



CITY of CALABASAS

Community Development Department  
Planning Division  
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## Notice of Intent to adopt a Negative Declaration / Mitigated Negative Declaration

**NOTICE IS HEREBY GIVEN** that the City of Calabasas has completed an Initial Study and Mitigated Negative Declaration for the following project in accordance with City policies and guidelines implementing the California Environmental Quality Act:

- Project Title/File No.:** Commercial Auto Retail Overlay Zone (Proj. Number: 160003342)
- Project Location:** Along, and on both sides of Calabasas Road, south of the 101 Freeway, west of Parkway Calabasas, north of the Vista Point and Westridge residential communities, and 675 feet east of the Calabasas Road/Murèau Road intersection, in the City of Calabasas, County of Los Angeles.
- Project Description:** Request for amendments to the Calabasas Land Use & Development Code and General Plan. The project involves creation of a new CAR overlay zone that would encompass a 92.6-acre area comprised of commercially zoned property (CL, CR and CB) adjacent and along West Calabasas Road. This area lies within the Master Planned West Calabasas Road area and includes 22 parcels. The CAR Overlay zoning would ensure that auto sales and service, and other related automotive uses, are permitted within the area, consistent with the West Calabasas Road Master Plan and maximize density, increasing the maximum allowable FAR from 0.2 to 0.6 within the CAR overlay zone, for automotive uses in order to incentivize development consistent with the vision in the Master Plan.
- Project Sponsor:** City of Calabasas, 100 Civic Center Way, Calabasas, CA 91302

This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, City staff has concluded that the project will not have a significant effect on the environment, and has, therefore, prepared a Draft Mitigated Negative Declaration. Furthermore, the Project site is not on a list compiled pursuant to Government Code section 65962.5, is not considered a project of statewide, regional or areawide significance, and will not affect highways or other facilities under the jurisdiction of the State Department of Transportation. The Initial Study and Mitigated Negative Declaration reflect the independent judgment of the City.

Copies of the Initial Study and Draft Mitigated Negative Declaration are on file at City Hall, located at 100 Civic Center Way, Calabasas, CA 91302, the Calabasas Library located at 200 Civic Center Way, Calabasas, CA 91302, and on the City's Website: <http://www.cityofcalabasas.com/departments/planning/environment.html>, and are available for public review. Comments will be received until 5:30PM on January 5, 2017. Any person wishing to comment on this matter must submit such comments, in writing, to the City prior to this date. Written comments may be mailed to the City of Calabasas Planning Division office at 100 Civic Center Way, Calabasas, CA 91302, or emailed to [gmichitsch@cityofcalabasas.com](mailto:gmichitsch@cityofcalabasas.com) by the end of the comment period. Comments of all Responsible Agencies are also requested. 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 (for public hearing and recommendation to the City Council), and subsequently to the City Council for public hearing and final consideration.

At its meeting on February 2, 2017 at 7:00pm, the Planning Commission will consider the project and the Draft Mitigated Negative Declaration and provide recommendation to the Calabasas City Council for final action. A City Council public hearing for consideration of the Mitigated Negative Declaration will be scheduled and noticed at a later date. If the City Council finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration.

City of Calabasas Planning Division  
**Plan Preparation Guidelines & Minimum Plan Contents**

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**Date:** December 2, 2016

**Signature:**



Glenn Michitsch

**Title:** Senior Planner

**Phone:** 818-224-1707

**Date received for filing and posting:** \_\_\_\_\_