

Rondell Oasis Hotel File No. 140001318



CITY of CALABASAS

City Council
February 24, 2016

Location Map



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File No. 140001318 – Rondell Oasis Hotel



(e) Bus Shelter

Hillside >%30

Anza Trail

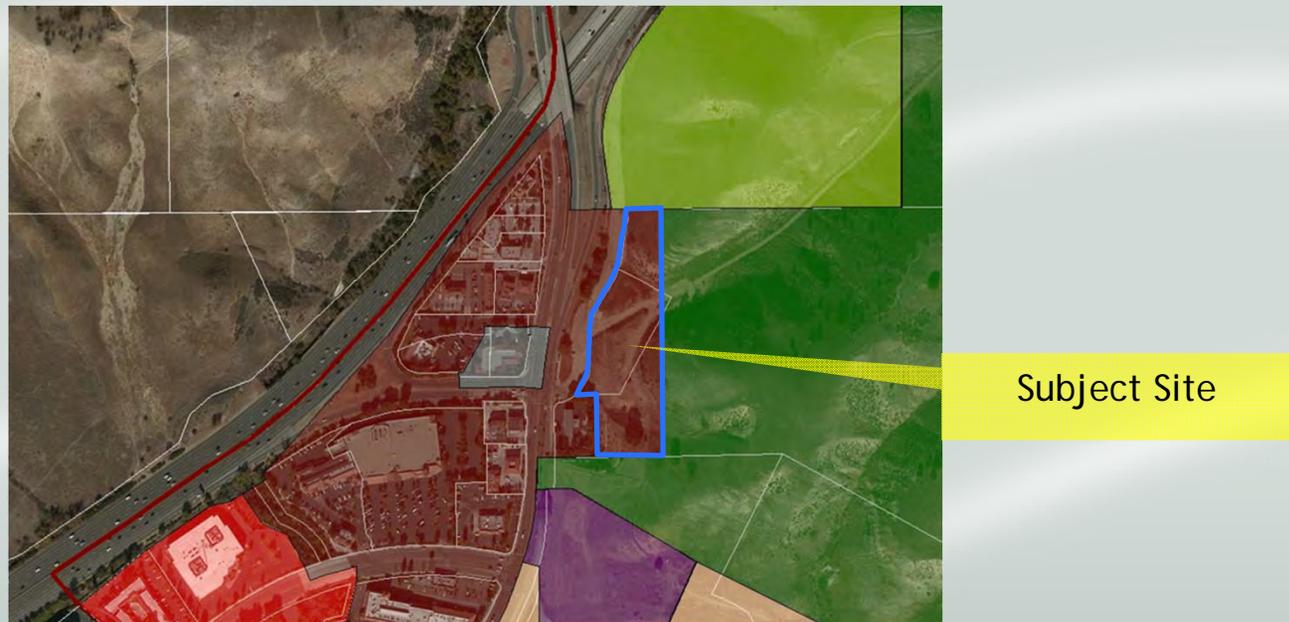
Hillside >30%

Restricted Use Area



Zoning

- 17.14.040 - The CR zoning district is intended for a broad range of general shopping and commercial service uses. These uses include general retail markets, commercial services, restaurants, automotive repair and service, hardware and home improvement, durable goods sales, commercial recreation, and similar and related compatible uses. The CR zoning district is consistent with the business-retail land use district of the General Plan.



Scenic Corridor



- **Structures shall avoid large, straight blank facades**
- **Upper floors shall be setback to open up view corridors**
- **Buildings should incorporate earth tone colors and materials to blend in with surrounding environment**
- **Landscape should be used to enhance and soften commercial development**



Proposed Project

- **Construction of a 73,000 sq ft four-story (50 ft tall) hotel inclusive of:**
 - 127 rooms
 - On-site amenities such as a pool, gym, breakfast area
 - 151 surface level parking spaces
 - Improvement of Rondell Street
 - 5 dedicated parking spaces for trail users
 - Permanent legal Anza Trail easements to the MRCA
 - Improved access to the Anza Trail inclusive of ADA compliant path, signage, trash/recycle bins
 - 6 dedicated parking spaces for transit uses
 - Shared daytime parking for all 151 spaces



Requested Entitlements

- **Site Plan Review**
- **Conditional Use Permit**
- **Scenic Corridor Permit**
- **Oak Tree Permit**
- **Development Plan**
- **Summary Street Vacation**
- **Lot Merger (at a later time)**
- **Per CMC Section 17.60.020, the Commission shall make a recommendation and the City Council shall be the decision making body on the following:**
 - All permits associated with the project;
 - Summary Street Vacation; and
 - Adoption of the MND.



Subject Site Tract No. 34081 (1981)



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Site Constraints

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Color Rendering



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Elevations



North Elevation



South Elevation



2030 General Plan

- **Land Use Element:**
 - “Freeway-oriented commercial uses will continue in the southern quadrants of the Las Virgenes interchange” (p II-5).
 - The B-R designation accommodates general shopping and commercial services, max permitted FAR of .40.
 - Promote a mix of retail and service commercial, office, and business park areas that contribute to a sound local economic base.
- **Open Space Element:**
 - III-8: Improve public access to designated open space areas in a way that protects environmental resources, but increases the ability of the public to enjoy and benefit from the open space.
- **Community Design Element:**
 - IX-17: Provide a mix of uses that creates a destination area where people can come and stay – live, shop, relax, play.
- **Conservation Element:**
 - IV-37: Promote the incorporation of feasible energy conservation measures into existing and new developments and structures.



2030 General Plan

- **Recreation Element:**

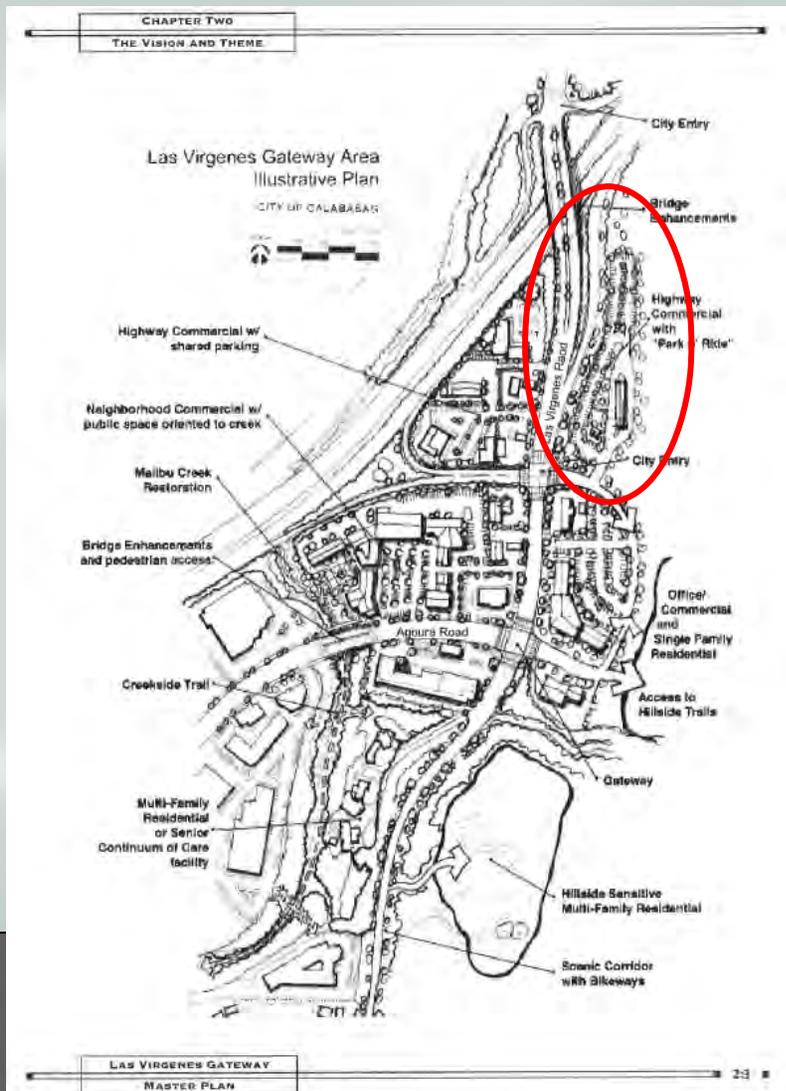
- X-13: require all project plans to provide access to trail heads located on adjacent public lands. This policy must be achieved within the legal limitations of the City's land use power and with due respect for private property rights.

- **Service, Infrastructure Element:**

- XII-1: Facilitate retail and service businesses in those sectors patronized by the local population and travelers along the Ventura Freeway.
- XII-3: Establish and maintain a proactive program to attract commercial businesses to those locations within the City that the General Plan Land Use map has identified as being appropriate for commercial or mixed use, and work with commercial developers to ensure that projects are compatible with adjacent uses.
- XII-4: Consider financial incentives consistent with other General Plan provisions for new sales tax-generating and employment-generating uses where there is a clear "pay-back" to the City in the form of increased municipal revenue.



1998 LV Gateway MP



Project meets gateway guidelines:

- Extensive public process
- Highway commercial
- Allowed hotels and motels
- Highway oriented commercial center adjacent to the freeway
- Decreased intensity of development moving south
- Transition from urban to residential to rural uses moving south on the corridor

Development Standards

Project meets development standards:

- **Zoning:** Commercial Retail – Scenic Corridor Overlay (CR-SC)
- **Technical Data:**
 - Lot Size (gross): 5.0 acres (218,199 sq. ft.)
 - Lot Size (net): 4.68 acres (204,047 sq. ft.)
 - Building Size: 72,954 sq. ft.
 - Floor Area Ratio (FAR): 0.36 (0.40 max allowed)
 - Height: 50' (35 ft, additional height via Development Plan)
 - Pervious Surface: 57% (22% min required)
 - Site Coverage: 10% (78% max allowed)



Development Plan (CMC 17.62.070)

- **“The purpose of a Development Plan is to permit greater flexibility and creativity in order to allow development that is superior to those attainable under existing zoning district standards”.**
- **A Development Plan permits the Council to consider an increased to the allowed height in CR zones.**
- **Council must find that the granting of additional height results in a superior project.**



Current Project Benefits

- **Superior Site Design:**
 - Compact footprint and minimum grading (10% of the project site)
 - Development concentrated next to existing Mobil station
 - Trail views maintained and visibility improved
 - Surplus project parking
 - Improved Rondell right-of-way (appx \$1 million)
- **Significant Public Benefits:**
 - Additional TOT revenue to the City (appx \$695,000)
 - Permanent public access to the trail
 - On-site trail improvements, including ADA access
 - Dedicated trail and bus stop parking
 - Open daytime parking lot for shared uses
 - Undergrounding utility lines (appx \$1-1.5 million)



Development Plan

Consideration of 4th floor and the vacation of Rondell Street allows the City to condition public benefits

	DP w/ 4 stories	35-foot tall hotel / no Rondell vacation
Trail Improvements and Easement	Yes	No
Trail Parking	Yes	No
Transit Parking	Yes	No
Shared Parking (daytime)	Yes	No
Underground Utilities	Yes	No
TOT Revenue	\$625,000	unknown



Development Plan

Site Conditions Overview:

	DP w/ 4 stories	35-foot tall hotel / no Rondell vacation
Compact Building	yes	maybe
Surplus Parking	yes	no
Does Not Block Trail	yes	no
Minimized Grading	yes	no
Adjacent to Existing Development	yes	no
Underground Existing Utility Poles on Rondell	Yes	no





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City Revenue & Expenditure Forecasts

February 24, 2016



General Fund Revenue Forecast FY 2015-16



Budgeted Revenue Forecast FY 2015-16		\$22,096,800
less: Sales Tax	(\$443,400)	
less: Other Items (i.e. Planning Fees, Creekside, UUT)	<u>(196,400)</u>	
Total (Decrease) in Revenue FY 2015-16		<u>(639,800)</u>
Revised Revenue Forecast FY 2015-16		\$21,457,000





Sales Tax Revenue Forecast FY 2015-16



Budgeted Sales Tax FY 2015-16		\$6,196,900
less: Acura West 101	(\$257,400)	
less: IXIA Communications	(134,700)	
add: Others (i.e. Wolf Creek, Sperling, etc.)	<u>(51,300)</u>	
Total (Decrease) in Sales Tax		<u>(443,400)</u>
Revised Sales Tax Forecast FY 2015-16		\$5,753,500





Recent Decreases in Sales Tax Revenue



IXIA Communications	\$650,000	
Spirent Communications	640,000	
Acura 101 West	260,000	
Volvo of Calabasas	140,000	
Recent (Decreases) In Sales Tax	<u>140,000</u>	\$1,690,000





Increase in Expenditures



Increases:

Principal Payments for 2015 COP - Civic Center [12/2018]	(\$1,065,000)	
O&M Costs for Senior Center [06/2016]	<u>(200,000)</u>	
Total Increase in Expenditures		(\$1,265,000)

Decreases:

Retirement of P&I Payments for 2005 COP - Creekside [12/2016]		<u>465,900</u>
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NET INCREASE IN EXPENDITURES **(\$799,100)**





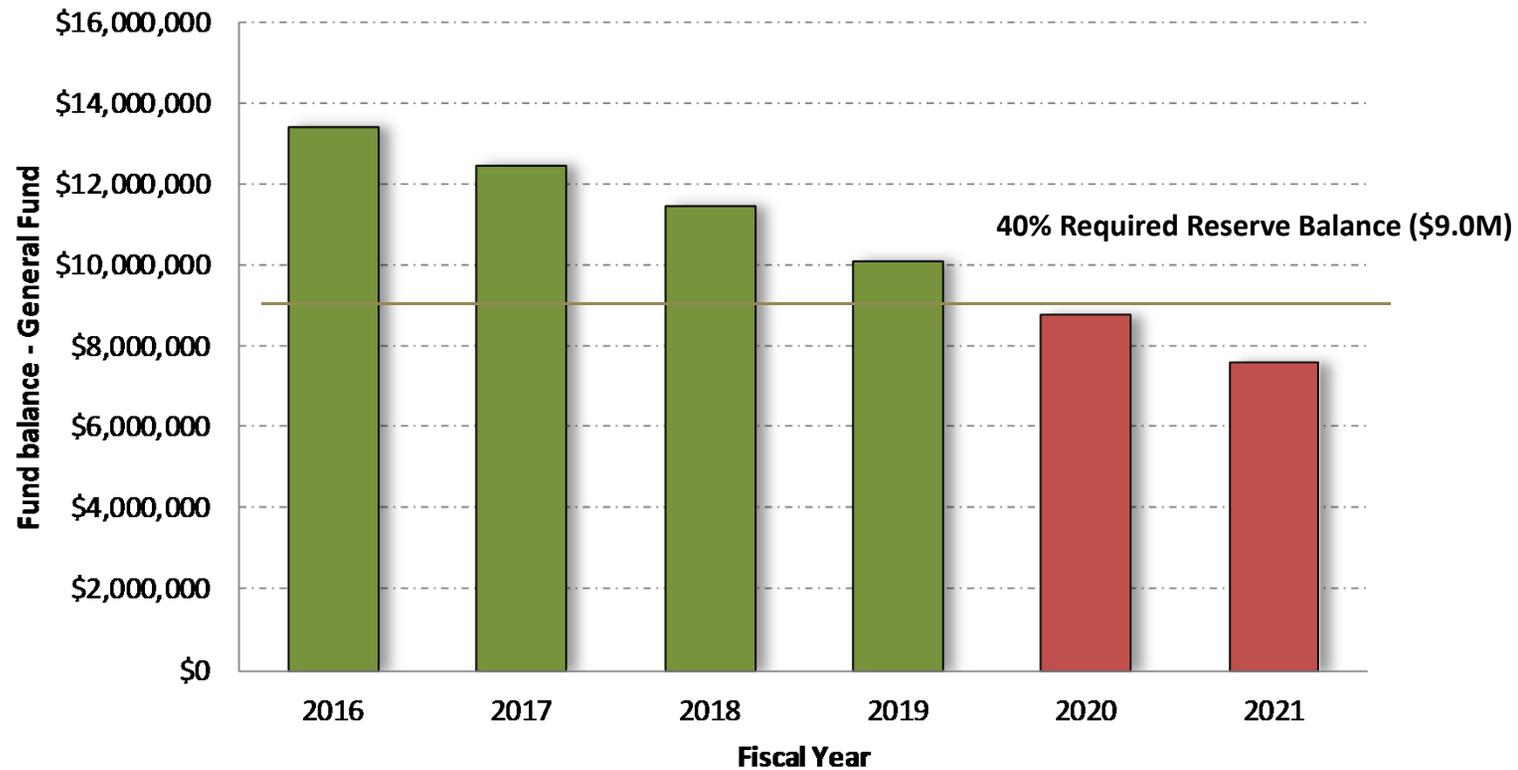
Net Annual Budget Shortfall – General Fund



Decrease in Revenue since FY 2015-16 Budget Approval	(\$639,800)
Increase in Expenditures - Future Year's	<u>(799,100)</u>
NET ANNUAL BUDGET SHORTFALL - GENERAL FUND	(\$1,438,900)



Fund Balance Projection – Without New Hotel



* Data is based on revenue / expenditure forecast estimates. Assumes Hilton Garden Inn ToT starting in 2019, changes in debt service for COPs, and an inflation rate of 2%.





Estimated Revenue From A New Hotel



Transient Occupancy Tax

Units	127
Nightly rate	\$179
Occupancy rate	70%
ToT rate	12%

ESTIMATE OF ToT TAX FROM HOTEL **\$696,994**

Property Tax

Construction Cost	\$10,900,000
Land Value	582,000
Total Assessed Value	<u>\$11,482,000</u>

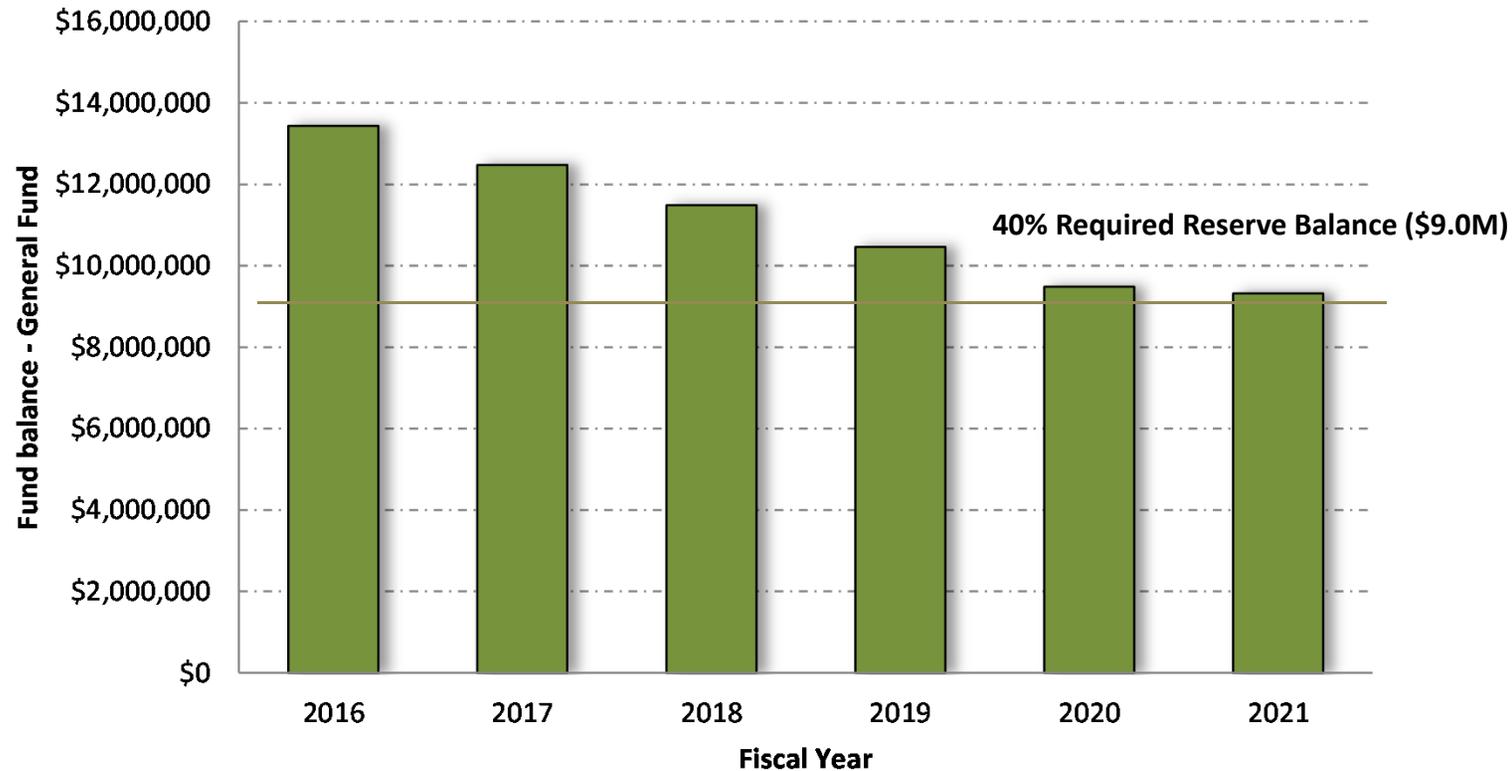
Tax Rate	1.00%
City Share	4.17%

ESTIMATE OF PROPERTY TAX FROM HOTEL **\$4,788**





Fund Balance Projection – With New Hotel



* Data is based on revenue / expenditure forecast estimates. Assumes ToT from BOTH the Hilton Garden Inn and a New Hotel starting in 2019, changes in debt service for COPs, and an inflation rate of 2%.



Issues Raised at PC Hearing

- MND vs EIR
- Why a hotel
- Why a Development Plan vs a Variance
- Aesthetic impacts
 - Viewsheds
 - Building height
- Anza Trail Access
- Parking
- Traffic

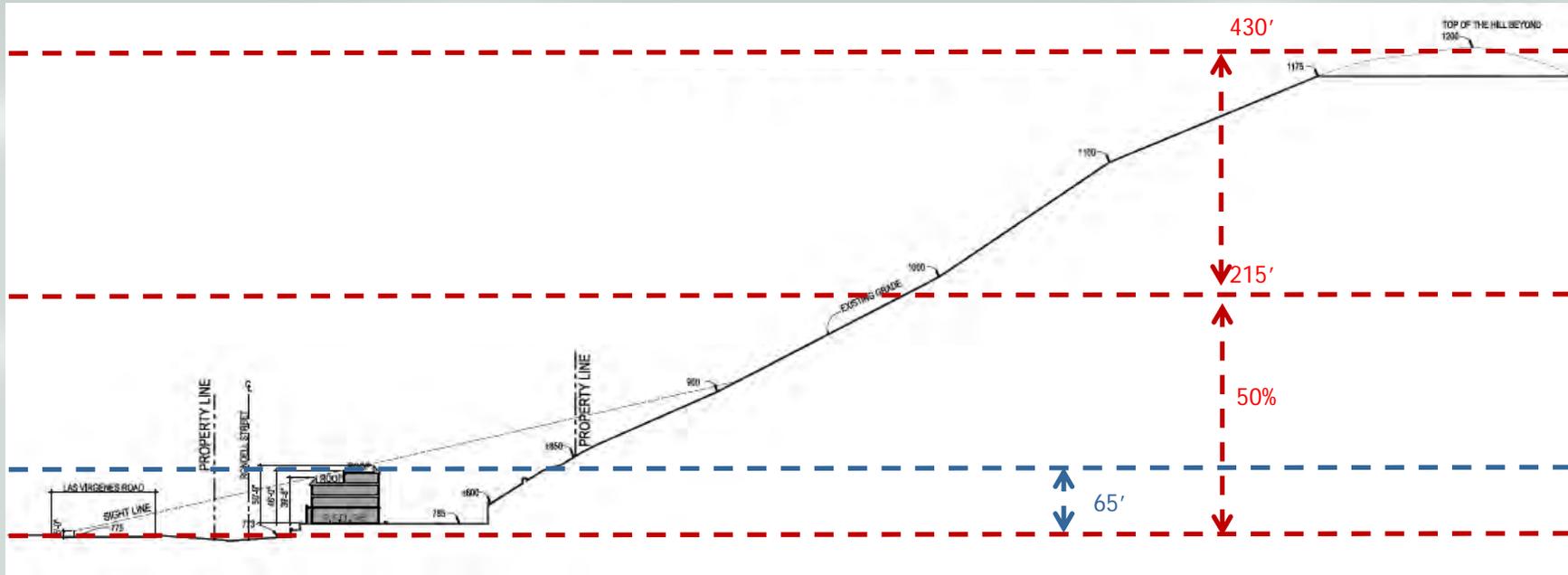


Building Height

- General Plan does not allow 4-story buildings
 - Not true; the GP does not establish a height limit. Development Code sets height limits for each zone
- There are no existing 4-story buildings on westside
 - There are (2) 52 ft tall buildings in the Scenic Corridor
 - The Colony (Shea Homes) 15-55 ft above LV Road
 - The water district building is 61 ft above LV Road



Building Height Measurement



- **CMC standard for height is from natural or finished grade, whichever is lower**
- **Architectural features such as towers and stair wells are exempt from the height limit.**



Story Poles



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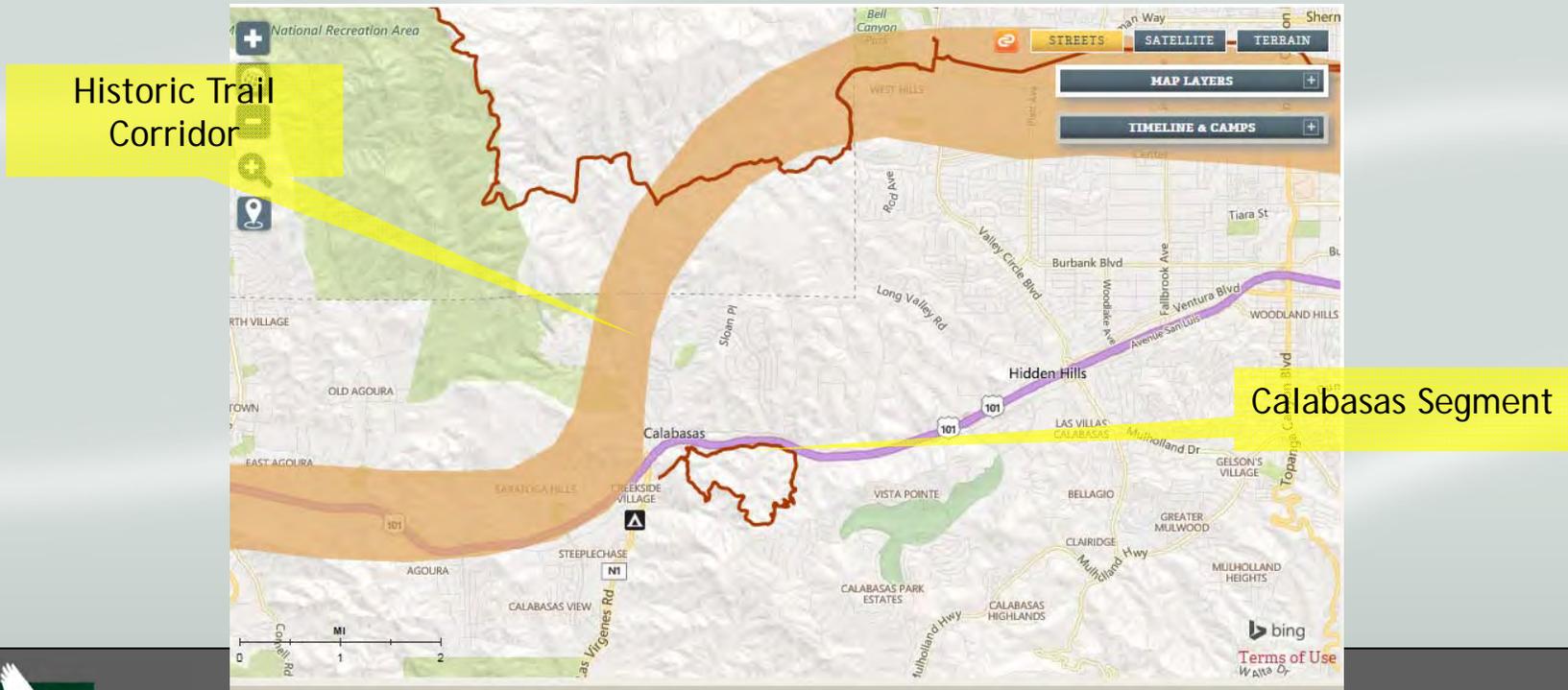
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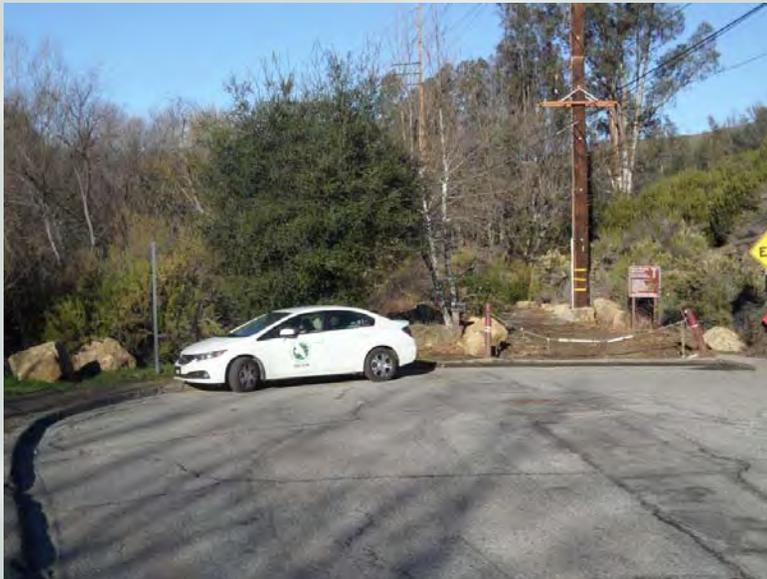
Anza Trail (NPS)

- The Anza National Historic Trail (www.anzahistorictrail.org)
- Spans 1,200 miles from SF to Arizona and is intended to provide a learning experience via a recreational trail that is within both rural and urban settings.



Anza Trail

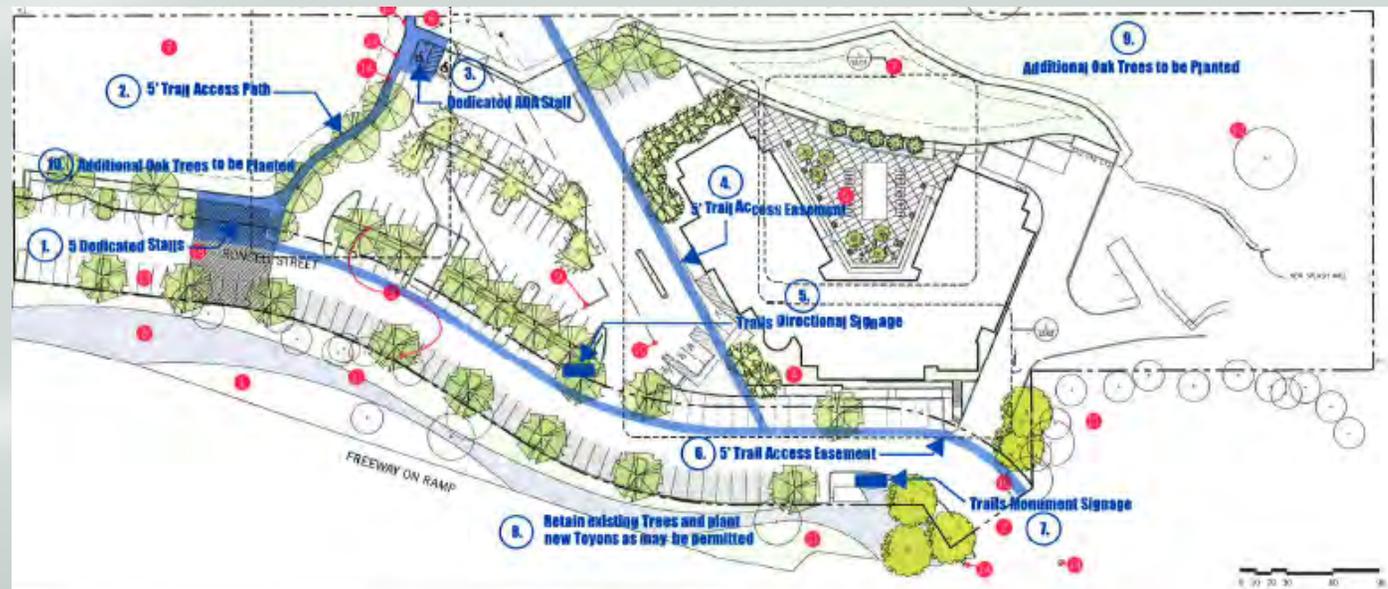
- **Constructed and designated for public use in 2004**
- **The June 2004 staff report for the trail specifically identified that a trail head with parking would be provided at the western terminus of Calabasas Rd, no mention of LV Road or Rondell.**



Trail Improvements / SMMC

With approval of a Development Plan, the project includes:

- Permanent legal access
- Trash/recycle bins
- Dedicated parking spaces
- Improved ADA access
- Signage (NPS)

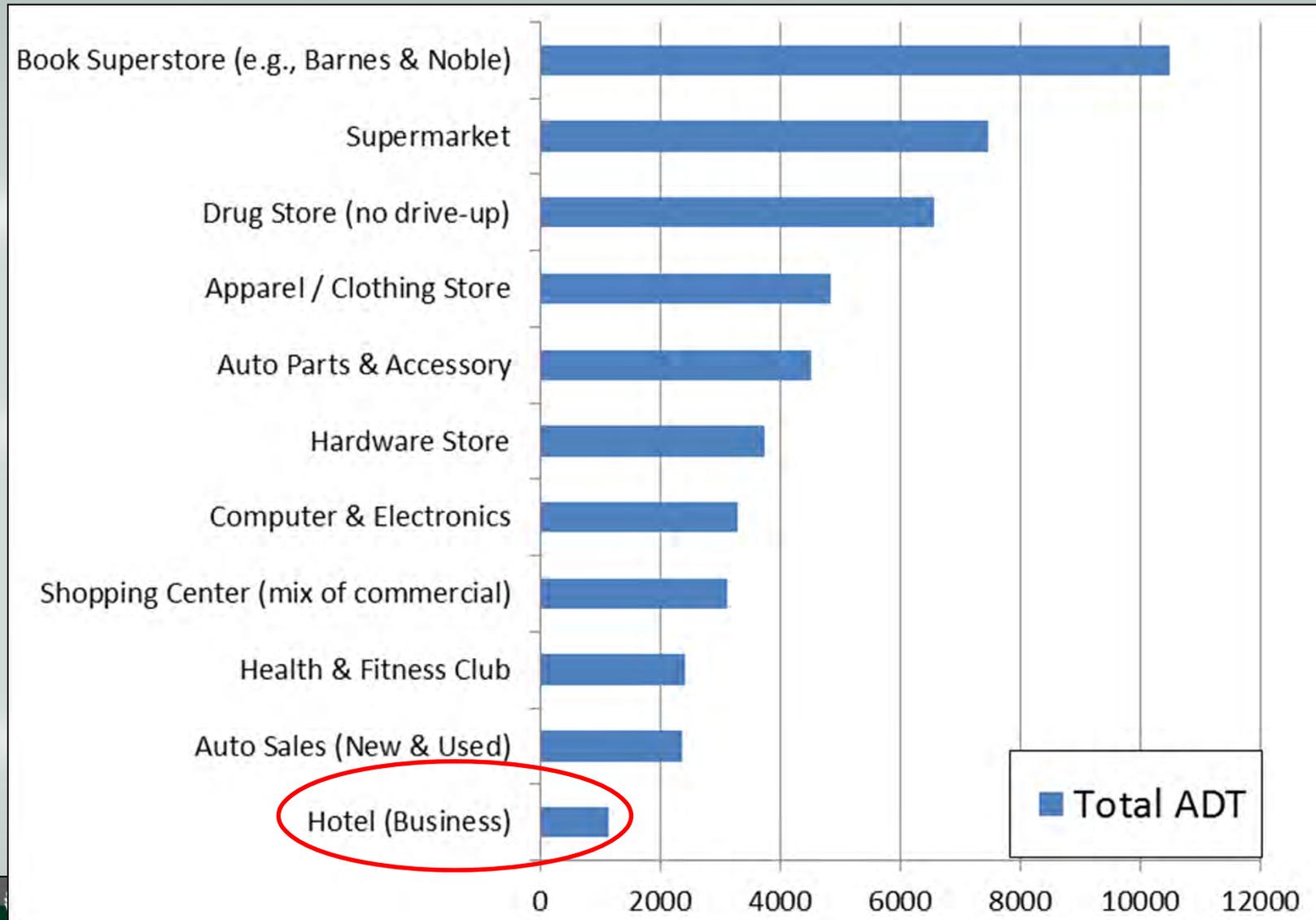


Parking

- **17.28.040 requires 140 off-street parking spaces for a 127 room hotel**
- **Proposed project includes 151 surface level parking spaces**
- **11 surplus parking spaces to be dedicated for trail and bus stop users – with Development Plan approval**
- **Parking demand study:**
 - **Peak parking hours occur at 11pm – 1am:**
 - **18-28 available spaces during peak hours**
 - **Between 7am – 8pm the report anticipates:**
 - **24-52 available parking spaces during weekdays**
 - **41-67 available parking space during the weekend**



Average Daily Trips by Land Use



Planning Commission Consistency With General Plan Findings

- The proposed project preserves the natural environment by concentrating development to previously graded portions of the site.
- 50-foot tall design results in a smaller building footprint, which reduces site grading and preserves 1.3 acres
- Access to recreational resources will be improved on-site and through permanent legal access.
- Hotel use provides visitors to support local businesses.
- Transient Occupancy Tax provides a significant stream of unrestricted revenue available to fund municipal services.



Planning Commission Conclusions

- **The proposed development is consistent with the General Plan, Development Code, LV Gateway Master Plan, LV Corridor Plan and Trails Master Plan.**
- **Approval of a Development Plan will result in a superior project with public amenities.**
- **The request for a Summary Street Vacation meets the requirements of Government Code 65402 and is consistent with the 2030 General Plan**
- **The proposed project has been conceptually approved for fire access, geotechnical feasibility, grading, hydrology and drainage.**
- **As demonstrated in the MND, potentially significant environmental impacts have been mitigated to less-than-significant levels.**
- **All the findings for required entitlements have been met and are included in CC Reso No. 2016-496 and Reso No. 2016-497.**
- **The Planning Commission recommended approval of the project with a 3-2 vote.**



Staff Recommendation

Staff recommends that the City Council adopt Reso No. 2016-496 and 2016-497, approving File No. 140001318, inclusive of a Summary Street Vacation and adopting the Final MND

