

FRANK V. ZERUNYAN  
*Mayor*

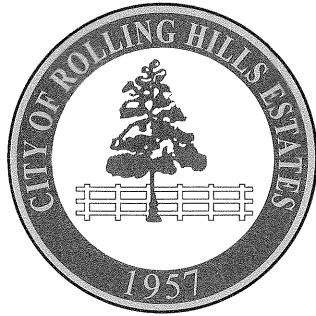
JUDY MITCHELL  
*Mayor Pro Tem*

JOHN C. ADDLEMAN  
*Council Member*

SUSAN SEAMANS  
*Council Member*

STEVEN ZUCKERMAN  
*Council Member*

DOUGLAS R. PRICHARD  
*City Manager*



CITY OF

## ROLLING HILLS ESTATES

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October 15, 2013

Thomas A. Grabiell  
Principal  
Oxbow Partners  
2855 Pacific Coast Highway  
Corona Del Mar, CA 92625

VIA FAX AND MAIL

Dear Mr. Grabiell:

I am writing to express my concerns that your independent efforts to gain community support for Oxbow's proposal to convert the Seahorse Riding Club property into a senior assisted-living facility are causing undue concern and anguish among our residents. While this may not have been your intent, it is nonetheless the case.

The City of Rolling Hills Estates prides itself on open government and a transparent process. However, the "behind the scenes" manner in which your company is pursuing this proposal has raised suspicions about due public process.

When we met I expressed my deep reservations about your proposal, and voiced the opinion that the current equestrian use on the property is an essential component of the City's character. It seems that your response to that meeting has been to try to garner support from the equestrian community by relocating Seahorse Riding Club to an adjacent property. This completely ignores other crucial issues at hand, such as conformity with the General Plan and current zoning, which my staff has made abundantly clear to you.

While staff will continue to provide comments on your proposal and guidance as to the appropriate application process, as we would with any potential developer or property owner, I would recommend that you come to some conclusion soon as to whether to abandon this proposal or make a formal application. To continue in this state of uncertainty is disruptive to the community.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas R. Prichard".

Douglas R. Prichard  
City Manager

DRP:hn  
LOXBOW