



CITY *of* CALABASAS

# City Council

June 25, 2025

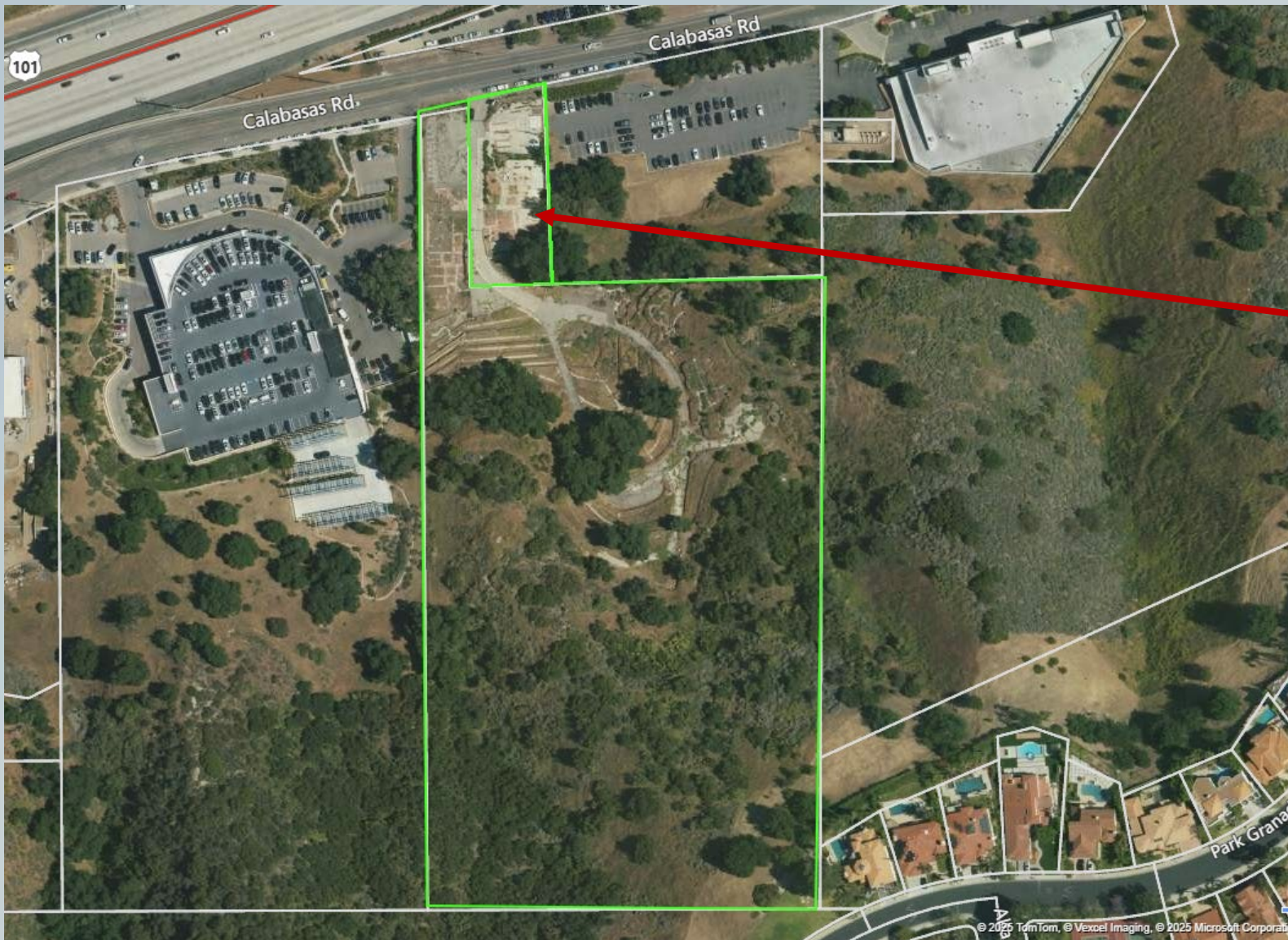
## Kia Dealership Project

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 subject site is a vacant lot previously occupied by Sperling Nursery, located at 24460 Calabasas Rd (APN: 2069-009-008 & APN: 2069-009-020).



File No(s). SPR-2023-004, OTP-2023-006, LTM-2024-002, SCP-2023-002, SGNP-2023-001, and SGN-2023-030  
24460 Calababas Rd  
Request to construct a new 45,780 square-foot two-story auto dealership for Kia.





Project Site



File No(s). SPR-2023-004, OTP-2023-006, LTM-2024-002, SCP-2023-002, SGNP-2023-001, and SGN-2023-030  
24460 Calabasas Rd  
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# Site Photographs



Looking South



Looking South

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# Project Description

- The proposal includes construction of a new 45,780 square-foot two-story car dealership for Kia and an ancillary 2,117 square-foot one-story car wash facility.
- The project involves removal of three oak trees (including one Heritage oak tree) and encroachment into the protected zone of 21 oak trees.
- The project also includes on-site signage, merging of two lots, a right-of-way dedication, and associated frontage improvements, including an extended shared center lane and a dedicated curbside vehicle inventory unloading area.

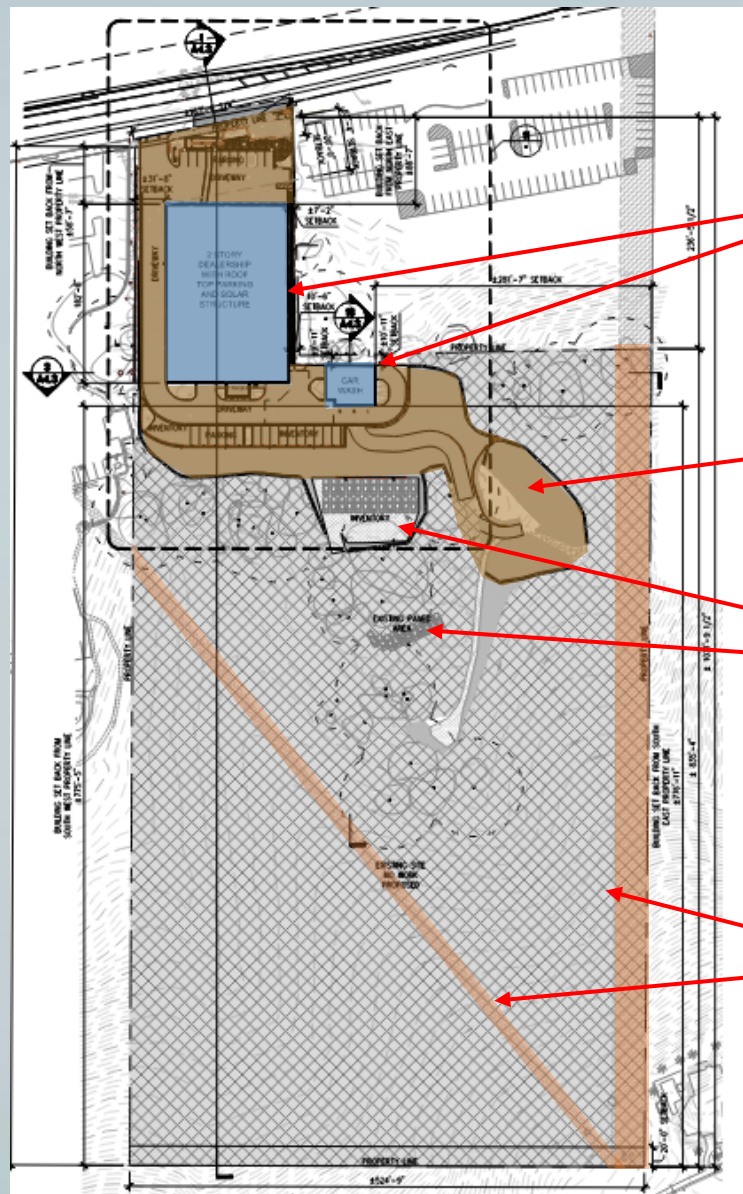


# Review Authority

- Section 17.32.010(D)(4) of the CMC stipulates that removal of any living Heritage oak tree requires a Planning Commission recommendation be forwarded to the City Council for consideration; and
- Section 17.30.080(B)(3) of the CMC states that monument signage within the Calabasas Rd district up to 25 ft in height and 150 SF in area may be approved by the City Council following review by the Planning Commission.
- For these reasons, per Section 17.60.020 of the CMC, the final review authority for all associated applications is the City Council.



# Overall Site Plan



Proposed buildings  
(Dealership + car  
wash facility)

Limits of  
grading/paving

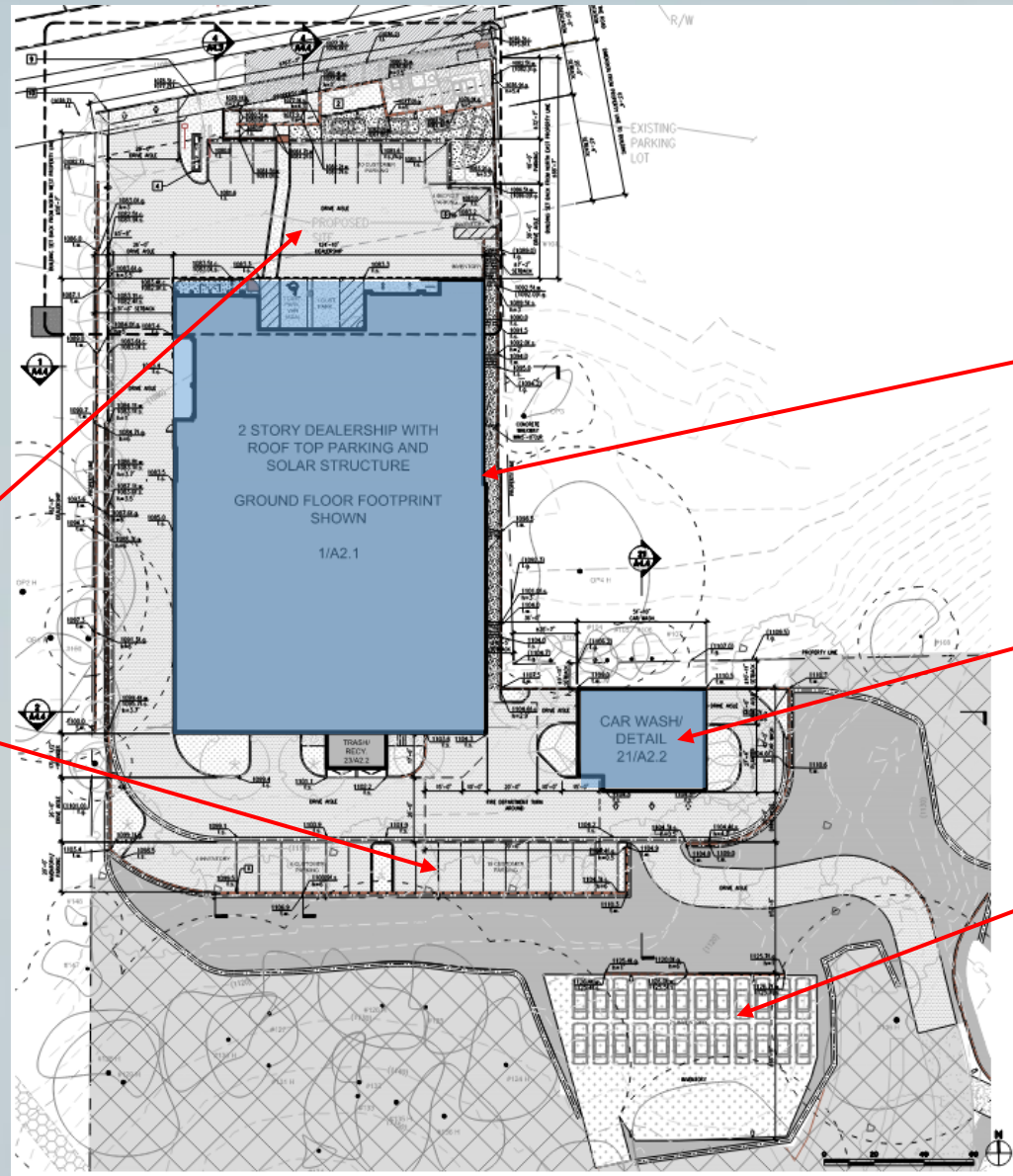
Gravel parking lot + (E)  
paved parking area

Existing easements

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# Enlarged Site Plan



Customer and inventory parking

45,780 square-foot dealership

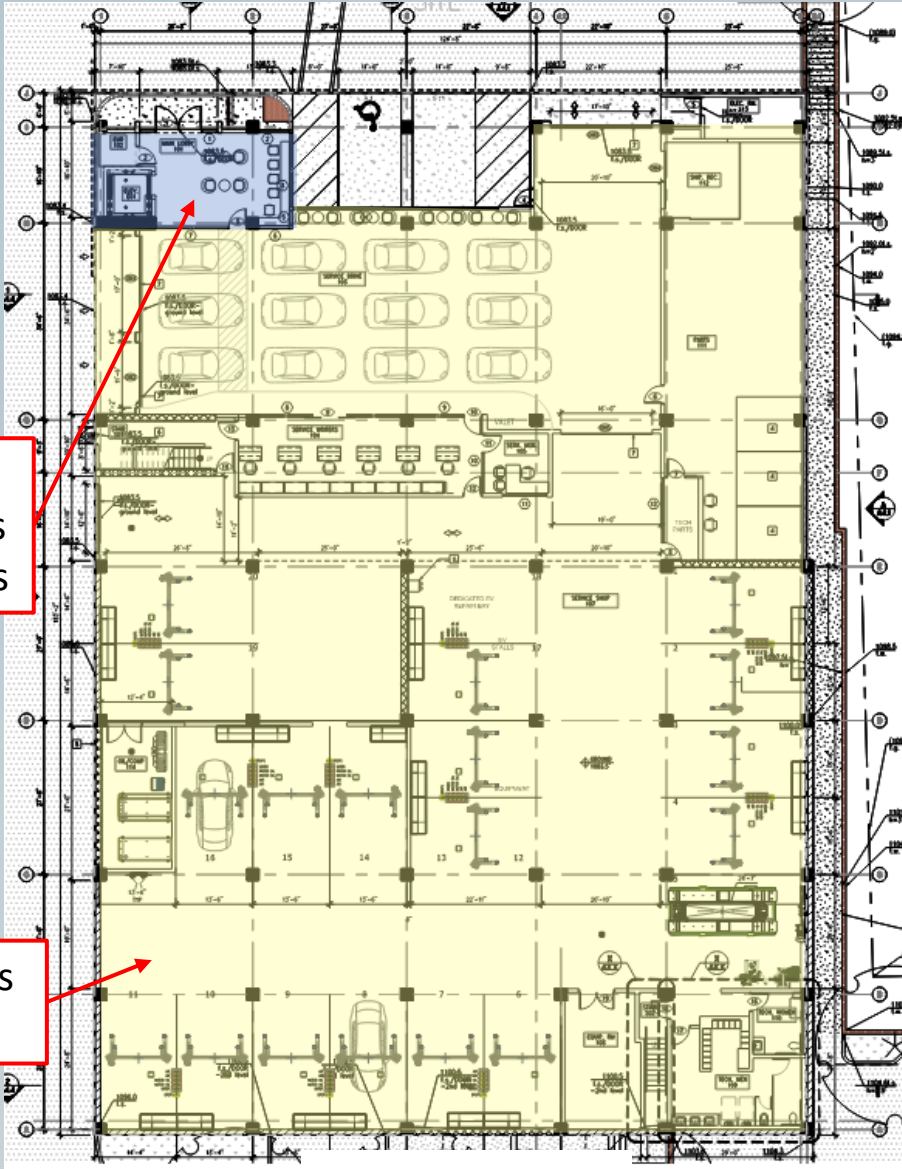
2,117 square-foot car wash

Inventory parking

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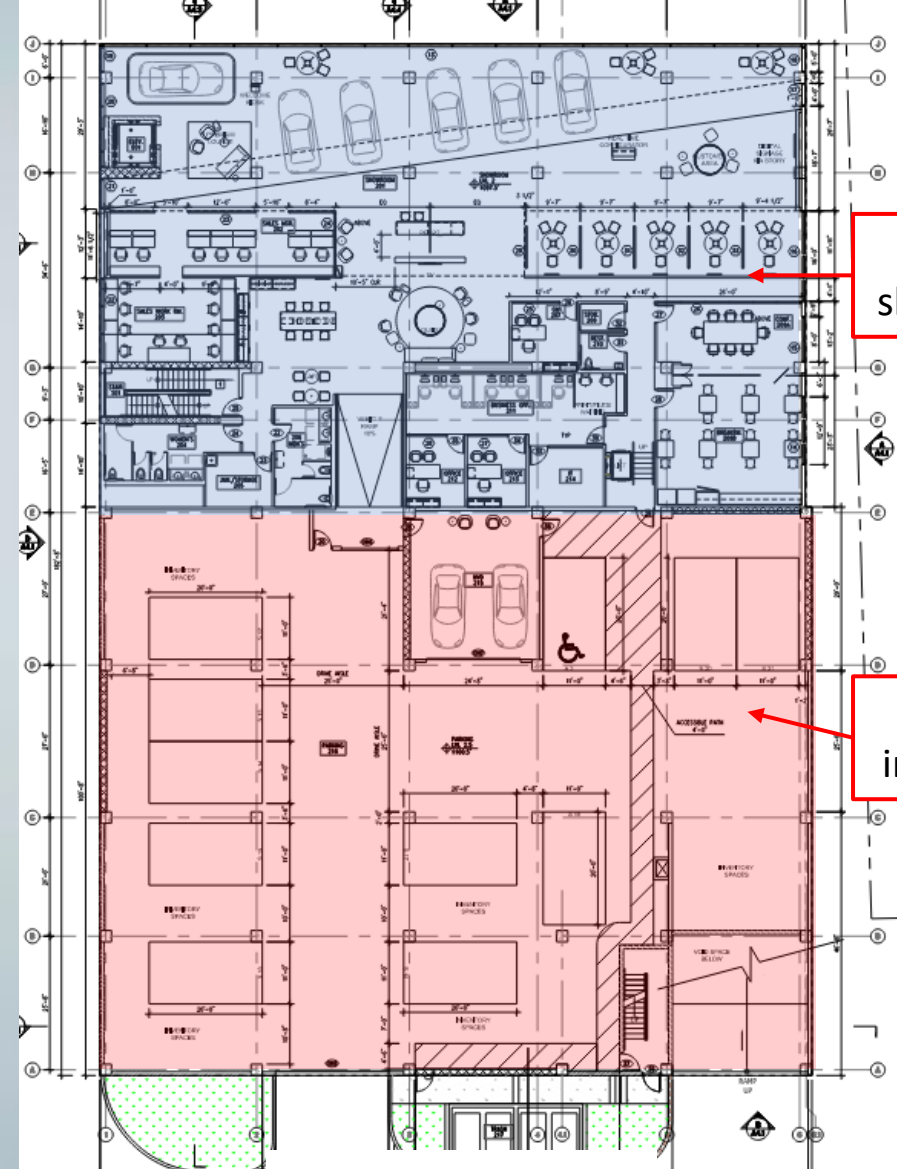
# Floor Plans



Lobby and Elevator to access showroom/offices

Service and parts department

First Floor Plan



Dealership showroom/offices

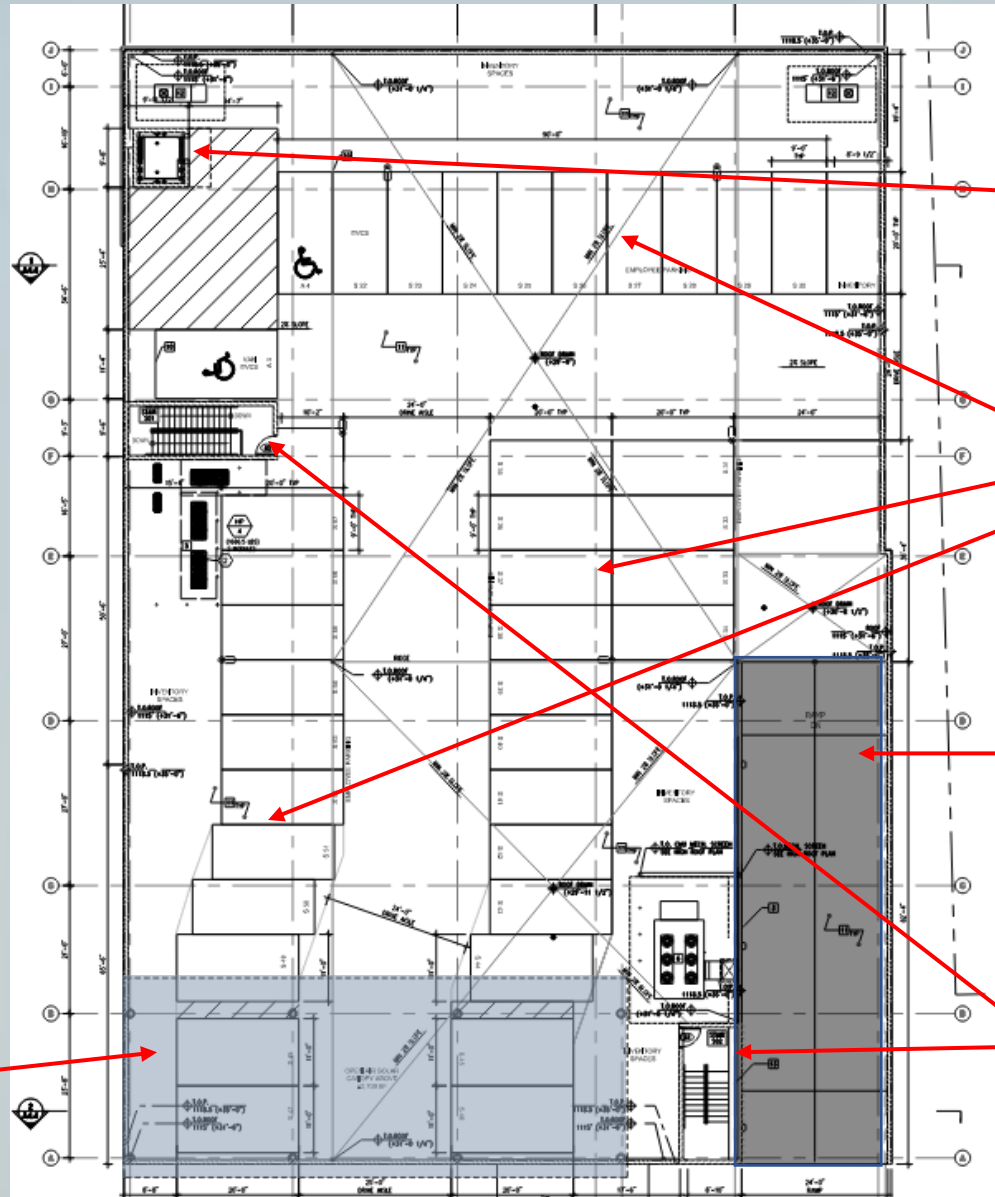
Customer and inventory parking

Second Floor Plan

File No(s). SPR-2023-004, OTP-2023-006, LTM-2024-002, SCP-2023-002, SGNP-2023-001, and SGN-2023-030  
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# Roof Plan



Elevator tower

Employee and vehicle inventory parking

Ramp up to roof

Stair towers

Outline of solar carport canopy above

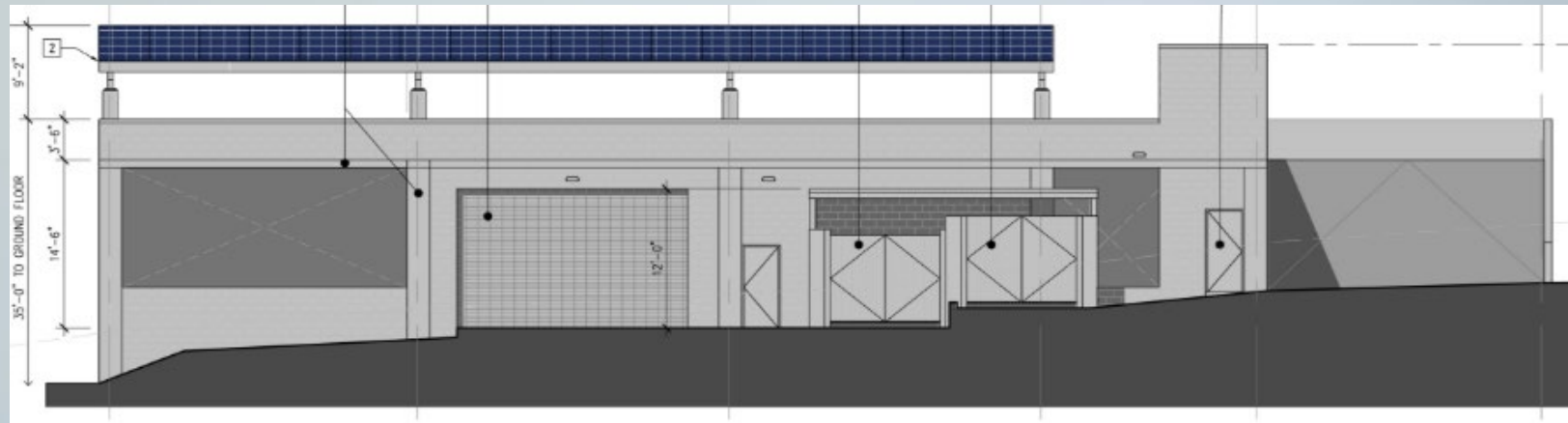
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# Elevations



Front (north) elevation

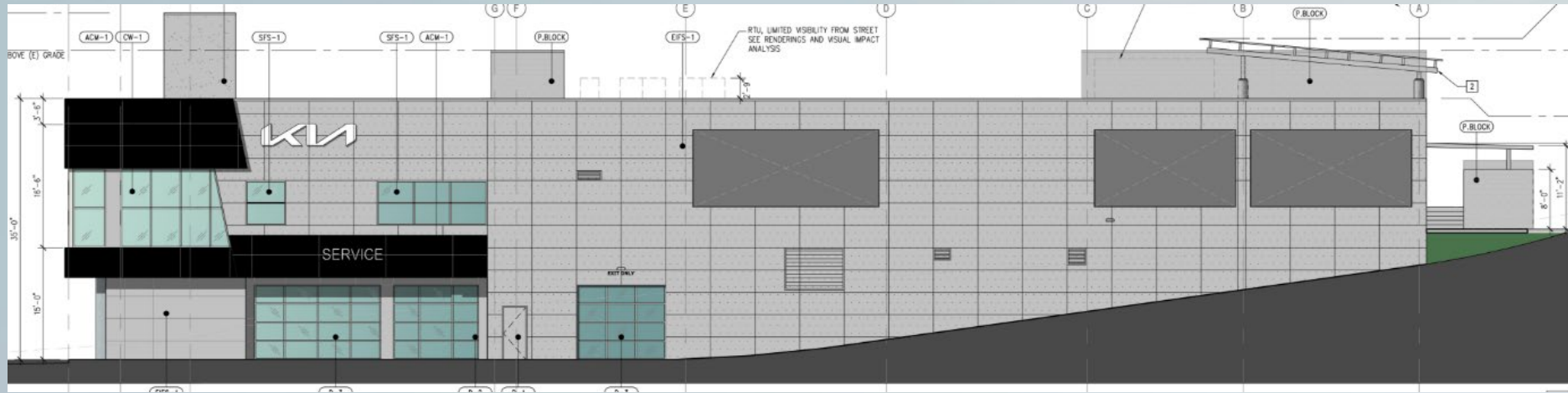


Rear (south) elevation

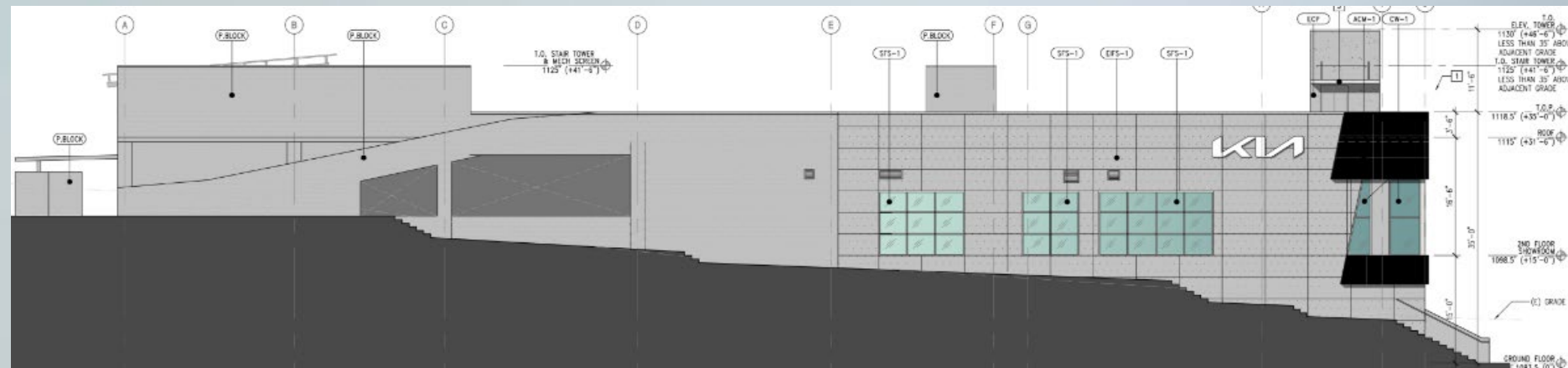
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# Elevations



Side (west) elevation



Side (east) elevation

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# Surrounding Dealerships



File No(s). SPR-2023-004, OTP-2023-006, LTM-2024-002, SCP-2023-002, SGNP-2023-001, and SGN-2023-030  
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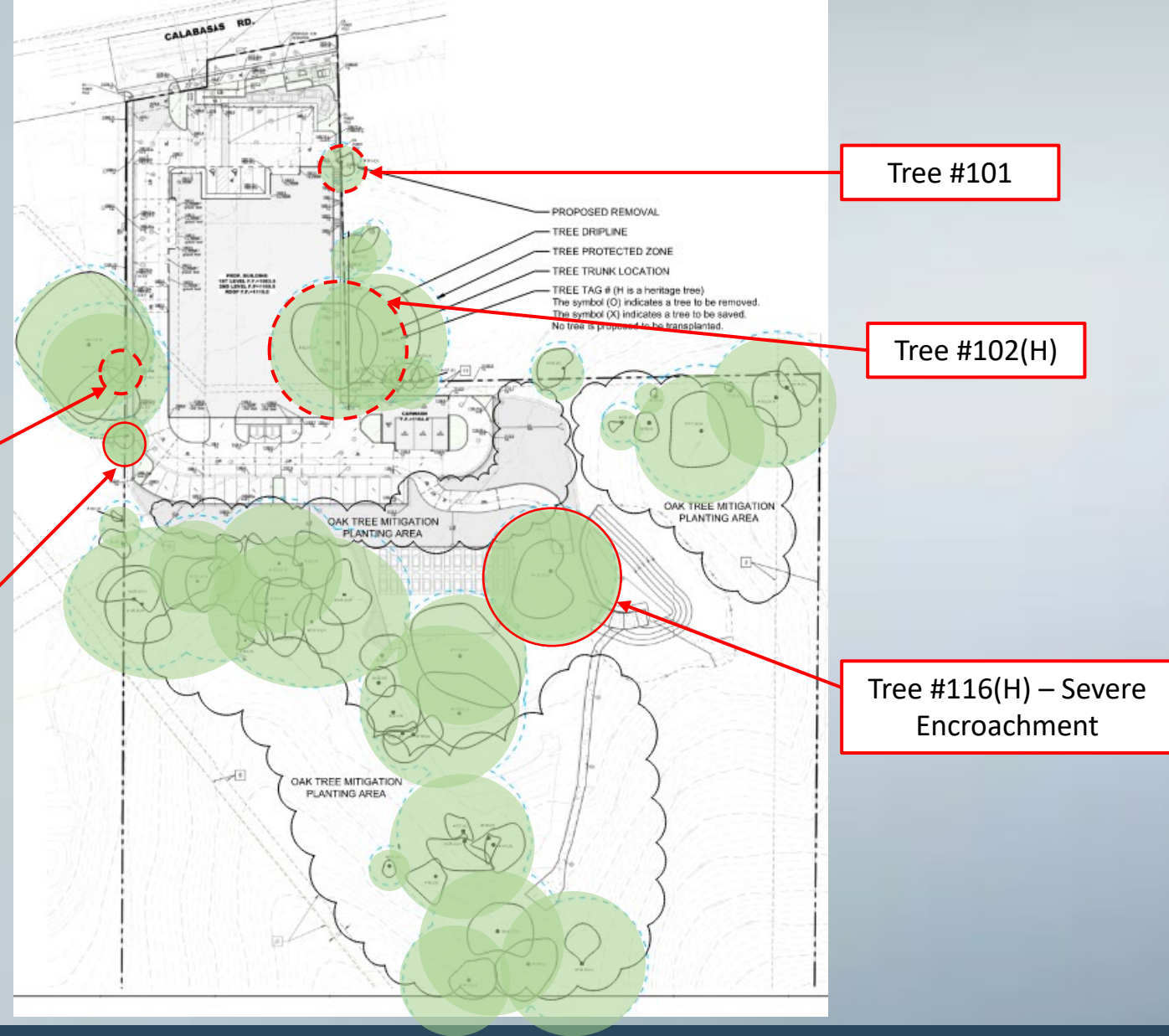


# Previous Reviews

- The DRC reviewed the proposed project on May 9, 2023.
- The ARP reviewed the proposed project on July 28, 2023, found that the proposed project is compatible with the aesthetics of the surroundings, and recommended approval of the project.
- The Planning Commission reviewed the proposed project on December 19, 2024, May 1, 2025, and May 15, 2025, and adopted PC Resolution 2025-809, recommending approval of the project to the City Council.



# Oak Trees



File No(s). SPR-2023-004, OTP-2023-006, LTM-2024-002, SCP-2023-002, SGNP-2023-001, and SGN-2023-030  
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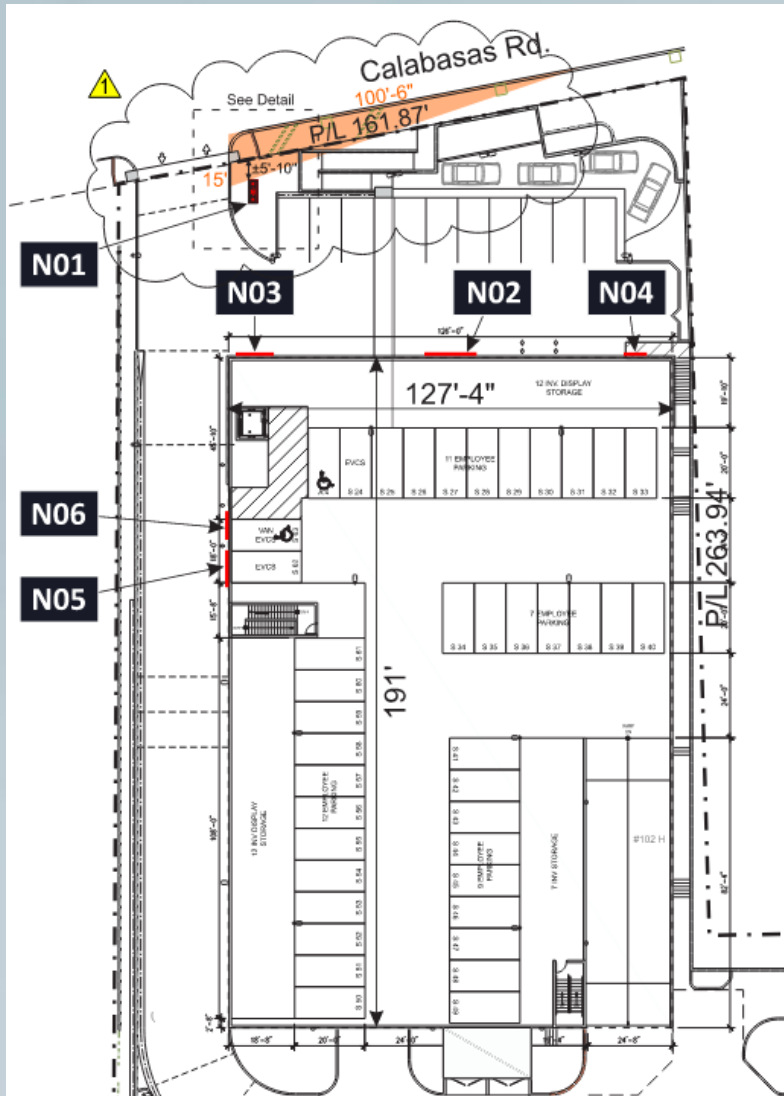


# Environmental Review

- A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project, in accordance with the CEQA Guidelines.
- The Draft IS/MND was circulated for public review on November 6, 2024, for 30 days.
- The Final IS/MND identifies the following areas where the project may have a potential effect on the environment:
  - Biological resources
  - Geology/soils
  - Cultural resources
  - Hazards & Hazardous materials
  - Tribal Cultural Resources
- As fully documented in the Final IS/MND, all areas listed as potentially significant have been mitigated to levels that are no longer significant due to project modifications and/or inclusion of mitigation measures.



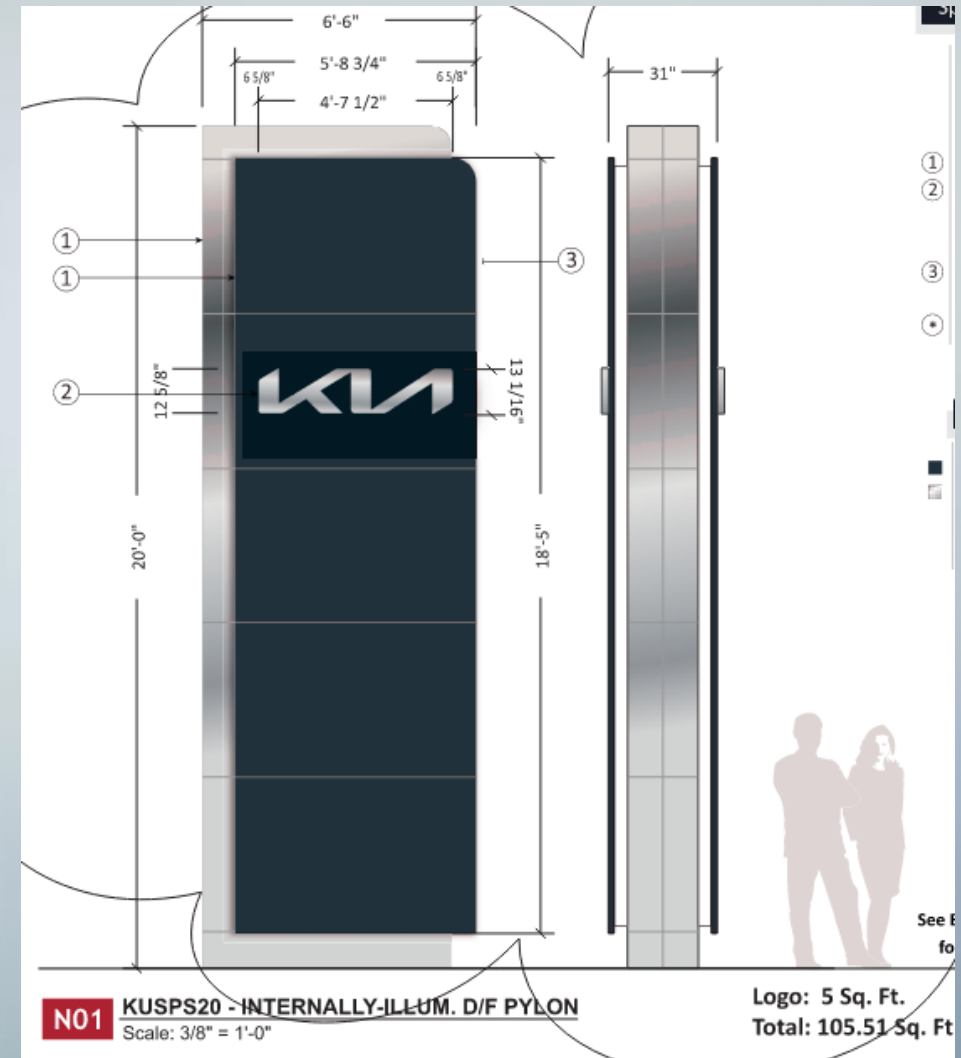
# Signage



**Proposed Signs**

|            |   |
|------------|---|
| <b>N01</b> | <b>KUSPS20 Pylon</b><br>105.51 Sqft<br>Page 5                     |
| <b>N02</b> | <b>KUSWL42 Wall Sign</b><br>52.13 Sqft<br>Pages 7, 8, 11 & 12     |
| <b>N03</b> | <b>KUSDNL30 Dealer Name Letters</b><br>27.11 Sqft<br>Page 13 & 14 |
| <b>N04</b> | <b>KUSDLV12 Delivery Letters</b><br>6.47 Sqft<br>Page 13 & 15     |
| <b>N05</b> | <b>KUSWL30 Wall Sign</b><br>26.58 Sqft<br>Pages 9, 10, 11 & 12    |
| <b>N06</b> | <b>KUSSVC18 Service Letters</b><br>12.34 Sqft<br>Page 13 & 16     |

Total sqft of all building-mounted signs: 125'

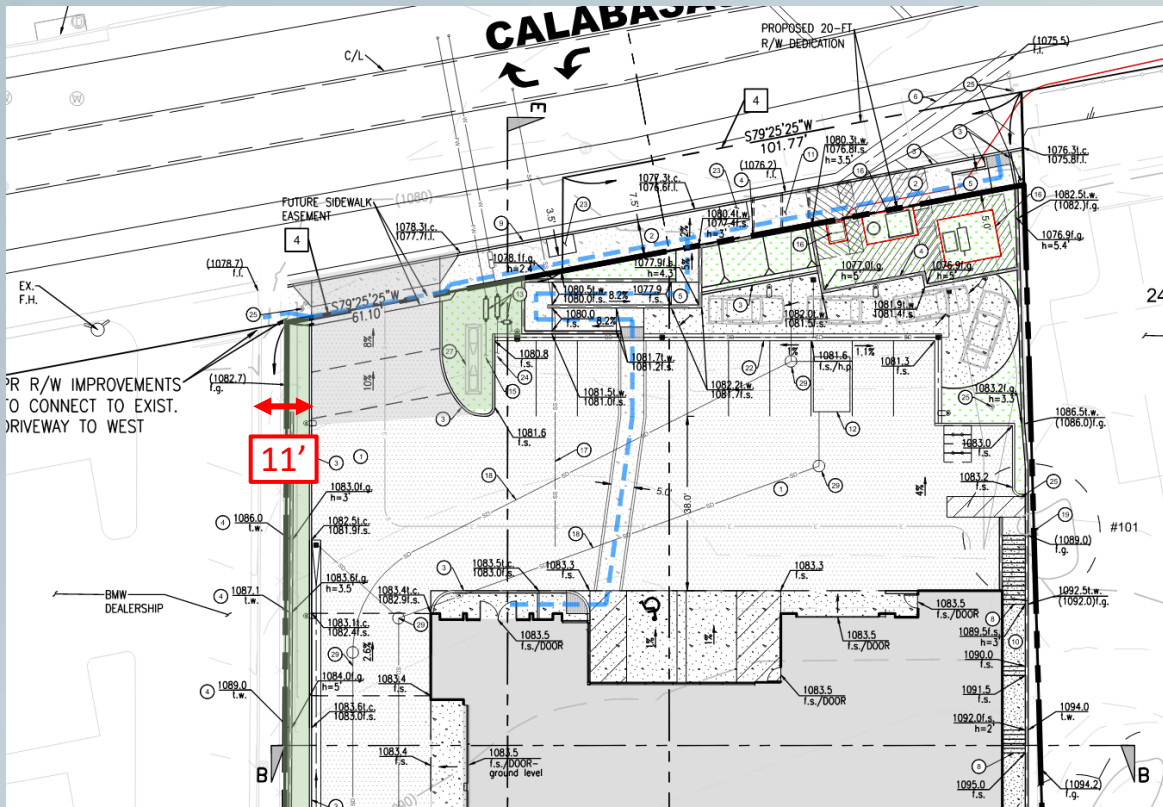


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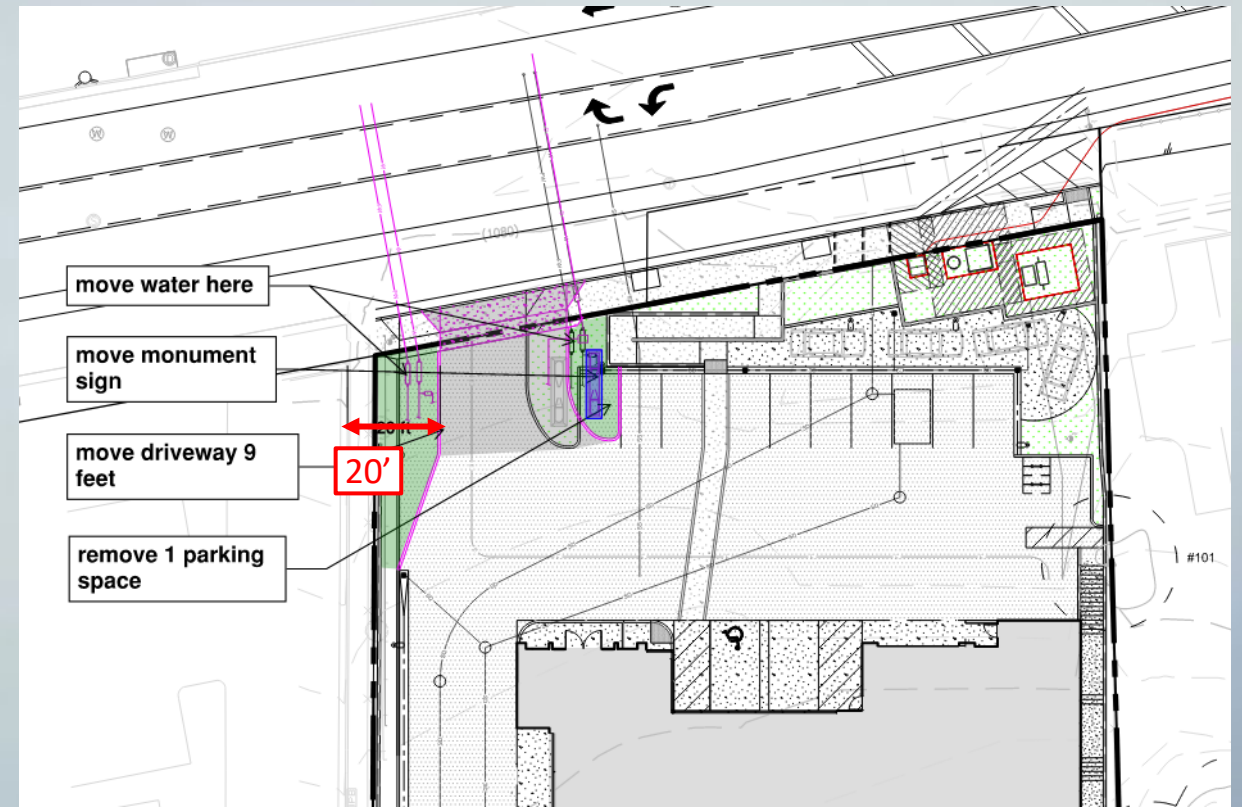




# Driveway Location/access



Currently proposed location – 11’ separation from adjacent driveway

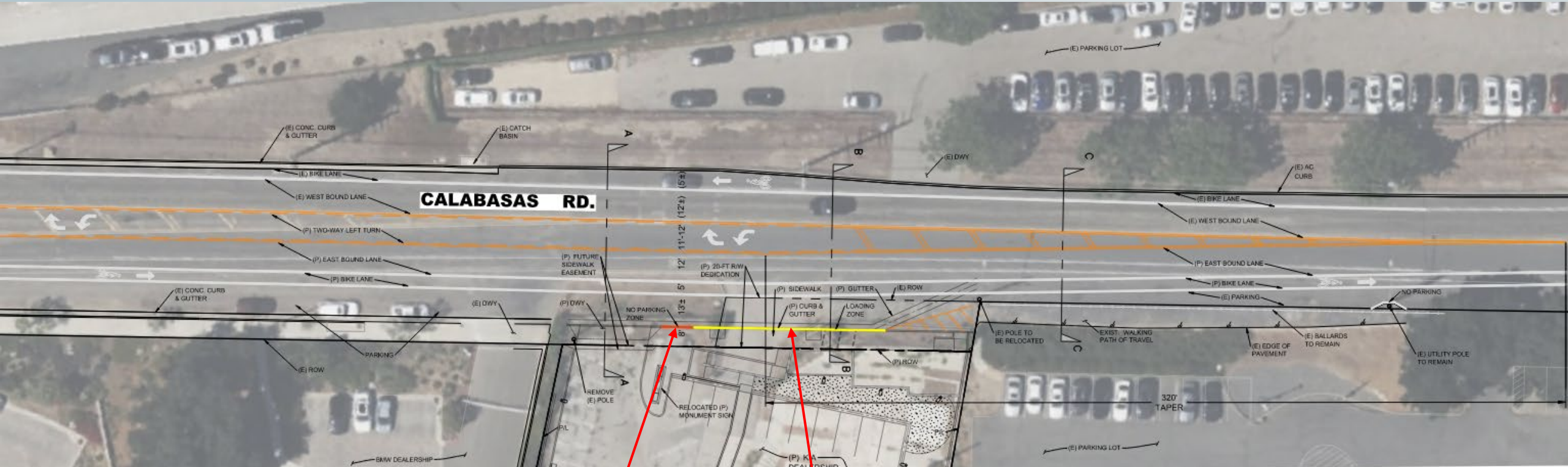


Alternate Location — 20’ separation from adjacent driveway

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# Frontage Improvements



No Parking Zone

Loading Zone

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# Staff Conclusions

- The proposed automobile dealership is an allowed use in the Commercial Limited (CL) zoning district and Commercial Auto Retailer (CAR) Overlay Zone.
- The proposed project conforms to the development standards of the CL zoning district, CAR overlay zone, and Scenic Corridor (-SC) overlay zone, and compliance is documented within the written staff report.
- The ARP and Planning Commission recommended approval of the project.
- As fully documented in the Final IS/MND, all areas listed as potentially significant have been mitigated to levels that are no longer significant due to project modifications and/or inclusion of mitigation measures.



# Recommended Action

Consistent with the Planning Commission's recommendation, that the City Council adopt Resolution No. 2025-1974, adopting the Mitigated Negative Declaration and approving File No(s). SPR-2023-004, OTP-2023-006, LTM-2024-002, SCP-2023-002, SGNP-2023-001, and SGN-2023-030.

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