



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: APRIL 28, 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: May 3, 2016

SUMMARY RECOMMENDATION:

That the City Council adopt Resolution No. 2016-1496 (Attachment 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 (Attachment B) vacating a portion of Rondell Street associated with File No. 140001318.

BACKGROUND:

On February 24, 2016, the City Council held a noticed public hearing for the proposed project. At this hearing, the Council took public comment and continued the public hearing to March 9, 2016. On March 9, 2016, the City Council continued the public hearing to April 27, 2016. On April 27, 2016, the City Council continued the public hearing to May 3, 2016.

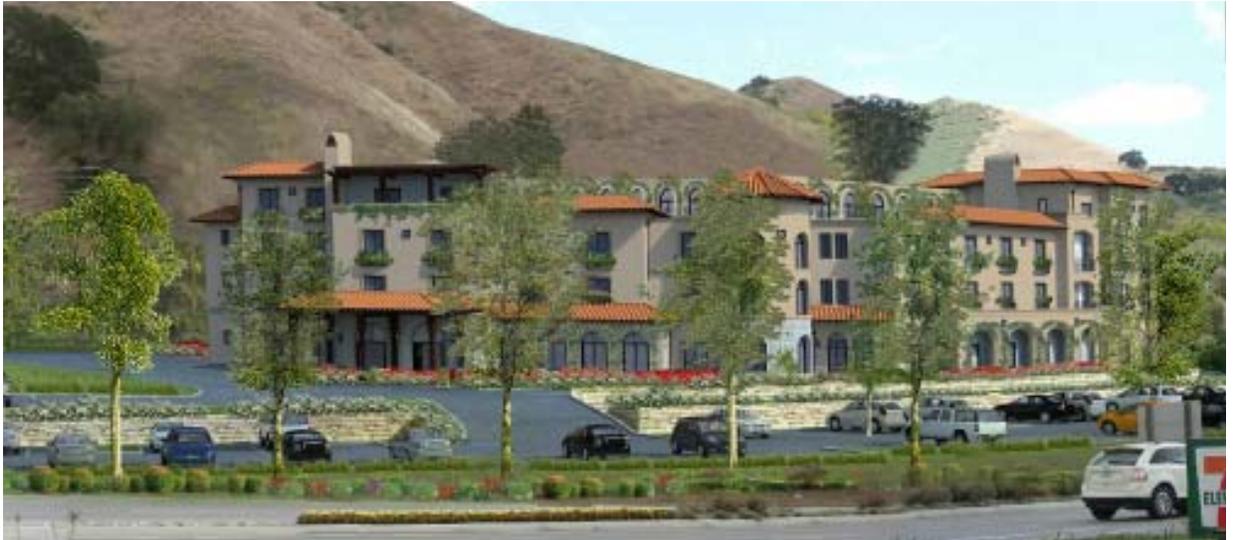
DISCUSSION/ANALYSIS:

This report supplements the February 24, 2016, City Council Agenda Report. Accordingly, this report discusses only new information submitted by the applicant for the City Council's consideration. All exhibits from the February 24, 2016, Council Agenda Report are incorporated into this report by reference. For example, a detailed analysis of the project is provided in the Planning Commission Staff Report, which is "Exhibit C" to the February 24, 2016 Council Agenda Report.

Just prior to the February 24 public hearing the applicant provided to staff and the City Council a rendering of a slightly modified design for the hotel. The alternate four-story design (Attachment D to this report) addresses the request made by the Planning Commission for the applicant to consider re-working the architecture in some way to further reduce view impacts. The alternate design relocates four rooms from the front elevation of the fourth floor to the side of the building. The result is that approximately 80 linear feet of the building façade facing Las Virgenes, and the tower element, are reduced to three stories in height. The alternate design maintains the same number of rooms and overall floor area. However, at 20,795 square feet, the building footprint (the land area occupied by the structure) is 385 square feet (less than 2%) larger. This alternate design is only slightly different than the architectural plans which were reviewed and recommended for approval by the Planning Commission (see Attachment C), and utilizes the same building location and site plan as the original plans; accordingly, the alternate design maintains the same civil plans, landscape plans, soils report, and lighting plans. On the following page are the two different renderings, with the original design on top, and the revised alternate design below.



Planning Commission approved design, view from Las Virgenes Road, looking southeast.



Alternate four-story design, with 3-story elements facing Las Virgenes Road.

TWO RESOLUTIONS:

To approve the project in either architectural form the Council would have to approve two resolutions, both of which are attached. 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 (Attachment A). Resolution No. 2016-1496 also contains the conditions of approval for the project. The required finding for a Summary Street Vacation is contained in City Council Resolution No. 2016-1497 (Attachment B).

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.

ATTACHMENTS:

- Attachment A: City Council Resolution No. 2016-1496
- Attachment B: City Council Resolution No. 2016-1497
- Attachment C: Architectural, Civil, and Landscape Plans (approved by Planning Commission)
- Attachment D: Architectural Plans for an alternate 4-story design
- Attachment E: Final Planning Commission Minutes (Feb. 3 & 4, 2016)