

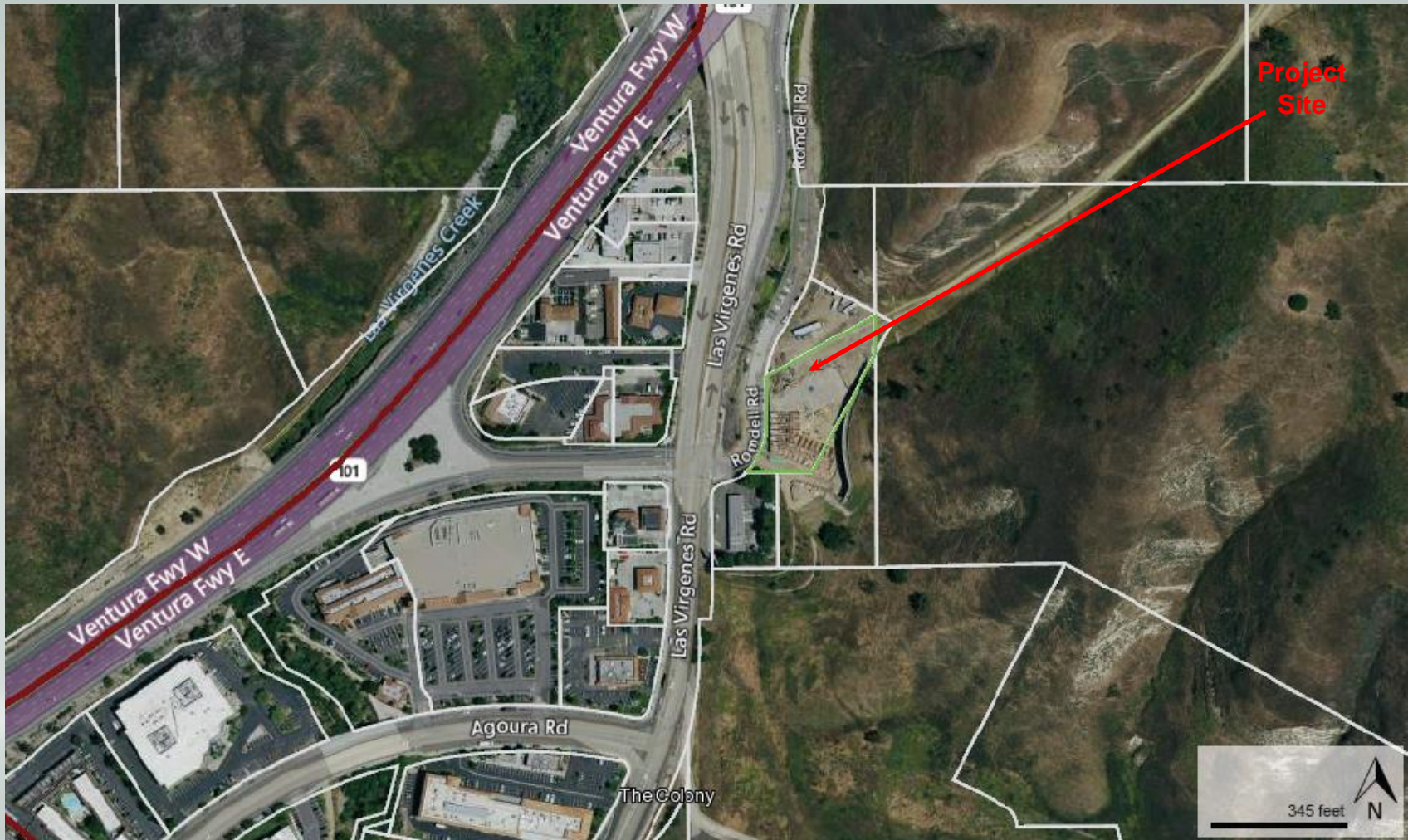
Rondell Hotel Sign Program



CITY *of* CALABASAS

Request for a Sign Program and Minor Scenic Corridor Permit for 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. SGNP-2021-001 and MSCP-2021-003

Request to for a Sign Program and Minor Scenic Corridor Permit for signage associated with 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.
- Condition No. 14 requires the property owner to obtain approval of a Sign Program.
- On April 22, 2021, the applicant filed an application for Sign Program.
- Sign Program was reviewed by the DRC on April 30, 2021 and the ARP on May 28, 2021.



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Requested Approval

Signage

- A Sign Program to establish the allowed signage for the hotel and future hotel operators.
- A Minor Scenic Corridor for new signs on a property located within the Scenic Corridor.

Section 17.30.050(C) of the CMC stipulates that the PC is the decision making body for sign programs.



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.
- Sign programs establish the parameter for all future signs on a site and shall include the following:
 - Description of each sign (including dimensions, materials, colors)
 - Location of each sign
 - Illustration of signs



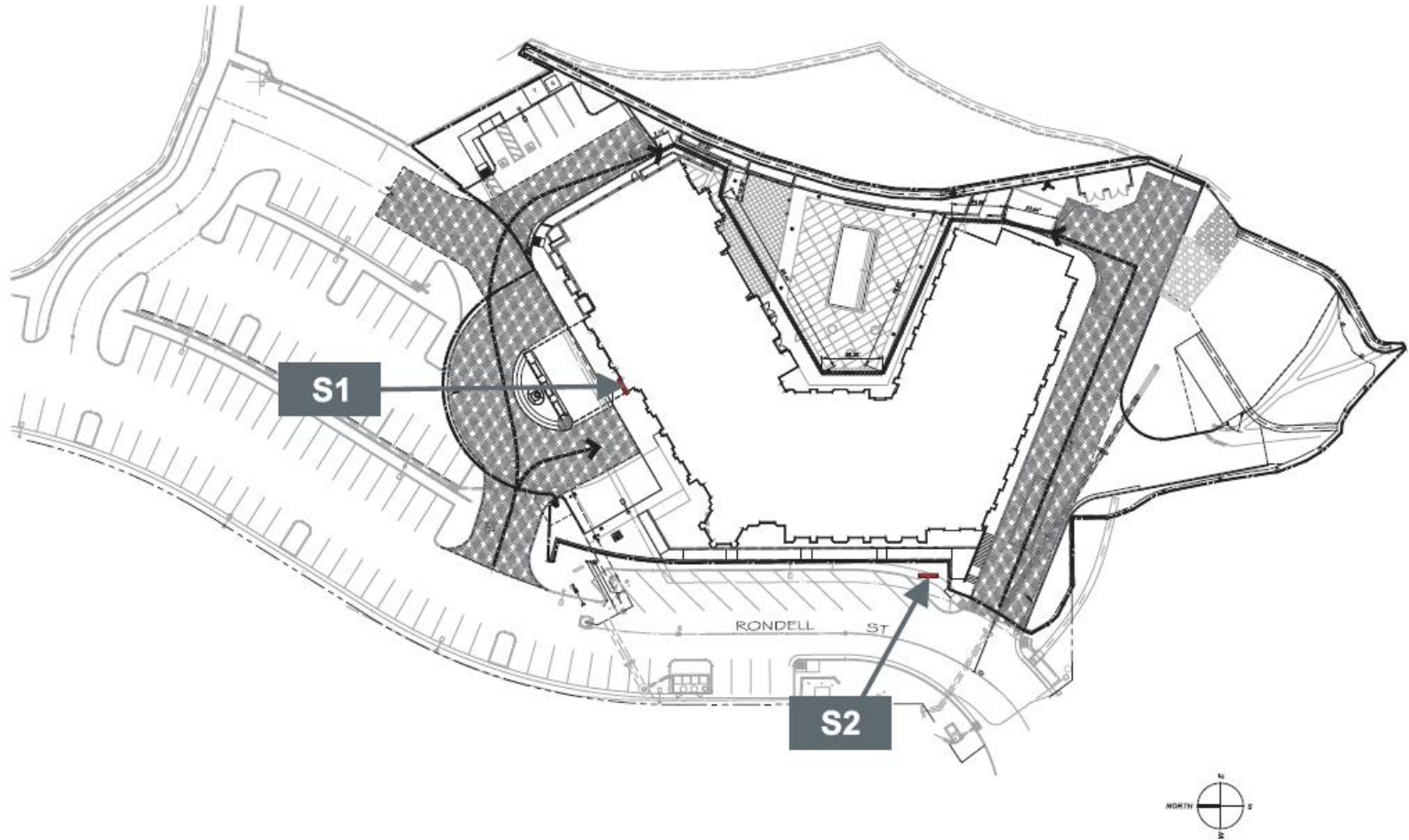
Proposed Sign Program

- Hotel Signage
 - 1 Building Mounted Sign (appx 3 sq ft)
 - 1 Monument Sign (8 ft tall and 50 sq ft)



Site Plan

SITE MAP



Building Mounted Sign

PROPOSED: S1 - 10" CAMBRIA HOTEL BRONZE LETTERS



Monument Sign



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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

- Approval of a Sign Program is required per the conditions of approval for the hotel.
- The project application and plans were reviewed by the City's Development Review Committee; no concerns were raised by the Committee.
- The ARP recommended approval of the Sign Program as proposed.
- The proposed signs are consistent with the CMC and the Las Virgenes Gateway Master Plan.
- The proposed project is consistent with the approved hotel and associated Final IS/MND.
- The proposed project meets all required findings for a Sign Program and Minor Scenic Corridor Permit.



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Recommended Action

- That the Commission adopt PC Resolution No. 2021-720, approving SGNP-2021-001 and MSCP-2021-003.

