

Planning Commission

April 20, 2023



CITY *of* CALABASAS

Request for a Conditional Use Permit and Administrative Plan Review for live music and the installation of permanent outdoor décor and faux foliage for Rose's Garden Bar, located at 26787 Agoura Rd E1 (APN: 2064-021-017 & 2064-021-018) within the Commercial Retail (CR) zoning district and Scenic Corridor (-SC) overlay zone.

Aerial Map



Project Site



**File No(s) APR-2023-002, CUP-2023-001:
26787 Agoura Rd E1**

Request for outdoor live music and installation of outdoor décor within an existing covered patio area at Rose's Garden Bar.

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Site Photographs



**File No(s) APR-2023-002, CUP-2023-001:
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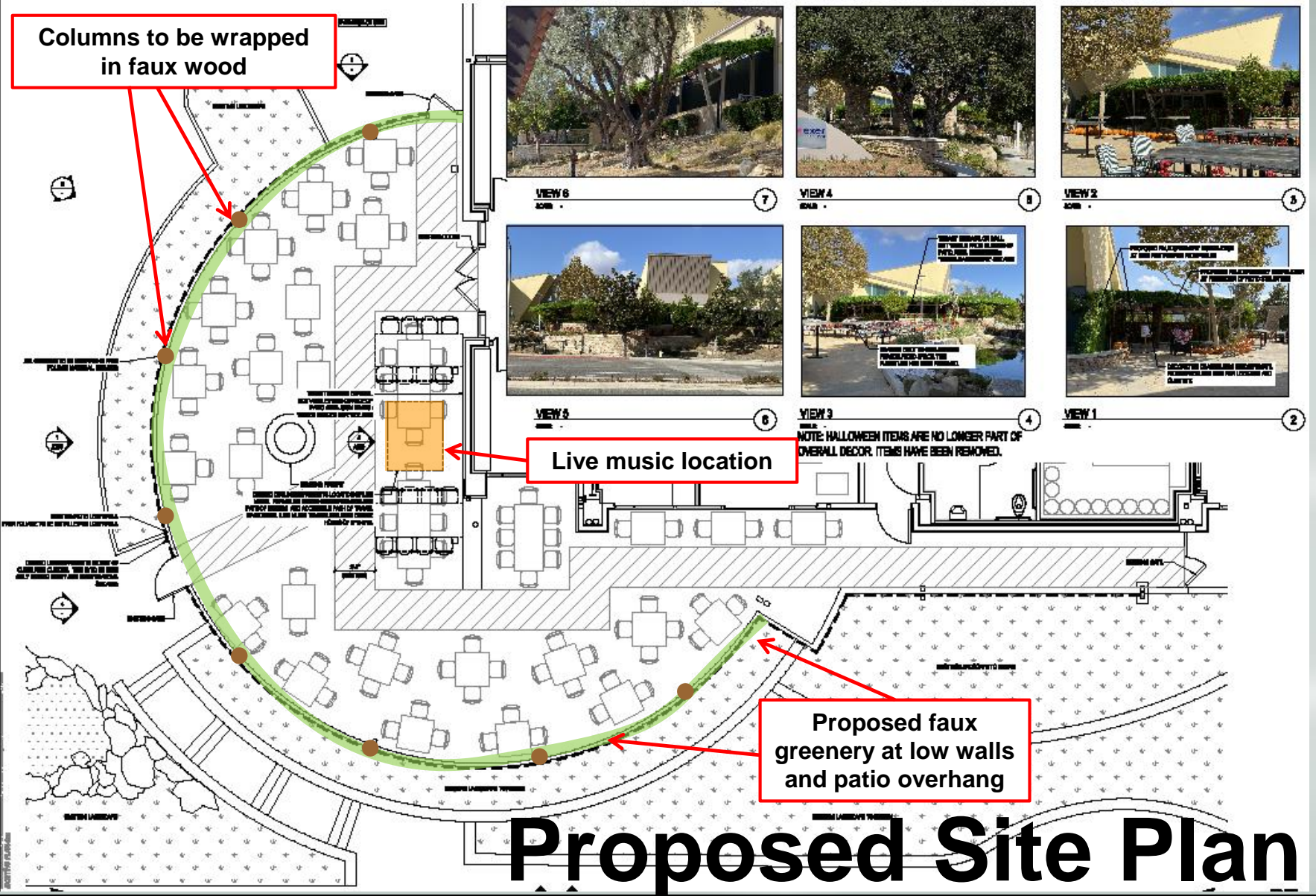
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Project Description

- The proposal includes a Conditional Use Permit and an Administrative Plan Review for live outdoor music, and the installation of permanent outdoor décor and faux foliage for Rose's Garden Bar.
- Calabasas Municipal Code (CMC) Section 17.62.060 requires this project to be reviewed by the Planning Commission.



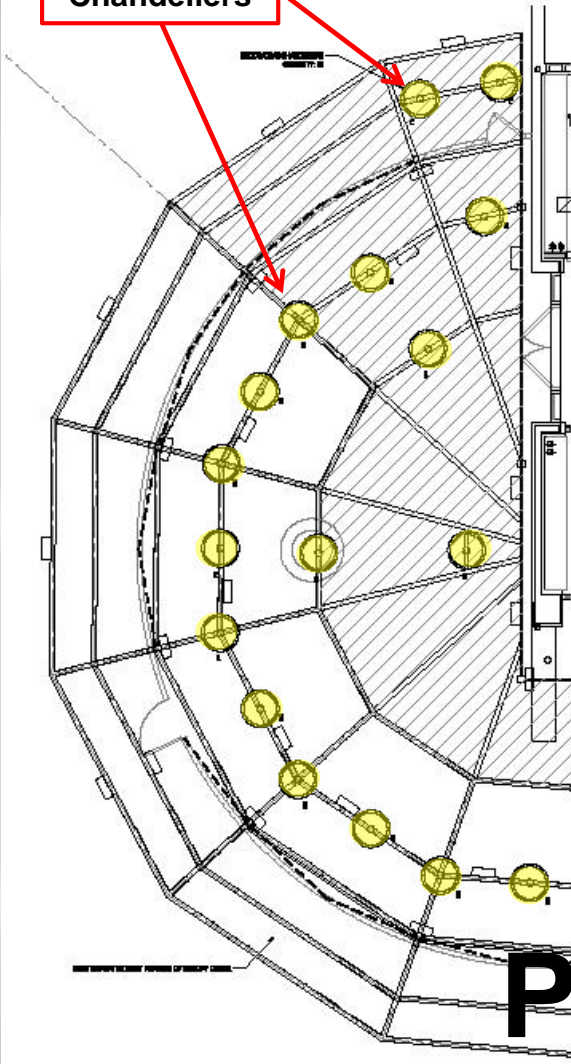


Proposed Site Plan

GENERAL NOTES

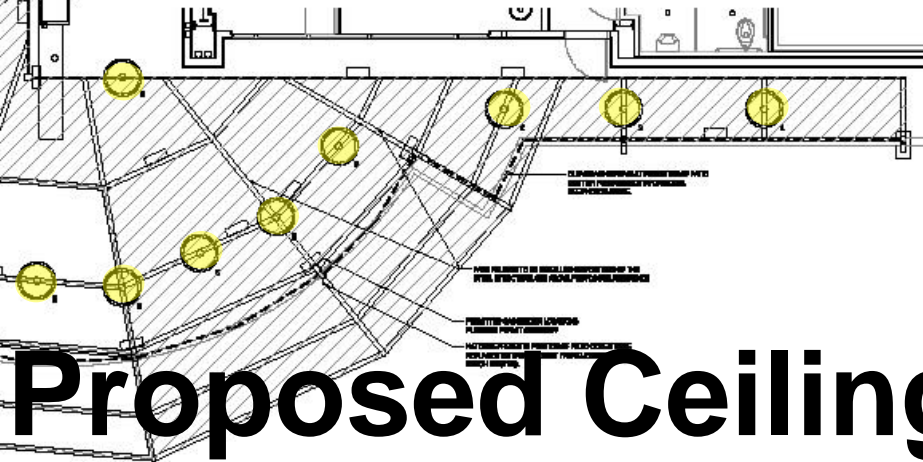
- 1. CONSULT THE ARCHITECT FOR ALL NOTES AND SPECIFICATIONS.
- 2. CONSULT THE ARCHITECT FOR ALL NOTES AND SPECIFICATIONS.
- 3. CONSULT THE ARCHITECT FOR ALL NOTES AND SPECIFICATIONS.

Chandeliers



PATIO LIGHTING VIEW
SCALE -

2



Proposed Ceiling Plan



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Proposed Patio Exterior



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Proposed Patio Interior



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Design

- The ARP reviewed the proposed project on March 24, 2023.
- The area of work at the subject site is not visible from the designated Scenic Corridor, and there are no city-imposed architectural design standards for this property.
- The ARP recommended approval of the project to the Commission.



Live Music

- The City's Land Use Table stipulates that live entertainment shall be allowed in the CR zoning district only via a CUP.
- The applicant is requesting to offer live music during the weekday dinner hours of 5pm-8pm, and is requesting to offer live music at any time of day on weekends.
- Performers will set up within the patio space, under existing canopy.
- Music will not be amplified.



Applicable Findings

Conditional Use Permit (Section 17.62.060 of the CMC)

1. The proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;
2. The proposed use is consistent with the General Plan and any applicable specific plan or master plan;
3. The approval of the conditional use permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and
4. 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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Applicable Findings (cont.)

Administrative Plan Review (Section 17.62.090 of the CMC)

1. Proposed project complies with all applicable provisions of this development code;
2. The proposed project is consistent with the General Plan, any applicable specific plan, and any special design theme adopted by the city for the site and vicinity;
3. The approval of the administrative plan review is in compliance with the California Environmental Quality Act (CEQA);
4. The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with existing uses, development, signs, structures and landscaping for the surrounding area;
5. The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and
6. The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.

The applicant's proposed justification for the Conditional Use Permit and Administrative Plan Review findings are attached as Exhibit D to the written staff report.



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Staff Conclusions

- The proposed outdoor live music is conditionally permitted in the CR zoning district.
- The Architectural Review Panel recommended approval of the proposed exterior décor.
- The project is exempt from CEQA review pursuant to Section 15061(b)(3) (General Rule Exemption) and Section 15301(a) (Existing Facilities) of the CEQA Guidelines.



Recommended Action

That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No(s). APR-2023-002 and CUP-2023-001, inclusive of all required findings to support the resolution.

