



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

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**DATE:** MAY 31, 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:** JUNE 8, 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. On May 3, 2016, the City Council took additional public comment and closed the public hearing. Subsequent to closing the public hearing, the Council held a discussion about the project and continued the item to the June 8, 2016 meeting.

This report supplements the February 24, 2016 and May 3, 2016, City Council Agenda Reports. All exhibits from the February 24, 2016 and May 3, 2016, Council Agenda Reports are incorporated into this report by reference.

## **DISCUSSION/ANALYSIS:**

The original four-story proposal (attachment C) is the project under consideration for action by Council. The applicant has provided two alternative designs for the Council's consideration: A) modified four-story design, and B) a three-story design. A brief summary of each alternative follows. The Council has the authority to direct staff to bring back a revised resolution that incorporates one of the alternate designs.

### **A) MODIFIED FOUR-STORY DESIGN:**

On April 25, 2016, the applicant submitted plans for a modified four-story design. The alternate four-story design (Attachment D to this report) addresses the request made by the Planning Commission for the applicant to consider further modifications to reduce view impacts. The alternate design relocates four rooms from the front elevation of the fourth floor to the side of the building, thereby reducing approximately 80 linear feet of the building façade facing Las Virgenes to three stories in height. The alternate design maintains the same number of rooms and overall floor area, while the building footprint (the land area occupied by the structure) is 385 square feet larger.

**B) THREE-STORY DESIGN:**

On May 27, 2016, in response to Council's comments, the applicant submitted a new rendering for a three-story hotel (attachment E). The rendering is based on the same site plan and building footprint as the four-story hotel (attachment D); however, the fourth floor has been completely removed. Detailed architectural plans (inclusive of floorplans) are not available at this time. It is also important to note that the applicant has not secured a hotel operator at this time for a three-story hotel.

By utilizing the same site plan and building footprint as the four-story hotel (see attachment D), all applicable development standards for this zone will be met. Due to the elimination of the fourth floor, a three-story hotel will have a floor area of approximately 60,000 square feet, which is less than the permitted floor area of 67,500 square feet for the subject site. As a result, the three-story option would not require the street vacation for Floor Area Ratio (FAR) purposes. However, under this alternative, parking for the project cannot be met on-site without utilization of Rondell Street via a shared parking agreement.

**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: Three-story hotel rendering
- Attachment F: Renderings of all three designs