

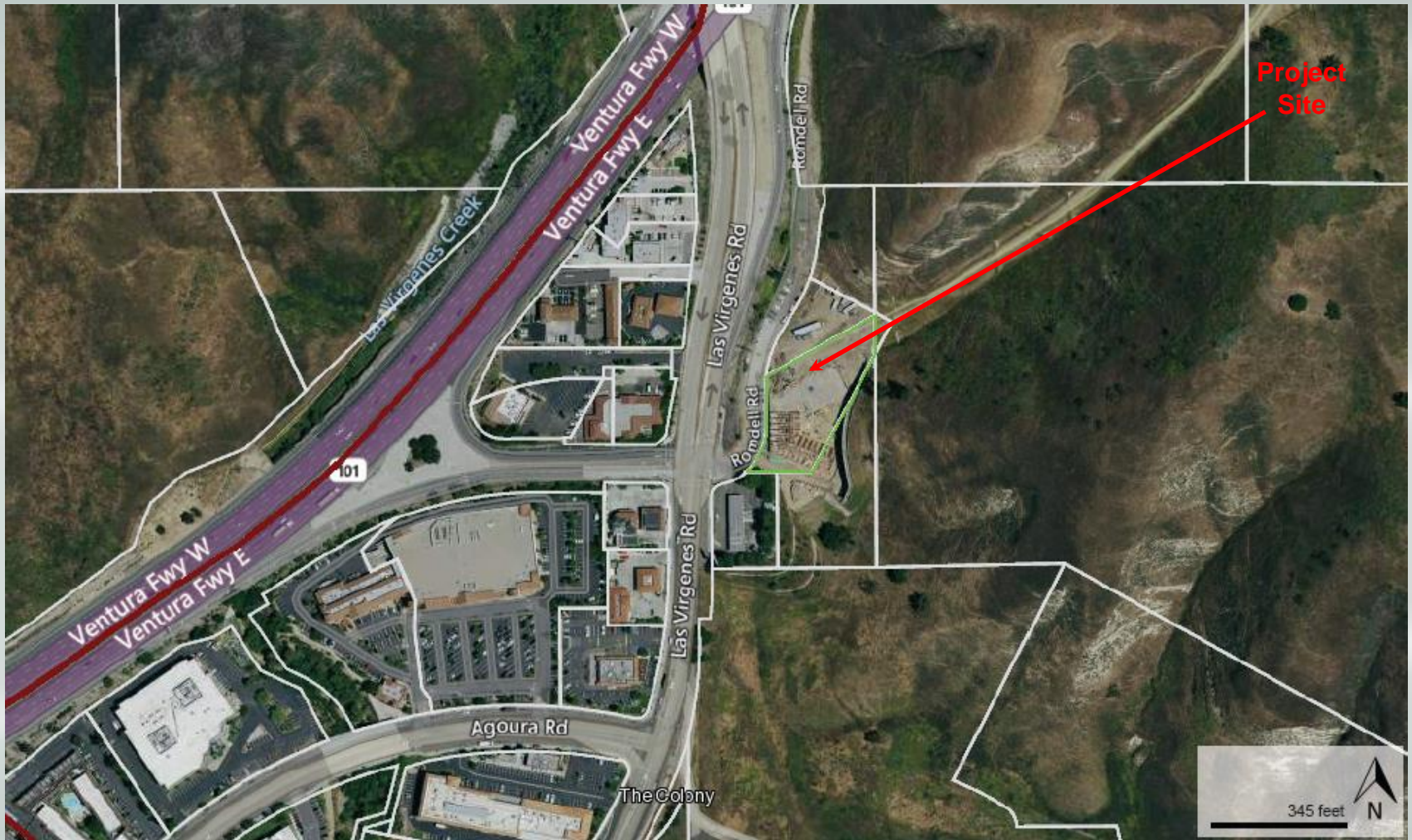
Rondell Hotel Alcohol CUP



CITY *of* CALABASAS

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 located at 26400 Rondell St, within the Commercial Retail (CR) zoning district, Scenic Corridor overlay zone, and the Las Virgenes Gateway Master Plan.

Location Map



File No. CUP-2021-004 and ZC-2021-089

Request to for a CUP and Zoning Clearance for a Type 47 ABC license for a restaurant located within a new hotel located at 26400 Rondell St.

Planning Commission

June 17, 2021



Background

- On June 22, 2016, the City Council adopted Resolution No 2016-1496, approving the construction of a new hotel.
- The project approval included a 67,000 square-foot three-story building, with up to 127 rooms and support facilities, such as a pool, meeting space 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 Hotel, LLC.
- Construction of the hotel and public parking lot are underway, and expected to be complete by the end of 2021.



Requested Approval

Alcohol Sales

- A Conditional Use Permit to allow consumption of beer wine and spirits on the premises via a Type 47 ABC license.
- A Zoning Clearance to allow for a full-service restaurant within a 125-room hotel.



Alcohol Sales

- Type 47 ABC License authorizes the sale of beer, wine and spirits for on-site consumption with the following provisions:
 - Must operate and maintain a bon fide eating place
 - Must maintain suitable kitchen facilities, and make actual and substantial sales of meals for consumption on premises
- The hotel operator, Cambria Hotels, intends to operate a full service sit-down restaurant and bar that sells beer, wine and distilled spirits.
- The proposed hours of operation are 6:00am until 9:00am and 5:00pm until 10:00pm daily, and 24/7 room service.
- There are 9 active alcohol licenses within 1,000 feet of the project site.
- Hilton Garden Inn and the Anza Hotel both have alcohol licenses.



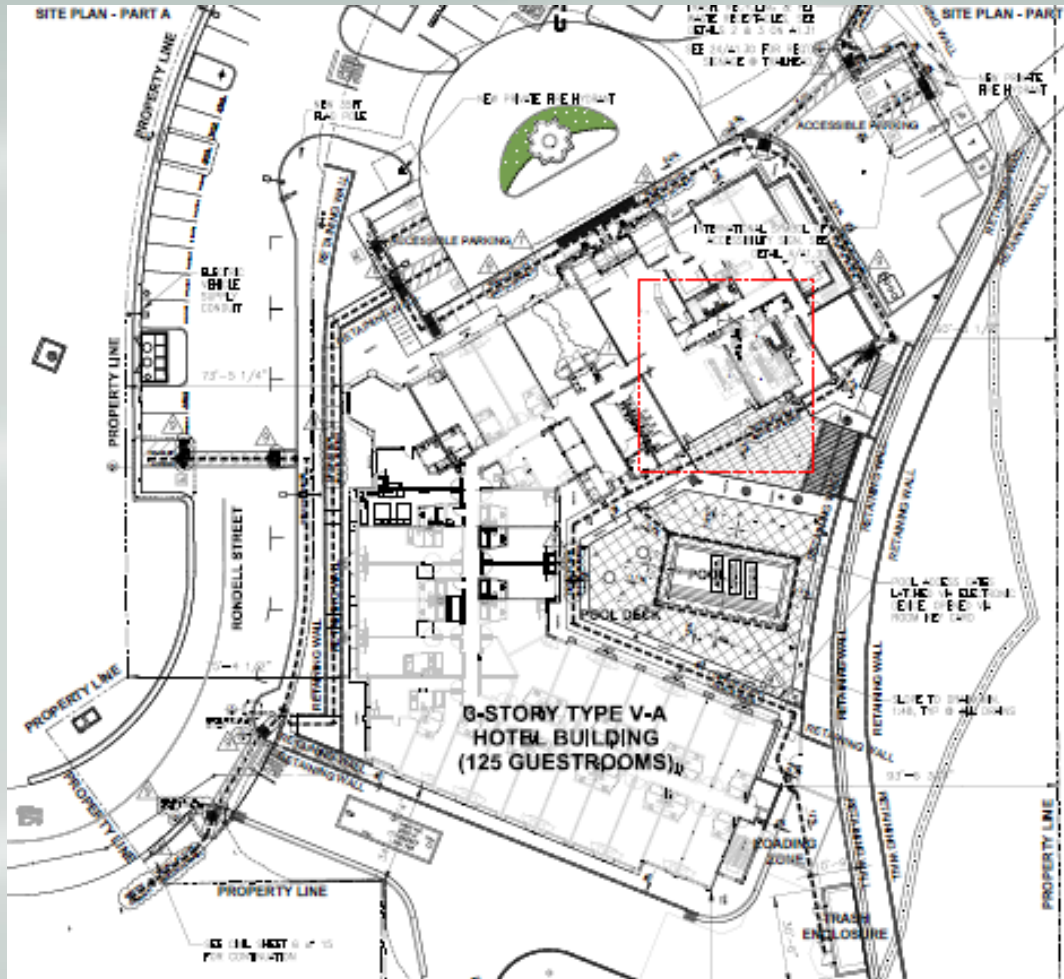
File No. CUP-2021-004 and ZC-2021-089

Request to for a CUP and Zoning Clearance for a Type 47 ABC license
for a restaurant located within a new hotel located at 26400 Rondell St.

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Hotel Floor Plan



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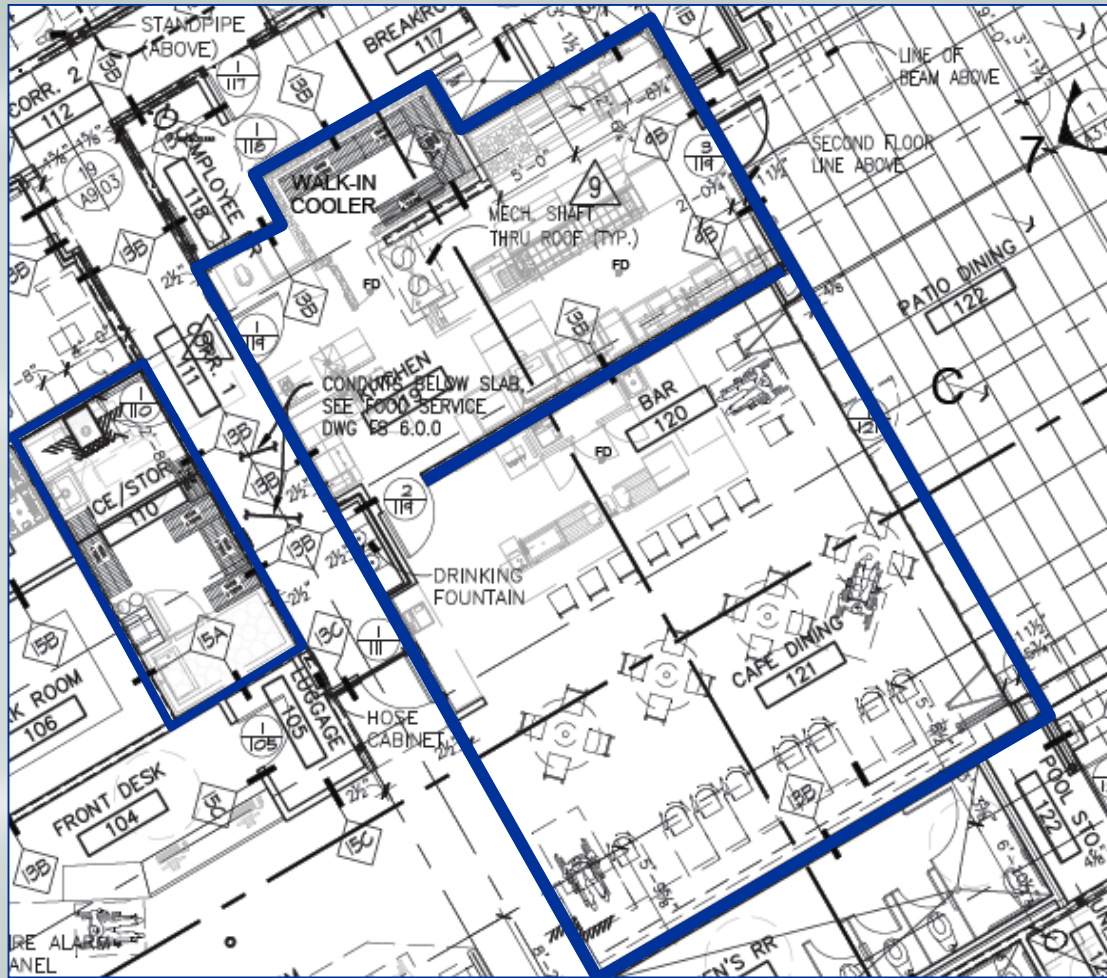
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Restaurant/Bar Floor Plan



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CEQA

An Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared for the original project, inclusive of all support facilities and amenities for the hotel. 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.



Staff Conclusions

- Alcohol sales are conditionally permitted in the CR zoning district per the Municipal Code.
- The project application and plans were reviewed by the City's Development Review Committee; no concerns were raised by the Committee.
- The Los Angeles County Sheriff's Department has stated that the Sheriff has no objections to the request and that the project is acceptable as proposed.
- The proposed project is consistent with the approved hotel and associated Final IS/MND.
- The proposed project meets all required findings for a Conditional Use Permit.



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Recommended Action

- That the Commission adopt PC Resolution No. 2021-719, approving CUP-2021-004 and ZC-2021-089.

