

# Planning Commission

April 7, 2022



*CITY of* CALABASAS

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.

# Aerial Map



**File No CUP-2022-003**

**23504 Calabasas Rd Ste. 3 & 4**

Request for a Conditional Use Permit for a new retail clothing store tenant.

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# Project Description

- The project proposal is a request for a Conditional Use Permit to allow for a new clothing retail tenant, MSFTS Rep, located at 23504 Calabasas Rd Ste 3 & 4 within the Calabasas Old Town (CT) zoning district.
- Calabasas Municipal Code (CMC) Section 17.62.060 requires Conditional Use Permit requests to be reviewed by the Planning Commission.
- Calabasas Municipal Code (CMC) Section 17.11.010(F) stipulates that a retail clothing store shall be allowed in the CT zoning district via CUP, only where in compliance with the Old Town Master Plan.



**File No CUP-2022-003**

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# Site Photograph



**File No CUP-2022-003**

**23504 Calabasas Rd Ste. 3 & 4**

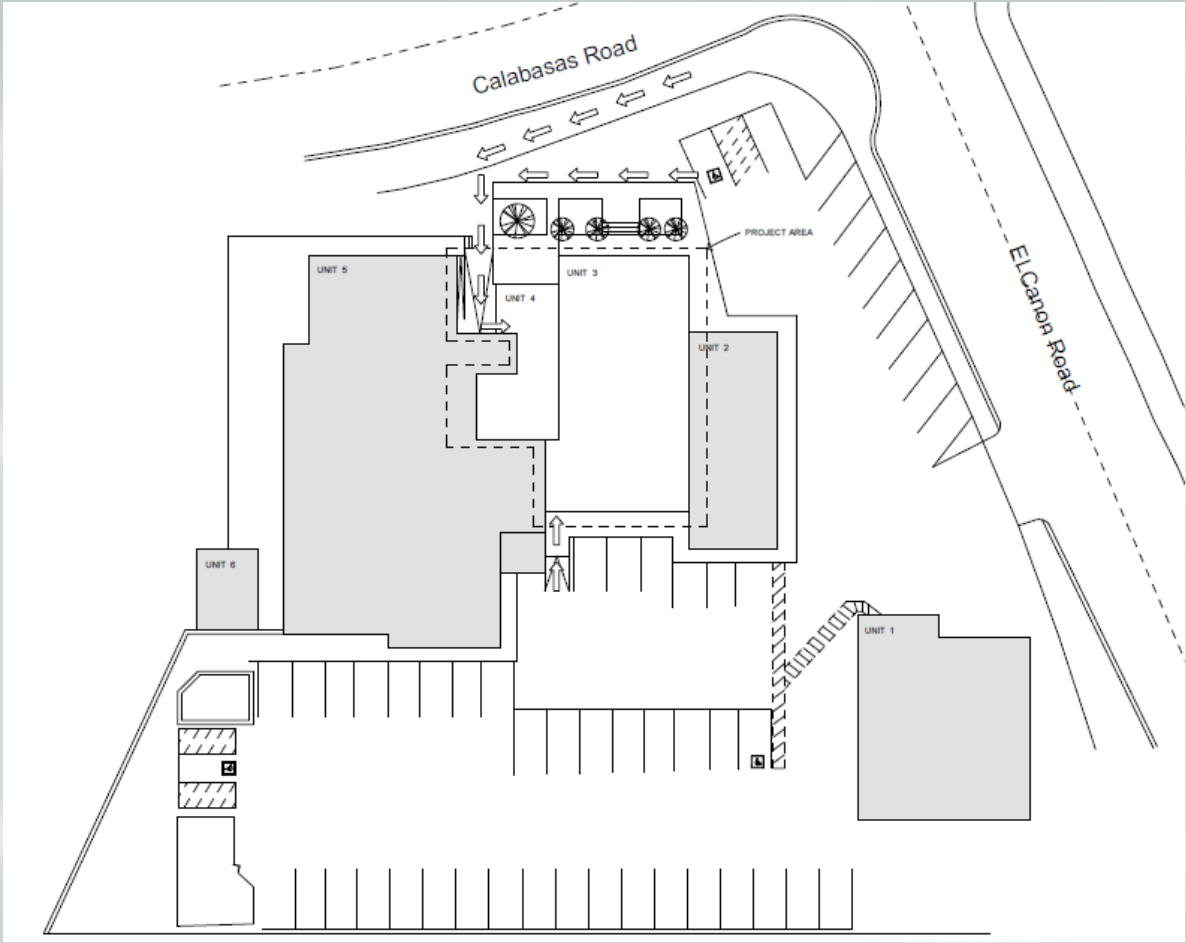
**Request for a Conditional Use Permit for a new retail clothing store tenant.**

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# Site Plan



**File No CUP-2022-003**

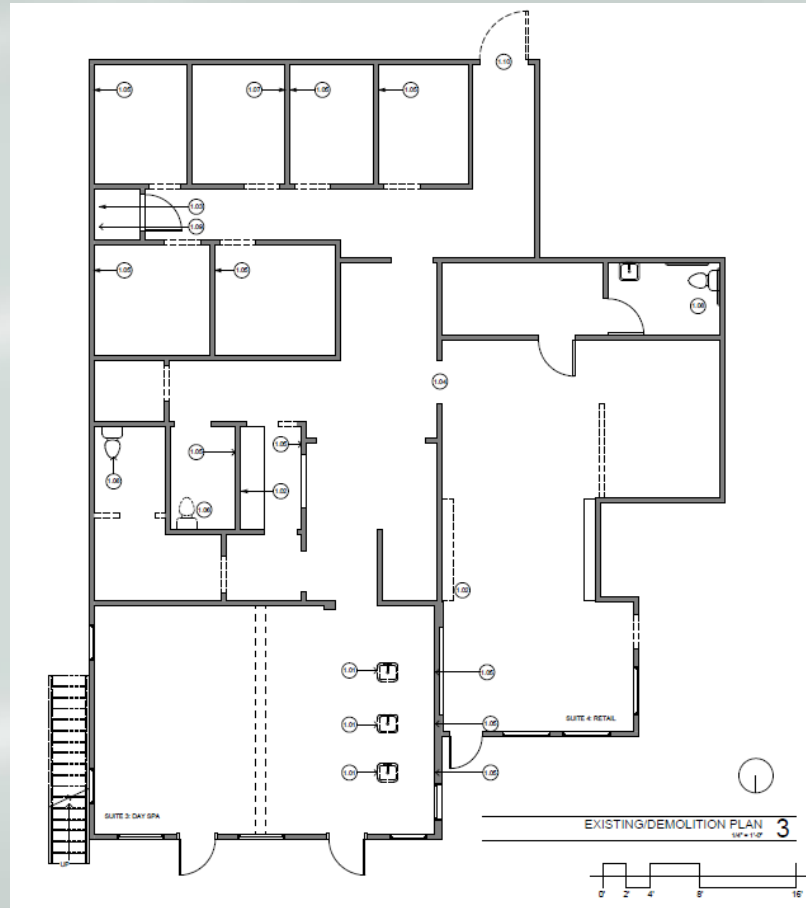
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# Existing Floor Plan



**File No CUP-2022-003**

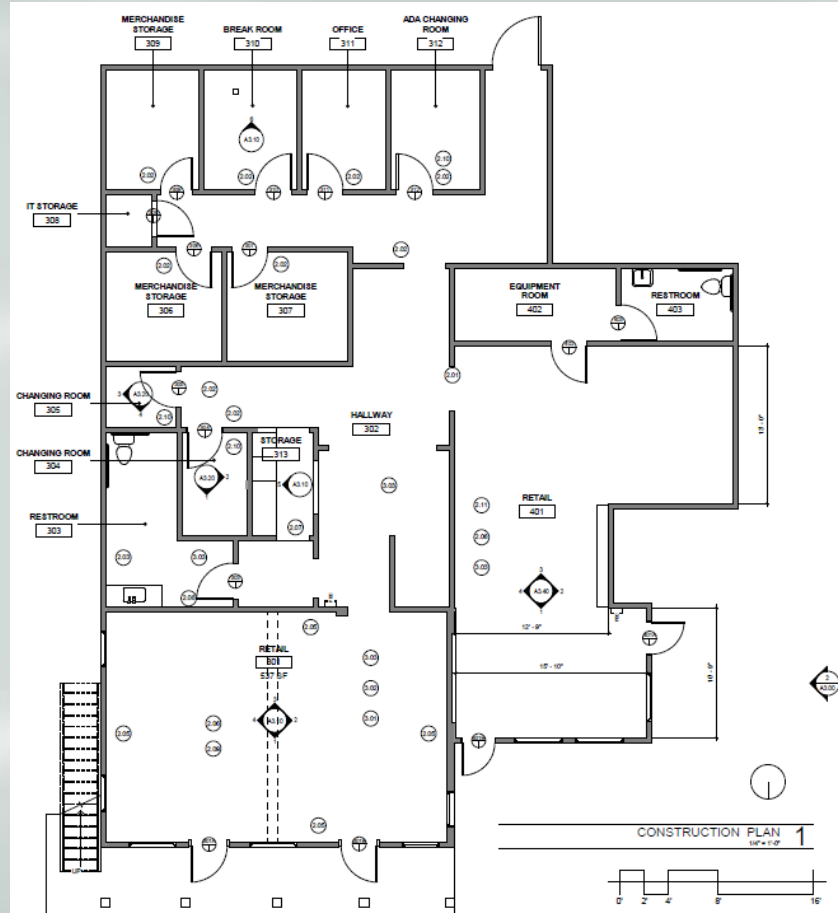
**23504 Calabasas Rd Ste. 3 & 4**

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# Proposed Floor Plan

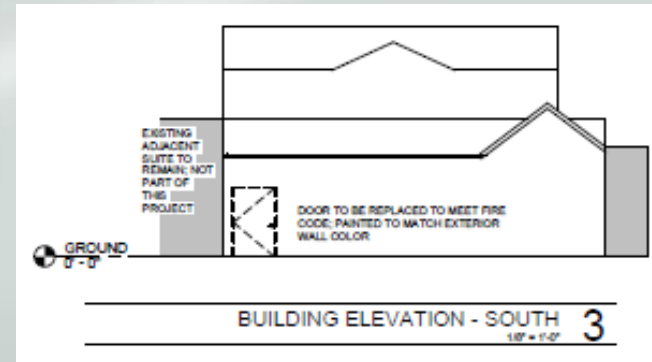
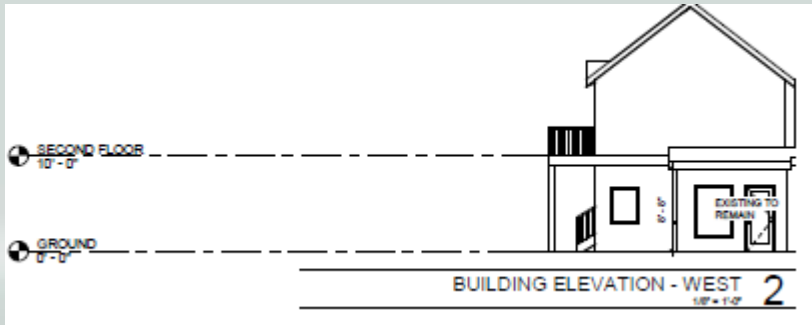
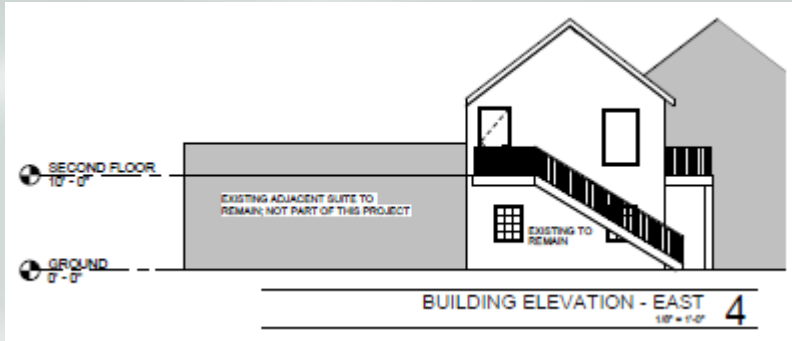


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# Elevations



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# Retail Sales

- City's Land Use Table stipulates that a retail clothing store shall be allowed in the CT zoning district via a CUP, only where in compliance with the Old Town Master Plan. The Master Plan encourages ground-floor retail on this parcel.
- MSFTS is a retail clothing company specializing in high-quality clothing made from resourceful and bio-based materials.
- The proposed hours of operation will be 10am-7pm Monday-Saturday, and 11am-7pm Sunday. 3 employees are anticipated on-site during store hours.



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# Findings

## Conditional Use Permit

- The proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;
- The proposed use is consistent with the General Plan and any applicable specific plan or master plan;
- The approval of the conditional use permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and
- The location and operating characteristics of the proposed use are compatible with the existing and anticipated future land uses in the vicinity.



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# Staff Conclusions

- The proposed retail clothing & accessory shop is a conditionally permitted use in the CT zoning district.
- The project is exempt from CEQA review.
- The proposed project meets all required findings for a Conditional Use Permit.



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# Recommended Action

That the Commission adopt Resolution No. 2022-739, approving File No. CUP-2022-003.



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