

RONDELL OASIS HOTEL

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Calabasas Rondell development ready to roll

By Sylvie Belmond

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After two years of planning and negotiations, the Rondell Oasis hotel development is set to break ground in Calabasas next spring.

Malibu-based developer Richard Weintraub is working with Cambria Suites to build the hotel on a 5.4-acre vacant parcel on Las Virgenes Road just south of the 101 Freeway.

The developer initially wanted to build a four-story structure that the community and City Council rejected for being too tall. In June 2016, city officials approved a scaled-down plan for a three story hotel with up to 127 rooms.

As part of the land-use deal, the city agreed to provide \$1 million to improve the pavement and construct new parking spaces along a city-owned portion of Rondell Street, and to enter into a shared maintenance agreement with the hotel owner.

But later, Weintraub asked the city to expand its commitment and take on construction of the entire 1.2-acre parking area, which would require an estimated extra \$3 million in public funds.

The city will front the money and seek reimbursements through projected Measure M public transit funds. The hotel operator will be responsible for the day-to-day cleanup of the parking lot, and the city will pay for resurfacing and re-striping when needed.

The lot at 26300 Rondell St. will be open to the public and hotel guests and employees. It will include designated parking spaces for users of a nearby hiking trail and commuters who use an adjacent park-and-ride.

Officials anticipate receiving \$500,000 to \$600,000 a year in tax revenue from the new hotel, which they say will bring an economic boost to neighboring restaurants and stores.

"It's either this or he's building a storage facility," City Manager Tony Coroalles said.

Councilmember David Shapiro wanted to make sure construction of the parking area and hotel are synchronized to minimize disruption for residents and commuters in the Las Virgenes Valley who have recently had to deal with multiple road construction projects.

Rondell Oasis is one of two hotel projects that were proposed in the Las Virgenes scenic corridor. Unlike the Canyon Oaks Hotel that was rejected at the polls last November, the Rondell project next to the freeway did not require a change in zoning.

"Wonder if we could convince the city to have some designated larger/longer parking spaces for Equestrian rigs, closer to the trail head?? This size space could also serve for long school buses..." ~D.DiMascio