



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
JUNE 17, 2021

TO: Members of the Planning Commission

FROM: Michael Klein, Senior Planner, AICP

FILE NO.: SGNP-2021-001, MSCP-2021-003, CUP-2021-004 and ZC-2021-089

PROPOSAL: 1) Request for a Conditional Use Permit and Zoning Clearance to allow on-site consumption of beer, wine and spirits via a Type-47 license from the State Department of Alcoholic Beverage Control in conjunction with the operation of a restaurant within a 125-room hotel; and, 2) Request for a Sign Program and an associated Minor Scenic Corridor Permit for the signage of a previously approved hotel. The subject site is located at 26400 Rondell St (APN: 2069-031-019), within the Commercial Retail zoning district, Scenic Corridor overlay zone, and the Las Virgenes Gateway Master Plan area.

APPLICANT: Rondell Hotel, LLC

RECOMMENDATION: Adopt Planning Commission Resolution No. 2021-719, approving CUP-2021-004 and ZC-2021-089; and adopt Planning Commission Resolution No. 2021-720, approving SGNP-2021-001 and MSCP-2021-003.

STAFF RECOMMENDATION:

That the Commission 1) adopt Resolution No. 2021-719 (Exhibit A), approving CUP-2021-004 and ZC-2021-089 for a Conditional Use Permit and Zoning Clearance to allow on-site consumption of beer, wine and spirits via a Type-47 license from the State Department of Alcoholic Beverage Control (ABC) in conjunction with the operation of a restaurant located within a 125-room hotel; and 2) adopt Resolution No. 2021-720 (Exhibit B), approving SGNP-2021-001 and MSCP-2021-003 for a Sign Program and Minor Scenic Corridor Permit to establish a new sign program for a previously approved hotel located at 26400 Rondell St.

REVIEW AUTHORITY:

The project is before the Planning Commission for review pursuant to Calabasas Municipal Code Section 17.12.035 (B), which states that alcoholic beverages may be sold for on-premises consumption at an establishment where the primary use is a restaurant, provided that a conditional use permit is obtained. Furthermore, the alcohol sales and on-premise consumption must be conducted in compliance with the Alcoholic Beverage Act of the State of California. In accordance with Section 17.62.060 (D) of the CMC, the Director shall make a recommendation to the Planning Commission who shall hold a public hearing to review the project. Furthermore, Section 17.30.050(C) of the CMC stipulates that the Planning Commission is the approval authority for all new sign programs.

BACKGROUND:

On June 22, 2016, the City Council adopted Resolution No. 2016-1496 approving File No. 140001318 for the construction of a new three-story hotel with up to 127 rooms and supporting facilities (to include meeting space, pool, and food services). On June 14, 2017, the City Council adopted Ordinance No. 2017-356, approving a Development Agreement between the City of Calabasas and Rondell Oasis LLC, for acquisition of vacant land and construction of a public parking lot, known as the Rondell Smart Park. This parking lot is to provide off-street parking for hotel guests and employees, transit riders, and trail users. Construction of the 65,373 square-foot three-story hotel is underway, and includes 125 rooms with the above-mentioned on-site amenities. Surface level parking will be provided on-site and within the adjacent City Smart Park, also currently under construction. Both projects are expected to be complete by the end of 2021.

On April 22, 2021, Rondell Hotel LLC submitted an application for a Conditional Use Permit and Zoning Clearance to operate a restaurant with alcohol sales for on-site consumption of beer, wine, and spirits in conjunction with the operation of the hotel. Additionally, in accordance with condition no. 12 of City Council Resolution No. 2016-1496, approving the hotel, the applicant submitted a sign program on April 22, 2021. The Development Review Committee reviewed both applications on April 30, 2021 and determined the proposal was sufficiently complete to proceed through the rest of the entitlement process. The Architectural Review Panel reviewed the proposed sign program on May 28, 2021. The Architectural Review Panel recommended approval to the Planning Commission.

STAFF ANALYSIS:

A. Alcohol Sales: The Type 47 ABC license, for which Rondell Hotel LLC is applying, is the “On Sale General – Eating Place. (Restaurant)” license. This license authorizes the sale of beer, wine and spirits for consumption on the premises where sold with the following provisions (State ABC requirements):

- Must operate and maintain the licensed premises as a bona fide eating place.
- Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises.

The hotel operator, Cambria Hotels, intends to operate a full-service sit-down restaurant and bar that sells beer, wine, and distilled spirits during their hours of operation from 6:00am until 9:00am (breakfast) and 5:00pm until 10:00pm daily. Distribution will be by table and bar service dining only. Sales partners working in this restaurant and bar must be a minimum of 21 years of age and certified per ABC’s requirements. All customers who appear 40 years old or younger will be asked to show identification.

Alcohol sales are conditionally permitted in the CR zoning district per the Municipal Code. The Los Angeles County Sheriff’s Department has indicated that the Sheriff has no objections to the request and that the project is acceptable as proposed.

B. Site Design/Building Layout: The applicant is proposing to operate a full-service sit-down restaurant and bar, with the ability to serve beer, wine, and distilled spirits on the first floor of a 65,373 square-foot three-story hotel (Exhibit C). The total floor area of the restaurant is 1,796 square feet, which will accommodate approximately 30 indoor seats and 34 outdoor seats. Tenant improvements are not required because the approved hotel includes dedicated space for food service and beverage purposes.

C. Parking: In accordance with section 17.28.040(D)(4) the parking requirement for a hotel is one space for each guest room, plus one space for each 10 guest rooms. Because the proposed restaurant and lobby bar are located entirely within and function as an amenity of the hotel (as was already approved), there is no change in the required parking.

D. Traffic: A Traffic Study was reviewed as part of the Initial Study/Mitigated Negative Declaration (IS/MND) that was approved by the City Council for the hotel. The trip generation numbers used to analyze the impact on traffic generated by the hotel was based on the ITE “Hotel” category, which includes lodging with supporting

facilities such as restaurants, cocktail lounges and meeting space. As a result, the proposed on-site restaurant, with alcohol sales, is consistent with the traffic analysis, as approved in the 2016 IS/MND, and no significant traffic impacts will occur.

- E. **Sign Program:** The purpose of a sign program is to integrate a project’s signage into the architectural design of structures on the subject site. A sign program achieves a consistency and cohesiveness to the design and display of multiple permanent signs, while also ensuring adequate visibility of all signs and encouraging creativity and excellence in the design of signs. A sign program shall consist of a description, including dimensions, materials, locations, and illustration of all signs proposed on the site (CMC 17.30.050). The sign program shall have a unifying design theme or style, as approved by the Commission.

The proposed sign program (Exhibit D) provides standards for the hotel signage (i.e. building mounted and monument). All signs have been designed in coordination with the project architect to ensure compatibility with the architectural style of the building. The sign program establishes allowed color, font and materials for each sign. The proposed sign program includes standards for the following signs:

Sign Type	Number of Signs	Location / Style	Content	Size per sign
Hotel Signage				
Building Mounted	1	Next to main entrance	Tenant name and/or logo	3 sq ft
Monument	1	Adjacent to Rondell St	Tenant name and/or logo	50 sq ft

REQUIRED FINDINGS:

The findings required in Section 17.62.060 of the Calabasas Municipal Code for a Conditional Use Permit, Section 17.62.050 for a Minor Scenic Corridor Permit and Section 17.30.050(F) for a Sign Program are contained in the resolutions attached as Exhibit A and Exhibit B.

ENVIRONMENTAL REVIEW:

An Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared for the original project, inclusive of all support facilities and amenities for the hotel. In preparing and reviewing the IS/MND, staff exercised independent judgment over the project and the

project's environmental impacts. No significant environmental impacts were found to occur, with implementation of documented mitigation measures. The Final IS/MND was adopted by City Council via Resolution No. 2016-1496. The Proposed Project does not change the use or physically alter the approved project, and therefore falls within the scope of the project analyzed in the adopted IS/MND. As a result, no additional environmental review is necessary.

CONDITIONS OF APPROVAL:

See conditions contained in the resolutions attached as Exhibit A and Exhibit B.

PREVIOUS REVIEWS:

Development Review Committee (DRC):

April 30, 2021 No comments.

Architectural Review Panel (ARP):

May 28, 2021 Senior Planner Klein provided the Panel with an overview of the project. The applicant representative, Jake Jesson, answered questions from the Panel. Chair Stockton noted that the proposed monument sign is more than 100 feet from Las Virgenes Road, and will have limited visual impacts to the Scenic Corridor. As a result, the Panel found the scale and design of the signs to be compatible with the three-story hotel under construction. The Panel recommended that the stone on the base of the monument sign should match the walls adjacent to the sign, and the sign face should be off-set from the base. Panel member Shepphird made a motion to recommend approval of the sign program, with the above-mentioned recommendations, to the Planning Commission, seconded by panel member Kulkarni. Motion carried 4-0.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2021-719 - Conditional Use Permit
- Exhibit B: Planning Commission Resolution No. 2021-720 - Sign Program
- Exhibit C: Plans
- Exhibit D: Sign Program
- Exhibit E: Applicant's Statement
- Exhibit F: Draft ARP Minutes from May 28, 2021
- Exhibit G: List of Existing Citywide On-Site Alcohol Sales

TECHNICAL APPENDIX

Location Map:



Surrounding Properties:

	Existing Land Use	Zoning	General Plan Designation
Site	Hotel	Commercial, Retail	Business, Retail
West	Gas Station	N/A	N/A
East	Vacant/Trail	Open Space Development Restricted	Open Space – Resource Protected
North	Vacant	Hillside Mountainous	Hillside Mountainous
South	Gas Station	Commercial, Retail	Business, Retail