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FEB 05 2016

COMMUNITY DEVELOPMENT
PLANNING DEPT

February 1, 2016

Michael Klein
Planner
City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

**Re: Rondell Road Hotel
Weintraub Real Estate Group**

Dear Mr. Klein:

I am the founder and Principal of Lee & Associates/L.A. North-Ventura headquartered in Calabasas. I am writing you today to voice my support for the planned Spring Hill Suites Hotel by Marriott located on what is now Rondell Road and Las Virgenes Road in the city of Calabasas. Our firm has been located in Calabasas for over ten years and at our present location on Mureau Road for over six years. We are located less than ½ mile from the site of the proposed hotel. The thoughtfulness that has been put into the design of this project has been unprecedented. As you know the site has some challenges due to the terrain, easements and the trailhead located adjacent to the property. The Weintraub Real Estate Group has been very sensitive to these challenges and has made sure that the desires of the community have been thoroughly satisfied. Once the project has been completed the use of the adjacent trail will be enhanced and the overall beauty of the site will be greatly improved. In addition the hotel will be of great service to the myriad number of businesses that are located on both sides of Highway 101 between Las Virgenes Road and Liberty Canyon. Lastly since it is a "limited service" hotel concept it will not compete with the established retail businesses in the area.

I look forward to this much needed project being approved later this week.

Sincerely,



John Battle, SIOR
Principal

FEB 04 2015

LETTER INTENDED FOR PUBLIC RECORD

COMMUNITY DEVELOPMENT
PLANNING DEPT.

I was at the planning commission last night with the intention of speaking in support of the project, however, upon filling out my speaker card and telling a fellow Calabasas resident that I was in support of the project I quickly began to feel very uncomfortable and intimidated as I noticed people whispering and pointing in my direction. Although I found this very unsettling I still took my seat with the intention of vocalizing my support until about half way through when there was an elderly women speaking in favor and over my shoulder I heard someone say "any supporters of this stupid project better watch out." Further I noticed when that very same speaker went to return to her seat that people were trying to deny her the seat which she was previously sitting in. After this I quickly left because I didn't want my neighbors and fellow parents at my children's school to hear my position on the project.

Upon leaving I also texted multiple other supporters who were there that night to alert them of my experience and was very unpleasantly notified that they had all left due to similar experiences. A fellow parent at my Children's school who also wishes to remain anonymous explained to me that when filling out her speaker card she felt two people staring over her shoulder and after she noted "support" she was immediately scolded to the point where she left with her card so that nobody else was able to connect her name with the project.

I understand that emotions can run high during times when people feel passionately about something but last night was something I never thought I'd experience in Calabasas. People move here to experience the warm and welcoming neighborly feeling, however, last night resembled more of a hateful coalition comprised of people trying to manipulate the community's feeling of a great project. I'm not sure how to properly manage this for future meetings but after I learned the public comment period had been extended I felt it was necessary for this letter to be read into the public record. Thank you and please use this letter to show support for the proposed Rondell Hotel from myself and the many other Calabasas residents who unfortunately feel the need to remain anonymous.

Michael Klein

From: Rayyan Al-jehani [REDACTED]
Sent: Thursday, February 04, 2016 5:39 PM
To: Maureen Tamuri; Michael Klein
Subject: Support letter for the planned Rondell Hotel

Dear Mr. Klein,

I am writing to express our support for the planned Rondell Hotel on Las Virgenes Road. We have a lot of reasons for our support to this project, but here are most important ones:

- 1- 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.
- 2- 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.

Thank you.

Best wishes,

Rayyan M. Al-Jehani
MBA Candidate at Pepperdine University
phone: 323-790-9820

Michael Klein

From: Tamiko [REDACTED]
Sent: Thursday, February 04, 2016 2:11 PM
To: Michael Klein
Subject: Rondel Hotel project

Please forward my message to the City Council.

I attended the City Council meeting last night. I just became aware of the number of projects slated for La Virgenes Rd. I find it outrageous to have so much construction planned for our valuable scenic corridor along with the Lost Hills and Las Virgenes road work. It feels like years of construction turmoil for our already grid-locked passage to our jobs, schools, shopping and daily necessary car trips. Many times I have had to go the opposite way of my destination to another on ramp just to access the freeway. I can't understand why the Planning Commission and City Council would have so little regard and consideration for the residents on the "west Side" of Calabasas. We are already getting the impact from the road-works and massive grading from impossible traffic jams to an increase of wild life entering our neighborhoods, from rats to coyotes. This Spring and Summer will bring more rattle snakes into our living spaces. Too many projects, and too large for our community scale. Please lower the height of the Rondell hotel project. Stagger the construction schedules of all the projects on Las Virgenes so that our neighborhood is not burdened with one construction site after another as well as the road work.

Tamiko Fuote

From: David Brooke [REDACTED]
Sent: Thursday, February 04, 2016 10:52 AM
To: info
Subject: Proposed hotel

My name is David Brooke and I live at 26006 Edenpark Dr. Calabasas, CA. I'm am writing to voice my strong opposition to the proposed hotel that is being taken under consideration at the city council. I'm am caring for my 86 year old mother in-law who has been lived here since the house was built new in 1968. It breaks her heart to see the beautiful hills of Calabasas blocked by needless hotels that can be built in better, less intrusive areas. Please vote no to the hotels. The residential area proposed (without the hotel) is more exceptable. Thank you

Maureen Tamuri

From: Wendy Zimmerman [REDACTED]
Sent: Thursday, February 04, 2016 2:26 PM
To: Michael Klein
Cc: info; Maureen Tamuri; Tony Coroaalles; Dshapiro012512@gmail.com; aliciaweintraub@earthlink.net; jrbozajian@earthlink.net; Fred Gaines; maureredge@gmail.com
Subject: Planning Commission Public Hearings Re Rondell Oasis

Dear City of Calabasas,

I am writing to you because I was dismayed and appalled by the City's blatant diversion of public comment time to City Planner time at last night's (February 3, 2016) "public hearing" regarding the Rondell Oasis Hotel before the Planning Commission.

According to the agenda, the public portion of the meeting was to begin following short formalities at approximately 6:15 PM. The Council Chambers were filled and a fairly large overflow section was set up outside--clearly the public wanted to be heard. Instead of opening the floor to the public comments--the documents and information had been made available ahead of time, the entire noticed time (except for an extended courtesy for one pro-hotel speaker which was essentially a commercial for the hotel by a woman who holds another position with the city) was denied to the public who was forced to sit through an extremely long, drawn out, dull and repetitive presentation by the City Planning Department. The nuts and bolts of this presentation, which was so long that the Chair called for a 10 minute recess before it was done, could have been completed in 10 - 15 minutes and presented as a courtesy summary to make sure everyone had seen the location and understood the gist of the proposed hotel. If this tedious and biased presentation was done for the Commission's benefit, they should have heard this long commercial (it was all decidedly pro hotel and the message was that it was acceptable for the City to ignore the plan guidelines because the hotel would bring in revenue) at a separate meeting prior to the public hearings. It was not reasonable to make the public wait over an hour and half to have their say. This tactic and wasting of the attendee's time is rude, insulting, and the message the attendees received was that their time was not important. Further, my seatmates in the gallery and I all felt that the delay in public comment time was done deliberately to chase away many who wanted to speak because they could not stay late. We already knew what the project entailed and what aspects we wanted to present to the Planning Commission.

In an attempt to cover the farce, the planning commission members decided to postpone their questions to staff until "Part 2" of the hearings that will be held this evening (February 4, 2016). The public was not invited to question staff.

At least 70 people turned in speaker cards. That number alone speaks volumes regarding public concern about Rondell. Thus, the commission and staff knew from the number of cards and the size of the audience that the project is important to them. But the "public comment" portion of the meeting did not begin until at least 8:30 PM which was the noticed ending for the meeting. At this time, because of of the late hour and number of speakers, our comments were limited to a mere TWO minutes each, not even the customary three. What an insult to the people of Calabasas and others, like myself who are concerned enough about the detriment to the area to speak out against the project. I live in Newbury Park and enjoy trails all over the Conejo Valley. The meeting went until after 10:00 PM. Quite a few persons who had filled out speaker cards had not been able to stay that late. Hopefully they will be able to return and have their say tonight.

We were told by the Chair that if we spoke last night we cannot come back this evening and speak again to finish our comments. One of the reasons I am sending this email. Some speakers gave their "two minutes" to others to incorporate their positions. Some dropped off copies of their comments instead of waiting to speak. I did not have time to address this procedural violation during my two minutes at the podium. However, after taking time to think about it, I cannot let the City's disrespect for the people slide. Shame on you.

I am also writing this because two minutes was not enough time to voice all of my concerns which are primarily related to the proposed trail access being hostile to cyclists and equestrians and not having sufficient parking for all who use the trails in that area, obstruction of views, and detriment to the environment.

The "5 parking spaces designated for trail use" concession is not adequate. For an example of how popular hiking is, the Calabasas Day Hikers meet up group has over 2,000 members. They don't all hike at the same time and place, but the fact that this group based in Calabasas has so many members, and there are many others with just as many if not more members who also hike in the area, tells you that trail related activities are important to them and that supporting them should be important to the Cities where the trails are: Five spaces are not enough and won't work--people will park wherever in a big lot. Trail users shouldn't have to go through hotel property to get to the trail, and the public's right to explore the area and utilize historic trails as part of our system throughout the Conejo Valley must be protected.

The City speaker indicated low trail use. Nonsense. The New Millenium Trail is rapidly gaining in popularity with hikers and links to other important area trails. It not just about the "Anza" trail which has historical and educational significance. Outdoor exercise leads to better mental and physical health. We need to see and experience open spaces and be out in nature and our communities have a duty to provide this for the people, not to take it away. We feel noticeably better and happier after spending time on the trail. We need to counter our indoor and small view time with big natural views. There is much to be said for the benefits of having a green gateway to the West side of your city. The residents want to see and enjoy the hillside, not a hotel they don't need and which won't provide any benefits to their families. You have enough hotels, make them better.

I am also opposed to the added congestion on Las Virgenes (another traffic light will cause even longer delays). Quite a few speakers were also opposed to congestion and stoppages that ingress/egress for a hotel would create.

I pointed out that the speakers before me, in addition to opposing the hotel have asked you to provide them with an area that would serve their needs as residents. This hotel is aimed at serving the needs of a few visitors who are in the area for business and provides no public amenities like meeting rooms or a restaurant. There are enough hotel rooms in the area. They want the land to be used for purposes that enhance their quality of life. This project will not do that.

The residents do seem to support a better park and ride lot, perhaps some additional public transportation that could hub from that location, and a park to enhance the trail experience and provide a place for local picnics or other recreational use. The heavy traffic on the grade makes it undesirable to have to go around the long way to get to the other end of the trail. Why should your residents on the West side have to go over the hill when they have an area that could serve them well there?

Additionally, people who come to the area to hike and ride (bikes or horses) also shop at the nearby stores and eat at the nearby restaurants. I have done that quite a few times, so do many others. The City will benefit from making this land more attractive to such lower impact/more environmentally friendly visitors. They can and do, spend money at local businesses.

You owe the people of your City a huge apology for putting them off, disrespecting their time, and denying them meaningful discussion with those who will make the decisions on whether or not the hotel will be built,

and if so, how it will be built. Based upon the comments I heard last night, there is a lot of opposition to the project and the Hotel and City are not addressing alternatives that would have to be addressed if a full environmental impact report (EIR) had been done as requested by myself and others. Why the developer seems to think that if he must delete a story he should automatically be granted a larger footprint on the site is not a reasonable alternative. There is also no automatic conclusion that the alternative to the hotel would be more shopping and more traffic. Do not fall for these ploys. You have many options and plenty of time to come up with a better plan.

The public has the right to be heard and to have a meaningful dialogue (two way discussion) with its government regarding this development. To remedy the problems created by last night's denial of the timely right to be heard, I strongly recommend that the City set up and properly notice a (third) and public centered hearing allowing for questions and answers regarding this project before you go forward. (Think town hall.) The hearing that I attended on February 3 was woefully inadequate. A long City staff presentation on why the City should approve the project does not equal a public hearing at which the focus is to be on what members of the community have to say. You owe this to your residents, and quite frankly, it is not too much to ask. They clearly have a lot to say about if and how the Rondell project should or should not proceed. You have a duty to listen, to give them a full opportunity to be heard, and to consider all sides carefully so that you can act in their best interests.

I hope that you will take these comments to heart and see your way to better serving your residents. It is obvious that they care about the quality of their lives in Calabasas. As their elected and appointed governmental persons, you have a duty to fulfill your governmental and human obligations to them. Please don't let us down.

Sincerely,

Wendy Zimmerman

An active trail user throughout the Conejo Valley who worked in Calabasas for over five years
Newbury Park, CA

Michael Klein

From: jody erenberg [REDACTED]
Sent: Thursday, February 04, 2016 11:27 AM
To: Michael Klein
Subject: RE: Rondell Hotel Support

Hi Michael,

Thank you for your response. I understand that the public comment period has been extended. I am unfortunately still unavailable to attend tonight's meeting; could you please make sure my original email (below) is read by one of the commissioners into the public record?

Thank you,

Jody Erenberg

From: Michael Klein <mklein@cityofcalabasas.com>
Date: January 25, 2016 at 1:00:53 PM PST
To: jody erenberg [REDACTED]
Subject: RE: Rondell Hotel Support

Hi Ms. Erenberg,

Thank you for your comments regarding the Rondell Oasis Hotel. Your comments will be included in the staff report for review by the decision makers. Updated project information 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, would you like me to add you to the mailing list to receive future public hearing notices for this project in the mail?

Sincerely,

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

From: jody erenberg [REDACTED]
Sent: Saturday, January 23, 2016 2:03 PM
To: Michael Klein
Subject: Rondell Hotel Support

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



02/04/2016

Rondell Hotel Development

Dear Mr. Klein,

We are writing on behalf of Salon Nuuvo, the Calabasas Chamber of Commerce Business of the Year 2015. We would like to express our support for the planned Rondell Hotel on Las Virgenes Road.

We kindly ask that our letter be read out this evening, during the public comments period in the discussion.

Having spent time working with the Calabasas Chamber of Commerce, and The City of Calabasas over the past year to update the signage ordinances in Calabasas, we are both familiar with this project.

As local business owners, we are excited that the planned project will be a limited service hotel, as the development will directly benefit local business. Since the hotel does not provide a dining option or beautification services, guests will naturally support nearby restaurants, grocery stores and the beauty salons during their stay. We expect increased walk through traffic in The Summit, so I believe all the businesses located there, will be extra supportive of this development.

Another point worth nothing is the financial benefit to the City of Calabasas, as the hotel will generate significant revenue for the City of Calabasas through the transit occupancy tax (TOT) stipulation. 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 resources on an annual basis.

We believe there are numerous benefits to The City of Calabasas approving this project, so on behalf of Salon Nuuvo, we wholeheartedly give our backing to a YES vote for the Rondell Hotel Development.

Sincerely,

Raychel and Audley Harrison.

Salon Nuuvo

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FEB 04 2016

**CITY OF CALABASAS
PLANNING DEPT.**

Hi,

I will be at the Planning Commission meeting tomorrow, but I probably cannot attend on Thursday. In case I am not able to comment at the meeting, I wanted to send my comments, below, to all of you. I have also asked my friends to come to the meeting and/or email you, so that their voices (pro or con) can be heard.

Stephanie
++++

Dear Planning Commission and City Council,

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CITY OF CALABASAS
PLANNING DEPT.

As a resident of Calabasas since 1997 and an involved community member, I am in FAVOR of the Rondell hotel project. I met with the developer several times and asked many questions before arriving at the decision to favor the project.

Here is my reasoning:

- (1) The story poles up now show the hotel will not cut into the hillside, and will be as well-placed as any project on that parcel could be. I appreciate the steps the developer has taken to minimize harm to the beautiful hillside and to give us a building that fits as much as possible with the environment.
- (2) I know how much the City needs the tax revenue this project will generate, especially now that we have lost \$650,000 a year in tax income from Spirent and Acura, and continue to incur the large and increasing costs for the Senior Center. I am perfectly comfortable saying we should allow a reasonable use of a parcel practically on the freeway to generate the income we need for the programs our residents desire (and demand).
- (3) The proposal includes a much-needed nicer hotel and restaurant for Calabasas. We have a desperate need for more guest lodging and restaurants. As it is now, Woodland Hills and Agoura get a large amount of income from visitors to Calabasas, and residents too, and our guests have to spend more time on the 101 and less time with us.
- (4) I do not want to deny a good project, and thereby revert to something over which we have less control. I like the revisions made to this project, and would much rather we work with the developer for any additional changes needed than to deny this and start over with another larger project.
- (5) We need to be more open to new things in Calabasas, or we will continue to lose young families and thriving businesses to Agoura, which has many nice new developments, including restaurants and hotels. My neighborhood has lost four families to Agoura just in the last six months, all because they were tired of the lack of amenities in Calabasas but wanted to remain in LVUSD.

Of course, I am not in favor of developing every inch of Calabasas, especially our beautiful hillsides, but we need to allow careful and thoughtful development, like the Rondell project.

Stephanie Williams

Stephanie Williams

818-312-0796

stephaniewilliams1000@gmail.com

Michael Klein

From: Yamashita, Tom [REDACTED]
Sent: Thursday, February 04, 2016 12:24 PM
To: Michael Klein; Maureen Tamuri
Cc: Rob Fisher (rfisher@weintraubre.com)
Subject: Rondell Hotel Project
Attachments: Calabasas Planning Commission for the Rondell Hotel project

To whom it may concern;

I was unable to attend the hearing last night and unfortunately cannot make it tonight either. If possible could you please have the attached email read into the record by staff or the chair of the planning commission as it would be valuable to have another hotel in the area.

Best regards,

Tom



Tom Yamashita
Sr. Director of Human Resources
main (818) 676-2505
mobile (818) 415-2313
tom.yamashita@spirent.com
www.spirent.com

Spirent Communications
27349 Agoura Road
Calabasas, CA 91301

Michael Klein

From: Yamashita, Tom [REDACTED]
Sent: Wednesday, January 13, 2016 10:13 AM
To: Michael Klein
Cc: Rob Fisher; Tomita, Ila; Ramirez, Mike
Subject: Calabasas Planning Commision for the Rondell Hotel project

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
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FEB 04 2016

CITY OF CALABASAS
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February 4, 2016

Dear City Commissioners,

Wednesday evening's Public Hearing on the Rondell Oasis Hotel is an excellent example for why stats class is important. We heard a lot of stats; very few of those were bullet proof.

We heard about a TOT based on 90% occupancy and \$125 ADR from Mr. Klein. Several minutes later, we heard about minimal traffic impact and a great deal of extra parking based on 65-70% occupancy, for the same hotel.

In another comparison of statistics and lack thereof, we were presented with the statistics of the hotel's traffic versus a shopping center. The implication being the shopping center is a bad idea, because traffic would be terrible. We were not also provided with the financial gain to the city of the shopping center. It was argued that the TOT makes the traffic of the hotel worth it, but an alternative of perhaps more financial gain of the shopping center was not presented. Perhaps a shopping center is more worthy of a traffic burden?

We heard about new jobs the hotel would bring to the community. We did not hear about how those folks would also add to the traffic and parking issues, because not a single employee would actually live or spend in Calabasas.

We heard about how the peak parking times would not impact the park and ride, because it is night versus day parking. This is not the case when the bus leaves at 6:30 a.m., but check-out is not until 11 a.m. This also is not the case on the weekends during the peak summer months when the hotel will be at a higher occupancy, right when the community of Calabasas wants to utilize its hiking trails.

We heard that Mr. Weintraub spoke to all of the businesses in Calabasas. No one called me, least of all Mr. Weintraub. No call The Anza's owner, who like Mr. Weintraub's organization is based in Malibu. No one asked The Anza if our occupancy and ADR can sustain the hit of another hotel. No one asked The Anza which local accounts produce in the city and which go to Agoura Hills or why. No one asked The Anza what kind of impact bringing an additional 474 rooms over the next few years would have on occupancy, what more than doubling the hotel rooms in the city would do. No one asked The Anza how Bank of America leaving Calabasas has impacted the market's occupancy. No one seems to care they left a big, empty campus behind. We seem to be more concerned with hotel rooms' TOT than filling the existing commercial space. This is the same space driving the demand for hotel rooms.

On that note, we heard all the hotels in Calabasas are sold out and businesses can never get rooms. Businesses can get rooms and do get rooms, Porter Ranch asterisk aside. Businesses also are playing to Mr. Weintraub's argument, because additional rooms in the market lowers the rate. Odd, none of those businesses cared enough about his argument to show up on his behalf.

THEANZAHOTEL.COM

23627 Calabasas Road • Calabasas, California 91302 • p 818-222-5300 • f 818-591-0870 • r 800-546-1819

THE
ANZA
A CALABASAS HOTEL

I am not a resident of Calabasas, but I do spend a great deal of my waking hours working for a Calabasas 'TOT-paying business. I do represent forty full-time associates whose income is directly related to occupancy. I am dialed in on the market. I do care enough to spend hours of my time hearing from the community. Opening the floodgates to more hotel rooms is not the be-all end-all fix. One more hotel that fits within the city's plan? Sure. Three and half more that arrogantly and unapologetically break all the rules? Mistake.

Respectfully,



Lauren DeBoalt
General Manager, The Anza Hotel



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CITY OF CALABASAS
PLANNING DEPT.

02/04/2016

Rondell Hotel Development

Dear Mr. Klein,

My name is Victor Grenner and I am writing on behalf of Erewhon Organic Grocer and Café. As a tenant in The Summit Center for almost two years now, I'd like to express my support for the Rondell Hotel Development.

We kindly ask that our letter be read out this evening, during the public comments period in the discussion.

It is my belief that if the planned project is to be approved, the surrounding businesses and centers will thrive. Not only will the hotel draw in guests with their offered amenities, but since it will be limited service, visitors will be encouraged to check out the local stores and see what the town has to offer. This not only includes The Summit and other centers, but also the Santa Monica National Recreation Park.

As Raychel and Audley Harrison addressed, the City will also benefit from this development. "The hotel will generate significant revenue for the City of Calabasas through the transit occupancy tax (TOT) stipulation. 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 resources on an annual basis."

Erewhon Organic Grocer fully supports this development and sees this project as an investment in the growth of Calabasas as whole.

Thank you for your time and consideration,

Victor M Grenner
Vice President
Erewhon Organic Grocer & Cafe



February 4, 2016

Dear Planning Commissioners,

Please accept my apologies for not being able to attend this evenings meeting, as it is **tax season**. I will have a fellow Board Member from the Calabasas Chamber of Commerce read this letter on my behalf.

This letter is in response to the Rondell Hotel Project and my thoughts on the project.

My office is located directly across from the project and I hope this hotel will be approved quickly. Our office building is almost fully leased and all of the retail shops on the lower level are in need of additional shoppers in the community. This project is a perfect solution to our area. Not only would the flow of people increase it will help the local restaurants and other area the retail stores.

Calabasas is a great draw for business and visitors and this project would support them and at the same time generate revenue for the city.

Sincerely,

David Glucksman
Certified Public Accountant

<http://www.glucksmancpa.com/Home>

David Glucksman
Certified Public Accountant
26500 W. Agoura Road, Suite 207
Calabasas, CA 91302
Office - (818) 880-5522
FAX - (818) 880-5588

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FEB 04 2016

CITY OF CALABASAS
PLANNING DEPT.

Michael Klein

From: [REDACTED]
Sent: Thursday, February 04, 2016 1:56 PM
To: Maureen Tamuri; Michael Klein
Subject: Rondell hearing

Good afternoon,

I attended the hearing last night and filled out a speaker card but was unable to stay for the whole meeting. Unfortunately I cannot attend tonight. I support the Rondell Hotel development project. Please have this email read into the record by staff or the chair of the planning commission. Thanks.

Meny Atias

--

Meny Atias REALTOR®

Team Leader - KW Calabasas

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Michael Klein

From: Hattie Arrington [REDACTED]
Sent: Thursday, February 04, 2016 4:17 PM
To: Maureen Tamuri; Michael Klein
Subject: Planned Rondell Hotel

Dear Mr. Klein,

I am writing to express my support for the Rondell Hotel. As you are well aware, new business stimulates our city's economy by generating additional revenues and new jobs. Additionally, Malibu has few hotels for tourists, so the addition of the Rondell Hotel would be welcomed by residents and visitors, further increasing the value of Malibu while increasing our national presence.

I hope for economic benefit and the welfare of Malibu City residents, you will strongly encourage the development of this hotel.

Thank you for your time.

Kind Regards,

Hattie Arrington

Michael Klein

From: [REDACTED] on behalf of David Zuckerman
[REDACTED]
Sent: Thursday, February 04, 2016 4:16 PM
To: Maureen Tamuri; Michael Klein
Subject: Rondell Hotel support

As a certified financial planner in the area I am often looking for viable hotel options in Calabasas for out of town clients. The proposed Marriott Hotel on Las Virgenes Road and Rondell would be a welcome addition. The amenities and proximity to the 101 Freeway make it very appealing. I urge you to support this project.

I was hoping to come to speak that the planning commission hearing but am unable to attend. Please read my letter of support aloud at the hearing tonight. Thank you.

David Zuckerman, CFP®, CIMA®
Principal
Zuckerman Capital Management, LLC
310.867.2778
310.867.2791 fax

IMPORTANT/CONFIDENTIAL: This message from Zuckerman Capital Management, LLC is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient (or authorized to act on behalf of the intended recipient) of this message, you may not disclose, forward, distribute, copy, or use this message or its contents. If you have received this communication in error, please notify us immediately by return e-mail and delete the original message from your e-mail system. Thank you.

Michael Klein

From: Josh Mendelsohn [REDACTED]
Sent: Thursday, February 04, 2016 3:25 PM
To: Maureen Tamuri; Michael Klein
Subject: Letter of support

To Whom It May Concern,

I am writing to express my full support for the Rondell Hotel on Las Virgenes Road.

The current state of the property is truly ugly. I truly feel that Calabasas could use a nice hotel and this space seems like a prime location for one. The lack of options in terms of nice places to stay in Calabasas is quite unfortunate and this project would go a long way towards filling that hole.

I had hoped to be able to come speak at the planning commission hearing last night or tonight but I do not have the time.

Please read my letter of support into the public record so that my voice can be heard.

Thank you,

Josh Mendelsohn

Maureen Tamuri

From: Sergio Martus [REDACTED]
Sent: Thursday, February 04, 2016 3:17 PM
To: Maureen Tamuri; Michael Klein
Subject: Letter of Support for Rondell Hotel Project

I was unable to attend the hearing last night and unfortunately cannot make it tonight either. Please have the below letter of support read into the record by staff or the chair of the planning commission. Thank you!

Dear Mr. Klein,

I am writing to express my personal support for the planned Rondell Hotel on Las Virgenes Road. As a Pepperdine graduate student, I live very far from my family and there is always a question of where my relatives will stay when visiting. This hotel would be the perfect fit for not only me, but a large percentage of Pepperdine students as well.

Thank you.

Sincerely,

Sergio Martus



Proudly serving the Business Community for over 55 years

February 4, 2016

Dear Planning Commissioners,

I am in complete support of the Rondell Hotel development project. There is a need for another hotel on the Westside of Calabasas to better serve the demands of our growing business community. This hotel will be of particular assistance to the several National, International & Fortune 500 businesses headquartered in Calabasas. Not only is it an added benefit to having another option in the area to support local business and out of town family visitors but the city will gain added revenue keeping Calabasas beautiful.

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 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

RECEIVED

FEB 04 2016

CITY OF CALABASAS
PLANNING DEPT.




Proudly serving the Business Community for over 55 years!

City Planning Commission
Rondell Project
2/4/2016

I've lived in Calabasas for 18 years and raised three children in this community.
I have seen a lot of change and a lot of growth over the years.

It is imperative as a city we do not lose the revenue that the Rondell project will bring, if we are to continue to thrive as a community.

Sincerely,
Pamela Kissel

Membership Director
Calabasas Chamber of Commerce

RECEIVED

FEB 04 2016

**CITY OF CALABASAS
PLANNING DEPT.**



Proudly serving the Business Community for over 55 years!

February 4, 2016

Dear Planning Commissioners;

I am in support of the Rondell project. I believe the project will enhance the surrounding landscape with little to no impact on traffic.

The revenue is definitely a bonus.

Respectfully,

Jerome Vener, MD
Calabasas Chamber Board Member

RECEIVED

FEB 04 2016

CITY OF CALABASAS
PLANNING DEPT.



February 4, 2016

Dear Planning Commissioners:

I want to apologize for not being able to attend tonight's meeting. I am in full support of the Rondell project. I own a business in Calabasas, I coach for the Youth Basketball group, I volunteer for the Pumpkin Festival and Wine Festival, my children attend AC Stelle. All of these activities are great events supported by the City of Calabasas. With the loss of revenue from businesses leaving Calabasas, the slow pace of the annexation and the funding for operations for the Senior Center there has been a burden put on balancing the budget in the City. Anybody who lives in the City or is involved in the City would be affected by the budget not being able to be balanced; services would have to be cut. Nobody wants to see this happen, me most of all. Revenue needs to be increased for the City.

Sincerely

A handwritten signature in black ink that reads "Kirk A. Bell".

Kirk Bell

Kirk A. Bell, CFP®
Managing Member
Riverflow Wealth Management, LLC
Calabasas, CA 91372
(818) 224-2269
(818) 256-3001 fax
kbell@riverflowwm.com
www.riverflowwealthmanagement.com

RECEIVED

FEB 04 2016

CITY OF CALABASAS
PLANNING DEPT.

From: vibhu talwar [REDACTED]
Sent: Thursday, February 04, 2016 4:46 PM
To: Maureen Tamuri
Cc: Michael Klein
Subject: Rondell Hotel

I am writing express my support for the Rondell Hotel on Las Virgenes Road. I am frequently in Calabasas for work and have been consistently disappointed in the limited hotel options in the area. I recently was glad to see there is a proposed Marriott Spring Hill Suites right off the 101 Freeway. The plans for the hotel look great and I would be happy to have another option in the area. I urge the planning commission to vote in favor.

I hoped to be able to come speak at the planning commission hearing last night or tonight but can't make it because of family commitments. Please read my letter of support into the public record so that my voice can be heard.

**Public Comments for the Planning Commission
MND fore the Proposed Rondell Oasis Hotel
Feb. 3-4, 2016
Carl Ehrlich, a 50+-year Calabasas Resident**

RECEIVED

FEB 03 2016

**CITY OF CALABASAS
PLANNING DEPT.**

Introduction

In the development of the City of Calabasas General Plan, the property where the proposed Rondell Oasis is located was conceptually visualized as “Highway Commercial with Park and Ride.” But, as with the Canyon Oaks property just south along Las Virgenes Road, the plan developers weren’t concerned with the concepts of profit for the developers and revenue for the City nor actually building something. That’s very similar to concept cars developed for automobile shows – nobody has to worry about actually building them.

Presently, there have been a large number of concerns expressed about the proposed hotel and the development of its surrounding property. Many of the concerns about this development seem to be centered on the reaction to something “new.” The property itself went through a partial development over 20 years ago and then abandoned, leaving nothing but an unimproved and untended empty lot for all these years, including Rondell Road itself.

In the present environment, building anything there would be a change that would involve adjusting to the new element in the local vista. Many of the concerns expressed so far include the presumption of increased traffic (not so, as the MND report clearly states), blockage of access the Historic DeAnza Trail (not so, since a landscaped pathway to the existing trail and dedicated parking are part of the hotel’s landscaping plan, but truly questionable for access by emergency vehicles), lack of sufficient designated parking for commuters (true; there are only 6 spaces are designated for that parking in addition to 5 for trail parking).

The biggest concern, by far, is that the proposed hotel will be 4 stories high. That translates into a building that will be 50 feet high to the eaves and will be 60 feet overall. That exceeds the existing height restrictions expressed in the Calabasas General Plan, the Calabasas zoning code, and the Las Virgenes Gateway Master Plan. That element is the subject of this paper.

Discussion

The aforementioned deficiency, specifically the 4-story concept, could be eliminated by reducing the building to 3 stories. But that’s easier said than done. Last Spring, I introduced an alternate concept that extended the second and third stories to the northeast over the future parking lot and over the easement that exists on the property. That approach had the intent of retaining the original number of rooms while reducing the hotel to three stories. I was informed by the builder that the airspace over that easement is controlled by the Army Corps of Engineers and that they do not permit any permanent structures over the easement. That ultimately defined the footprint available to the new building: that remains as the surface between the easement on the north, the flood control basin to the south, the hill to the east, and Rondell Street to the west.

The builder originally proposed a 130-room hotel on the site. Through discussions with the ARP, that was reduced to 127 rooms to enhance the view over the westward face to the hills. I assume that that was acceptable by the ultimate operator, Marriott Springhill Hotels, since that was the version submitted in the recent MND. The present story poles are installed on the site to this version, also.

I suggest another option: reduce the hotel to three stories but partially making up that loss of rooms by extending the two wings. Eliminating the fourth story, the building capacity would reduce that to about 93 rooms, far below the current 127 rooms. That loss of about 34 rooms would be relieved somewhat by the addition of six rooms on each floor, making the new room total to be about 111.

In this way, the development would become closer “to fitting the land”, as former LA County Commissioner Zev Yaroslavsky has been quoted.

I achieved that, in concept as shown in Figure 1, by moving the public areas and the offices 30 feet along the axis of the north wing, adding 4 rooms on each floor in that wing, and by adding 2 rooms on each floor to the south wing. The areas that have been moved are shown in yellow in the figure while the movement is denoted by the blue arrow. The added rooms to each wing are shown in green. This was made possible in the north wing by relocating the emergency staircase access to the elevator lobby and by taking advantage of a landscape area at the north end of the wing. The south wing retains the stairs at nearly the same location. The currently planned Fire Department access roadways are shown in red.

Concerns with modified concept

While the resulting hotel would look something like the PhotoShopped image in Figure 2 and be far more attractive to the eye and the overall vista, there are some critical concerns with this substantial change.

To be sure, these changes shown in Figure 1 are rough concepts only and are not in any way represent an accurate drawing. I have very likely encroached on numerous design details, fire department rights-of-way, and building codes, to say the least. On top of that, there are probably a number of hotel design factors that I may have also passed over.

Therefore, these questions arise: would a detailed design study support the modifications discussed here? Would the builder, and ultimately the operator, Marriott Springhill Hotels be willing to accept a smaller number of rooms? Would this be acceptable to the City codes, etc. and ultimately be acceptable to the local residents? Bottom line, would the developer walk away? All of these are very good questions and need to be answered.

Perhaps the City could find a *quid pro quo* here to avoid having the builder go away and with it the potential tax revenue. With the reduced demand for parking spaces, perhaps the City could retain ownership of Rondell Road and work out a mutually agreeable improvement plan for that road. That arrangement could then provide more designated parking for commuters and for the trail access.

Recommendations to the Commission

- 1) Draw a "line in the sand" regarding height limits in conformance with existing regulations, codes, community plans, and laws. Stay the course and express that to the developer – namely, accept no more than a 35 foot height.
- 2) Define a *quid pro quo* regarding Rondell Road improvements.
- 3) Encourage the developer to look for alternate approaches to work around the easement limitations.

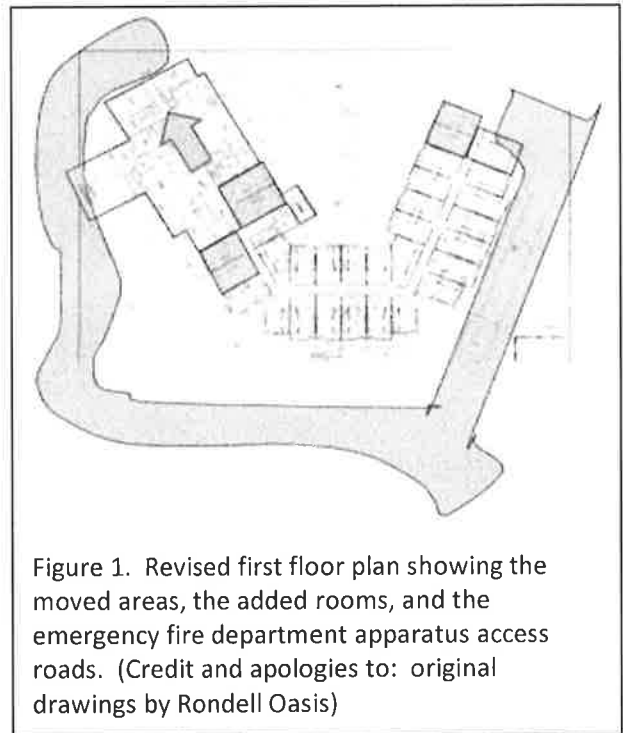


Figure 1. Revised first floor plan showing the moved areas, the added rooms, and the emergency fire department apparatus access roads. (Credit and apologies to: original drawings by Rondell Oasis)

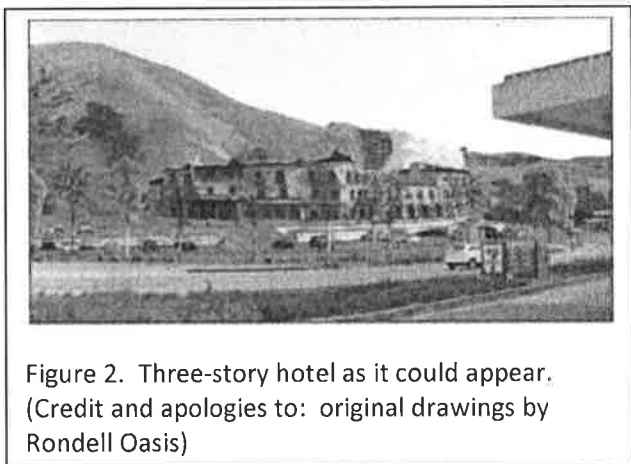


Figure 2. Three-story hotel as it could appear. (Credit and apologies to: original drawings by Rondell Oasis)

My name is Carol Davis and I have been a resident of Calabasas for the past 38 years ~ My children live in Calabasas and luckily my 4 grandchildren also live in Calabasas...so we are here to stay!

Thank you for the time and energy you give to our city to make it a better place to live.

When I heard the pros and cons of the Rondell Project being bantered about, quite frankly I did not understand where that was...I never heard of Rondell Street...where was that in the scenic corridor?

Rather than make a decision based on public rhetoric flyers or the staff report alone, I researched the issue by reading the long ~and sometimes tedious and boring~ Planning Commission Staff report and actually visited the site ~ not just a drive by looking at story poles ,but actually walking the site and looking at the proposed rendering of the plans.

I was surprised, to say the least, to see exactly which "scenic" property was being talked about...the already graded site above the Mobil gas station right off the freeway that for as many years as I can remember has been an eyesore ? Adjacent to the freeway and across from other gas stations and fast food restaurants...with no residential homes within the sight line!

My conclusions after studying the issue...which has been being discussed and re discussed for the last several years is as follows:

The city and the developer have worked cooperatively to mitigate the issues of trail access, the landscape , adequate parking, the aesthetics of the building, the birds, the compliance with city and master plan requirements, the erection of story poles, proper landscaping, traffic reports, and the rights of the property owners etc. etc. Let's face it...The only remaining objection seems to be the 4 story variance.

If the successful business model the Marriott Springhill suites has researched and developed is a 127 room 4 story hotel, and they have cooperated in every other way, let's compromise. No sightline is being obstructed, no permanent change in the city ordinance is being decided, traffic impact will be minimal, less undisturbed land will be disturbed, trail head access will be enhanced, ...We want businesses to succeed and become a participating member of our community. Why send bed tax revenues and our business and personal visitors to neighboring cities?

This is a small city...there should be no West Side/East side conflict. We enjoy the life style we have because of the resources, open space, trails *and revenues* from both sides. Let's stop sounding like the Jets and the Sharks in Westside story.. There are only a few sites to left to develop in our fair city in accordance with the master plan. Let's stop the delaying tactics and move forward in adding a new viable business partner to our community. It is a win/win situation.

RECEIVED

FEB 03 2016

**CITY OF CALABASAS
PLANNING DEPT.**

From: Brandon Alvarado [REDACTED]
Sent: Wednesday, February 03, 2016 5:27 PM
To: info
Subject: Hotel Letter

February 3, 2016

Re: Rondell Oasis Hotel Project

Planning Commission, City Council, City Manager & Staff,

As a resident of Calabasas, I would like to request that the City mandate that an Environmental Impact Report be required for the Rondell Oasis Hotel Project. The proposed hotel is exceeding height limits within the City – I am stating my opposition that the City, that is supposed to represent my interests as a resident, allow for any exceptions or variances to this limit. The hotel does not need to be 4-stories, as Jake the Weintrub representative even stated at a public meeting that they can get by with 65% occupancy.

I would also like the City to require the hotel be built at street level, not at the 15 foot raised pad that the developer would like to build on.

Thank you,

Brandon Alvarado

From: Bradley Weber [REDACTED]
Sent: Wednesday, February 03, 2016 5:27 PM
To: info
Subject: Rondell Development Feedback

To whom this concerns,

I just want to voice my opinion. Developers have the right to develop but the 4 story hotel is too tall. I have seen the polls and I would prefer a 3 story hotel. I look forward to the development but only if it is lower than currently planned.

Thank you for logging my concern,

Best regards,
Brad Weber
3649 El Encanto Drive
Calabasas

From: Roger Pickett [REDACTED]
Sent: Wednesday, February 03, 2016 5:38 PM
To: info
Subject: Planning Commission, City Council

Against the proposed Rondell Oasis Hotel off Las Virgenes. I've been a homeowner in Calabasas for fifteen years. This would represent a nightmare of traffic and noise not unlike Kanan Road in Agoura - respectfully, Roger E. Pickett.

From: Pony Fan [REDACTED]
Sent: Wednesday, February 03, 2016 5:39 PM
To: info
Subject: To Planning Commission, City Council

My name is Chris Nitz and I am the Treasurer and the Trails and Equestrian use Chairperson for the Old Agoura Homeowners Association. OAHA is a non-profit and voluntary association. The #1 thing that our membership has deemed most important and the issue that they wish for our Board to work on is open space. As such, I am here to support our neighbors to the East and the Calabasas Coalition and ask you not to approve this development.

I am blessed to live in Old Agoura and I work in Woodland Hills. On my commute to work, I used to love seeing the little red house on the hill just south of the 101. Now I see an ugly shopping mall that has empty shops and very little customers. I used to see horses on the hillsides to the west. Now I see tractors tearing up these hillsides. And now I see orange story poles, showing the proposed future construction, threatening to block the view of the beautiful hills and its oaks.

My dogs' vet is just across the road from this development. When I spoke to the people who work there they remarked this area cannot handle any more traffic.

My mother lives in the Avalon apts. here right off of Las Virgenes. She complains about the traffic now and I often have to sit in traffic to go visit her. How much worse will it be after the completion of the current construction south of her and then THIS proposed development. As a horse back rider, it concerns me that The National Historic De Anza trail is already very difficult for horse back riders with trailers to have access. This is a Historic Treasure as designated by Congress and walkers and riders alike should be able to have easy access to this trail vs. it being blocked and hidden behind a massive hotel.

I was currently at the Liberty Canyon Wildlife Crossing presentation given by the Dept of Transportation at King Gillette ranch. There were 300+ people there and not one voice spoke against the Bridge. This is what people want - open space, the preservation of Scenic Corridors and the protection of wildlife. The eyes of the world will be on this area when this is completed. This hotel is against all that and an embarrassment to this community and insult to the idea of the Bridge that WILL be built just to the West of here.

I moved away from Woodland Hills to be out in the open space. Please keep this part of Calabasas from becoming over developed and what people want to get away from. Please reconsider approving this development.

A FULL EIR MUST BE REQUIRED!!!!!!!!!!!!!!

From: Patti Yulish [REDACTED]
Sent: Wednesday, February 03, 2016 10:03 AM
To: Maureen Tamuri
Subject: Rondell project

Hi Maureen:

This is Patti Yulish (we have met), a resident of Calabasas. I live in Vista Point, a community on the East side of our wonderful city. I'm an active member of Savvy Seniors, planning some of our excursions, events and whatnot.

I am in favor of the Rondell Hotel project, but not of granting a 4th story. The property, as it exists today is an eyesore and I think that type of Hotel would be a welcome addition to our City and our tax revenue.

Thanks for hearing me out,
Patti Yulish

Sent from my iPad

Michael Klein

From: Steven Daniels-Stock [REDACTED]
Sent: Wednesday, February 03, 2016 9:16 AM
To: Michael Klein
Subject: Rondell Hotel - Support Letter

Hello,

I've spent my entire life in Calabasas and think that this will be a tremendous benefit to the community. The added TOT revenue will be great for local schools, parks and senior groups. I unfortunately won't be able to attend the hearing tonight but please use this email as a letter of support for the proposed Rondell Hotel.

Thank you,

Steven

Michael Klein

From: Gideon Kleinman [REDACTED]
Sent: Wednesday, February 03, 2016 3:16 PM
To: Michael Klein
Subject: Hotel Rondell

To The Calabasas Planning Commission,

As a local business owner and someone who has gone through the planning commission process I am in favor of the Rondell Hotel development. The area would not be harmed by the proposed plans whatsoever and could benefit from the added tourism and business traffic. As a local restaurant we rely heavily on the the local population due to the fact that we are geographically isolated from the major traffic areas of Los Angeles. An additional hotel would be a welcome sight and would add a group of people eager to spend money in our local economy.

Please do not stand in the way of this development and rule the city through the tyranny of the all too vocal minority.

Thanks

Gideon

--



Food, Coffee, Rides, Beer, Etc
Pedalers Fork / 10 Speed Coffee
23504 Calabasas Rd. Calabasas, CA 91302
Gideon Kleinman / 818-451-3472
www.10speedcoffee.com // www.pedalersfork.com

Michael Klein

From: [REDACTED]
Sent: Wednesday, February 03, 2016 10:12 PM
To: Michael Klein
Cc: rfisher@weintraubre.com
Subject: Rondell Hotel Development

Mr. Klein...

I apologize for not being able to attend the city council meeting this evening but my manager called out and being the owner and operator, it leaves the burden of the work on me and not being able to leave.

But I am writing on behalf of SALT Restaurant to express our support in the Rondell Hotel Development. We see it as an opportunity to attract new business to the restaurant as they will not have a restaurant. We also see it as a way to attract more people to this side of Calabasas.

When people think about Calabasas, they think about the old town or Commons area, rarely about this side of the city. I believe I was told that the city sees this side as the scenic corridor of Calabasas and with the improvements to the access of the hiking trails, more people would surely come to hike them. Again, the more people coming to the area, there is a higher chance of SALT getting more business as well as our neighbors.

In conclusion, SALT Restaurant is in support of the Rondell Hotel Development and look forward to seeing the growth of the area.

Aloha,

David Iino
Chef / Owner
SALT Restaurant

RECEIVED

FEB 03 2016

CITY OF CALABASAS
PLANNING DEPT.

February 3, 2016

Re: Rondell Oasis Hotel Project

Planning Commission, City Council, City Manager & Staff,

I am writing to request an Environmental Impact Report be required for the Rondell Oasis Hotel Project. I am also requesting that the City adhere to the existing 35 feet height limit and not allow for a variance (or any euphemism) for this development. The hotel should also be required to build on street level, not the current 15 foot pad that is the intended point of development.

This hotel will be contributing to an already over-congested roadway. The most recent traffic study is outdated being four years old. My neighbors that live in this side of Calabasas have all voiced concern over the traffic in the area. In April 2015 my husband was struck by another vehicle as the corner of Rondell and Las Virgenes Road. Increasing commerce in the area without a proper study on traffic impacts is a liability on the part of the City.

An EIR must be conducted to determine safety of building on the site of an ancient landslide area and the potential need for buttresses. Geosoils had even pointed out the need for further study in this area. If a landslide occurs in the future at that location and there are injuries or loss of life, this letter (among many others submitted by residents) will come to light. This is another liability on the part of the City if an EIR is not mandated.

The hotel is not in actuality offering any community benefit to the De Anza Historic Trail. It is insensitive and condescending to the residents on the Westside to justify that a dog waste bag dispenser and a bench are adding value when there is a majority opposition to the visual impact of the hillside that we will be forced to endure day after day. We'll gladly sit in our cars after we walk the trail and supply our own dog poop bags in order to not have a 4-story monstrosity sitting 15 feet above street level.

If the City staff created a crisis by not figuring out how to fund the over-priced senior center, then perhaps they look towards budget cuts (CTV can go along with the preschool, we don't need two full-time Code Enforcement Officer in a city of 30k residents). It is infuriating to me that the City spent tax dollars on promotional videos that have the City Manager advocating for massive developments on Las Virgenes – what happened to being the neutral party adhering to process?

I ask that the City require an EIR, do not allow any developer to build above the 35 foot height limit, and require the hotel be built at street level.

Sincerely,

Jennifer Hoffman

From: Robert Rosenberg [REDACTED]
Sent: Wednesday, February 03, 2016 1:25 PM
To: info
Subject: To Planning Commission, City Council

To the Planning Commission, City of Calabasas

I have never written in on any issues relative to our Calabasas community before but I feel I have to now!

My main reason for having to write is not for the present, but for the generations coming along. Just think about not only the congestion that we deal with on a daily basis NOW, both on Las Virgenes/Malibu Canyon, Agoura Road, and the freeway itself, but what it will be in the future. Take pictures of it now to show our children what we gave up if we don't fight to address these issues now.

We have lived in this community since 1971 when the freeway ended at Las Virgenes Canyon and it was still a rural community. That is not to say I am against expansion, but I am definitely opposed to using our community for the advancement of those who see our area as an opportunity to ignore the desires of the residence and make changes to laws that were originally established for the betterment and preservation of Calabasas.

I see our beautiful city being taken over by those who would fill every acre of land available within our limits without regard for those who live here and the reason they chose this community in which to reside. It doesn't seem to matter that we on the west side are dealing daily with the challenges of traffic congestion, of which you are already aware, but continue to build out nonetheless. We have no alternate access to the Valley but Mureau Road (which is mostly a one lane country road to Mountain View Estates and the back access to Hidden Hills) and exits to the freeway onramps on the east side.

I hope you think about this: **WHAT YOU ARE TAKING AWAY FROM OUR LONG-PROTECTED CALABASAS CORRIDOR.** Calabasas has been known for and proud to preserve this beautiful area, which cannot be undone and soon to be only a memory if things progress as planned. We don't need another "Commons" here. This is a commuting route and would only cause more congestion, let alone the problems caused by trying to get from your proposed development to the businesses directly across Las Virgenes Road. I am in favor of a full environmental study of this property.

I would suggest as possible solutions that this property become a part of the Santa Monica Mountains Conservancy or improve the area to accommodate those wishing to visit the De Anza Trail and to provide a park and ride area for those who use the bus service at Rondell and Las Virgenes. Considering these and other options rather than continuing to build out this area would only bring our community together to enjoy all that we moved here for and see you as someone who took a second look at the pro's and con's of going forward and choosing to put the desires of our community first.

Sent with the hope of your sincere consideration.

Marilyn Rosenberg
A resident of the
Malibu Canyon Community

From: Mark Steres

Sent: Wednesday, February 03, 2016 3:58 PM

To: 'info@cityofcalabasas.com'

Cc: 'mtumari@cityofcalabasas.com'; 'mklein@cityofcalabasas.com'

Subject: Planning Commission Meeting February 3-4, 2016: Proposed Hotel Project on Rondell Street

Dear Chairman and Members of the Planning Commissioners:

I may not be able to attend the meeting this evening to provide my thoughts and testimony about this proposed project, but felt compelled to submit written comments. I hope you have an opportunity to review my comments.

A little background – I am a resident of Calabasas since 1999 and live up Parkway Calabasas near Bay Laurel Elementary School. I feel truly blessed to be able to live in the City of Calabasas. It is a magnificent community with wonderful support and services provided by the City and its staff. I appreciate all the time and commitment put in by elected and appointed individuals, both past and present. The past stewardship, along with the present policies adopted by City leaders, has provided City staff with the foundation and guidance to maintain the high quality and standards we all experience everyday living in Calabasas.

Regarding the proposed hotel project on Las Virgenes Road at Rondell Street:

I have reviewed the staff report, the resolution with findings, the conditions of approval, the site plan and other attachments, and the CEQA document. I support Staff's Recommendation for all the reasons set forth in the staff report and findings.

This is the right project in the right location. This is a vacant disturbed commercial property right next to a freeway and a gas station. Hotel use is the best use for this property. Hotel use is better than another strip retail commercial use at this site. Hotel use without a restaurant or banquet hall (as proposed) will produce less traffic than a strip commercial retail center with restaurants. I agree with the Development Plan findings that a smaller footprint with extra height is a much better design and less impactful overall than a larger footprint and lower height. The proposed project respects the ridgeline view and significantly limits grading on site. Legalizing trail access and providing a dedicated entrance is huge for the community. The staff should be applauded for its insistence and creativity to secure these rights for the community.

The City of Calabasas has numerous regulations to protect the environment and reduce impacts from new development. And rightfully so. Processing a new development in Calabasas is a rigorous process. City staff has done a meticulous and thorough review and analysis. The applicant has responded to the city staff's concerns and addressed them.

After hearing from staff, the applicant and the community, you may want to tweek certain parts of the proposed development such as adding a few more parking spaces to support the community trail or add some landscape element, but I urge you to vote to recommend approval of the proposed hotel project.

Although not a part of the Planning Commission's decision, the tax revenue to the City from this development is a huge additional benefit to the community. The City's ability to maintain the high quality of programs, services and infrastructure is wholly dependent on continuing revenue sources and

growth. The entire bed tax goes directly to the City of Calabasas. This is one of the best sources of revenue for a city. If there is a demand for a hotel in this area and the City of Calabasas says no, it will be built in another nearby city and that city will wholly benefit from the bed tax.

Finally, I do not know the applicant and have never spoken with the applicant. I had read about this proposed project, I have driven by the site with the story poles erected, and I have read the recent article in the Acorn about the opposition. I felt compelled to voice my support.

Please recommend approval of this project to the City Council. Thank you.

Mark W. Steres

From: Richard Fronduto [REDACTED]
Sent: Wednesday, February 03, 2016 3:55 PM
To: info
Subject: Rondell Oasis Hotel

To Whom It May Concern,

I find it disgusting that prior to the last election Steve Gaines and others sent out flyers about how they were going to **preserve the land**. Now they have QUICKLY turned their backs on us and are planning on congesting this area with 2 hotels and estates which will rapidly ruin this area more than it's been ruined already. Lies and more lies, that is what I have found from our city council. I moved here nearly 20 years ago for the uncongested and rural nature of this community but our city council members seem determined to ruin it.

I am TOTALLY against the building of either hotel and the estates that are being built. I don't trust our city council at all to do the right thing. I don't even understand why they would do this. Are they personally involved in these projects? How can they build a four story hotel in an area where, were they to build at all, only allows for a three story hotel? Isn't the land meant for retail space which would likely be one or two stories high.

I STRONGLY URGE our city council to step back and not move forward with any of their plans which will certainly ruin our neighborhood.

Richard Fronduto
4006 Lost Springs Drive
Calabasas, CA 91301

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

From: Kirsten Rosselot [REDACTED]
Sent: Wednesday, February 03, 2016 3:54 PM
To: info
Subject: Planning Commission/City Council

Hi, I wish I could make it to the meeting about the Rondell Oasis Hotel tonight but I can't. I urge you not to approve the current plan for this hotel as there is no reasonable rationale for making an exception and allowing a 4-story building to be constructed there. It's not in keeping with the General Plan. Any hotel being built there is a mistake: there is already horrible traffic on that road 2x a day and they are not going to provide enough parking spaces to make up for the loss of the park and ride lot that serves people already living in the neighborhood. On top of that, we will lose access to the trailhead. It is a lose-lose for the neighbors in terms of traffic, parking, hiking/biking, and viewsheds. I know City of Calabasas is looking forward to the revenue from the hotel, but the city needs to be careful about expectations from bed tax income from hotels; Airbnb is hurting the hotel industry and new hotels now are a dicey proposition.

-Kirsten Rosselot
818-878-0312
5657 Ruthwood Dr
Calabasas, CA 91302

From: Cindy Roth [REDACTED]
Sent: Wednesday, February 03, 2016 4:00 PM
To: info
Subject: PLANNING COMMISSION, CITY COUNCIL

Regarding RONDELL OASIS HOTEL

My family and I are against the proposed building of the Rondell Oasis Hotel off of Las Virgenes Road.

We are against the loss of our quality of lifestyle, regarding issues of traffic, parking, disappearing views of the mountains, nature, noise, light and other pollution!
A full Environmental Impact Report must be required before any building of this project can take place!

Sincerely,

Cindy Roth
Calabasas resident

From: sherlynn05@gmail.com [REDACTED]
Sent: Wednesday, February 03, 2016 4:54 PM
To: info
Subject: Planning commission, City Council & Mayor

I am appalled that you have approved this Rondell Oasis Hotel off Las Virgenes Road. This area was slated for a commercial retail zone, not a monstrosity of a hotel. I intentionally moved to this charming slightly rustic area in Calabasas to get away from the the city and the valley which are both congested with a lot of tall buildings. This hotel project directly takes away from the quality of our life style in our community, and we lose views of the mountains, and nature. It will also create more traffic, noise light and pollution. In addition, a full Environmental Impact Report is required!

Thank you for your time,
Sheri Yacobian

From: Devon Braun [REDACTED]
Sent: Wednesday, February 03, 2016 5:02 PM
To: info
Subject: Planning Commision, City Council

Please DO NOT allow this 4 story hotel to be built.

NO ON RONDELL OASIS HOTEL....

I'm highly against the loss of our quality of lifestyle regarding this issue.

It is essential that you require a FULL EIR done for this project before moving forward. This is going to be a HORRIBLE thing for this city if it moves forward.

NO
NO
NO
NO
NO
NO

Devon Braun
Calabasas Resident since 1979

From: Joanne Suwara [REDACTED]
Sent: Wednesday, February 03, 2016 2:53 PM
To: info
Subject: Fw: Planning Commission

I am opposed to the proposed 4-story hotel on Rondell Road. I oppose the Development Plan Permit that will allow a 50-foot structure on Las Virgenes Road, which sets a precedent for the Scenic Corridor. I oppose the Street Vacation that will essentially give away 0.87 of an acre to the applicant with little in return to the residents.

I am NOT opposed to a hotel on the site that follows the established rules and guidelines laid in the Las Virgenes Gateway Master Plan, the Las Virgenes Road Corridor Design Plan, and the General Plan.

I am frustrated and disturbed by "The Process", as former Planning Commissioner Alicia Weintraub and now Councilmember Alicia Weintraub called the steps along the way to approval of all proposed projects. Here are some of the issues I have about the process as it relates to the Rondell Oasis 4-story hotel proposal.,

*Mayor Fred Gaines was actively promoting hotels for vacant land in the city and even made a presentation to the Planning Commission on December 19, 2013 where he stated that the Rondell property had existing zoning for a hotel and followed the General Plan. Please note that existing zoning is NOT for 4-story hotel. He inferred that there was no outcry or disagreement from the community. I think that argument has been discredited both during the recent election campaign and by the reaction of the community once the word got out. I FEEL IT IS HIGHLY INAPPROPRIATE FOR A SITTING MAYOR TO LOBBY A DECISION MAKING BODY.

*Less than one year later the applicant files his plans for a 4-story hotel on a piece of land he has owned since 1999 - a piece of land he bought fully knowing what was allowable to build. As stated by both Maureen Tamuri at a May 8, 2013 City Council meeting and by Mayor Gaines at his presentation in December of 2013 the Rondell property had constraints....the site has difficulties.....lots of issues.....and yet it appears all has been resolved in the name of the City helping the developer through "The Process". Yes, I guess there is a process but not quite what was promised to the citizens during the election campaign.

*Following "The Process" along the way there were four ARP meetings where the Rondell Oasis Hotel project was on the agenda (2/27/15, 3/27/15, 4/17/15 and 4/24/15). The public is invited to attend but the meetings are very informal. They are not recorded and minutes consist of notes imbedded, after the fact, into the agenda. Midway through "The Process" the practice of having the public comment after presentations to the ARP was suddenly changed. Now comments were only allowed at the start of the meeting, essentially making any meaningful input on what was being discussed impossible. I asked the planner if I could have an email address for the

Chairperson so I could ask questions and was told I had to send anything to the planner and he would check it out and then send it on. Since when, in a city of our size, does communication like that have to be vetted and filtered?

*"The Process" continued along during the summer months of 2015, with no outreach to the community-at-large by the developer. The election campaign began and the candidate from the west side had a platform advocating responsible development, which became the rallying cry for the residents, resulting in the other candidates climbing on the bandwagon of "STOP OVER-DEVELOPMENT". The fact that the election was the closest in recent history attests to the fact that people have concerns and are dissatisfied with the direction the city is going.

*On November 4th, the day after this hotly contested race for City Council, the MND for Rondell Oasis is released and the 30 day comment period began. "The Process" now has residents scurrying to comment during a time period including Thanksgiving, where many people take extended time to be with family. Nonetheless, there are well over 100 letters attached to the MND with over 200 questions and comments from concerned residents.....almost all of which are summarily dismissed with generic comments stating that there will be little or no significant impact on the environment from this precedent-setting project. REALLY!!!!

"The Process" continues with the erecting of story poles on the site on New Year's Day....highly unusual to have something like that done on a holiday. But, then again, with a 28-day window necessary for the poles to be up before a Planning Commission hearing, once can see how pushing the project through "The Process" was of paramount importance.

*Shortly after the poles went up the City Manager was interviewed for the CTV program "Our City, Our Issues", where he gave a sales pitch for the hotels proposed on the west side. Along with his sales pitch was the message, quite thinly veiled, that citizen should be careful about what they say because they could get something worse if they voice an opinion. Is this part of "The Process"? The Media Department was contacted by residents who wanted their side of the argument heard. The Media Department, after consulting with the City Attorney, declined to give the residents this opportunity. It appears that the program where the City Manager gave his sales pitch, "Our City, Our Issues" needs a name change. It is the residents' city and the issues are theirs, so what's the problem? Looks like "The Process" is being skewed and peoples' opinions ignored. Doesn't sound like "The Process" works. Are we a democracy or a third world country?

"The Process" continues with the applicant, in what appears to be an attempt to check off the Outreach box on his list, sets up a community meeting at the Swim and Tennis Club. There was no notification of this meeting by the City or by the developer - just a buried mention of it by a resident in a post on social media. The location was changed to the Calabasas Community Center at the last minute, a more logical location as it is within a mile of the proposed hotel, and again the developer did nothing to

promote attendance. Two weeks before a Planning Commission hearing is way too late in "The Process" for community outreach. Both the City and the developer have been remiss from the very beginning by not casting a "wide net", as I have heard Mayor Bozajian call it. Citizens going door-to-door during the election campaign heard time and time again that residents had no idea that a 4-story hotel was being proposed. When they heard they lamented about how they are unhappy with the direction the City is going.

There are too many holes in "The Process" -- It is weighted in favor of the City and the developer, both of whom have an inside track on all the ins and outs of what is going on. The residents who are ultimately the ones who have to live with what the decision makers decide have input at the end of "The Process", when all the groundwork has been laid and behind-the-closed-door deals have been made. This is so very evident with this project, which is asking for concessions and exceptions above and beyond what is allowed by an applicant who is so sure that he will get what he wants that he has an "approved project for a 128-room hotel slated to open in 2017", according to the Development Department at the Marriott Hotels headquarters.

As decision-makers who live in our city I appeal to you to use your power for the good of our city, the good of our neighborhood and require the applicant to play by the rules. Build what is allowable. He recently admitted that 70% occupancy of his 127 room hotel would be ok. So he can eliminate the 4th story, still make a profit, the city can get revenue and the residents can retain some of the quality of life that they cherish. It is a win for the developer, a win for the city, and a win for the neighborhood.

Do the right thing! Do not rush to judgment. Take the time to get it right!

Thank you.

Joanne and John Suwara

From: Darling Interiors [REDACTED]
Sent: Wednesday, February 03, 2016 3:36 PM
To: info
Subject: Planning Commission & City Council

Dear Planning Commission & City Council Members,

It is with great sadness that I write this letter regarding the proposed Rondell Oasis 4 story hotel. Since the site is zoned for a hotel, it seems that is what will be built.

So as a concerned citizen, I must request that the process not be rushed to assure that the best decisions are made for the site and the local residents who will be forever affected in so many different ways by this development. Please conduct a full EIR. Please follow the guidelines of the General Plan (voted on by the citizens of Calabasas), the Las Virgenes Gateway Master Plan, The Las Virgenes Road

Corridor Design Plan and existing zoning codes. The height of the building must be lowered to 2 – 3 stories and graded to street level. These requests are all very important to minimize the impact on what will be left of views of the mountains, oak trees, ridgelines and access to the historic De Anza Trailhead. Once changed, these can never be reversed. The reasons so many of us live here are slipping away one development at a time.

Since a hotel would benefit only a very small percentage of our citizens, and if construction of a hotel is not cast in stone, I urge you to consider a better alternative. I heard mention of a nursery. This is an idea I can support for this site. I can envision a nursery with rustic charm, selling beautiful native plants, with a charming and delicious café on site, with the rustic charm theme carrying through to an appropriate parking lot that would accommodate and honor the historic trailhead, as well as customers, and Park & Ride users.

Please honor the beauty of the land, the history of the site and the voices of the residents.

Thank you.

Kelly Spadoni

From: Rob Solomowitz [REDACTED]
Sent: Wednesday, February 03, 2016 12:58 PM
To: info
Subject: concerned citizen

Dear Commission;

Adding any structures (Hotels/Condos) to the already crowded area on Las Virgenes (south of the 101 freeway) would not be a good idea. It's already too crowded in that area and the mountains are beautiful to look at. Please don't make the decision to add anything more to an already crowded area for those of us living in Calabasas and who use Las Virgenes/Malibu Canyon.

I know you want more income for Calabasas but it's not worth the headaches of losing the beauty of our mountains and worrying about the congestion and parking problems it will cause.

Thank you for your consideration.

Rob Solomowitz
Home owner in Calabasas since 1999.

February 3, 2016

Dear Calabasas Planning Commission,

My name is Hedy Farsi, and I am a 20-year-old resident of west Calabasas. My wife and I and our two children have all been living here with great joy and appreciation for the area we have been living all along. My son went to school here and my daughter, while she has moved to Northern California for work, still considers Calabasas her home.

In my time in this community, I have generally trusted the City and its staff to make the best decisions on behalf of members of the City.

However, I write to you today because of my very serious concerns about the proposed 4-story hotel on Las Virgenes Road, which seems to already be in development. I would like the Planning Council to know that I am strongly opposed to any permits, amendments, variances, or waivers that will permit the over development of the land in this area.

My greatest concerns about the hotel and the Master Plan are with respect to traffic and safety. As you know, there are already four gas stations packed in the proposed location plus 2 fairly busy shopping centers, two restaurants, and a large auto repair facility. Las Virgenes Road is also a main through put for A.E.Wirght middle school,

Pepperdine University and Pacific Coast Highway which adds a significant amount of traffic and pollution to our community throughout most days. So I urge you to please have a full Environmental Impact Report conducted before any further progress in this project permitted.

When I moved to this city in 1996, I did so because I knew this to be a community where residents and leaders put the interests of the environment and one another ahead of interests of developers. I hope that the City of Calabasas continues this culture of community and environmental protectionism.

Respectfully,

Hedy Farsi

HAF9@yahoo.com

818-880-8122

From: fayle@aol.com [REDACTED]
Sent: Wednesday, February 03, 2016 12:49 PM
To: info
Subject: proposed hotel

we are opposed to the proposed hotel across the freeway from us. there is more than enough traffic and congestion in the area now and the hotel would further add more. We have lived in Malibu Canyon since 1966. we are much older now and want to stay in our home without having to contend with the added congestion Thank You. LeRoy & Fay Grantham

Sent from AOL Mobile Mail

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

From: Howard Okin [REDACTED]
Sent: Wednesday, February 03, 2016 12:34 PM
To: info
Cc: Home
Subject: Planning Commission proposed Rondell Oasis Hotel

I am opposed to the building of the Rondell Oasis Hotel. I will be an eyesore to the community as well as increase traffic, add to a parking problem, and in general cause multi-problems within the community .

Howard Okin 3855 Cottonwood Grove Trail Calabasas Hills

From: Sheri Carp [REDACTED]
Sent: Wednesday, February 03, 2016 11:34 AM
To: info
Subject: Planning Commission, City Council

Please require a full environmental impact report for the new construction of any hotel or commercial building that is being proposed for Las Virgenes Road in Calabasas. Do not let them bypass the height restrictions and zoning codes!!!! This development is not wanted by the residents, and will severely impact our lives with noise, traffic and quality of life!

Sheri Carp

Sheri L. Carp
201.694.4433 Cell
Shericarp@yahoo.com

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

From: Kellie Lowry [REDACTED]
Sent: Wednesday, February 03, 2016 11:03 AM
To: info
Subject: Rondell Oasis Hotel - against

I can't be present at the meeting tonight but am writing to voice my opposition to this hotel. The traffic at this intersection is already very heavy and occasionally at gridlock. But even worse is the overdevelopment that Calabasas City Council approves. You're just a bunch of typical politicians only concerned about increasing revenue even to the detriment of the rural and natural beauty that has defined this area. It's very disturbing that the City Council has such a blatant disregard for the maintenance of the last few open areas we have left, which is really the entire reason we live here. If I wanted to live in a completely urban area, I would move to the valley or west side. I feel like this particular area at Las Virgenes and Agoura really lends to the feeling of living in a beautiful natural environment and now it will just look like the rest of the valley, with every last inch developed right into the hillside. I remember when there were sheep grazing along the hillside. It's already unfortunate that the housing development was put in down the street on the hillside. Why can't you leave the rest of it alone....?

I don't want any development there at all as it blocks the trailhead as well. But the height of that proposed building is shocking and unconscionable. I can't believe you intend to squeeze in a hotel, parking, etc into that small parcel of land.

And last but not least, what about water? Our water problems are here to stay and you want to add another hotel??? Unbelievable.

From: Madeline Martin [REDACTED]
Sent: Wednesday, February 03, 2016 11:00 AM
To: info
Subject: Planning Commission/City Council

I am against the Rondell Oasis Hotel project. I have lived here since 1978 and all I see is the Planning Commission ruin this rural area with Hotels we are not a RESORT but you seem to think so. YOU SHOULD LOOK AT WESTLAKE VILLAGE AND SEE HOW THEY DO THINGS.

Madeline Martin
5853 Greenview Road
Calabasas

From: mark green [REDACTED]
Sent: Wednesday, February 03, 2016 10:32 AM
To: info
Subject: To planning commission, city council

To our decision makers,

I am writing you today in regards to recent developments and plans regarding the Roundell project that attempts to circumvent the city's general plan for this area. I am against any exception to the height restriction that not only blocks the view of the unique mountains but also by its size, increases not only light and noise pollution but traffic as well. This project was originally sold to us voters by Gaines' and Weintraub's campaign staff under the guise that 4 stories were necessary to attract a high end chain hotel like Marriott as they needed a certain number of rooms to match their profitability equations. Since it is obviously not going to be a high end chain hotel, the need for 4 stories now only exists to line the pockets of the developer and the city at the expense of the community. As an individual who invested almost 1,000,000 of my hard earned dollars in this area because Calabasas had until now stuck to its excellent general development plan (which I read before moving and buying here) that ensured a more rural feel for generations to come, it is very disappointing that certain members of the city council seek to overturn and corrupt this excellent plan to line their developer buddy's pockets with profits and the city coffers with tax monies while DUMPING high density urban style projects on the west side of Calabasas like it is a forgotten unwanted step child. Although I am certainly not one to tell someone what to do with their land, I am vehemently against any exemption to the general building code or general plan for the city of Calabasas especially the Las Virgenes Malibu canyon corridor.

Sincerely,
Mark Grueninger

Sent from Yahoo Mail on Android

From: [REDACTED]
Sent: Wednesday, February 3, 2016 8:23:01 AM

To: Info@calabasascoalition.org
Subject: Proposed Building off Las Virgenes Road

It is such a shame to ruin such a beautiful area. We are against the plans for building Hotels in this area. We have too much traffic as it is.

Frances Bateman

From: Marlin Lyzun [REDACTED]
Sent: Tuesday, February 2, 2016 10:15:24 AM
To: info@cityofcalabasas.com
Subject: To Planning Commission, City Council

Dear Calabasas Planning Commission, City Council & Mayor,

I am writing you today to express my opinion regarding the Rondell Oasis Hotel off Las Virgenes Road.

I have been a resident of Calabasas since Feb. 2000, and have been a homeowner at 4271 Las Virgenes Road, Unit 6 since Feb. 2002, and have served on the board of directors in my HOA for ten of the last fourteen years.

What concerns me the most about this project is:

A. At four stories high, it appears that this project exceeds the height limit of anything in this region, and am concerned that it will establish a new precedent for any future new development or renovation of existing buildings. I think that this project can be modified to work within the current height limit guidelines of three stories above grade.

B. Light pollution – Please be firm and hold true to the City's Dark Sky Ordinance for this new project. I've seen the degradation of the dark sky once enjoyed here. I was pleased that the City of Calabasas took steps many years ago to preserve the dark sky by adopting a Dark Sky ordinance, but it's become evident that the action of adopting such ordinance has not been practiced by a few local Las Virgenes businesses. I beg you to hold true to your word and preserve the dark sky and encourage such business to take steps to get back inline with the local ordinance. Since fall of 2015, the businesses along Las Virgenes Road – McDonald's, Mobil gas station, Taco Bell have installed new High Intensity LED lighting in their parking lots. It is excessively bright, and creates a huge amount of glare. The lighting, especially in the McDonald's parking lot, falls far beyond it's perimeter, and casts a lot of light on the wilderness hillside to the east. When I stand in my property at night almost a mile away and look north (to where this business region is) the glow of light pollution is very noticeable. From the 101/Las Virgenes Rd. fwy exit heading south on Las Virgenes Rd., the glare from, again, the McDonald's parking lot lighting is somewhat blinding and disorienting in it's intensity. At some points on the

road approaching McDonald's it's glare and "lighting hot spots" create visual blind spots which I feel have created a dangerous and distracting obstacle to night driving in this immediate area.

C1. Traffic – It used to be that perhaps a few days out of the year and perhaps the odd summer Sunday late-afternoon/evening that, as a local resident, we'd be inconvenienced by grid locked traffic. Since mid-2015, the local traffic – Las Virgenes Rd, Agoura Road and the 101 Freeway are or are near gridlock practically every weekday afternoon from about 4pm to 5:30-6 pm. With the recent rush to development in this Las Virgenes Rd. corridor I guess as local residents we feel we've been thrown under the bus here. The impact to our quality of life has been degraded not improved. Even with the "road improvements" taking place, I doubt that it will have any impact to improve the traffic conditions locally. It just seems that our city along with all the other cities in the Conejo Valley have gone through a rush of development over the past few years, and the fruits of these developments have simply supersaturated north-bound freeway traffic to a near standstill. So regardless of added lanes on local streets, if the freeway is at or beyond vehicle capacity, the street traffic is simply going to grid-lock.

D. Park/Trail Access – The importance of keeping the De Anza trail entrance open and easily accessible to the public is extremely important. I fear most that what is currently a peaceful passage, will become a "police state" passage once hotel security goes into force. The passage from parkland to public right of way must be preserved, and such passage should be outside of the authority of hotel ownership. The public right of way needs to be preserved.

Sincerely,

Marlin Lyzun

Tel: (818) 878-0984

Text/SMS: (323) 430-7807

Email: ml@marlinwebsitedesign.com

Name

Greg Sobel

Email

Subject

TO: PLANNING COMMISSION, CITY COUNCIL

Message

PLEASE BE ADVISED THAT I'M EXTREMELY OPPOSED TO ANY PERMITS, AMENDMENTS, VARIANCES, ETC. THAT WILL ALLOW THE PROPOSED RONDELL OASIS HOTEL PROJECT TO CIRCUMVENT ANY AND ALL OF THE ESTABLISHED CITY GUIDELINES AND ORDINANCES THAT PROTECT OUR PRECIOUS LAND IN CALABASAS FROM OVER-DEVELOPMENT. AS A CALABASAS RESIDENT FOR ALMOST 25 YEARS, I'M CONCERNED ABOUT THE LOSS OF OUR QUALITY OF LIFE AND DISAPPEARING VIEWS OF THE MOUNTAINS. I'M ALSO CONCERNED ABOUT

TRAFFIC, PARKING, NOISE, POLLUTION AND OVERCOMSUMPTION OF WATER.
THANK YOU FOR YOUR TIME IN READING THIS E-MAIL. GREG SOBEL

Optin
False

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

From: Cheryl Baldi [REDACTED]
Sent: Wednesday, February 03, 2016 8:43 AM
To: info
Subject: To Planning Commission, City Council

To whom it may concern:

I am a resident in the deer springs community and I wanted to voice my opinion about the proposed Rondell Oasis Hotel. I am against this project because it will greatly affect our quality of life, issues of traffic, views, and obstruction of the natural beauty that surrounds our community. A full Environmental Impact Report must be required.

Unfortunately I cannot attend the meeting, but wanted to at least get my voice and opinion out to you.

As a side note, I would have liked a pool by de Anza park for the residents here as it gets so hot and we need a place to take the kids.

Thanks for listening,
Cheryl Baldi

Sent from my iPhone

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

From: [REDACTED]
Sent: Wednesday, February 03, 2016 8:18 AM
To: info
Subject: To Planning Commission, City Council Re: Proposed Rondell Oasis Hotel off Las Virgenes Rd

We are against the loss of our quality of lifestyle, regarding traffic, parking, disappearing views of the mountains, nature, noise, light and other pollution. A full Environmental Impact Report (EIR) must be required.

It is a shame to ruin such a beautiful area for this hotel.

Frances Bateman

From: Beth Dorfman [REDACTED]
Sent: Tuesday, February 02, 2016 10:45 PM

To: info

Subject: To Planning Commission, City Council

I've got some serious questions about this hotel and the houses to be built at the extension of Agoura Road:

1) Why must we add more hotel rooms to the Calabasas area when the hotels just minutes away in Calabasas, Agoura Hills and Westlake are rarely if ever operating at capacity? Are room nights that difficult to come by in the area? It is not like the area is a convention haven!

2) Is there really a demand for a "boutique" hotel in the region? Calabasas is the residents' secret. This is not a tourist destination, so why would we want to "put it out there" that such a retreat exists? And is this really a spot people would flock to to visit what would be marketed as a "trend-setting get away?" It very well could be marketed in that manner and the impact to the Malibu Canyon Corridor would be impacted even more than it currently is. Why attract unneeded attention to the "good life" we cherish and love so dearly?

3) Why is there such tremendous need for more new housing in Calabasas? There are already two huge developments being built in the area: Avanti and now the horrid mess on Las Virgines.

4) Why fill a beautiful canyon with homes when doing so will impact the Millenium Loop trail for the hiking and bike riding constituency that you serve?

5) And what about the impact on the ecosystem down-stream, through Malibu Canyon to the beach? What are LVMWD and their Tapia treatment plant saying about the additions underway and the potential of adding to that saying about the proposal?

6) The new homes already underway on Las Virgines have been negatively impacting our way of life in The Canyon for nearly a year because of the traffic snarls it has created along both Agoura Road and even more so on Las Virgines. This development would extend that burden so far into the future that the local residents of The Canyon may not see life ever return to the way it has been for the past 20 years. This is a huge burden that you have created to us living in in the Lone Oaks Development

Give us a break, stop the development of The Canyon and let us local residents down-stream adjust to the next two years of building and development of the project already underway, and don't take our liberties away from the lifestyle we have known and loved for so long , for many of the wrong reasons.

All the Best!

Tim and Beth Bearer
26600 Sunflower Ct.
Calabasas, CA 91302

get our lives back to normal in The Canyon.

Dear Commissioners,

Having had time to absorb the findings and recommendations provided by City staff on the Rodell Oasis project, I have the following comments.

I would request that you consider the cumulative impact on the westside given that there will be plans forthcoming for another hotel by The New Home Company. You should also know that The New Home Company has been having meetings with community members and continues to adjust their planning to try and meet the needs of the community by providing more of a village feel. Weintraub on the other hand has done little to communicate with the community. In fact, I have written emails and called numerous times to ask what happened to the idea Mr. Weintraub presented in approximately 2013 to the Calabasas Westside Coalition group for an assisted living center at the Rondell site. My attempts to reach someone have gone unanswered and they do not answer their office telephone. What will happen if there are problems during construction if we have no lines of communication? This is not the way to start a good working relationship with the community. If you have to consider only one hotel, which would you approve, Springhill Suites which is just a step above a Comfort Inn or a true boutique hotel which will also offer the neighborhood some much needed amenities.

I do have the sense that the Rondell Oasis project is being fast tracked to beat plans coming before you from The New Home Company as this is likely a much superior project.

I ask that in your analysis of this project you will consider looking more closely into the issues of the pad according to today's standards and the geological concerns raised.

Further, the height measurement should be from the natural grade I believe in order to prevent an awkwardly tall appearance of any structure placed at this site. Although the staff report does give examples of other buildings along Agoura and Mureau Roads, these buildings are not directly along the Scenic Corridor and do not give sufficient reason to allow the developer to exceed what is allowable in the General Plan.

I would request if you are even considering this project, you at least proceed with an EIR to address geological concerns as well as other. I believe the lack of an EIR puts you as commissioners at a disadvantage when trying to understand the stability of the slope.

Thank you for your work and consideration in this matter.

Yours Truly,


Lynne Tracy

Calabasas resident for 13 years

RECEIVED

FEB 03 2016

**CITY OF CALABASAS
PLANNING DEPT.**

As a former City Commissioner over the past 4 years and even up to today, I've heard common themes from Citizens about the Rondell Oasis Hotel project. I'd like to reiterate just some of those to you.

1. West side residents mainly live there because of the quietness, lower congestion, semi-rural beauty and proximity to nature. It's their desire to retain those elements of living, first and foremost.

Massive projects like this Hotel and a future 2nd 4 story Hotel and 76 homes only 150 yards away, only rips away at that lifestyle.
2. These same residents want Development in their area to conform to the City's General and Gateway Plan, as well as the 3 story or lower height similarities to the majority of the area's buildings, (which should start at Street level vs the approximately 15' above street level as proposed). All of this would maximize the view-shed, within this scenic corridor. Working outside of those boundaries only sets an undesired and escalating precedence and turns our West side's Gateway to Santa Monica Mountains into the Gateway to the San Frenando Valley instead.
3. Due to the likelihood that such massive projects like this Hotel would result in significant overall changes to the local environment and lifestyle there, Citizens feel it is only appropriate not to fast track these types of projects, in order to avoid non-correctable mistakes. In this

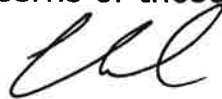
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FEB 03 2016

CITY OF CALABASAS
PLANNING DEPT.

respect, Citizens feel the missing Environmental Impact Report (EIR for short) for this project, is a necessary requirement, in order to provide appropriate time and transparency to this project's process and to correct the flawed MND's impact ratings to the area.

4. The Hotel need, occupancy level and City tax revenue claims have not been solidified, according to many residents. Only a minor number of rooms in this Hotel at any one time will be used by local businesses. As a matter of fact, the Developer recently stated in public forum I attended, he could fiscally operate this Hotel even at a 65% occupancy level. That same occupancy level would equate to nearly 100% occupancy with a three story Hotel. Needed City tax revenue claims are felt to be suspect and probably could be easily addressed through many other options than massive un-needed and un-wanted Hotels.
5. And finally, when adding the many, many, many other resident's concerns about this project, our City's founding ideals and historic principles of "let the Citizens have more control over their own fate", I believe resoundingly rings clear. As I suspect would be the case with this Commission, when I was a City Commissioner and we had a larger public turn-out on an agenda item, I took exceptional notice and gave a lot of weight to the concerns of those Citizens, who went to the effort to voice their opinion.



Clark Canfield



United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
401 West Hillcrest Drive
Thousand Oaks, California 91360-4207

In reply refer to:
L76 (SAMO) 129-72 Rondell Hotel

February 3, 2016

City of Calabasas Planning Commission
100 Civic Center Way
Calabasas, CA 91302

Dear Commissioners:

The National Park Service (NPS) offers the following comments on the proposed Rondell Oasis Hotel Project Final Initial Study/Mitigated Negative Declaration (IS/MND). NPS is a voting member on the Santa Monica Mountains Board of Directors, and we concur with the comments of the Santa Monica Mountains Conservancy in their letter dated December 14, 2015. NPS shares concerns about the scale, height, and bulk of the proposed project within this geographically constrained site. As the Final IS/MND notes, the Juan Bautista de Anza National Historic Trail (Anza Trail) is a National Millennium Trail and a unit in the National Park System. The project should be conditioned to fully address the impacts of hotel on the trail route and access to the adjacent western entrance for this segment of the trail.

We understand the applicant is working with the Conservancy to resolve trailhead design issues and a physically viable trail connection from the proposed trailhead parking to the existing trailhead. The trail should be easily accessible for all trail users and should not be interrupted by physical barriers imposed by the proposed debris basin. In addition to trail connectivity, trailhead access signage, and basic trailhead amenities, NPS suggests a condition to include the obligation to fund replacement of Anza Trail wayside exhibits at the proposed trailhead parking area and at the MRCA-managed trailhead 140 feet to the east. The funding would be on an as-needed basis for cyclic replacement of worn out exhibits and to keep current with maps of the evolving trail alignment and trail access points.

The National Park Service provides comments on the effects of private and public land development in the Santa Monica Mountains at the invitation of state and local units of government with authority to prevent or minimize adverse uses. Thank you for the opportunity to comment. If you have questions, please call Melanie Beck at (805) 370-2346.

Sincerely,

For David Szymanski
Superintendent

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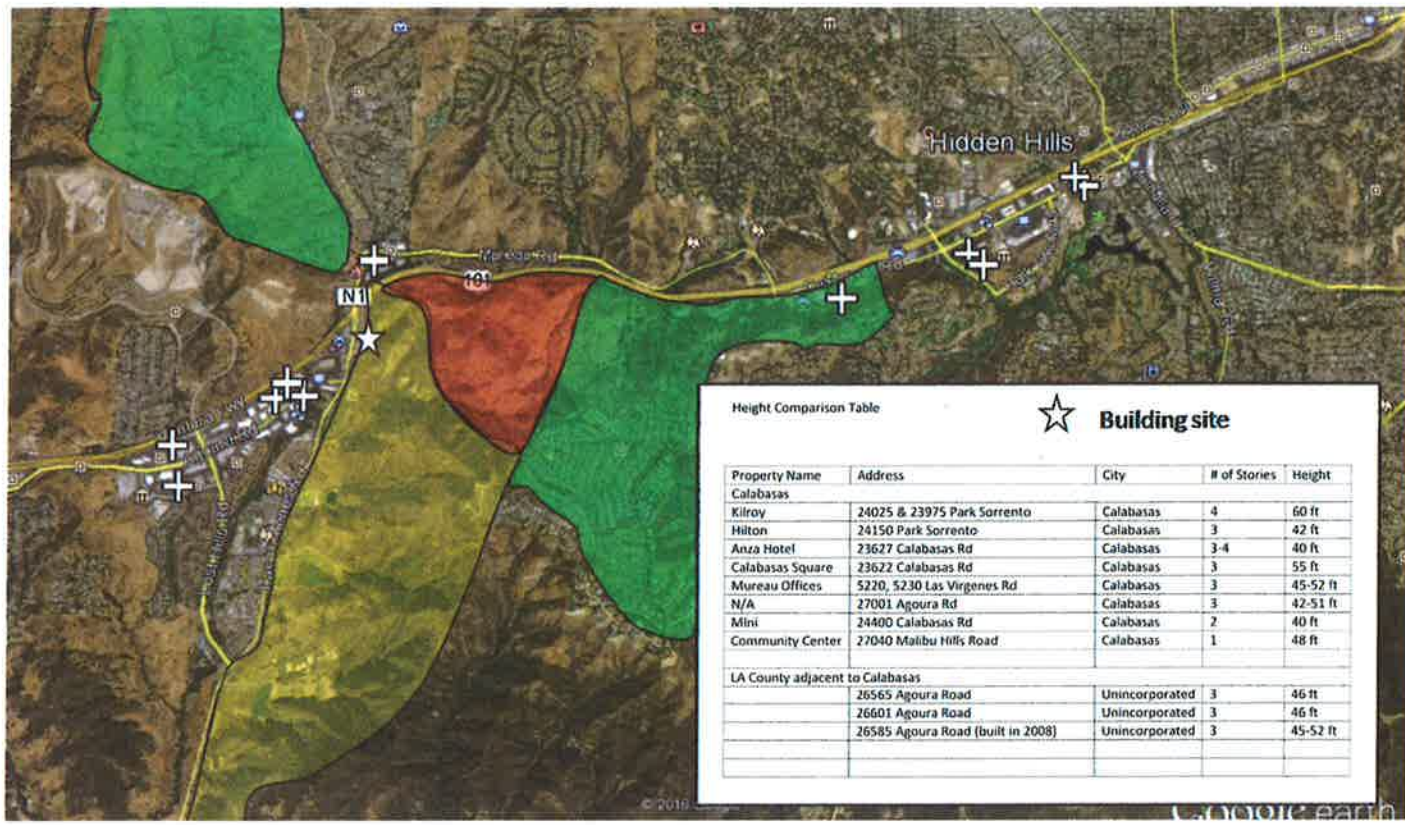
CITY OF CALABASAS
PLANNING DEPT.

cc: Joe Edmiston, Executive Director, Santa Monica Mountains Conservancy
Craig Sap, Superintendent, Angeles District, State Department of Parks and Recreation

Carl Ehrlich
2/3/16

Building height comparisons used in the planning analysis and referred to in the proposed Resolution are not appropriate
(Submitted 2/3/2016 by Carl Ehrlich)

DIST
+0 PC



The height comparisons used to justify the height of the proposed hotel are not realistic:

- All but one, noted by crosses, are not in significant ecological zones The one that is (Mini) is 2-3 miles away in another area.
- New buildings in these zones are/should be subjected to more stringent restrictions of actual and effective building heights.
- The nearest existing buildings are at street level. The proposed hotel is 10 feet above street level, making it effectively 10 feet higher.
- Were some of the buildings, if not all, built before the current planning guidelines were adopted? If they were, they should be grandfathered and disregarded here.

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Topic
comment
2/3/16

ELLEN PANGARLIOTAS – LIBRARY COMMISISONER AND MEMBER OF CITYHOOD COMMITTTEE

5322 CANGAS DRIVE, CALABASAS HILLS

I AM IN FAVOR OF THE RONDELL OASIS HOTEL.

I HAVE COMPLETED READING THE 30 PAGE REPORT AND FIND THAT MAUREEN TAMURI AND MICHAEL KLEIN HAVE DONE AN EXCELLENT JOB IN THEIR EXPLANATIONS OF THE PROJECT.I AM ESPECIALLY PLEASSED THAT THE DEVELOPER HAS 26 % OF THE PROJECT REMAINING UNDEVELOPED.

THE HEIGHT OF THE BUILDING WILL NOT OBSCURE THE RIDGE LINE AND THE DE ANZA TRAIL WILL NOT BE BLOCKED. THE HISTORIC DE ANZA TRAIL ELEMENT WILL NOW BE HIGHLIGHTED AND ENHANCED WITH BENCHES AND THE PARKING LOT WILL HAVE 5 ALLOCATED SPACES FOR TRAIL USERS. I UNDERSTAND THAT THE NATIONAL PARKS SERVICE SUPPORTS THE TRAIL UPGRADE.

BECAUSE OF OUR ART IN PUBLIC PLACES ORDINANCE,(DENNIS AND I, AMONG OTHERS, WORKED ON THIS ORDINANCE WHEN WE FIRST BECAME A CITY) I WOULD SUGGEST TO THE DEVELOPER THAT AT THE TRAIL HEAD THERE BE SOME KIND OF PLAQUE EXPLAINING THE TRAIL AND ITS IMPORTANCE.

I BELIEVE THAT THIS AREA, AT THIS TIME, IS A BLIGHT AND AN EYESORE, A DUMPING GROUND AND A PLACE WHERE THERE ARE HOMELESS.

WITH THE RONDELL OASIS HOTEL WE WILL HAVE SOMETHING THAT IS ATTRACTING MUCH LESS TRAFFIC THAN A STARBUCKS (THANKS TO ROBERT YALDA AND HIS STAFF FOR THAT INFORMATION) AND THAT FOR THESE REASONS I WOULD APPRECIATE IT IF THE PLANNING COMMISSION COULD SEE ITS WAY TO APPROVING THIS PROJECT.

THANK YOU – ELLEN PANGALLOTAS

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CITY OF CALABASAS
PLANNING DEPT.

Hand out
2/3/16
Item 2

7 Years ago city of Calabasas (Architect review) sign project

Of shopping center corner lost hills RD.& Agoura Rd. now is

Dead center, because just looking top plan (show many Folcon)

But actually is like Army Jet Shelter , same view same color

,same entrance. Costumer don't like..

Few years ago push resident accept park change to Water funfair

Thank God people stay strong and stop this project .

Otherwise with water problem what happen (no park no water
funfair)????

Mike babayan

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CITY OF CALABASAS
PLANNING DEPT.

PC 2/3/16
MEM #2 MS Lee

Feb. 3, 2016

Dear Planning Commission Members,

First, and personally, I would like to request the City to immediately appoint a Planning Commission member who is from the west side of Calabasas, since no one is currently on the Commission representing the west side. That would be the fair thing to do especially given the concerns over the proposed development that do not adhere to plans.

Further, I am requesting that the Planning Commission follow the current City General Plan as well as the Las Virgenes Gateway Master Plan, and adhere to the guidelines listed in those documents. The developer could build a two-story hotel which would blend nicely into the surrounding area's architecture. The City will still benefit from the tax revenue, and the view of the hills would be preserved. In addition, since less parking would be required, the City could have a Park & Ride area, which is mentioned in the Las Virgenes Gateway Master Plan.

Since the hotel would cause the Historic De Anza Trail to be hidden behind the hotel parking lot, it may cause a delay in case of need for emergency vehicles on the Trail. As you know, The De Anza Trail is one of 16 trails officially designated by Congress as a National Historic Trail, so it would not be appropriate for this to be hidden.

Last, I suggest that each of you put aside any political allegiance and vote to maintain the carefully crafted guidelines laid out in the General Plan and the Gateway Master Plan. To start making exceptions to those guidelines is inexcusable. This is not a done deal as some have indicated, and the plan is unacceptable for many reasons. I am confident that each of you will follow your conscience, and vote what is right for the City, the residents and the use of the land.

Kind regards,



Priscilla Lee

Saratoga Hills Resident

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CITY OF CALABASAS
PLANNING DEPT.

Item 2 (9)
2/3/16

TO: Planning Commission
City Council Members and Calabasas Mayor

FROM: Karen Tiffany, Stone Creek

RE: Rondell Proposed Project

DATE: February 3, 2016

This letter is to formalize my **opposition** to the above-referenced project. I strongly oppose this project for the following reasons:

- The City's General Plan and the Las Virgenes Gateway Master Plan recognize LV Road as a scenic corridor that is the gateway to the Santa Monica mountains and limits building heights to 35 feet. This fact alone disqualifies the project from being eligible for a development plan overlay.
- This 4 story hotel would be two or more stories higher than any other building in the Las Virgenes scenic corridor.
- Traffic at Las Virgenes and Agoura Roads are already highly congested. This fact can be seen on any weekend, weekday at rush hour, or when the 101 Freeway is backed up, many drivers use Agoura Road as an alternate to the freeway. They then jump back on the freeway at Las Virgenes. **I see gridlock on a regular basis (which the sheriff's department does not enforce).**
- The Developer is asking the city to gift Rondell Street without providing anything in exchange.
- This will eliminate the Park and Ride which is in the Las Virgenes Gateway Master Plan.
- The Historic De Anza Trail will be hidden and only accessible by a ramp over a wall. This may block emergency vehicle access.
- **This Trail is one of only 16 trails in the United States officially designated by Congress and the President as a National Historic Trail.**
- Hotels use far more water than residential properties. I thought we were supposed to be conserving water?

And, I lost over \$10,000 because the city required me to tear down a gazebo because it encroached slightly on the setback requirements. I was advised by city employees that applying for a variance would be a waste of time and money because it was highly unlikely I would be granted a variance. It seems to me this project is requesting far more concessions from the city than my dumb little gazebo. Does that seem fair?

This project is not the right fit for this land use.

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CITY OF CALABASAS
PLANNING DEPT.

Handout #54
2/3/14
Item 2

My name is Chris Nitz and I am the Treasurer and the Trails and Equestrian use Chairperson for the Old Agoura Homeowners Association. OAHA is a non-profit and voluntary association. The #1 thing that our membership has deemed most important and the issue that they wish for our Board to work on is open space. As such, I am here to support our neighbors to the East and the Calabasas Coalition and ask you not to approve this development.

I am blessed to live in Old Agoura and I work in Woodland Hills. On my commute to work, I used to love seeing the little red house on the hill just south of the 101. Now I see an ugly shopping mall that has empty shops and very little customers. I used to see horses on the hillsides to the west. Now I see tractors tearing up these hillsides. And now I see orange story poles, showing the proposed future construction, threatening to block the view of the beautiful hills and its oaks.

My dogs' vet is just across the road from this development. When I spoke to the people who work there they remarked this area cannot handle any more traffic.

My mother lives in the Avalon apts. here right off of Las Virgenes. She complains about the traffic now and I often have to sit in traffic to go visit her. How much worse will it be after the completion of the current construction south of her and then THIS proposed development.

As a horse back rider, it concerns me that The National Historic De Anza trail is already very difficult for horse back riders with trailers to have access. This is a Historic Treasure as designated by Congress and walkers and riders alike should be able to have easy access to this trail vs. it being blocked and hidden behind a massive hotel.

I was currently at the Liberty Canyon Wildlife Crossing presentation given by the Dept of Transportation at King Gillette ranch. There were 300+ people there and not one voice spoke against the Bridge. This is what people want - open space, the preservation of Scenic Corridors and the protection of wildlife. The eyes of the world will be on this area when this is completed. This hotel is against all that and an embarrassment to this community and insult to the idea of the Bridge that WILL be built just to the West of here.

I moved away from Woodland Hills to be out in the open space. Please keep this part of Calabasas from becoming over developed and what people want to get away from.

Please reconsider approving this development. *variances* *And not allowing any*
Lastly, I would like to thank everyone who came out tonight to voice your opinion. Your

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time is valuable and your effort is appreciated by your neighbors and your environment.

⑭
PLMtg 2/3/16
#2

CITY OF CALABASAS PLANNING COMMISSION
Meeting February 3, 2016

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CITY OF CALABASAS
PLANNING DEPT.

Re' CANYON OAKS HOTEL

Dear Commissioners,

Please consider the following comments regarding the proposal to build a Hotel on the Canyon Oaks site. This project continues to be controversial as you aware. A few of my comments are set forth in the below letter. I was on the Calabasas Review Panel for 12 years and during that time I reviewed various reiterations of the Residential and Hotel development on the Site. The following comments and issues were **Not addressed** in the E.I.R. or the Plans currently being submitted for your approval. Also, the Approval requested by the developer would set a dangerous **precedant** for any future proposed Hotel projects in this area.

1. Pepperdine has **recently** leased the Spirent Building (126,000 sq.ft) at the SE corner of Lost Hills and Agoura Rd. The project could accommodate more than 1000 people, attending and utilizing the planned public conference, meeting and educational facilities. Traffic on Lost Hills Rd., Agoura Rd and Las Virgenes Rd. will be severely impacted during **both** off and on peak hours.
2. Traffic problems **as referred to** below will be further impacted by the new Pepperdine project as well as **attendees** of any conference or meeting facilities at this Facility or the proposed Hotel. **The attendees** could be arriving at **any time**, night or day and it should **Not** be assumed that arrivals will be coming at off peak hours. The original Land Use Plan severely underestimated the heavy traffic on the 101 Freeway especially during peak hrs. and now requiring widening of Lost Hills Rd., Agoura Rd. and Las Virgenes Rd.
3. The Las Virgenes **Scenic View** Corridor Plan addresses the need to maintain views of the **Ridgelines**. All previously approved and or developed buildings along both sides of Las Virgenes Rd. have been limited to **2 story, 25 ft. height**. and developed as as a predominately **Residential Community**. Also, the EIR refers to a **3 Story** building, **Not** the requested 4 story building. Although the Commercial zoning of the Hotel site allows a maximum of 35 ft. height, a variance permitting a 50 ft. building should **Not** be granted since it will severely impact views of the **Ridgelines from Agoura Rd., Las Virgenes Rd and the 101 Freeway**. Also, Meeting rooms and Conference use should not be permitted. Current renderings do **not** adequately illustrate the **View** impact and appear to be **misleading**.

2/3/2016

Memorandum

The New Home Company
ARP Meeting May 29, 2015

From: Samuel Wacht A.I.A.
To: Calabasas City Planning Department

I am taking this opportunity to recommend your consideration of the following issues at the above meeting.

Environmental impact Report (E.I.R)

The E.I.R. should address the cumulative effect of the commercial, (3) Hotels, Retail and Office developments on Agoura Rd. as well as the impact of additional Traffic problems generated by any new commercial developments along the Las Virgenes View Corridor. The existing major traffic problems on Agoura Road will increase significantly in the near future when construction of the Lost Hills Rd. Bridge and Ramps commences this year. The additional impact caused by widening of Agoura Rd should also be considered since it is a major Secondary Highway and will accommodate more traffic in the future. Construction for each project is estimated at (2) years.

A Variance request to allow a (4) story 50" Ht. Hotel should be **DENIED** because it obstructs view of the adjacent mountains to the East and North. Furthermore, approval of this request would set a **PRECEDENT** for any future Developments in The Lost Hills/Calabasas West area. The Hotel **Conditional Use** if allowed, should be limited to **35"**, **TWO STORY**. and **NOT permitted for inclusion of any Conference or Meeting Rooms**.

In addition to the Traffic issues referred to above, the USE of the commercial Site for a Hotel is questionable since the Lost Hills/Agoura Hills area is already well served by the (3) Hotels on Agoura Rd. Including the Sheraton containing of 17,000 sq.ft of Conference space, 11 Meeting Rooms and a Grand Ballroom. Additional Convention space is **NOT** needed and in any event, would further impact the traffic problems on Agoura Rd and Las Virgenes.

Respectfully submitted,

Samuel Wacht, A.I.A.
Samuel Wacht Associates.
p. 818 2224777
e. sam@wachtarchitects.com

swa

Michael Klein

From: Vladimir Factor [REDACTED]
Sent: Tuesday, February 02, 2016 2:44 PM
To: Rob Fisher; Michael Klein
Subject: Rondel hotel development

Dear Mr. Klein,

I am writing on behalf of Factor Surfaces to express our support for the planned Rondell Hotel on Las Virgenes Road. 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.

I hope that the residents of Calabasas can realize the significance of this project and how it will positively impact the city and its people. Increased revenue and positive exposure for local business and residents, make this development a must have in the area.

Thank you,
Vladimir Factor
Factor Surfaces
22419 Ventura blvd
Woodland hills, Ca 91364
Work: (818) 348-0401
Cell: (818) 642-8099
Fax: (818) 348-2818
Email: vladimir@factorsurfaces.com

Sent from Outlook Mobile

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

From: Jim Garafalo [REDACTED]
Sent: Tuesday, February 02, 2016 5:51 PM
To: info
Subject: Planning Commission, City Council

I am writing to urge you to defend the Calabasas General Plan and not grant the Rondell Oasis Development a variance to build higher than 35 feet as stipulated in the plan. I am concerned that granting Rondell this variance would set a precedent that future developers would use to circumvent the Plan. As a nineteen year resident of Calabasas, I see the Calabasas General Plan and the Las Virgenes Gateway Master Plan as the means of maintaining the character and quality of life in our community. Therefore, I urge you to make Rodell build a project that will fit into our community. Please deny their request to build a four story hotel.

James Garafalo
26951 Deerweed Trl
Calabasas, CA 91301

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

From: Jennifer Prince [REDACTED]
Sent: Tuesday, February 02, 2016 4:49 PM
To: info
Subject: to Planning Commission, City Council

Dear Council, Planning Commission, and Mayor,

I am writing to you today to express my opinion about the proposed Rondell Hotel at the freeway and Las Virgenes Rd.

I have lived in Calabasas on Las Virgenes Rd. since 2002 and I am AGAINST this project for many reasons, first being all the additional traffic problems this development will create. There is already way too much traffic in this area, even before the "road improvement" and affordable condominium project got underway. Placing a hotel there is irresponsible from a commuting standpoint, and the roadways are insufficient to meet the demand.

The size of the structure is unacceptable. A hotel, 4 stories high is way too big. We do not have any 4 story buildings in the City let alone in a scenic corridor such as the Las Virgenes/Malibu Canyon area. If the only option is to build a hotel, then it should blend into the surroundings (2 stories max.) not loom over the community.

"Paving Paradise" This project will no doubt bring more noise from cars, car exhaust, people, littering, a sea of floodlights and a big parking lot. There is already too much light polluting our night sky. A so-called Dark Sky City designation for Calabasas? Kind of a joke at this point. Already the gas stations, fast food restaurants (McDonalds in particular!) and stores utilize excessive high definition lighting, which is very polluting and even dangerous and distracting to drivers.

What about the trails behind the hotel? How will hikers access the New Millennium trail? Will it be fenced off and access blocked? Above all these points, there needs to be a full EIR done on this project!!!

Go outside and look around you. The reason people live here is the relatively unspoiled beauty, somewhat quieter pace of things as compared to the Valley or Los Angeles. We do not want to see a big ugly hotel.

When the voters voted for slow growth, and reasonable sustainable development, we meant it! Please require a full EIR before allowing this project to go forward.

Sincerely,

Jennifer Prince
(818) 259-3039

From: [REDACTED]
Sent: Tuesday, February 02, 2016 4:42 PM
To: info
Cc: jrbozajian@earthlink.net; Alicia Weintraub; maureredge@gmail.com; Dshapiro012512@gmail.com; Fred Gaines
Subject: To Planning Commission, City Council - comments regarding File No. 140001318

Dear Planning Commissioners,

I appreciate the opportunity to comment on the Rondell Oasis Hotel proposal File No. 140001318, due to be reviewed by the Calabasas Planning Commission on 2/3/16 & 2/4/16.

As you are already quite aware, the proposal is the first of two 4-story hotel proposals that are coming to the Planning Commission in the coming weeks as well there is a proposal to expand the Hilton Garden Inn. It seems that hotels are quite popular with developers in our community and my concern is that decisions are being rushed and sufficient time has not been given to review all the concerns. It also seems to me that the City is encouraging this fast paced agenda as well as promoting the developers plans in ways that are concerning to me, and to the community I live in and adore.

This is not my first letter to the City on this matter. I have been opposed to the development of this 4-story hotel since the discussions began. I urge you to review my comments in this letter as the implications of your decisions in this matter are too serious and the impact on the community too great, not to take the time needed to review all the issues.

Why are my opinions and my comments relevant? Because I too am a Calabasas property owner and I know that there are rules I have to follow with regards to my property. Additionally, I have to follow the rules of my HOA with regards to my property. As a volunteer board member and current President of our HOA, I know how hard it is to say no to a property owner and tell them their request is denied because it doesn't adhere to the rules. However, it's a necessary responsibility that I have agreed to accept and carry out. You are citizens of our community and have been appointed as Planning Commissioners to support our community so I'm sure you can appreciate my comments about upholding the rules. According to the City's website, "Along with all the powers, duties, rights, privileges and authorities provided for by the law of the State of California", your charter is as follows:

The Planning Division is responsible for implementing the City's General Plan, Development Code, and other development related regulations and reviewing all proposed development in Calabasas to ensure it conforms to the general plan and other regulations. The Planning Division performs current and long

range planning, enforces zoning and land use regulations, reviews site and development plans, provides technical support to City departments, including the City's Planning Commission and other committees and boards and implements activities relating to the enhancement of the community's economic base.

With these responsibilities in mind, I request that you discuss, research and consider my comments that follow:

1) Please oppose this 4-story development proposal for the Rondell Oasis Hotel at 26300 Rondell Street as it exceeds the existing 35 foot height limit set forth in the Calabasas 2030 General Plan. To clarify, I urge you to deny this development proposal as currently presented, deny their request for a 4-story building and do not allow any development plan overlays. These denials will redirect the developer so he can submit a plan that follows the guidelines set forth in our City. This also shows future developers the path for submitting appropriate development plans if they want to move in a positive direction. It is not new for the City to deny a 4th story for a hotel, my understanding is it was done to the Hilton Garden Inn when they originally requested it.

2) An EIR should be required. The location of this property and that fact that it is adjacent to an ancient landslide, has flood control requirements and is bordering a culturally significant national historic trail, are all environmental concerns. Also, increased traffic, no matter how reports from staff have minimized its impact, will have an impact to those of us in the community. Please understand, from Stone Creek and many other neighboring communities, we only have Las Virgenes Road to travel on and it is also used by commuters that need access to the 101 Freeway when they use the canyon. The road is already at capacity. I propose that there is substantial evidence that a "fair argument" can be made that an EIR be conducted, even though other conclusions might have been previously reached. This project may have a significant effect on the environment and that is very clear to anyone reviewing it.

3) Alternative development ideas for that property:

a) A 2-story boutique hotel providing high end accommodations where the developer can demand higher per room rates. He stated to me directly he needed the 127 rooms to satisfy his financial need (no facts were offered on how he determines this) but he also stated if the occupancy rates were merely 65% he would be successful. These statements made by the developer show he has what's needed to retool his development in ways to make it successful and profitable, please ask him to do that.

b) A single story theme restaurant, perhaps something to tie into the fact that it sits at a trail head for the Historic De Anza trail. The restaurants of Whizins in Old Agoura and the Sagebrush Cantina and Pedalers Fork in Old Town Calabasas are thriving and blend into the community nicely. They also offer facilities and services anyone in the community can use, which is not true for a hotel.

c) A nursery, the developer told me himself he wants to put one in the community, how pretty would that property become if it was a nursery! Considering the closure of Sperling this is a splendid alternative.

4) Do not give the developer Rondell Street, a potentially million dollar piece of property and where park and ride services are currently provided for residents in the area. Shouldn't the developer make their development fit the property and not require the City give up valuable assets to make their project work?

5) Any development built at the 26300 Rondell Street property should be built at ground level. The existing pad should be reduced to ground level in order to minimize the overall height of the development and minimize how much of the view shed is blocked.

I'm not a developer or an expert; I'm simply a member of the community who cares about my community today and tomorrow. I urge you to take your time and find a mutual solution that works for all of the community and sets the precedent for all development to come. The developer is smart guy, I'm sure he can present a development that follows **all** the rules and benefits the **all** of the community.

If you have any questions or would like other feedback from me, please feel free to contact me via this email address.

Jacy Shillan
Stone Creek HOA President
Long time Calabasas Community member

CC: Calabasas City Council

From: Bob Selvin [REDACTED]
Sent: Tuesday, February 02, 2016 4:37 PM
To: info
Subject: To Planning Commission City Council

I am against the proposed Rondell Oasis Hotel. There is already so much traffic right there every weekday from 3:30 pm to 6:30 pm. The traffic grinds to a halt. You want to increase that problem! This is unacceptable.

I have lived here over 25 years and you are going to destroy the entire area.

I expect to see the Environmental Impact Report and have doubts that it has been done. It is a requirement and if you are implementing shortcuts to get this project done I will investigate and see what laws have been ignored. I will see if there is criminal activity in pushing this project through.

No one except the developer wants this project. Please stop it.

Thank you,

Bob Selvin
26162 Adamor Rd.
Calabasas, CA 91302

From: Steven Reints [REDACTED]
Sent: Tuesday, February 02, 2016 3:31 PM
To: info
Subject: Planning Commission, City Council

This is in regards to the proposed Rondell Oasis Hotel project. I won't be able to make the Planning Commission Meeting tomorrow, but wanted to go on record as being against the proposed project.

There is no reason to provide a height variance. As a four story structure it would be far too massive, especially considering the height of the grade on top of that. It will block the view of

the mountains and the De Anza trail will be hidden. Is this really the first and last impression we want for folks coming and going from the Las Virgenes scenic corridor?

It's not what I moved out here for - over 20 years ago. I personally walk the De Anza trail with my dogs at least 3 times a month. It would be a shame to hide this National Historic trail. It's something the city should be proud of and promote to get people out walking. In 10 minutes you can forget your even near a big city back there.

I understand something probably will be built there, but make it fit the community and our needs. I don't think we need another hotel, certainly not a 4 story structure. Don't allow this to be the image for Calabasas as a gateway to the scenic corridor. We have plenty of folks that drive this road daily and especially in the summer to the beach. There must be a better use for our precious last lots of open land. Make it something we can be proud of.

Thank you for your consideration.

Steve Reints
26906 Deerweed Trail
Calabasas Hills, 91301

From: Lori Guerrero [REDACTED]
Sent: Tuesday, February 02, 2016 3:29 PM
To: info
Subject: Planning Commission, City Council

The e-mail is in regards to the new construction planned for Las Virgenes Road. I have lived in the area since 1964. At that time we were advised of shopping centers and country club that were to be built in the area. The Shopping Center was not built and the Country Club was torn down and the pools filled in. This was all because the land was not deemed safe. The Country Club was sinking.

Many years later Auto Dealerships were built at Agoura Road, which is now a Shopping Center, and the area at Las Virgenes and Thousand Oaks Blvd that was a Country Club is now Apartments and a new Shopping Center. I guess the land for some reason became safe to build on.

Las Virgenes Road and the 101 freeway are already overly congested, and are a parking lot at rush hour. There is too much unnecessary building being done in the area, especially when you consider the land was once deemed unsafe to build on. Many of us moved into the area in order to get away from the congestion and traffic. We are being turned in to VALLEY.

We are all asked to conserve water due to the drought. Where is the water coming from?

When we had a fire in 2008 and were told to evacuate by the police, we couldn't get out of the Malibu Canyon tract.

Please stop building in the area.

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

From: ali arfania [REDACTED]

Sent: Tuesday, February 02, 2016 1:27 PM

To: info

Subject: Planning Commission, City Council

Our family is against building hotels in our neighborhood(las virgenes). This plan will affect our quality life in negative manner in many different ways, & we'd like to see a full environmental impact report.
Thank you, Arfa.

Sent from my iPad

RECEIVED

February 2, 2016

FEB 02 2016

Planning Commission, City Council, City Manager & Staff,

CITY OF CALABASAS
PLANNING DEPT.

There is an old carpenter's adage that says, "measure twice, cut once"...I can think of nothing more applicable than when it comes to approving developments in Calabasas... and even more so in the scenic corridor and gateway to the Santa Monica Mountains National Recreation Area.

What's the rush? The initial MND came out the day after the election, story poles went up on New Year 's Day and now the final 732 page MND which dismisses everyone's concerns as insignificant came out just two weeks ago. Mistakes happen when things are rushed, as evidenced at a recent planning commission meeting (by commissioner Litt) when a staff mistake was found in a "cut & paste" typo from a previous staff report. Let's not rush something this big, this precedent setting and this controversial.

I would urge you to move forward with the utmost caution with an open and transparent process for approval for any project on this site and in this area. There are six basic issues:

1. With over 450 new hotel rooms proposed for the city and a promotional campaign being mounted by the city manager, the issue of hotel development should be **brought to a vote of the citizens** in the city. Shouldn't we have a say in "what is best for our city".
2. The site and this project deserve **a full environmental review**, and do not qualify for a development plan overlay according to the Las Virgenes Gateway Master Plan, other codes and guidelines that are violated by this proposed development.
3. The developer should be **required to grade the site to street level** before constructing any project to minimize the impact on views of the mountains, trail, oak trees and ridgelines. (His site rendering sign shows the hotel at street level). If the developer is not going to grade the site to street level, then the 35' height restriction should be applied from street level. As planned it is the equivalent of over five stories.
4. **No variance, development plan overlay or waiver to our zoning regulations should be granted to allow for this hotel to exceed existing height restrictions** in place or parking codes that allow for not only hotel guests and staff, but also the commuters and trail users who currently use the site.
5. The **city should not be "gifting" public land to a developer in order for the developer to meet their parking requirements, without the citizens having a say** in whether they want to give away city resources for a development and give up services.
6. The City is proposing **moving the park & ride spaces**, that are adjacent to a popular bus stop **to the eastside of the city**, effectively making people who live along Las Virgenes or who live on the west side drive another 5 miles or take a connecting bus...adding more time and cost to their daily commute. Effectively, **the City is removing services from the west side and giving the developer concessions to exceed the height limit and help meet parking requirements.**

In a 2013 planning commission meeting, the planning director spoke about the "real challenges" of developing the Rondell Oasis site, how is it that those challenges have evaporated and now she and her staff are recommending a mitigated negative declaration...and not the full Environmental Impact Report that a site of this importance deserves?

The mitigated negative declaration suggested by staff is not supportable by the facts of the site. Significant ancient landslides are evident in the area that are not addressed, flood control issues, and the cultural significance of the National Historic DeAnza trail being blocked by a wall (and a hotel) is

critical to the image of our City, our history and our open space culture. Nothing less than a full EIR should be required for this site.

The site is zoned for a hotel, so I have no problem with a hotel that fits the zoning, the constraints of the site and building requirements of our city's regulations, the Las Virgenes Gateway Master plan and the city's 2030 general plan. There is no valid reason to exceed the 35' foot height restriction and in fact there are a lot of good reasons to limit the building to even less than that.

The developer has said he is going to build an affordable luxury hotel. Aren't those two phrases contradictory? You can have one or the other...but not both. Please consider the location, what kind of luxury hotel will go in sandwiched between a Mobil gas station and a freeway on-ramp...across the street from another gas station, a liquor store and a Taco Bell?

Regardless of what the developer says, we are going to get another Good Nite Inn, the number one call for the sheriff's department in Calabasas. I strongly suggest a "field trip" to the Good Nite Inn for everyone reading this letter, to see the type of visitors we are likely to get with another budget hotel.

Currently the Good Nite Inn has a majority of "long term" tenants as opposed to tourists and business travelers. It was indicated by staff at the hotel that even some of the Malibu churches (and others) were bringing homeless people from their coastal city and paying for their rooms at the Good Nite Inn. Please go look for yourself. Go ask at the nearby supermarket what type of customer Albertson's is getting from the Good Nite Inn. Is more of this what we want for Calabasas?

One of the most important issues and constraints of the site has to do with the designated National Historic DeAnza Trail that runs from Mexico, (below Arizona) to San Francisco celebrating the discovery of our region back to the days of the missions and Spanish explorers. Due to the constraints of the site, the developer will have to construct a wall for flood control. This will block access and impact views of this trail and important cultural landmark from over a mile away on Agoura Road, the Lost Hills bridge and the southbound 101 Freeway.

The developer says he is improving access, by putting in a few parking spaces, access ramp, water fountain and doggie poo station. This is not improving it, it is only urbanizing what has always been a natural interface into a wonderful trail experience that is the Santa Monica Mountains, visible to thousands as they approach our city from the north...and the very symbol of the city.

Please ask yourself as stewards for planning/deciding on the future of Calabasas...is this the vision of Calabasas that we all strive for? More traffic, blocked views, less access to open space and no benefit to local community beyond the tax revenue...and with another hotel being proposed less than 125 yards away we need to pause and plan well.

Measure twice, cut once...because you only get one chance with this incredible canvas. What's the rush?

Sincerely



Peter Heumann

From: Alexander Jacobson [REDACTED]
Sent: Tuesday, February 02, 2016 10:19 AM
To: info
Subject: Planning Commission, City Council

I categorically oppose building of Oasis Hotel of Las Virgenes Rd as development which against the people living conditions. This monstrosity should be forbidden in area where people finally enjoyed some quality of life.

From: Marlin Lyzun [REDACTED]
Sent: Tuesday, February 02, 2016 10:15 AM
To: info
Subject: To Planning Commission, City Council

Dear Calabasas Planning Commission, City Council & Mayor,

I am writing you today to express my opinion regarding the Rondell Oasis Hotel off Las Virgenes Road.

I have been a resident of Calabasas since Feb. 2000, and have been a homeowner at 4271 Las Virgenes Road, Unit 6 since Feb. 2002, and have served on the board of directors in my HOA for ten of the last fourteen years.

What concerns me the most about this project is:

A. At four stories high, it appears that this project exceeds the height limit of anything in this region, and am concerned that it will establish a new precedent for any future new development or renovation of existing buildings. I think that this project can be modified to work within the current height limit guidelines of three stories above grade.

B. Light pollution – Please be firm and hold true to the City's Dark Sky Ordinance for this new project. I've seen the degradation of the dark sky once enjoyed here. I was pleased that the City of Calabasas took steps many years ago to preserve the dark sky by adopting a Dark Sky ordinance, but it's become evident that the action of adopting such ordinance has not been practiced by a few local Las Virgenes businesses. I beg you to hold true to your word and preserve the dark sky and encourage such business to take steps to get back inline with the local ordinance. Since fall of 2015, the businesses along Las Virgenes Road – McDonald's, Mobil gas station, Taco Bell have installed new High Intensity LED lighting in their parking lots. It is excessively bright, and creates a huge amount of glare. The lighting, especially in the McDonald's parking lot, falls far beyond it's perimeter, and casts a lot of light on the wilderness hillside to the east. When I stand in my property at night almost a mile away and look north (to where this business region is) the glow of light pollution is very noticeable. From the 101/Las Virgenes Rd. fwy exit heading south on Las Virgenes Rd., the glare from, again, the McDonald's parking lot lighting is somewhat blinding and disorienting in it's intensity. At some points on the

road approaching McDonald's it's glare and "lighting hot spots" create visual blind spots which I feel have created a dangerous and distracting obstacle to night driving in this immediate area.

C1. Traffic – It used to be that perhaps a few days out of the year and perhaps the odd summer Sunday late-afternoon/evening that, as a local resident, we'd be inconvenienced by grid locked traffic. Since mid-2015, the local traffic – Las Virgenes Rd, Agoura Road and the 101 Freeway are or are near gridlock practically every weekday afternoon from about 4pm to 5:30-6 pm. With the recent rush to development in this Las Virgenes Rd. corridor I guess as local residents we feel we've been thrown under the bus here. The impact to our quality of life has been degraded not improved. Even with the "road improvements" taking place, I doubt that it will have any impact to improve the traffic conditions locally. It just seems that our city along with all the other cities in the Conejo Valley have gone through a rush of development over the past few years, and the fruits of these developments have simply supersaturated north-bound freeway traffic to a near standstill. So regardless of added lanes on local streets, if the freeway is at or beyond vehicle capacity, the street traffic is simply going to grid-lock.

D. Park/Trail Access – The importance of keeping the De Anza trail entrance open and easily accessible to the public is extremely important. I fear most that what is currently a peaceful passage, will become a "police state" passage once hotel security goes into force. The passage from parkland to public right of way must be preserved, and such passage should be outside of the authority of hotel ownership. The public right of way needs to be preserved.

Sincerely,

Marlin Lyzun

Tel: (818) 878-0984

Text/SMS: (323) 430-7807

Email: ml@marlinwebsitedesign.com

From: Rosemary Hollero [REDACTED]
Sent: Tuesday, February 02, 2016 10:07 AM
To: info
Cc: [REDACTED]
Subject: Planning meeting- Wednesday, 2/3, at 6 pm

To Planning Commission, City Council & Mayor

I am opposed to any permits, amendments, variances or the like that will allow any proposed project to circumvent established guidelines and ordinances that protect the last few remaining parcels of land from over-development.

I am against the loss of our quality of lifestyle, regarding issues of traffic, parking, disappearing views of the mountains, nature, noise, light and other pollution....a full Environmental Impact Report (EIR) must be required.

Respectfully yours,

Rosemary Hollero
Concerned resident

From: Tom Gamache [REDACTED]
Sent: Tuesday, February 02, 2016 9:08 AM
To: info
Subject: Rondell Oasis Hotel

To whom it may concern:

Attention planning Commission, the City Council and the mayor of Calabasas:

There is no justifiable reason to further congest and despoil the west end of Calabasas by "politically" permitting the "installation" of the unwanted Rondell Oasis Hotel.

We fervently request that "no changes" from the existing Calabasas "General Plan" be granted to the developer of the oversized Rondell Oasis Hotel that will

forever exacerbate the present untenable traffic havoc, the degradation of lifestyle and the loss of quality of life anywhere near the Las Virgenes Rd and Route 101 interchange.

Tom and Nanci Gamache

26150 Veva Way

Calabasas, CA 91302

From: Kym Taborn [REDACTED]
Sent: Tuesday, February 02, 2016 8:15 AM
To: info
Cc: ktaborn
Subject: Planning COmmission, City Council (Feb 3rd Planning Meeting re Rondell Oasis Hotel)

To whom it may concern,

It is likely I will not be able to make the planning meeting but I would like state my concern about this project. I use the the area to hike the trail and also park my car to take Commuter bus 423, not to mention shop, go to my doctor, and other activities. I live about a mile and a half from the site.

The project will cause great disruption to my life and the quality of life for many citizens of Calabasas. The plan limits the parking options for users of the trail head. I will have to walk a great distance or have to forgo that bus stop completely. The ease for using public transport in Calabasas will be lessened when we should be working towards making it greater. It is disheartening to take a step backwards when the situation already is sub-standard.

Also, the hotel will negatively impact the scenery and nature of the area. We have so far kept the traffic levels, loss of scenic views, noise levels, light pollution, and other pollution to a tolerable level. In building the hotel and complex we will lose a lot of ground and take significant steps backward. Calabasas should be a refuge from the madness, not a refuge for it.

I am not a political person. I appreciate living in an area where I do not have to be political to live in a safe, clean, and lovely area. But this is making me political. I do not like having to be political. I ask little, but this development will significantly disrupt my life, so i am forced to raise my voice. I have never been moved to do this before.

I also know it will disrupt and negatively affect many others in Calabasas, so please stop this development. I am not against development, but in this case it is a bad area to put it. Are there other areas it can be moved, not by disrupting the access to a major public transport stop and public access trail head by removing parking opportunities and ease of access to the area? Developing this project in this area is a case of over development.

Whenever I am shopping or using the other businesses in that area, I often stop to appreciate the lovely hills and views around the area (and it is because the views are so striking, i cannot help it - where else does that happen? Not many other places). I am confirmed in my decision to have moved here fifteen years ago. I feel so lucky to be able to have this type of surroundings. I was here before the grocery store. The grocery store replaced the area which was an abandoned business. They did not start have to convert open land, they re-purposed an already developed area. This hotel will be changing open land to developed land blocking the view even move with its four stories. We do not need a hotel. There are hotels serving all budgets within short driving distances. This is not the development we need in that area.

If it cannot be moved or stopped, can it be at least lowered to no more than four stories? Can it be less intrusive? Please deny any variance, permit, or amendments needed to approve this project for that area. I love living in this area and it will be painful seeing it being used in this way.

Kym Taborn
5954 Ruthwood Drive
Calabasas, CA 91302
818-880-1862

ktaborn@lightspeed.net

From: Witold Wolak [REDACTED]
Sent: Monday, February 01, 2016 10:07 PM
To: info
Subject: To Planning Commission, City Council - Rondell Oasis Hotel

> Hi,

>

> My name is Witold, and I am a resident of Calabasas. I am also a registered voter. I have been informed about Rondell Oasis Hotel, and I am against a 4-story hotel. I own a condo (Las Virgenes Rd), and I believe that there is already too much traffic at Aguora St and Las Virgenes Rd. This hotel will even worsen the entire situation and make traffic condition unbearable. In addition, is it even legal to build a 4-story hotel in that place? I am against the loss of quality of lifestyle (traffic, noise, and disappearing views of the mountain). If I see this project completed, I will vote accordingly during the next election. I want my voice to be heard. Once again - I oppose this 4-story hotel.

>

> Thank you,

> Witold Wolak

>

>

> PS A full Environmental Impact Report (EIR) must be required.

> Sent from my iPad

From: Cathy Mainardi CISA [REDACTED]
Sent: Monday, February 01, 2016 9:15 PM
To: info
Subject: Put to Planning Commission, City Council

Good Evening,

I am opposed to the building of a hotel on Las Virgenes, next to the Mobil Gas Station. It's not the kind of thing that should be built there. It will be unsightly, too big, insufficient parking and block the entrance to the National Historic De Anza Trail.

Regards,

Cathy Mainardi
5837 Greenview Rd
Calabasas, CA 91302

Registered voter!

From: Annette [REDACTED]
Sent: Monday, February 01, 2016 6:17 PM
To: info
Subject: Proposed Rondell Oasis Hotel

I am writing in opposition of the proposed Rondell Oasis Hotel. There are better alternatives!
"Development should fit the land...not the other way around." Zev Yaroslavsky

This is in the scenic corridor and will block access to public open space. Please remember this as you make your decision on any proposed development.

Annette Berger
26201 Hatmor Drive

From: Randy Cooper [REDACTED]
Sent: Monday, February 01, 2016 6:03 PM
To: info
Subject: To Planning Commission, City Council

To Whom it May Concern:

I am a resident of the community and I want it to be known that I am against the Rondell Oasis Hotel development. The traffic, disappearing views of the mountains, noise and pollution will not be a net benefit for the community.

Where is the EIR report? Please represent what's best for the residents of the community. Thank you.

Randy Cooper

From: Soni McFarland [REDACTED]
Sent: Monday, February 01, 2016 5:17 PM
To: info
Subject: to Planning Commission, City Council

Please submit a full EIR (Environmental Impact Report) for the "Rondell Oasis Boutique Hotel" project.

This is a followup request to the previous oppositional email submitted opposing the proposed "Rondell Oasis Boutique Hotel" with parking lots, more real estate behind the Mobil Station at Las Virgenes exit in Calabasas.

Thank you
Soni McFarland
Las Virgenes resident
Calabasas, CA 91302

From: Soni McFarland [REDACTED]
Sent: Monday, February 01, 2016 4:46 PM
To: info
Subject: to Planning Commission, City Council

As a 30 year resident of Calabasas, I am highly opposed to the proposed Rondell Oasis Hotel off Las Virgenes Road.

This project will result in loss of majestic and unique hills, mountains, flora/fauna and wildlife. It will cause more traffic congestion, noise, higher summer temperatures with more concrete canyons, parking lots, etc. Our current water shortages will be even worse with more business personnel and transient hotel guests. This is but a small slice of the awful impact on the small remainder of our lovely rural ambiance.

LET'S KEEP THE UNIQUE RURAL AREA WE HAVE. LET'S BE THE ENVY OF OTHER HIGHLY CONGESTED GREED IMPACTED AREAS.

Calabasas has a very affluent average per capita income. There is no need to generate more business while ruining a pristinely rural community.

Thank you for your attention.

Soni McFarland
Las Virgenes area resident
Calabasas, CA 91302

From: Hayden Miller [REDACTED]
Sent: Monday, February 01, 2016 3:00 PM
To: info
Subject: Planning Commission, City Council

Hello, I am a concerned resident that grew up in Calabasas about 3 minutes away from where you developers (developers = anyone who thinks this monstrosity is a good idea) will be destroying the beautiful mountain side that I have had the pleasure of driving by for the past 20 some years. Building these homes and hotels does not benefit the community what so ever. You guys saying that it will benefit the community is a way to pussyfoot around all the clueless people in the neighborhood. Please do not ruin Calabasas by adding more houses and two hotels to benefit your own wallet. You guys are an embarrassment to the community and do not deserve the right to build where ever you want.

I am sure you didn't read this, and I am sure I will get some lame response back that you forward to every concerned citizen.

Side Note: You guys are corrupt and very, very sneaky like Emilio from Mr. Deeds.

From: David Walker [REDACTED]
Sent: Monday, February 01, 2016 11:09 AM
To: info
Subject: To Planning Commission, City Council

Dear Planning Commission, City Council, and Mayor

I am writing as a resident of Calabasas who is concerned about the negative environmental impact of the proposed Rondell Oasis Hotel. A four story hotel is just too tall for this area, and will obstruct views of our beautiful hills. It will cause unacceptable traffic congestion at this location. It will impede access to the trails, which are a vital part of the quality of life in our City. It may not be possible to stop a development at this site entirely, but I would plead with the decision makers to at least reduce the size of this hotel.

Respectfully,

David Walker
26117 Adamor Rd.
Calabasas, Ca. 91302

From: S Denmark [REDACTED]
Sent: Monday, February 01, 2016 10:06 AM
To: info
Subject: To: planning commission, City Council

Dear planning commission, unfortunately I will not be able to make the meeting on February 3.

However, I feel strongly that a two-story Rondell street hotel is large enough for the lot behind the Mobil station, anything above 35 feet is just too tall.

Also, there needs to be a dedicated park and ride at that intersection for commuters.

The national historic De Anza trail should not be blocked or hidden. Finally, I and many others would strongly prefer this area not be developed at all. Is there any possibility that a consortium representing the Santa Monica Mountains recreation area arrange to buy the land from the developer, and just leave it undeveloped?

Thank you for your time.

Stephanie Denmark
818 880 8405
Calabasas

From: Anthony Streicher [REDACTED]
Sent: Monday, February 01, 2016 9:10 AM
To: info
Subject: Planning Commission, City Council

RE: Rondell Oasis Hotel off Las Virgenes Rd.

To Planning Commission,

I would like to submit this letter as a rejection for the project as it stands in it's current condition. I with others agree that in the matter of loss of our quality of lifestyle, regarding issues of traffic, parking, **disappearing views of the mountains**, nature, noise, light and other pollution. I would like a full Environmental Impact Report (EIR).

Sincerely,

A. Streicher

Stone Creek Resident
4369 Willow Glen St.
Calabasas CA 91302

From: Barbara Habel [REDACTED]
Sent: Sunday, January 31, 2016 2:57 PM
To: info
Subject: Planning Commission, City Council

To Whom It May Concern,

This email is regards to the building project Rondell Oasis Hotel on Las Virgenes Road. As you have already received many similar emails, I am too opposed this project. I believe building hotels in a tight family nit community is a terrible idea. You or I know hotels bring in ALL different kinds of people and we have no control this. There are many, many families with young children in this small community, and placing hotels puts their safety at risk. I am deeply disturbed that anyone would think placing a hotel here is good idea.

Not only does the above bother me about this hotel, but the congestion this will bring is a nightmare to people that actually live off of Las Virgenes Road. This will make our lives much more difficult.

This project is too big for our community, it is too tall for this beautiful scenic area. The heigh limit is to be 35 feet. Why would you want to block AND tear down these beautiful mountains? We moved to this area because it so beautiful and scenic, why would you want to take this away from tax paying citizens of the calabasas? Living in calabasas is very expensive, I did not pay so much money for my house to live next to a hotel, if I wanted to live next a hotel I would have bought in the city. That is where hotels belong, not in small suburb regions.

Thank you

Barbara Habell

From: Vijay Mony [REDACTED]
Sent: Sunday, January 31, 2016 9:34 AM
To: info
Subject: Against Rondell Oasis Hotel

Dear Sir/Madam

I am a resident of Calabasas, living at 5255 Cangas Drive.

I want to voice to my city representatives that I am against the proposed development for the Rondell Oasis Hotel.

Before any further steps are taken, at a minimum, an EIR or environmental impact report, should be completed.

But lastly, one of the main reasons we came to live in Calabasas is for the natural beauty our city offers. If we were not a stones throw away from thriving shopping and hotels in Canoga Park, Woodland Hills; or north in Westlake, Agoura or Thousand Oaks, then such a development in our city would make sense and would be beneficial to the residents.

However, this is not the case and to damage our city landscape without sound resident benefit is not supported by me.

Thank you,
Vijay Mony

Vijay Mony
+1 (917) 293-6194

From: Ed Ball [REDACTED]
Sent: Sunday, January 31, 2016 5:33 AM
To: info
Subject: To Planning Commission -- City Council

Ladies and Gentleman, please PAUSE AND RETHINK the Rondell Hotel development behind the Mobil Station. As currently envisioned by the story poles, it is NOT acceptable for our environment nor our community. Thank you,

Edward Ball
Calabasas Resident for 21 years
818-599-5448

From: Douglas Morrison [REDACTED]
Sent: Sunday, January 31, 2016 10:05 AM
To: info
Subject: Hotel

Please note, I am very much in favor of the proposed hotel development. While the Four Seasons is close the ability for guests to come in an visit while being in close proximity is a real pain. This would be a welcome development. The footprint seems relatively small to me and it would not have a negative effect on the view of the dry brown mountains that I generally drive right by without looking at. The additional traffic is not a concern as most of it will be at the intersection closest to US101. Note, I do have the utmost faith and confidence in the City's ability to manage this effectively. These "concerned" citizens most likely had issues with or would have issues with The Commons being developed. That is a great development. Additionally, somehow they live in houses that also once sat on wilderness land which they have no problem living in now. Hypocrisy? One final reason I am for it, the City of Calabasas has the ability to generate local tax revenue that otherwise will end up in the coffers of neighboring communities.

My address is 26674 Country Creek Lane, Calabasas 91302.

Douglas C Morrison
Managing Partner



RAPID NATURAL RESOURCES
GROUP

m: 1 (310) 971 1143 | o: 1 (310) 736-2342 | f: 1 (310) 601 4188 | s: dcm90266
a: 111 North Bridge Road, #27-01 Peninsula Plaza, Singapore 179098 | Company #: 087 821
e: dcm@rapidnrgintl.com | www.rapidnrgintl.com

From: RENEE BECKER [REDACTED]
Sent: Saturday, January 30, 2016 2:43 PM
To: info
Cc: info@calabasascoalition.org
Subject: "FOR" the Rondell Oasis Hotel - PLANNING COMMISSION, CITY COUNCIL

Calabasas Planning Commission, City Council --

I am FOR development on the western end of Calabasas where I live. The businesses that are here cannot surviving without more development.

I LIKE being able to walk to Starbucks or to have a nice dinner at a nearby restaurant like SALT. These businesses cannot survive with empty hillsides as customers. Look at the number of businesses that have closed in the past few years. We need people and activity on this side of town. Most people in Calabasas do not even know we are here. The proposed developments will change that. There are plenty of empty hillsides and trails throughout Calabasas. This development does not pose a threat to that.

The NIMBYs will never accept any sort of development whatsoever, so you have to keep that in mind when you receive complaints about the hotels and new homes. Nothing would ever be acceptable to them.

I do not want our small west-end community here to continue to languish in anonymity.

BUILD, PLEASE.

Sincerely,

Renee Becker

(Homeowner)

From: Ethan [REDACTED]
Sent: Saturday, January 30, 2016 2:18 PM
To: info
Subject: Rondell Oasis Hotel

Hello Calabasas,

My name is Ethan and I live in the Colony and a group called the Calabasas Coalition is opposing the Rondell Oasis Hotel. I am here to tell you that they are making horrible arguments and that you should not take their arguments into consideration when they present them next week at the planning meeting. We need this development and I strongly support it.

Michael Klein

From: Calabasas Patio Cafe [REDACTED]
Sent: Thursday, January 28, 2016 3:38 PM
To: Michael Klein
Subject: Rondell Hotel

Re: Rondell Hotel Development

Dear Mr. Klein,

I am writing on behalf of Calabasas Patio Cafe 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.

Thank you.

Sincerely,

Jackie Ghazy

Calabasas Patio Cafe
26651 Agoura Rd, Ste 100
Calabasas, CA 91302
818-878-0132 / 818-878-9507 fax
calabasaspatiocafe@live.com

From: Susan Ellis [REDACTED]
Sent: Saturday, January 30, 2016 5:40 PM
To: info
Subject: To the Planning Commission and the City Council

Re: proposed Rondell Oasis Hotel

The story poles do indeed tell the story of how horrible a looming 4-story hotel would be in that location. It is entirely inappropriate for the site.

Once again, the quality of our life here in the Las Virgenes corridor is being threatened by traffic issues, parking issues, disappearing views of the mountains, noise, light pollution, etc. At the least, a full EIR must be required.

Sincerely,
Susan Ellis
26329 W Plata Lane
Calabasas 91302
818-800-4747

From: natali n [REDACTED]
Sent: Saturday, January 30, 2016 4:30 PM
To: info
Subject: to Planning Commission, City Council and Mayor (Rondell Oasis Hotel)

To: Planning Commission, City Council and Mayor

Re: Rondell Oasis Hotel

Its against the regulations. Do not try to bypass height restrictions in the General Plan, zoning codes and Las Virgenes Gateway Master PLAN, all put in place to protect our views, density, traffic and quality of life.

Sincerely,
Natalie Beketova

From: Jonny T. [REDACTED]
Sent: Saturday, January 30, 2016 3:41 PM
To: info
Subject: Planning Commission, City Council, Mayor

The proposed Rondell Oasis Hotel outline is not within the established Calabasas City guidelines and ordinances. I respectfully request that the Planning Commission and the City Council reject this project.

Respectively,
John & Judy Tedeschi
27001 Helmond Dr.
Calabasas, CA 91301

From: Nancy Goldsen [REDACTED]
Sent: Saturday, January 30, 2016 11:30 AM
To: info
Subject: Planning Commission City Council

OPPOSED
OPPOSED
OPPOSED

We are vehemently opposed to this hotel and the other hotel..
Both are inappropriate for the area as well as unnecessary...AND AGAINST CURRENT
RESTRICTIONS!
Malibu rejected this development...we are not the red headed step child!

A vote for this atrocity will assure a RECALL of the CITY COUNCIL...as well as PROTESTS...
Govern yourselves accordingly...DO NOT APPROVE THIS TRAIN WRECK!

Nancy Goldsen
Calabasas resident

From: Tamiko [REDACTED]
Sent: Saturday, January 30, 2016 5:18 AM
To: info
Subject: Planning Commission

I urge you to lower the height of the hotel project across from the Mobil station at Las Virgenes and Agoura Road. The residents in the area are losing too much of the beautiful views of the hills and I

understand that it exceeds the acceptable General Plan heights as well as being the wrong kind of building project for the neighborhood. Wasn't this supposed to benefit the community? What use will the community get from a hotel?? We would like a space where the neighborhood can walk, sit outdoors and find some entertainment and cafes.

Tamiko Fuote

From: Mary Ellen Graham [REDACTED]
Sent: Friday, January 29, 2016 9:49 PM
To: info
Subject: Planning commission, City Council

Please do NOT allow any 4 story Hotels on Las Virgenes and/or Agoura road.

Mary Ellen Graham CRS, GRI
Berkshire Hathaway Home Services
California Properties
23925 Park Sorrento
Calabasas CA 91302
818-251-2418 Direct Line
818-223-9100 x 2418 Office
818-880-5706 Home
818-880-6515 Fax Home
818-406-3221 Cell
meg@BHHSca.com
megonline@earthlink.net

From: ANA GREEN [REDACTED]
Sent: Friday, January 29, 2016 12:32 PM
To: info
Cc: ANA GREEN
Subject: Planning commission, city council

To the Planning Commission,

My name is Ana Green and my husband and I are residents of the Deer Springs neighborhood. We are requesting that you require a full Environmental Impact Report on the proposed 4 story Rondell Oasis Hotel. Our neighborhood is so beautiful and peaceful and this project will greatly impact the quality of our lifestyle, traffic and views, as well as other issues. As it stands now, the freeway project off Lost Hills has made traffic a nightmare there, I can't imagine how disruptive the proposed hotel will be in terms of traffic alone. We plan on attending the City Hall meeting next week to oppose this project.

Thank You,
Ana & Ed Green

Sent: Friday, January 29, 2016 11:21 AM
To: info
Subject: to planning commission and city council

hi-
please forward this to the planning commission and city council.

thank you.
frances alet

Dear Planning Commissioners and City Council Members:

I will most likely be unable to attend the Planning Commission meeting on February 3rd due to my work schedule. In lieu of speaking at the meeting, I am submitting written comments for the record and for your consideration.

I am opposed to the current plans for the Rondell Oasis hotel. The owner has a right to develop the land -- but according to the regulations that are in place. The current plan violates the City's own height regulations. The long-standing Calabasas regulations limit height to 35-feet. There should be no variance issued here. Once we establish the precedence that it's okay to build higher, it's only a matter of time before additional building will follow. If the rules are not meant to be followed, then why do we have them in the first place? The people that worked on the Calabasas General Plan knew that residents place a premium on their physical surroundings. Calabasas even incorporated that philosophy into its slogan, "The Last of the Old West". If the Planning Commission violates its own policy, then perhaps it's time the City of Calabasas rethinks its slogan.

In addition to issues with height, I am opposed to the City giving away half of Rondell Street. Rondell Street is currently being used as a Park & Ride by residents. On any given weekday, there are about 10 to 15 cars using the Park & Ride. By giving away Rondell Street to the developer, it will reduce the available Park & Ride to only six spaces. Not only is this an immediate loss and disservice to our community, but it shows no thought for the future. As freeways and streets become more congested in the future, more residents will opt for mass transit. The community which the City is supposed to serve becomes the loser in this deal. The only one who benefits is the developer. It's incredibly short-sighted for the City to even consider this deal. This is poor planning -- and the Planning Commission should recognize that.

The Planning Commission is at a cross-roads: in one direction lies a Calabasas that residents no longer recognize as the city they loved. It's a city where the pursuit of a dollar has driven decisions with little regard for anything else. It's not quite Canoga Park, but it's not the Calabasas it once was. In the other direction, lies a Calabasas that has stayed true to its philosophy and has guided development with caution and thought

for the future. It remains the envy of other cities because it has been able to balance the need for revenue with the need for quality of life in its community.

I urge the Planning Commission to follow the City's General Plan and reject the proposal for a fourth story and the Rondell Street give-away.

Respectfully,
Frances Alet
5324 Parkmor Rd.
Calabasas, 91302

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

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

From: Emily Razaqi [REDACTED]
Sent: Sunday, January 24, 2016 7:30 PM
To: info
Subject: To Planning Commission, City Council

Dear Planning Commission,

I am writing as a ten-year resident of Calabasas to express my strong concerns about the proposed Rondell Oasis Hotel. I am worried about the loss of open space, traffic impact, parking, and disappearing views of the hills that make our city special and noise pollution.

The intersection of Las Virgenes and Agoura is already extremely impacted with long back ups in the morning and afternoon. Adding a large hotel in that location will make traffic conditions even worse and I think poses a safety risk.

Calabasas is a special place where we are fortunate to enjoy nature beauty, terrific schools and wonderful open space. I think this hotel is inconsistent with the city plan and would be detrimental to the community.

I would like to request that a full Environmental Impact Report be conducted.

Thank you,
Emily Razaqi
Calabasas Resident

From: Joan Weaver [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
(818) 717-1946

Michael Klein

From: Brenda Bari-Cayanan [REDACTED]
Sent: Wednesday, January 27, 2016 8:30 PM
To: Michael Klein
Cc: rfisher@weintraubre.com; jjesson@weintraubre.com
Subject: Rondell Hotel Development

Dear Mr. Klein,

I am writing on behalf of Pivot Nutrition to express our support for the planned Rondell Hotel on Las Virgenes Road.

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. We are all about promoting healthy active lifestyle. And 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, such as ourselves, and grocery stores during their stay.

We are truly excited for this addition to the community!

Sincerely,

Brenda

Pivot Nutrition & Fitness
Brenda Bari-Cayanan
Owner
Club: 818-914-6700
Cell: 805-878-4100
Email: brenda.bari@pivotyourlife.com
Address: 26500 W. Agoura Road
Suite #113 Calabasas, CA 91302

"Pivot in the direction that makes you happy"...



Michael Klein

From: Tyler Umans [REDACTED]
Sent: Tuesday, January 26, 2016 2:27 PM
To: Michael Klein
Subject: Re: Rondell Hotel Development

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