



Approved by City Manager:



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: FEBRUARY 5, 2018

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MAUREEN TAMURI, COMMUNITY DEVELOPMENT DIRECTOR
MICHAEL KLEIN, PLANNER

FILE NO.: 150000964

SUBJECT: INTRODUCTION OF ORDINANCE NO. 2018-360 AND ADOPTION OF RESOLUTION NO. 2018-1576, (1) ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION; AND (2) APPROVING FILE NO. 150000964, AN APPLICATION, INCLUSIVE OF A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, OAK TREE PERMIT, ZONE CHANGE, GENERAL PLAN LAND USE AMENDMENT AND LOT MERGER, TO DEMOLISH AN EXISTING TWO-STORY OFFICE COMPLEX AND RE-DEVELOP THE SITE WITH A 48,154 SQUARE-FOOT MIXED-USE PROJECT. THE PROPOSED MIXED-USE PROJECT INCLUDES 42 RESIDENTIAL UNITS (AGE RESTRICTED FOR RESIDENTS 55 YEARS OLD OR GREATER) IN A 46,563 SQUARE-FOOT FOUR-STORY BUILDING, AND COMMERCIAL/RETAIL USES IN A 1,591 SQUARE-FOOT ONE-STORY BUILDING. THE APPLICANT IS REQUESTING TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM BUSINESS-PROFESSIONAL OFFICE (B-PO) TO MIXED USE 0.95 (MU 0.95) AND THE ZONING DESIGNATION FROM COMMERCIAL OFFICE (CO) TO COMMERCIAL MIXED USE (CMU). THE PROJECT INCLUDES FIVE (5) AFFORDABLE HOUSING UNITS ON-SITE, DESIGNATED FOR VERY LOW INCOME SENIORS (55+). THE APPLICANT IS REQUESTING A HEIGHT LIMIT CONCESSION AND A DENSITY BONUS FOR PROVIDING MORE THAN 10% VERY LOW INCOME UNITS. THE SUBJECT SITE IS LOCATED AT 23480 PARK SORRENTO (APN: 2068-005-012 AND 2068-005-011), WITHIN THE COMMERCIAL OFFICE ZONING DISTRICT.

MEETING DATE: FEBRUARY 14, 2018

SUMMARY RECOMMENDATION:

That the City Council adopt Resolution No. 2018-1576 (Attachment A) adopting the Final Mitigated Negative Declaration (Exhibit J of Attachment D) and approving all requested entitlement permits as described above, for File No. 150000964, associated with the proposed project located at 23480 Park Sorrento; and approve a motion to introduce and waive further reading of Ordinance No. 2018-360 (Attachment B) approving a Zoning Map Amendment associated with File No. 150000964.

BACKGROUND:

The subject site is currently developed with a 26,360 square-foot office building built in 1973. The proposed project involves redevelopment of the existing site with a mixed use project consisting of independent senior housing and commercial space. A comprehensive description of the subject project, its history and detailed analyses are provided in the Planning Commission staff report and exhibits, which are attached hereto as Attachment D and the powerpoint presentations provided to the Planning Commission, attached as Attachment E. To avoid repetition, this report focuses only on the Planning Commission deliberations and actions, and information received subsequent to the Commission hearings.

The Planning Commission held public hearings for the subject project on January 4, 2018 and January 18, 2018. During the Planning Commission hearings, public comments and questions posed by members of the Commission focused primarily on the following topics: parking; McCoy Creek; oak tree impacts; and the proposed zone change/General Plan amendment. Following the two days of public hearings and deliberation, the Planning Commission voted 4-1 to recommend to the City Council approval of the proposed project, as set forth in Planning Commission Resolution No. 2018-660 (Attachment C).

DISCUSSION/ANALYSIS:

A. Project as Proposed and Approved by Planning Commission: As detailed in the Planning Commission staff report, the proposed project redevelops a 1.93 acre site, currently developed with a 26,360 square-foot office building, with a new mixed use development consisting of an independent senior housing apartment with 42 residential units (5 designated for very low income qualified tenants) and 1,591 square feet of commercial space. In its recommendation for approval of the application, the Planning Commission cited the following project benefits:

1. Provides more independent senior housing, which is needed for the City's aging population. Staff research showed that most senior housing is assisted living; and there is a need for development of more independent housing opportunities for active seniors;

2. The proposed general plan amendment and zone change from Commercial Office to Commercial Mixed Use is appropriate for the location due to the proximity to available services and transportation, and will support a walkable environment;
3. The proposed use improves rather than burdens existing traffic and parking along Park Sorrento. For example, the traffic generated by the proposed project is less than the traffic generated by the existing office building. Furthermore, the proposed project provides a surplus of off-street parking over applicable parking requirements; whereas, the existing office building is more than 50% deficient in off-street parking requirements, thereby improving Park Sorrento's existing parking deficiency compared to current code requirements for off-street parking;
4. The project has been designed to avoid impacts to McCoy creek, entails restoration of the creek's bed and banks on-site, and include new drainage features that will improve water quality conditions as compared to existing conditions;
5. Out of 66 oak trees, the project results in the removal of only one oak tree and the encroachment into the protected zones of only seven oak trees;
6. The Architectural Review Panel recommended approval of the project design;
7. The four-story residential building is setback 30-85 feet from Park Sorrento, compared to 12 feet for the existing office building to be removed;
8. The existing driveway will be relocated for safety purposes; and
9. The proposed density is lower than allowed by State Law.

B. Parking: The following analysis is provided (in addition to the attached Planning Commission staff report) because the major issue discussed at the Planning Commission hearing was off-street parking. As presented in the staff report, the proposed project meets applicable off-street parking requirements, which include State mandated parking requirements for the residential component with affordable housing, and CMC parking requirements for the commercial component. Furthermore, the proposed project includes a surplus of nine off-street parking spaces over the applicable requirements, five of which will be reserved for general public use. Concerns were raised by the public that the State mandated off-street parking requirements are not adequate because the CMC requires more off-street parking for multi-family residential uses. As a

result, the public expressed concerns that the proposed project would have a negative impact to the availability of on-street parking along Park Sorrento.

At the January 18, 2018, public hearing staff provided the Commission with an analysis of the existing on-street parking demand along Park Sorrento and demonstrated that the concerns expressed by members of the public were unsubstantiated and that the proposed project will actually improve the parking availability by removing an existing office building that is currently more than 50% deficient in off-street parking compared to code requirements. Based on staff's analysis, Park Sorrento can accommodate approximately 76 parking spaces (total on both sides of the street) from the corner at Park Granada to the project site. An analysis of CMC required off-street parking for all the existing land uses along the same stretch of Park Sorrento shows that the existing properties are deficient by approximately 435 off-street parking spaces, with the subject site being deficient by 58 parking spaces (representing more than 12% of the current overall deficit). In contrast, the proposed project meets applicable parking requirements and provides a surplus, which means the combined off-street parking deficiency for uses along Park Sorrento if the project is approved would be reduced from 435 to 373; therefore significantly alleviating the demand for street parking and reducing the existing deficiency of off-street parking along Park Sorrento.

The public also expressed concerns that the State mandated parking requirement for multi-family residential projects that include affordable housing will not adequately serve the proposed project. In response to these concerns, the applicant's traffic and transportation consultant, Associated Traffic Engineers, submitted an update parking analysis memo stating that the State mandated parking requirement exceeds the actual parking demand for independent senior housing developments, based on an analysis of parking demand for similar senior housing complexes nationally, within California, and locally (see Attachment F). Based on nationally recognized parking data and local studies for independent senior housing, the memo concludes that the residential component will have 21-30 available parking spaces at any given time. This data and conclusion were confirmed by staff through additional research of the two existing independent senior facilities in the City. The property manager for Horizons 55 stated that they have more than 50 empty parking spaces on average and Canyon Creek stated that they have 20-25 empty parking spaces on average. Furthermore, Canyon Creek was constructed with the State mandated parking requirement, which was almost half of what the CMC would have required. As a result, staff has concluded that the proposed project provides more than adequate off-street parking to accommodate the proposed development.

REQUIRED FINDINGS:

The required findings are contained in City Council Resolution No. 2018-1576 (Attachment A) and Ordinance No. 2018-360 (Attachment B).

CONDITIONS OF APPROVAL:

See conditions contained in City Council Resolution No. 2018-1576 (Attachment A).

ENVIRONMENTAL REVIEW:

An Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared for this project. In preparing and reviewing the IS/MND, staff exercised independent judgment over the project and the project's environmental impacts. The Final IS/MND, attached as Exhibit J of Attachment D, identifies the following areas where the project could have resulted in potentially significant impacts to the environment; biological resources, aesthetics, geology and soils, cultural resources, hazardous materials, hydrology and water quality, and noise. All impacts listed as potentially significant have been mitigated to levels that are no longer significant do to project modifications and introduction of mitigation measures. Please refer to the Appendix L of the IS/MND for a summary of the identified mitigation measures.

In accordance with CEQA, the Draft IS/MND was circulated for review by responsible agencies, as well as the State Clearinghouse, and the public. The Draft IS/MND was available for public review at City Hall, the Library, and on the City website. The required 30-day review period began on August 25, 2017 and ended on September 25, 2017. At the conclusion of the public review period, three written comments were received and responded to; all responses to comments are incorporated into the Final IS/MND. The Planning Commission reviewed the Final IS/MND and recommended adoption of the document at the January 18, 2018, public hearing.

FISCAL IMPACT/SOURCE OF FUNDING:

None

REQUESTED ACTION:

Staff recommends that the City Council adopt Resolution No. 2018-1576 (Attachment A), adopting the Final Mitigated Negative Declaration (Exhibit J of Attachment D) and approving all requested entitlement permits as described above, for File No. 150000964, associated with the proposed project located at 23480 Park Sorrento; and approve a motion to introduce and waive further reading of Ordinance No. 2018-360 (Attachment B) approving a Zoning Map Amendment associated with File No. 150000964.

The Commission also recommended, as a separate action not tied to this project, that the City Council consider initiating a City effort to study McCoy Creek and the associated watershed within the City's boundaries.

ATTACHMENTS:

- Attachment A: City Council Resolution No. 2018-1576
- Attachment B: City Council Ordinance No. 2018-360
- Attachment C: Planning Commission Resolution No. 2018-660
- Attachment D: Planning Commission Staff Report and Associated Exhibits A-J
- Attachment E: Powerpoint Presentations Provided to the Planning Commission
- Attachment F: Parking Memo from ATE, dated January 16, 2018
- Attachment F: Public Correspondence