



CITY of CALABASAS

Community Development Department
Planning Division
100 Civic Center Way
Calabasas, CA 91302
T: 818.224.1600
F: 818.225.7329

www.cityofcalabasas.com

NOTICE OF INTENT TO ADOPT A Mitigated NEGATIVE DECLARATION

TO: Property Owners, Responsible Agencies & Interested Parties

SUBJECT: NOTICE OF PREPARATION OF A MITIGATED NEGATIVE DECLARATION.

NOTICE IS HEREBY GIVEN that a Draft Mitigated Negative Declaration (DMND) has been prepared for the project identified below. Copies of the DMND and all documents referenced in the DMND are on file at Calabasas City Hall, 100 Civic Center Way, Calabasas, CA 91302, and are available for public review. Any comments on this Mitigated Negative Declaration must be submitted in writing and received by the City no later than 5:00 p.m. on Monday, November 23, 2015, in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period. Comments of all Responsible Agencies are also requested.

Project Title/File No.: Hilton Garden Inn Expansion Project; File No. 140000937

Project Location: The project site is located at 24150 Park Sorrento, east of the Parkway Calabasas and Park Sorrento intersection and south of the Ventura Freeway (101 Freeway) in Calabasas, Los Angeles County, California. Assessor Parcel Number (APN) 2069-030-011.

Project Sponsor: Mian Horizon Financial Corporation, 1055 Regal Row, Dallas, TX, 75247

Project Description: The proposed project involves the expansion of the Hilton Garden Inn (HGI) within the hotel's 4.42-acre property. The proposed project involves the addition of 51 guest rooms to the existing three-story, 142-room HGI, bringing the total number of rooms to 193. The extended hotel area would have a building footprint of approximately 8,114 square feet per floor and with three floors, totaling a gross floor area of 24,342 square feet. The existing building area of the HGI is 74,132 square feet; therefore, the proposed addition would result in a HGI building area of 98,474 square feet. The maximum height of the proposed expansion would be 43'-11". Construction is scheduled to last eight months. The project is designed to achieve a Calabasas-LEED silver rating in compliance with the City's Green Building Ordinance (Chapter 17.34). The project would include required infrastructure such as increased fire truck access, two handicap ramps, three new fire hydrants, and a swale to reduce water run-off.

Because the proposed project would occur within the existing HGI lot, the proposed project would eliminate some existing parking spaces on the site and additional parking spaces would be constructed on the south side of the hotel. HGI currently has 153 parking spaces, while only 142 are required. The addition of 51 guestrooms requires that the hotel have a total of 212 parking spaces (142 existing requirement + 51 spaces/rooms + 19 spaces/every 10 rooms). However, due to size limitations of the site 17 additional parking spaces are proposed, giving the hotel a total of 170 parking spaces. Therefore, the applicant is requesting a Conditional Use Permit (CUP) to allow a 20% off-street parking reduction pursuant to CMC Section 17.28.050.

Shade trees would be planted along the southern edge of the project site where proposed parking stalls would be created. There are two existing oak trees located near the monument sign at the intersection of Park Sorrento and Parkway Calabasas. The project will have no impact to the existing oak trees and an oak tree permit is not required. Additional landscaping for the project would include the replacement of shrubs groundcover to blend with existing landscape on Parkway Calabasas and Park Sorrento.

Lead Agency / Contact Person: Isidro Figueroa, Planner, City of Calabasas Planning Division, 100 Civic Center Way, Calabasas, CA 91302.

Date when project noticed to public: October 23, 2015

Review Period: October 23, 2015 to November 23, 2015

Copies of the DMND are available for review at City Hall and the Calabasas Public Library, and online at the following web address:

<http://www.cityofcalabasas.com/projects/hilton-garden-inn.html>

Public Hearing: A public hearing has not been scheduled for this project. A separate public hearing notice will be circulated in accordance with state law once the project is scheduled for a public hearing.

Date: 10/23/15

Signature: _____

Isidro Figueroa

Title: Planner

Phone: 818-224-1600