



CITY of CALABASAS

Community Development Department  
100 Civic Center Way  
Calabasas, California 91302  
T: (818) 224-1600

[www.cityofcalabasas.com](http://www.cityofcalabasas.com)

## Notice of Intent to Adopt a Mitigated Negative Declaration

**NOTICE IS HEREBY GIVEN** that the City of Calabasas has completed an Initial Study for the following project in accordance with the City's Guidelines implementing the California Environmental Quality Act (CEQA):

- Project Title/File No.:** Kia Dealership Calabasas Project, File No(s). SPR-2023-004, OTP-2023-006, LTM-2024-002, SCP-2023-002, SGNP-2023-001, and SGN-2023-030
- Project Location:** The project is located at 24460 Calabasas Rd on Assessor Parcel Numbers (APN) 2069-009-008 and 2069-009-020. The project site is located along the south side of Calabasas Rd, between Mureau Rd and Parkway Calabasas, and is bordered to the north, east, and west by other automobile dealerships/vehicle storage lots, and to the south by HOA-maintained open space. The project site was previously occupied by Sperling Nursery.
- Project Description:** Request for a Site Plan Review, Oak Tree Permit, Lot Merger, Scenic Corridor Permit, Sign Program, and Sign Permit for construction of a new two-story retail automobile dealership for Kia, inclusive of a 45,780 square-foot car dealership and a 2,117 square-foot carwash facility. The project also includes a request for a Lot Merger two merge the two parcels, a request for a Sign Program and Sign Permit to install signage associated with the proposed dealership, and a request for an Oak Tree Permit for removal of three oak trees (one of which is a heritage oak tree) and encroachment into the protected zone of 21 oak trees for construction activities. The project proposes on-site planting of oak trees to mitigate for the oak tree removals associated with the project. The subject site is located at 24460 Calabasas Rd (APN: 2069-009-008 & APN: 2069-009-020), within the Commercial Limited (CL) zoning district, Commercial Auto Retailer (CAR) overlay zone, and Scenic Corridor (SC) overlay zone.
- Project Proponent:** Hello Auto Group


An Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment pursuant to CEQA. On the basis of the Initial Study, City staff has concluded that the project will not have a significant effect on the environment and has, therefore, prepared a Draft Initial Study Mitigated Negative Declaration (IS/MND).

The Initial Study, which reflects the independent judgement of the City, concludes that with mitigation measures, the proposed project would have a less than significant impact to biological resources, geology/soils, cultural resources, hazards & hazardous materials, and tribal cultural resources and related to mandatory findings. For the remaining CEQA Initial Study issues, the project was found have no impact, or to have a less than significant impact. The project was found to have no significant unavoidable impacts.

**Public Review:** Copies of the IS/MND are available for public review at the Community Development Department Planning Division (100 Civic Center Way, Calabasas, CA 91302), the Calabasas Library (200 Civic Center Way, Calabasas CA 91302), and the City's website at: <https://www.cityofcalabasas.com/services/public-notice>.

The proposed IS/MND comment period is from November 6, 2024 to December 6, 2024. Written comments on the IS/MND may be submitted to the City of Calabasas Planning Division office at 100 Civic Center Way, Calabasas, CA 91302 or e-mailed to Jaclyn Rackerby, Planner at [jrackerby@cityofcalabasas.com](mailto:jrackerby@cityofcalabasas.com) by the end of the comment period, 5:00 p.m. on December 6, 2024. All comments received related to issues discussed in the MND will be included in the final package that is forwarded to the City of Calabasas Planning Commission and City Council for final consideration.

A public hearing for the City of Calabasas Planning Commission and City Council to consider the proposed project, receive comments on the document, and to adopt the Initial Study/Mitigated Negative Declaration will be scheduled and noticed at a later date.

Date: November 4, 2024 Signature:   
Michael Klein, AICP, Community Development Director

Project Location:

