



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: FEBRUARY 12, 2016

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MAUREEN TAMURI, COMMUNITY DEVELOPMENT DIRECTOR
MICHAEL KLEIN, PLANNER

SUBJECT: CONSIDERATION OF RESOLUTION NO. 2016-1496 AND RESOLUTION NO. 2016-1497, 1) APPROVING FILE NO. 140001318, AN APPLICATION, INCLUSIVE OF A CONDITIONAL USE PERMIT, SITE PLAN REVIEW, SCENIC CORRIDOR PERMIT, DEVELOPMENT PLAN, OAK TREE PERMIT AND SUMMARY STREET VACATION FOR THE CONSTRUCTION OF A NEW 73,000 SQUARE-FOOT HOTEL, WHICH INCLUDES 127 ROOMS, POOL AND SURFACE LEVEL PARKING. THE PROPOSED PROJECT INCLUDES A DEVELOPMENT PLAN PERMIT IN ORDER TO CONSTRUCT A 50-FOOT TALL 4-STORY BUILDING AND CONSTRUCTION OF RETAINING WALLS IN EXCESS OF 6-FEET IN HEIGHT. THE PROJECT INCLUDES THE CITY VACATING A PORTION OF RONDELL STREET THAT ABUTS THE WESTERN PROPERTY LINE. AN OAK TREE PERMIT IS REQUIRED TO ALLOW FOR THE ENCROACHMENT INTO THE PROTECTED ZONE OF THREE OAK TREES. THE SUBJECT SITE IS LOCATED AT 26300 RONDELL STREET (APN 2069-031-014 AND 2069-031-015), WITHIN THE COMMERCIAL RETAIL ZONING DISTRICT AND SCENIC CORRIDOR OVERLAY ZONE, AND 2) ADOPTING THE ASSOCIATED MITIGATED NEGATIVE DECLARATION. THE PLANNING COMMISSION RECOMMENDED THAT THE CITY COUNCIL APPROVE THE PROJECT AND FOUND THAT THE PROPOSED SUMMARY STREET VACATION IS CONSISTENT WITH THE GENERAL PLAN AT ITS FEBRUARY 4, 2016 MEETING.

MEETING DATE: FEBRUARY 24, 2016

SUMMARY RECOMMENDATION:

That the City Council adopt Resolution No. 2016-1496 (Exhibit A) approving a Conditional Use Permit, Site Plan Review, Scenic Corridor Permit, Oak Tree Permit

and Development Plan, and adopting the Mitigated Negative Declaration associated with File No. 140001318; and adopt Resolution No. 2016-1497 (Exhibit B) vacating a portion of Rondell Street associated with File No. 140001318.

BACKGROUND:

The project site is a 4.13 acre irregularly shaped lot located at 26300 Rondell Street (APN 2069-031-014 and 2069-031-015), adjacent to the southbound onramp for the 101 Freeway at Las Virgenes Road. There is a gas station and automatic car wash to the south of the site and open space to the east of the site. Existing land uses to the immediate west include several gas stations, a self-service car wash, auto service and repair businesses, fast-food restaurants, a liquor store, tanning salon, urgent care, veterinarian and a switching facility for Pacific Bell.

A “utility corridor” and flood hazard area bisect the site. The utility corridor contains utilities for Las Virgenes Municipal Water District, Pacific Bell Telephone Company, Southern California Edison, and the Calabasas Communications Company. These utilities include associated easements that limit the use of the site. The site is currently undeveloped but has been previously graded and includes several concrete “V-ditches”, swales and a rip-rap for drainage. The graded portion of the site has an elevation of approximately 780 feet to 785 feet above sea level. There is an ascending slope along the eastern portion of the site that extends upward from 785 feet to 855 feet above sea level. Access to the Juan Bautista de Anza Historic Trail is located approximately 140 feet east of the subject site; however, no easement exists across the subject property permitting legal trail access.

Rondell Street abuts the western property line of the subject site and runs parallel to the southbound onramp for 101 the Freeway. While Rondell Street serves as the only public access to the subject site and the property to the north, it is currently unimproved. Furthermore, the City has no plans to improve Rondell Street in the future. This portion of Rondell Street is approximately 0.87 acres and is proposed to be joined with the subject property following vacation of the public right-of-way.

The subject site is zoned Commercial Retail (CR) and has a general plan designation of Business Retail (B-R). The subject site is also located within the 101 Freeway and Las Virgenes Road Scenic Corridors as well as the Las Virgenes Gateway Master Plan. Hotels are a conditionally permitted use in the Commercial Retail zoning district; therefore, the applicant is requesting a Conditional Use Permit, Scenic Corridor Permit and Site Plan Review to construct a 73,000 square-foot 127 room hotel within a designated scenic corridor. Furthermore, the applicant is requesting a Development Plan in order to build up to 50 feet in height (not including the stair wells and decorative tower element) and construct retaining walls up to 15-feet in height. The applicant is requesting that the City vacate the portion of Rondell Street that abuts the subject site and a lot merger would be executed to incorporate the vacated portion of Rondell Street into the project site. An oak tree permit is required to accommodate minor encroachment into the

protected zones of three oak trees for some of the necessary drainage facilities and surface level parking.

The application was submitted on November 10, 2014, with the above-mentioned entitlement requests. The project was reviewed by the Development Review Committee (DRC) on December 2, 2014. The Architectural Review Panel (ARP) reviewed the project on February 27, 2015, March 27, 2015, April 17, 2015 and April 24, 2015. After numerous refinements suggested by the Panel, the ARP recommended approval of the project design as presented on April 24, 2015.

In accordance with the California Environmental Quality Act (CEQA), an Initial Study (IS) was prepared for this project. After considering the potential environmental impacts the proposed project might have on the environment, staff determined that a Mitigated Negative Declaration (MND) was required because the Initial Study indicated that the proposed project will not have a significant impact on the environment with incorporation of the mitigation measures. A Notice of Intent (NOI) to adopt an MND was prepared for the proposed project and distributed with the Draft IS/MND for agency and public review on November 4, 2015.

The draft IS/MND was circulated for public review and comment on November 4, 2015. The Public review period ended on December 4, 2015. The IS/MND has been posted on the City's webpage from the beginning of the comment period and remains posted. Comments sent to the Planning Division were responded to and responses to those comments are incorporated into the Final IS/MND. The Final IS/MND is included in this agenda packet as Exhibit J.

On February 3 and 4, 2016, the Planning Commission reviewed the project at a noticed public hearing. At these hearings, 69 members of the public spoke. After review and discussion, the Planning Commission voted 3-2 to adopt Resolution No. 2016-608 (see Exhibit D) recommending to City Council approval of File No. 140001318 and certifying adequacy of the associated Mitigated Negative Declaration. The Planning Commission's motion included direction for staff to work with the applicant to see if they can address the community's concern regarding the height of the building prior to the City Council hearing, and incorporate the requests from the Santa Monica Mountains Conservancy into the overall project design and approval. Written correspondence received by the City until February 5, 2016, has been posted here <http://www.cityofcalabasas.com/projects/rondell-oasis-hotel.html>, public correspondence submitted after February 5, 2016 will be distributed by the City Clerk.

DISCUSSION/ANALYSIS:

A detailed analysis of the project is provided in the Planning Commission Staff Report attached as Exhibit C. The following is a brief summary of issues that required a follow up from the Planning Commission public hearings.

- A. Building Height:** The attached architectural plans (Exhibit E) are the same set of plans reviewed by the Planning Commission. The applicant is updating the plans to address the Planning Commission's motion regarding building height. Revised plans should be available prior to the February 24, 2016 City Council meeting.
- B. Santa Monica Mountains Conservancy:** Paul Edelman spoke on behalf of the Santa Monica Mountains Conservancy at the February 4, 2016, public hearing. Although he stated that the Conservancy had not taken an official position on the project, he also submitted a plan into the record (attached as Exhibit G to this report) that identifies what the Conservancy would like as a minimum commitment from the developer if the project is approved. The Conservancy's requests are overlaid on the applicant's landscape plan and include 11 items such as an access easement, dedicated parking, additional trees and signage on the project site. Staff has reviewed the requests and concurs with the improvements and access easement. Two conditions have been added to City Council Resolution No. 20169-1496: 1) requiring the applicant to install signs and additional trees in substantial conformance with Exhibit G; and, 2) requiring the applicant to offer to the Santa Monica Mountains Conservancy an easement for public ingress, egress and parking for trail users as depicted on Exhibit G.
- C. Rondell Street Vacation:** The primary purpose to vacate Rondell Street is to provide adequate site area for parking. Rondell Street is flat and previously disturbed, making it a more suitable location for surface level parking than the steep slopes and undisturbed portions of the subject site. By utilizing 0.87 acres of Rondell Street, approximately 1.3 acres of the subject site, adjacent to open space, will remain undeveloped. Furthermore, the gross lot area of the subject site is 180,146 square feet. With a building size of 73,000 square feet, the proposed hotel nearly complies with the maximum permitted Floor Area Ratio (FAR) allowed in the 2030 General Plan for the subject site without the additional lot area provided by Rondell Street.

REQUIRED FINDINGS:

The required findings for a Conditional Use Permit, Scenic Corridor Permit, Development Plan, Site Plan Review and Oak Tree Permit are contained in City Council Resolution No. 2016-1496 attached as Exhibit A and the required finding for a Summary Street Vacation is contained in City Council Resolution No. 2016-1497 attached as Exhibit B.

CONDITIONS OF APPROVAL:

See conditions contained in City Council Resolution No. 2016-1496, attached as Exhibit A.

ENVIRONMENTAL REVIEW:

An Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared for this project. In preparing and reviewing the IS/MND, staff exercised independent judgment over the project and the project's environmental impacts. The Final IS/MND, attached as Exhibit I, identifies the following areas where the project may have a potential effect on the environment; biological resources. All areas listed as potentially significant have been mitigated to levels that are no longer significant do to project modifications and/or introduction of mitigation measures. Please refer to the IS/MND for a summary of the identified mitigation measures.

In accordance with CEQA, the Draft IS/MND was circulated for review by responsible agencies, as well as the State Clearinghouse, and the public. The Draft IS/MND was available for public review at City Hall, the Library, and on the City website. The required 30 day review period began on November 4, 2015 and ended on December 4, 2015. At the conclusion of the public review period, 104 written comments were received and responded to, and both the comments and responses to comments are incorporated into the Final IS/MND.

FISCAL IMPACT/SOURCE OF FUNDING:

The revenue projection this project would yield for the City of Calabasas totals \$701,782 per year. Assuming an average nightly rate of \$179.00 and an occupancy rate of 70%, the 127 units would contribute \$696,994 per year to the City's General Fund. Additionally, based on the estimated assessment value of the project at its completion, the City would receive \$4,788 from property tax.

REQUESTED ACTION:

Staff recommends that City Council adopt Resolution No. 2016-1496 approving a Conditional Use Permit, Site Plan Review, Scenic Corridor Permit, Development Plan and Oak Tree Permit and adopting the Mitigated Negative Declaration associated with File No. 140001318; and adopt City Council Resolution No. 2016-1497 approving a Summary Street Vacation of a portion of Rondell Street associated with File No. 140001318.

EXHIBITS:

Exhibit A:	City Council Resolution No. 2016-1496
Exhibit B:	City Council Resolution No. 2016-1497
Exhibit C:	Planning Commission Staff Report
Exhibit D:	Planning Commission Resolution No. 2016-608
Exhibit E:	Architectural, Civil, and Landscape Plans
Exhibit F:	Site Photos
Exhibit G:	Santa Monica Mountains Conservancy Plan
Exhibit H:	Oak Tree Report
Exhibit I:	Draft Minutes (February 3 and 4, 2016)
Exhibit J:	Final IS/MND