



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
APRIL 7, 2022

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Associate Planner

FILE NO.: CUP-2022-003

PROPOSAL: Request for a Conditional Use Permit for a new retail tenant, MSFTS Rep, located at 23504 Calabasas Rd Ste 3 and 4 (APN: 2068-004-066), within the Commercial, Old Town (CT) zoning district, Scenic Corridor (-SC) overlay zone, and Old Town Master Plan area.

APPLICANT: Barbara Paderni

RECOMMENDATION: Adopt Resolution No. 2022-739, approving File No. CUP-2022-003.

STAFF RECOMMENDATION:

That the Commission adopt Resolution No. 2022-739, approving CUP-2022-003, a request for a Conditional Use Permit to allow for the operation of a new retail tenant, MSFTS Rep, located at 23504 Calabasas Rd Ste. 3 & 4.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.060 of the Calabasas Municipal Code (CMC) stipulates that conditional use permits require review and approval by the Planning Commission. Furthermore, Section 17.11.010(F) of the CMC stipulates that a retail clothing store shall be allowed via Conditional Use Permit in the Commercial, Old Town (CT) zoning district, only where in compliance with the Old Town Calabasas Master Plan and Guidelines.

BACKGROUND:

On February 3, 2022, the applicant, Barbara Paderni, submitted an application for a Conditional Use Permit to allow for the operation of a new retail clothing store, 'MSFTS

Rep', located at 23504 Calabasas Rd (APN: 2068-004-066). The applicant is proposing to combine Suite 3 (previously Bodywerks Spa) and Suite 4 (previously utilized by adjacent retail tenant) for use by MSFTS, which is a retail store specializing in high quality clothing made from resourceful and bio-based materials, and featuring collaborations with various well-known brands and artists. The proposed hours of operation are 10am-7pm Monday-Saturday, and 11am-7pm Sunday. The applicant anticipates 3 employees on-site at all times, with up to 7 employees on-site for higher volume days such as product launches. The project plans depicting the tenant location and proposed floor plan are attached as Exhibit B.

The project was routed to the Development Review Committee for their review upon receipt of the application. With all outstanding comments addressed, the project was deemed complete by staff on March 23, 2022.

STAFF ANALYSIS:

- A. Subject Site: The subject site is located at 23504 Calabasas Rd (APN: 2068-004-066), and is part of the of the 'Kramer Store' building in Old Town Calabasas. The Kramer Grocery Store (also known as the Calabasas Grocery Store, Cooper's store, and Hunter's Inn) was operated as a grocery store until 1968. The property is the location of one of the oldest commercial buildings in Calabasas, with the original portion of the building still recognizable, and as such, it is eligible for designation under the local landmark office. The applicant is proposing an interior remodel only, with the only exception being replacement of a rear exterior door that is currently damaged (warped). Replacement of the rear door requires an upgrade to meet California Fire Code requirements (which does not allow for windows within the door like the current door design), and is similar in design to that of the existing door (minus the windows). Furthermore, replacement of the rear door has been determined to be necessary for life safety, and therefore, per CMC Section 17.36.230 (dangerous or unsafe conditions), the door upgrade is compliant with the City's Historic Preservation Ordinance.
- B. Zoning Compliance: The City's Land Use Table within Section 17.11.010(F) of the CMC breaks down 'Retail stores' into several different subcategories of retail types, including 'Clothing & Accessory Stores.' In the Commercial Old Town (CT) zoning district, no retail use is permitted by-right; all retail uses which are typically permitted by-right in other commercial zoning districts within the City instead require a Conditional Use Permit, and are allowed only where in compliance with the Old Town Calabasas Master Plan and Guidelines. The Old Town Master Plan encourages ground floor commercial retail on this parcel (Parcel #3 in the Land Use section of the Master Plan), and therefore, the proposed retail clothing use is allowed in this location via a Conditional Use Permit, and a preferred use in the master plan. The Municipal Code does not provide specific standards for retail

clothing stores; however, the CUP requirement simply offers the Planning Commission an opportunity to impose conditions for a proposed retail use in this location, and gives the Commission an opportunity to examine the details of a particular proposed project.

Proposed day-to-day operations for the retail store are typical for any clothing/accessory shop; MSTFS' hours of operation will be 10am-7pm Monday through Saturday, and 11am-7pm Sunday. The tenant anticipates 3 employees on-site at all times, with up to 7 employees for higher volume days such as for a product launch. MSFTS is proposing to occupy what is currently Suite 3 and 4, with a total of 2,941 square feet. As shown on the floor plan provided in Exhibit B, the space will be comprised of a main retail showroom, changing rooms, restrooms, storage rooms, employee office/break room, and an equipment room.

- C. Surrounding Uses: As shown on the site plan included in Exhibit B, the proposed 2,941 square-foot retail space is located within an existing commercial shopping center located at the intersection of Calabasas Rd and El Canon Rd, within the Commercial, Old Town (OT) zoning district. The center is comprised of other existing retail tenants and restaurant tenants, including a general store, insurance agency, sushi restaurant (currently vacated), and a table-service restaurant with adjacent café. Additionally, to the west of the center along Calabasas Road are other restaurants, retail stores, and commercial offices, all of which are located within the Commercial Old Town (CT) zoning district. The property to the south of the subject site is zoned Commercial Old Town, and is a senior affordable housing development. To the north and east of the subject site are both a restaurant and a health care center (MPTF), which are outside the City of Calabasas's boundaries and are within the City of Los Angeles. Accordingly, the proposed retail clothing store would complement the existing tenant variety.
- D. Parking: The Calabasas Municipal Code defines a shopping center as a group of retail stores and similar complementary commercial establishments on a site, planned and built as a coordinated unit with shared pedestrian and vehicular circulation and off-street parking. As such, the subject site is considered a shopping center and therefore is required to meet the parking standards for a shopping center within Table 3-11 of the CMC, which requires 1 space per 250 square feet for all uses, as long as restaurant area does not exceed 10% of the total shopping center square footage. As such, the parking required for MSFTS Rep is the same as it was for the previous use—Bodywerks Spa—and there will be no change to the existing legal nonconforming parking.
- E. Signage: No signage is proposed as part of this application. A request for a sign permit will be submitted by the applicant at a future date, and will be subject to review by the City's Historic Preservation Commission (HPC) in accordance with

Section 17.60.025 of the CMC.

REQUIRED FINDINGS:

The findings required in Section 17.62.060 of the Calabasas Municipal Code for a Conditional Use Permit are contained in the resolution attached as Exhibit A.

ENVIRONMENTAL REVIEW:

This project is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines (General Rule Exemption) and Section 15301 (Existing Facilities) of the Guidelines.

CONDITIONS OF APPROVAL:

See conditions contained in the resolution attached as Exhibit A.

PREVIOUS REVIEWS:

Development Review Committee (DRC):

February 18, 2022

No major comments.

ATTACHMENTS:

Exhibit A: Planning Commission Resolution No. 2022-739

Exhibit B: Project Plans

TECHNICAL APPENDIX

Location Map:



Surrounding Properties:

	Existing Land Use	Zoning	General Plan Designation
Site	Shopping Center	Commercial, Old Town	Business, Old Town
North	Restaurant	N/A – LA City	N/A – LA City
East	Offices/Health Care Center	N/A – LA City	N/A – LA City
West	Shopping Center	Commercial, Old Town	Business, Old Town
South	Senior Housing	Commercial, Old Town	Business, Old Town