Phone (818) 219-9411  
Jeff@cctvvideosecurity.com

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**From:** [Maureen Tamuri](#)  
**To:** [Tom Bartlett](#); [Glenn Michitsch](#); [Michael Klein](#)  
**Cc:** [Talyn Mirzakhanian](#)  
**Subject:** FW: Planning Commission  
**Date:** Monday, April 27, 2015 10:00:24 AM

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Just FYI. m

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**From:** Bob Burris  
**Sent:** Monday, April 27, 2015 7:44 AM  
**To:** Maureen Tamuri; ricks@car.org; aliciaweintraub@earthlink.net; johncarymueller@gmail.com; msikand@sikand.com; robertlia@gmail.com; dlitt@selectmortgageca.com  
**Cc:** Maricela Hernandez; Deborah Steller; Rachel Biety  
**Subject:** FW: Planning Commission

From the general mailbox, BCC'd to council

**From:** Sally Shoji [<mailto:> [REDACTED]]  
**Sent:** Saturday, April 25, 2015 6:58 PM  
**To:** info  
**Subject:** Planning Commission

Regarding: Rondell Oasis Hotel project on Las Virgenes Road

We strongly request the developer be required to erect story poles. How better than actual story poles can the residents be able to assess the scope of this project. The developer is seeking all sorts of variances and is also asking the city to vacate some land so he can fit this hotel onto the site.

In addition, we just attended a LVMWD series on water conservation; how can you justify all this hotel/home building when we are in a dire drought situation? Will we be able to comply with State water restrictions with all this new building?

Concerned Calabasas residents of 50 yrs,  
Jim and Sally Shoji

**From:** [REDACTED]  
**To:** [Maureen Tamuri](#); [info](#); [Michael Klein](#)  
**Subject:** Planning commission  
**Date:** Wednesday, April 29, 2015 10:51:31 AM

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Dear Planning Commission, Mr. Klein and Ms. Tamuri,

I am a Stone Creek homeowner and resident of this neighborhood for the past 15 years. I'm writing you today to request that the Rondell Oasis hotel developer be required to erect story poles based on their proposed development, discussed at last weeks Architectural Review Panel meeting.

I understand this was not made a requirement. I am personally opposed to their request to go above our City's building height regulations. Additionally, I am opposed to squeezing a hotel behind the Mobile gas station and disturbing the beauty of that hillside and open space. My opinion should matter and so should everyone's in our community. Showing them what the height and size of this *proposed* project with Rondell Oasis is the only fair way to allow the neighborhood to truly view the impact. A *drawing* found online can never do that.

I urge you to support this request. I am not the only one who feels this way, many of my Calabasas neighbors feel this way as well.

Sincerely,  
Jacy Shillan  
Long Time Calabasas Resident and Homeowner

**From:** [Maureen Tamuri](#)  
**To:** [Tony Coroalles](#); [Tom Bartlett](#); [Talyn Mirzakhanian](#); [Glenn Michitsch](#); [Michael Klein](#); [Krystin Rice](#)  
**Subject:** FW: Planning commission  
**Date:** Wednesday, April 29, 2015 1:02:14 PM

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Fyi> m

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**From:** Bob Burris  
**Sent:** Wednesday, April 29, 2015 11:41 AM  
**To:** Maureen Tamuri; Maricela Hernandez; ricks@car.org; aliciaweintraub@earthlink.net; johncarymueller@gmail.com; msikand@sikand.com; robertlia@gmail.com; dlitt@selectmortgageca.com  
**Cc:** Deborah Steller; Rachel Biety  
**Subject:** Planning commission

FYI, bcc'd to council

As a long time resident of Calabasas I strongly object to the project proposed for hotels on Las Virgenes Rd.

We have enough hotel rooms for our area and additional rooms are NOT welcome, needed, or environmentally feasible.

STORY POLES must be erected at the very least to allow the entire community to see what is in the plans and how it will impact our area.

And attempt to circumvent this required step will be considered an attempt to disenfranchise the citizens and cover up the full damage this project would inflict on us.

Ill-advised development, not unlike Maddy's, will meet strong resistance and will be opposed. Is there a WATER CRISIS or NOT? Do we not need to be ever mindful of the type of development that is allowed bearing this strongly in mind? YES!

The Maddy's property has been an abysmal failure and has not provided any services for the community that are successful or beneficial. THIS SHOULD BE A CAUTIONARY TALE..that is obviously being missed or ignored by planners and the COUNCIL.

We will continue to oppose this development and the deaf ear our opposition is encountering.

Nancy Goldsen  
5484 Parkmor Rd

**From:** [Maureen Tamuri](#)  
**To:** [Bob Burris](#); [Maricela Hernandez](#)  
**Cc:** [Deborah Steller](#); [Rachel Biety](#); [Tom Bartlett](#); [Glenn Michitsch](#); [Talyn Mirzakhanian](#); [Krystin Rice](#); [Michael Klein](#)  
**Subject:** RE: To Planning Commission - Quality of Life in Calabasas is under attack  
**Date:** Thursday, April 30, 2015 9:21:28 AM

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FYI. M

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**From:** Bob Burris  
**Sent:** Thursday, April 30, 2015 9:00 AM  
**To:** Maureen Tamuri; Maricela Hernandez  
**Cc:** Deborah Steller; Rachel Biety  
**Subject:** FW: To Planning Commission - Quality of Life in Calabasas is under attack

Bcc'd to Council and Planning Commission

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**From:** PETER HEUMANN [<mailto:> [REDACTED]]  
**Sent:** Thursday, April 30, 2015 8:48 AM  
**To:** info  
**Subject:** To Planning Commission - Quality of Life in Calabasas is under attack

Dear Planning Commissioners,

There has never been a more critical time in the history of our city when our quality of life is so threatened. We the citizens of Calabasas are under attack...and we don't seem to have a city government that is there to protect our best interests or the interests of the future residents of our city. As the citizen representatives of the planning commission you are our first line of defense, support and voice of reason.

**I am talking about over-development and poor planning. They go hand-in-hand and will destroy our quality of life.** Currently there are 4 hotel projects that are being proposed that would add over 500 rooms to our already existing approximately 345 hotel rooms. Let me put that in perspective for you...845 rooms in Calabasas would be more rooms than are in the JW Marriott 21 story tower at LA Live in Downtown Los Angeles. (see attached source document). Ironically, the combined number of stories of existing and proposed hotels in Calabasas would also be 21.

**How can it be even imaginable that this many hotel rooms could be absorbed and filled on a regular basis?** The city needs to do the responsible thing and order a feasibility study of what the absorption and cumulative impact will be on the city. **How could this many hotel rooms possibly serve the best interests of the citizens of our city?** It's not just about the city's seemingly insatiable appetite for revenue...it's about quality of life (sorry, but not sorry...if I keep harping on that quality of life thing).

**But it is not just about hotel projects...Calabasas bad planning seems endemic...**just look at the Summit a 5 year old project that never filled up and has lost more tenants than it has. Has the city's loan to the Summit Developer ever been paid back? Look at the ridgeline development being pushed through in Old Topanga without regard to existing trails or how it will impact residents. Look at the massive commercial development being planned for Viewpoint in the Mulholland Scenic Corridor. Look again at the 4 story project on Calabasas Lake where the quaint Calabasas Inn used to be. Now I hear the developer next door wants to propose tearing down his small commercial to build another four story development. It is Pandora's Box being thrown open. Do we even want to revisit the OWTS debacle? Where does it stop?

**Think of the impacts city-wide that will detrimentally and irreparably affect our quality**



**of life.**

1. **Traffic** – it is already impossible to travel the 101 eastbound in the afternoon...what will it be when two more hotels and a retail/commercial development goes in at Las Virgenes & Thousand Oaks. Both of these hotels and the residential will be under-parked (maybe not according to ordinances...but practically speaking) and where will the overflow parking go? To Albertsons and the other retail lot, further impacting businesses in those centers and citizen's ability to access these retail centers.
2. **Views** – The grading from Canyon Oaks and Rondell Oasis will forever change the silhouette of our city's ridgelines and hillsides. Not to mention the Clarion development...or the Viewpoint...or the Old Topanga...or?! When travelling eastbound on Agoura Road or the 101 your views will be of two 4 story hotels instead of hillsides and a nationally historic trail (the DeAnza National Historic Trail) that we have seen forever...obscured and gone forever. Viewsheds, sight-lines of the trails, beautiful hillsides and ridgelines will forever disappear and be impacted. Not just on Las Virgenes...but from many other vantage points, homes and businesses. These are the same ridgelines that are on the logo of our city...that will be gone.
3. **Image of the City** – Along Las Vigenes south of the 101 to Agoura Road a distance of less than a ¼ mile...we will have 2 mid-range hotels, 3 gas stations, 4 fast food restaurants, a check cashing store and two liquor stores. Nothing says Calabasas like that tenant mix, eh?!
4. **Water** - We are in the depths of a severe drought...where is the water coming from to serve all these visitors (that don't have the same stake in conserving local water)?
5. **Dark Skies** - At night as we approach from the north instead of seeing dark silhouettes of the mountain contours and ridgelines will be lit up with four story hotels and signs. The lights will be visible from homes in our community and others south of the 101 as well.
6. **Environment** - What will the impact be on our environment with all the grading and new development...we can't afford to allow another developer to get a mitigated negative declaration to avoid a full environmental impact report.
7. **Cultural Resources** - in the case of Rondell Oaks it will block and alter a national historic trail (the DeAnza National Historic Trail). What other cultural resources are being impacted by this development and the others...and is the city really making protecting them a priority?

As our citizen representatives, here's what I would like you to do for the citizens of Calabasas that you represent to help rein in the runaway development and poor planning:

1. **Look at the logo for our city and understand what it truly represents in your decision making**...those ridgelines and red tail hawks are sacred to the city and our quality of life...when they are gone, they are gone forever. Should we request a logo update to put homes on those ridgelines and hotels at the base of the hillsides obscuring our beautiful views and habitat for the red tail hawk?
2. **We need a definitive story pole ordinance** that will be clear and not just at the discretion of the development director. Something similar to Malibu...where story poles are required when anyone's viewshed is impacted. We need it now!

3. **Follow the general plan.** The city undertook a general plan process that cost over a million dollars and thousands of hours of citizen's, staff and others time. We have to quit making exceptions to the general plan.

- There is a reason we have an ordinance for a maximum of 3 stories on developments...let's stick with it..so we can see the ridgelines. There is no four story buildings on the Westside of Calabasas...let's keep it that way
- The people of this community value open space...and want more of it... let's not give what we have away to developers to make their projects feasible (Rondell Oaks). Open Space is in the General Plan as a priority to acquire more.
- Scenic Corridors are called that for a reason...let's honor that and protect them.
- Open Space is a priority to the citizens of Calabasas and it is in the General Plan as a priority to acquire more yet

**The time has never been more critical in the history of our city. We need you now more than ever.**

There are many dissatisfied citizens all around the community...our voices will be heard. I certainly hope that you will help us with that. Thank you for your consideration.

Sincerely,

**Peter Heumann**

**[peterh@roadrunner.com](mailto:peterh@roadrunner.com)**

27049 Esward Drive  
Calabasas, CA 91301

**From:** [Maureen Tamuri](#)  
**To:** [Tom Bartlett](#); [Talyn Mirzakhanian](#); [Glenn Michitsch](#); [Krystin Rice](#); [Michael Klein](#)  
**Cc:** [Tony Corrales](#)  
**Subject:** FW: new motel proposed 2 Las Virgenes and Calabasas Road  
**Date:** Tuesday, May 05, 2015 8:58:45 AM

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Another one. m

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**From:** Bob Burris  
**Sent:** Tuesday, May 05, 2015 8:58 AM  
**To:** Maureen Tamuri; Maricela Hernandez  
**Cc:** Deborah Steller; Rachel Biety  
**Subject:** FW: new motel proposed 2 Las Virgenes and Calabasas Road

Bcc'd to council and Planning Commission

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**From:** Mary Charitan [<mailto:>   
**Sent:** Saturday, May 02, 2015 6:56 PM  
**To:** info  
**Subject:** new motel proposed 2 Las Virgenes and Calabasas Road

1. We don't want to urbanized more.
  2. Increased traffic is unmanageable.
  3. They need to erect story poles so people can visualize how big it is going to be
- Thanks, Mary Charitan

**From:** [Maureen Tamuri](#)  
**To:** [Tom Bartlett](#); [Talyn Mirzakhanian](#); [Glenn Michitsch](#); [Krystin Rice](#); [Michael Klein](#)  
**Cc:** [Tony Corrales](#)  
**Subject:** FW: To ALL COUNCIL MEMBERS re: proposed hotels  
**Date:** Tuesday, May 05, 2015 9:08:34 AM

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More. m

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

From: Bob Burris  
Sent: Tuesday, May 05, 2015 9:04 AM  
To: Maureen Tamuri; Maricela Hernandez  
Cc: Deborah Steller; Rachel Biety  
Subject: FW: To ALL COUNCIL MEMBERS re: proposed hotels

Bcc'd to council and Planning Commission

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

From: Nancy Goldsen [mailto:[\[REDACTED\]](#)]  
Sent: Wednesday, April 29, 2015 10:41 AM  
To: info  
Subject: To ALL COUNCIL MEMBERS re: proposed hotels

As a long time resident of Calabasas I strongly object to the project proposed for hotels on Las Virgenes Rd.

We have enough hotel rooms for our area and additional rooms are NOT welcome, needed, or environmentally feasible.

STORY POLES must be erected at the very least to allow the entire community to see what is in the plans and how it will impact our area.

And attempt to circumvent this required step will be considered an attempt to disenfranchise the citizens and cover up the full damage this project would inflict on us.

Ill-advised development, not unlike Maddy's, will meet strong resistance and will be opposed. Is there a WATER CRISIS or NOT? Do we not need to be ever mindful of the type of development that is allowed bearing this strongly in mind? YES!

The Maddy's property has been an abysmal failure and has not provided any services for the community that are successful or beneficial. THIS SHOULD BE A CAUTIONARY TALE..that is obviously being missed or ignored by planners and the COUNCIL.

We will continue to oppose this development and the deaf ear our opposition is encountering.

Nancy Goldsen  
5484 Parkmor Rd

**From:** [Nancy Goldsen](#)  
**To:** [Michael Klein](#)  
**Subject:** NO APPROVAL FOR HOTEL ON LAS VIRGENES RD  
**Date:** Monday, December 01, 2014 1:44:35 PM

---

I live on Parkmor Rd  
going to Albertson's today was HELL!  
traffic from offices in our area is enough!

DO NOT BASTARDIZE OUR COMMUNITY AS YOU HAVE WITH EAST CALABASAS...  
GIVE **THEM** ANOTHER HOTEL!

NO HOTEL NO HOTEL NO HOTEL NO HOTEL..

DO NOT SHOVE THIS DOWN OUR THROATS

WE DO NOT WANT IT

Nancy Goldsen  
5484 Parkmor Rd

**From:** [REDACTED]  
**To:** [Michael Klein](#)  
**Subject:** Today's Development Review Committee meeting  
**Date:** Tuesday, December 02, 2014 12:52:47 PM

---

Dear Mr. Klein,

I'm writing to you today because your name appears in this document:

<http://www.cityofcalabasas.com/pdf/agendas/drc/drc-120214.pdf>

It refers to the agenda for today's meeting that will address a proposed hotel, the 2nd one proposed in the last few months, for the west side of Calabasas.

I am a Stone Creek homeowner and have spent the last 14 1/2 years in our wonderful neighborhood. I cannot attend meetings in the middle of the day, but I would like to urge you to see how these large hotels will impact traffic and safety adversely. These giant hotels will certainly add to the traffic we have today on our single main street in our community, Las Virgenes Road. This coupled with the proposed new home developments along Las Virgenes, means more cars, more traffic and more congestion every single day. None of those things are positive. I already can spend up to 15 minutes between Meadow Creek and Lost Hills in the morning, and that's only about 1/4 of a mile, trying to enter the canyon.

It's not easy to reach out and be honest about how I feel over developing our neighborhood, but I must. I have many neighbors from many of the communities on the west side of Calabasas that feel the same way. I'm sure some east side neighbors feel as I do. These over developments need to be stopped or managed under current guidelines. I see this text in the agenda: *The proposed project includes a Variance request to exceed the City's height limit of 35 feet in order to construct a 50 foot tall 4 story building. The applicant is also requesting that the City vacate the portion of Rondell Road that abuts the western property line.* At the very least, anyone who requests to develop should abide by the rules all ready set forth.

I now ask for your honest review of these developments and to see things from the residents point of view to help keep our wonderful community just that.

I appreciate your time,  
Jacy Shillan  
Stone Creek Homeowner

**From:** [Alfred Marsh](#)  
**To:** [Michael Klein](#)  
**Subject:** Rondell oasis project  
**Date:** Thursday, December 17, 2015 3:06:28 PM

---

I just found out about this project from my friend Elise Wilson, who also wrote to complain. The city keeps approving projects that overwhelm the already overtaxed infrastructure, traffic, and open space in our city. It is crazy to put a hotel on Las Virgenes when traffic is backed up to horrendous lengths from 7 am to 7 pm with people entering or exiting the 101 in both directions. Making some turns between 4-7 pm is near impossible around the LVR and Agoura Rd intersection.

The Acura dealer closed so use that location to reduce congestion on Las Virgenes if you must have this.

This idea is seriously awful. We're a small town and need to keep it that way. We have ZERO need for a luxe resort. We don't need to be Westlake Village. I get Groupons from WV hotels and spas, like the Four Seasons, because they can't get enough clients at \$200-400 per day. STOP THIS PROJECT NOW. MINIMIZE TRAFFIC CONGESTION. KEEP THE OPEN SPACE VIEWS!

Alfred Marsh  
West Bravo Ln  
Las Virgenes Village Townhomes.

Sent from my iPhone

**From:** [Marilyn Overholt](#)  
**To:** [Michael Klein](#)  
**Subject:** Proposed hotel in Calabasas  
**Date:** Thursday, December 17, 2015 7:06:14 PM

---

We hear a Rondel project, hotel complex is being built on or near Las Virgenes. We cannot get to the 101 S during work hours and after 4 pm from W Bravo Lane without adding extra time on our schedule due to horrendous traffic jams. The people entering 101 S have 50 cars to wait for before the entrance near the gas station on Las Virgenes. The overdevelopment in our city is at its peak for 10 years, and now Council or whoever wants a hotel to make our traffic impossible. It is sad that residents are overlooked in new projects like your mini mall near Malibu condos which was totally unnecessary and a total surprise to residents here. I wait 2 to 5 minutes to turn left (if I can now) on an overcrowded Las Virgenes daily.

Calabasas was a beautiful city which turned into a Kanan Road-like nightmare we moved away from 27 years ago. Consider 2 exits out of this area for Las Virgenes and Malibu residents during three fires caused dangerous backup on Las Virgenes for my family. Emergency vehicles could not use the road when the fire was across the street from my condo and then right off the 101S this last year. How safe is that for anyone?! These are things to consider for concerned residents on Las Virgenes. Do not build any hotels or luxury whatever on open beautiful space we have left in our stuffed city.

Marilyn Overholt  
Las Virgenes Townhomes

Sent from my iPad



**From:** [Clariza Mullins](#)  
**To:** [info](#); [Michael Klein](#)  
**Subject:** Rondell Street Park and Ride  
**Date:** Monday, December 28, 2015 9:11:41 AM

---

As a commuter to downtown LA, I have been using the Las Virgenes stop of the commuter express for the past four years. It will be a detriment to many bus riders if only six parking spaces are allotted in the location. More spaces are needed and the ever worsening traffic and commute is helped when individual drivers can carpool or take the bus.

Sincerely,  
Clariza Mullins

--

*Clariza L. Mullins, CTP*  
[clariza.mullins@gmail.com](mailto:clariza.mullins@gmail.com)  
US Cell: 310-749-7440  
Phone: 818-991-7202

Non-CEQA  
Public Correspondence

Letters Pro

La Paz Restaurant  
4505 Las Virgenes Rd. #101  
Calabasas, CA 91302

City of Calabasas  
Attn: Michael Klein  
Re: Rondell Hotel Development  
100 Civic Center Way  
Calabasas, CA 91302

1/20/16

Dear Mr. Klein,

I am writing on behalf of La Paz Restaurant to express our support for the proposed Rondell Hotel on Las Virgenes Road. We are enthusiastic about the added business that will come from the neighboring 127 room hotel, especially since there will be no dining facilities on site. Additionally we think the design and location of the hotel right off the 101 freeway represents a big improvement to the area. We look forward to it!

Sincerely,

Oscar Iturralde



RECEIVED

JAN 26 2016

COMMUNITY DEVELOPMENT  
PLANNING DEPT

RECEIVED

JAN 26 2016

COMMUNITY DEVELOPMENT  
PLANNING DEPT

**From:** [Yamashita, Tom](#)  
**To:** [Michael Klein](#)  
**Cc:** [Rob Fisher](#); [Tomita, Ila](#); [Ramirez, Mike](#)  
**Subject:** Calabasas Planning Commision for the Rondell Hotel project  
**Date:** Wednesday, January 13, 2016 10:12:42 AM

---

Dear Mr. Klein,

I understand from Rob Fisher that the City of Calabasas is reviewing plans to build a new hotel on Las Virgenes Road. As the Sr. Human Resources Director we have employee and customer training as well as meetings in our Calabasas office and would fully support an additional hotel in the area. This location would be particularly interesting to us as it is close to our office. Also, the close proximity to places to eat is especially beneficial for our international guests as they do not drive rental cars.

If you should have any questions, please feel free to contact me.

Best regards,  
Tom



**Tom Yamashita**  
*Sr. Director of Human Resources*  
main (818) 676-2505  
mobile (818) 415-2313  
[tom.yamashita@spirent.com](mailto:tom.yamashita@spirent.com)  
[www.spirent.com](http://www.spirent.com)

Spirent Communications  
27349 Agoura Road  
Calabasas, CA 91301

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Tel No. +44 (0) 1293 767676  
Fax No. +44 (0) 1293 767677

Registered in England Number 470893  
Registered at Northwood Park, Gatwick Road, Crawley, West Sussex, RH10 9XN, United Kingdom.

Or if within the US,

Spirent Communications,  
27349 Agoura Road, Calabasas, CA, 91301, USA.  
Tel No. 1-818-676-2300

**From:** [Susanne J WHIMS](#)  
**To:** [Michael Klein](#)  
**Cc:** [rfisher@weintraubre.com](mailto:rfisher@weintraubre.com); **ANDY J JENTIS**  
**Subject:** Letter of support for Rondell Hotel Development  
**Date:** Thursday, January 14, 2016 1:49:46 PM

---

Dear Mr. Klein,

I am writing on behalf of ALE USA, Inc. to express our support the for planned Rondell Hotel on Las Virgenes Road. Our offices are located close by and we have employees visiting from other countries and also business partners and customers who visit our facility on a regular basis.

The planned hotel location is within walking distance of our offices, since the nearest hotel is several miles away. This new development would be a welcome addition.

Regards,

Susanne

SUSANNE WHIMS  
HR ADVISOR  
ALE USA, Inc.  
26801 W. Agoura Road  
Calabasas, CA 91301, USA.  
+1.818.878.5021 office  
+1.818.292.3738 mobile

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**From:** [REDACTED] on behalf of Meny Atias  
**To:** Michael Klein  
**Subject:** Re: Rondell Hotel Development  
**Date:** Monday, January 18, 2016 7:12:57 AM

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Dear Mr. Klein,

**I am writing on behalf of Keller Williams Calabasas to express our support for the planned Rondell Hotel on Las Virgenes Road.**

- The hotel limits the development footprint on space zoned for commercial/retail use by incorporating a unified design that hugs the mountainside to restrict lot coverage and view blockage.
- Traffic will primarily be circulated through the Las Virgenes exit off the 101 freeway since the hotel sits just to its south. The flow of hotel guests will therefore not further crowd the Las Virgenes corridor.
- A hotel represents a much lower impact to traffic as opposed to a retail center/strip mall that would attract a range of visitors to various business throughout the day.
- Access to the historic De Anza Trail will be significantly improved. Along with signage improvements to the trailhead, there will be dedicated parking for hikers and cyclists, a hitching post for equestrian use, watering station for hikers and their pets, shaded seating, ADA ramped access to the trail and lush landscaping to attract a butterfly garden.
- The hotel will generate significant revenue for the city of Calabasas through the transit occupancy tax (TOT). Unlike sales tax, all money collected under the 12% TOT tax will go directly to the city and will be spent according to the needs of the community. Groups such as seniors, local schools, community parks, etc. will directly benefit from these added recourses on an annual basis.
- By being a limited service hotel, the development will directly benefit local business in the community. Since the hotel does not provide a dining option, guests will naturally support nearby restaurants and grocery stores during their stay.
- The development will significantly limit the removal of dirt since the site was partially developed in the 1980s and since all parking will be provided above ground.

Thank you.

Sincerely,

Meny Atias

--

**Meny Atias REALTOR®**

**CEO / Team Leader - KW Calabasas**

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January 19, 2016

*Dear Mr. Klein,*

*The Calabasas Chamber of Commerce is pleased to offer this letter in support of the Rondell Hotel development project. We are enthusiastic by the prospect of another hotel on the Eastside of Calabasas to better serve the demand of our growing business community. This hotel will be of particular assistance to the several national businesses headquartered in Calabasas. By having another option in the area, not only will our local businesses benefit from added customers but the city will gain additional tax revenue.*

*We welcome responsible development that balances thoughtful building while promoting green space and supporting an active lifestyle in our community. The thoughtful design along with a color scheme that matches the natural surroundings will improve the aesthetic of the area. Additionally the improved trail access, dedicated parking and added amenities will further encourage residents and visitors alike to explore the historic De Anza Trail.*

*The Calabasas Chamber of Commerce Board of Directors supports this project and we look forward to enjoying the many enhancements the Rondell Hotel will bring to Calabasas.*

Sincerely,

A handwritten signature in black ink, appearing to read "B. Karl".

Bridget Karl  
President/CEO  
Calabasas Chamber of Commerce

**From:** [Jon Tice-CMMI](#)  
**To:** [Michael Klein](#)  
**Cc:** "Rob Fisher"  
**Subject:** RE: Rondell Oasis Hotel Project - oppose  
**Date:** Thursday, January 21, 2016 4:55:42 PM

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Hi Mr. Klein,

Rob Fisher from Weintraub Real Estate Group reached out to me to discuss any concerns I had over the Rondell Oasis Hotel project.

My email to you was based on concerns I had regarding De Anza Park, which is further south and across Las Virgenes Road. The hotel will not be affecting this area. Although the proposed hotel site is near part of the De Anza Trail, it sounds like they are making an effort to mitigate any adverse effects.

I am withdrawing my opposition to this project, pending any environmental impact reports.

Thank you,

Jon Tice

**From:** Michael Klein [mailto:mklein@cityofcalabasas.com]  
**Sent:** Monday, December 07, 2015 9:55 AM  
**To:** Jon Tice-CMMI [REDACTED]  
**Subject:** RE: Rondell Oasis Hotel Project - oppose

Good morning Mr. Tice --

Thank you for your comments regarding the Rondell Oasis Hotel Project Draft IS/MND. Your comments will be included in the Final MND for review by the decision makers. Updated project information and the final MND will be posted here: <http://www.cityofcalabasas.com/projects/rondell-oasis-hotel.html> . Also, if you have not already done so, I would encourage you to sign up for email notifications for Planning Commission and City Council agendas here: <http://www.cityofcalabasas.com/email-notification.html> . Additionally, you can provide me with your mailing address if you would like to receive the public hearing notices for this project in the mail.

Sincerely,

Michael Klein  
Planner  
City of Calabasas, CA  
Tel: (818) 224-1710  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

---

**From:** Jon Tice-CMMI [REDACTED]

**Sent:** Friday, December 04, 2015 9:31 AM  
**To:** Michael Klein  
**Subject:** Rondell Oasis Hotel Project - oppose

Dear Mr. Klein,

I have just learned of the Rondell Oasis Hotel Project that is to be situated on the the east side of Las Virgenes Road, immediately south of the 101 freeway. This project would block access to the popular Juan Bautista de Anza Historic Trail that was used by the missionaries over 200 years ago when traveling up the coast of California, and eliminate the current large parking area at the trailhead. The few parking spots that the developers plan to provide for trailhead parking would not be nearly adequate for the number of people who like to use it. Currently this is the only parking area for accessing this historic trail and the New Millennium Loop trail system that is large enough for equestrians with their horse trailers, so the project would completely eliminate their access.

The city of Calabasas' conclusion that a full environmental impact report is not needed for this project is incorrect in my view. I urge the city to require a full Environmental Impact Report for this project!

***Regardless of the Environmental Impact Report, proceeding with this project will severely impact one of the few places that the public can access hiking, running, and biking trails. One of the highlights of living in or near Calabasas is the access to the outdoors. Let's not ruin that for us and future generations. Members of our running club, the New Basin Blues, as well as countless other individuals, depend on this trail access to get out in nature and enjoy the outdoors. Please do what you can to block this project. Thank you!***

Sincerely,  
Jon Tice  
(818) 590-2992



January 21, 2016

*Dear Mr. Klein,*

I am writing on behalf of Sagebrush Cantina to express our support for the planned Rondell Hotel on Las Virgenes Road. By being a limited service hotel, the development will directly benefit local business in the community. Since the hotel does not provide a dining option, guests will naturally support nearby restaurants and grocery stores during their stay. The hotel will also generate significant revenue for the city of Calabasas through the transit occupancy tax (TOT). Unlike sales tax, all money collected under the 12% TOT tax will go directly to the city and will be spent according to the needs of the community. Groups such as seniors, local schools, community parks, etc. will directly benefit from these added recourses on an annual basis.

*Thank you.*

*Sincerely,*

A handwritten signature in cursive script that reads "Charlie Halstead".

Charlie Halstead  
General Manager

Sagebrush Cantina  
23527 Calabasas Road Calabasas, CA 91302  
PH: 818-222-6062 / Fax: 818-222-4642  
[www.sagebrushcantina.com](http://www.sagebrushcantina.com) / [sagebrush@sagebrushcantina.com](mailto:sagebrush@sagebrushcantina.com)



**From:** [Jackson Fox](#)  
**To:** [Michael Klein](#)  
**Cc:** [rfisher@weintraubre.com](mailto:rfisher@weintraubre.com)  
**Subject:** Re: Rondell Hotel Development  
**Date:** Friday, January 22, 2016 9:24:33 PM

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Dear Mr. Klein,

I am writing on behalf of Industry Bar and Grill to express our support for the planned Rondell Hotel on Las Virgenes Road. By being a limited service hotel, the development will directly benefit local business in the community. Since the hotel does not provide a dining option, guests will naturally support nearby restaurants and grocery stores during their stay. As the city is aware, the Summit Shopping center is struggling to find audience necessary to ensure the survival and longevity of our businesses. We need the benefits provided by this new development.

Thank you.

Jackson Fox  
Bar Manager  
Industry Bar & Grill

**From:** [jody.erenberg](#)  
**To:** [Michael Klein](#)  
**Subject:** Rondell Hotel Support  
**Date:** Saturday, January 23, 2016 1:57:41 PM

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I love Calabasas and think that this development is the perfect proposal for this site. I understand that the project requires a height variance but since the developer is only proposing to build on roughly 10% of the lot footprint then I think the variance is clearly justified. Mr. Weintraub and his team have shown that they're dedicated to meeting with the community as often as we please and tweaking the plan whenever possible per our requests. I think that is very rare in the world of development and thus want to send my support to his proposed project.

Sincerely,

*Jody Erenberg*

**From:** [Seth Siegel](#)  
**To:** [Michael Klein](#)  
**Subject:** Rondell Hotel  
**Date:** Monday, January 25, 2016 9:33:00 AM

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Hello,

I am writing to support the planned Rondell Hotel development project. As an avid hiker of the Santa Monica Mountains, I was at first concerned when I heard a hotel was going up next to the De Anza trail. However, after learning more about the project from the website, I have changed my mind. The number of additions and improvements to the trail will be very helpful. I also think that the design looks good for the surrounding area.

--

Seth Siegel  
[sethcourtneysiegel@gmail.com](mailto:sethcourtneysiegel@gmail.com)  
504.376.5090



**From:** [Maureen Tamuri](#)  
**To:** [Deborah Sweeney](#)  
**Cc:** [Michael Klein](#); [Tom Bartlett](#)  
**Subject:** Re: Rondell Hotel project on Las Virgenes Road.  
**Date:** Monday, January 25, 2016 6:38:15 PM

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Thank you for your comments, which we will provide to the Planning Commission.

On Jan 25, 2016, at 6:11 PM, Deborah Sweeney <[DSweeney@mycorporation.com](mailto:DSweeney@mycorporation.com)> wrote:

Good evening, Ms. Tamuri.

I am a local business owner who is writing in support of the Rondell Hotel project on Las Virgenes Road.

I feel that the hotel has the following benefits:

- New hotel accommodations for our family and business visitors - Marriott Springhill suites will be the operator
- Increased tax revenue ~ At a 70% occupancy, the 12% tax revenue will go directly to the city for approximately an income of \$500,000...It will help to provide services and enhancements to our city.
- Improvement of an already disturbed site ~ the current dirt road a "parking lot" is an eyesore
- Less traffic than the surrounding fast food, gas stations and strip malls
- Almost direct access to the freeway off ramp thus not adding additional traffic to the Las Virgenes Road corridor
- Improved access to the De Anza Trail head
- Increased business for the nearby restaurants

Please feel free to reach out with any questions.

With best regards,  
Deborah Sweeney

<image001.jpg>

**Deborah Sweeney, CEO**

[dsweeney@mycorporation.com](mailto:dsweeney@mycorporation.com)

818.224.7639 | 23586 Calabasas Rd., Suite 102, Calabasas, CA 91302

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**From:** Tyler Umans  
**To:** Michael Klein  
**Subject:** Re: Rondell Hotel Development  
**Date:** Tuesday, January 26, 2016 2:24:06 PM

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Dear Mr. Klein,

I am writing to express my support for the planned Rondell Hotel on Las Virgenes Road. I support the hotel because it will generate significant revenue for the city of Calabasas and it will provide better access to the De Anza Trail. As for the traffic, it will be very limited as opposed to a strip mall or retail center and will be circulated close to the freeway.

Thank you.

Sincerely,

Tyler Umans