



CITY of CALABASAS

Community Development Department  
100 Civic Center Way  
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[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:

- Project Title/File No.:** Raznick Mixed Use Project, File No. 150000964
- Project Location:** The project is located at 23480 Park Sorrento on Assessor Parcel Numbers (APN) 2068-005-012 and 2068-005-011. The project site is north of Calabasas Lake and south of U.S. Highway 101. The approximately two-acre project site is bordered by Park Sorrento to the north, the Calabasas Tennis and Swim Center to the east and south, and a mixed use development to the west.
- Project Description:** Request for a Site Plan Review, Conditional Use Permit, General Plan Amendment, Zone Change and Oak Tree Permit to demolish an existing 2-story office building and construction of a new approximately 44,000 square-foot mixed use project, which includes 1,620 square feet of commercial retail space and 42 age restricted residential units. 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 proposed project includes five (5) affordable housing units located on-site and designated for very low income seniors (55+). The applicant is requesting a height concession and a density bonus for providing 10% very low income units. The subject site is located at 23480 Park Sorrento, within the Commercial Office zoning district.
- Project Sponsor:** Ken Stockton  
26500 W. Agoura Road #663, 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, the City's staff has concluded that the project will not have a significant effect on the environment, and has, therefore, prepared a Draft Mitigated Negative Declaration.

The Initial Study reflects the independent judgment of the City. The project site  is,  is not, on a list compiled pursuant to Government Code section 65962.5. The proposed project  is,  is not, considered a project of statewide, regional or area wide significance. The proposed project  will,  will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation.

**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: <http://www.cityofcalabasas.com/departments/planning/environment.html> .

The proposed IS/MND comment period is from August 25, 2017 to September 25, 2017. 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 [mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com) by the end of the comment period, September 25, 2017.

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 receive comments on the document and to adopt the Initial Study/Mitigated Negative Declaration will be scheduled and noticed at a later date.

Date: August 22, 2017      Signature:   
Michael Klein

Title: Senior Planner, City of Calabasas  
Phone: (818) 224-1710

Project Location:

