

**From:** Laura Awad **On Behalf Of** Mark Armbruster

**Sent:** Tuesday, August 11, 2020 11:41 AM

**To:** Paul Novak - LAECO / [paul.novak@bos.co.la.ca.us](mailto:paul.novak@bos.co.la.ca.us) <[paul.novak@bos.co.la.ca.us](mailto:paul.novak@bos.co.la.ca.us)>

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**Subject:** Municipal Service Review & Sphere of Influence Updates Public Review Draft

**Importance:** High

Good morning, Mr. Novak,

Please see the attached correspondence from Mark Armbruster.

Thank you.

Regards,

Laura

Laura M. Awad | Office Manager



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LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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August 11, 2020

VIA E-MAIL and U.S. Mail

Paul A. Novak, AICP  
Executive Director  
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80 South Lake Ave., Suite 870  
Pasadena, CA 91101

@lalafco.org

Re: Cities of Agoura Hills, Calabasas, Hidden Hills, And Westlake Village Municipal Service Reviews and Sphere of Influence Updates Public Review Draft

Dear Mr. Novak:

This letter is sent on behalf of Liberty Canyon Technology Center L.P. (“LCTC”) and its 100% owner, Cypress Land Company (“Cypress”). LCTC owns two parcels located at 27349 Agoura Road (the “Property”) in Unincorporated Los Angeles County (the “County”). One parcel is improved with a large office high-tech research and development center that is occupied by Spirent Communications. Spirent Communications is a United Kingdom-based telecommunications company. The other parcel is unimproved. LCTC’s parcels total 5.3 acres.

We have reviewed the July 17, 2020 Municipal Service Review for the Cities of Agoura Hills, Calabasas, Hidden Hills and Westlake Village (the “Report”). It is our understanding that the consultants that drafted the Report may recommend a process to LAFCO that could lead to the Property’s inclusion within the Sphere of Influence (“SOI”) of the City of Agoura Hills or eventually place the Property under greater control by the City of Agoura Hills through a cooperative agreement. The relevant pages of the Report include: 30-31, 48-49, 66, 86 and 88. These sections discuss Area “I” (the “Area”), where the Property is located.

**LCTC and Cypress strongly oppose any attempt to increase the City of Agoura Hills’ control over the Property by placing the Property in the City’s Sphere of Influence, through a cooperative agreement or through annexation.**

Agoura Hills should not be granted any further control over the Property:

As a preliminary matter, Agoura Hills itself opposed LCTC’s proposed usage of the Property as a high-tech, research and development use, which is a totally appropriate use of the Property.

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In terms of community and character, the Property is an extension of the high-end research and development office space land uses in neighboring Calabasas.

If a committee is formed, please be aware the LCTC would protest any attempts to place the Property in the Agoura Hills SOI. The issue of placing the Property within a SOI or having it annexed has long been discussed. We believe the issue has been settled. Under the Cortese-Knox-Hertzberg Government Reorganization Act of 1985, our clients, as the main developed landowner (with more than 50% assessed value), can protest and block annexation attempts by Agoura Hills. Our clients would exercise their protest rights to block any future Agoura Hills annexation attempts. See Government Code § 56000 et seq. Thus, the explorations of options that could lead to such annexation proposals are unnecessary.

We also believe the property entitlements already give the City of Agoura Hills ample oversight over possible impacts from LCTC. The CUP names the City as a beneficiary of a restrictive covenant. That covenant, among other things, requires LCTC to not only inform the City of any future ownership changes, but also appear before the Agoura Hills City Council to answer any questions regarding any proposed change in use of the Property (CUP No. 98-129(3)).

Area of Concern and Cooperative Agreement Recommendations:

This part of the Report proposes either identifying Area I as an “Area of Concern” or creating a new inter-jurisdictional agreement for Area I. Again, we would oppose any mechanism that might lead to inclusion into an Agoura Hills SOI.

LCTC and Cypress are Good Neighbors:

Whatever concerns Agoura Hills has about uses impacting its residential community are unfounded. The Property and our clients have not negatively impacted Agoura Hills. LCTC and Cypress are good neighbors to both Agoura Hills and Calabasas. There have been no significant neighborhood complaints of our clients’ use in nearly 20 years. When the Property was first developed, Agoura Hills requested changes to the exterior lighting. Our clients promptly addressed such concerns and there have been no further issues. The Property is maintained in pristine condition as one of the premier high-tech office facilities in this part of the County. Furthermore, as described above, our open lines of communication and the restrictive conditions already provide Agoura Hills with significant means to remedy any issues.

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We respectfully request that LAFCO consider this information as part of the record in connection with the Report and its recommendations. We are available to answer any questions or to discuss at your convenience. Thank you for your time and attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Armbruster".

Mark Armbruster

cc: Jennifer Stephenson, Policy Consulting Associates, LLC, by email