

PROJECT DESCRIPTION

APPLICANT: Rondell Hotel, LLC (d.b.a.) Cambria Suites Calabasas-Malibu

LOCATION: 26400 Rondell St. CALABASAS, CA 91302

REQUEST: CONDITIONAL USE PERMIT TO ALLOW THE TRANSFER OF AN ABC TYPE #47 LIQUOR LICENSE IN CONJUNCTION WITH THE OPERATION OF A RESTAURANT LOCATED WITHIN THE CAMBRIA SUITES.

The applicant Rondell Hotel, LLC is requesting a Conditional Use Permit to allow the sale of alcohol for on-site consumption within the operation of a Cambria Suites. The site requesting the Conditional Use Permit is zoned for commercial/retail use and is located at 26400 Rondell Street in Calabasas. The stakeholders of Rondell Hotel, LLC currently hold the rights to an active ABC Type #47 License that they would like to transfer to the hotel for future operation. An ABC Type #47 License authorizes the sale of beer, wine and distilled spirits for consumption on the license premises as well as authorizing the sale of beer and wine for consumption off the license's premises. Per ABC Type #47, the license holder must operate and maintain the licensed premises as a bona fide eating place. The license owner must also maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.

Rondell Hotel LLC is excited to be involved in delivering the Cambria Suites to the visitors of Calabasas, Malibu, and the surrounding areas. The requested use will take place within the proposed full-service sit-down restaurant and lobby bar spanning across approximately 1,796 square feet of the hotel's total 65,373 square feet. In an effort to further enhance our customer's experience, Rondell Hotel, LLC is proposing to offer a variety of different service options within the hotel's operation including sit down service, a lobby bar, guest room dining and pick up as well as takeout orders for non-hotel guests. The proposed hours of operation would serve breakfast from 6am – 9am and dinner from 5pm – 10pm. The hotel restaurant will operate every day of the week with about 12 employees.

The operation of the Cambria Suites' hotel restaurant would not saturate the number of liquor licenses in the area, rather it would give guests and residents another entertainment option in the immediate area surrounding the site. This service area includes an employee preparation area, an interior seating area with about 30 seats, a bar with 10 seats, and an outdoor dining patio with approximately 50 seats.

With all points considered, Rondell Hotel LLC believes its request for a Conditional Use Permit for the on-site consumption of beer, wine, and distilled spirits is a reasonable addition to the operation of a full-service hotel restaurant.