

**Malibu Planning Commission**  
**Special Meeting Agenda**

**Monday, May 21, 2018**

**5:30 p.m.**

**City Hall – Council Chambers  
23825 Stuart Ranch Road**

Call to Order – Chair

Roll Call – Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – May 11, 2018

**1. Ceremonials / Presentations**

None.

**2. Written and Oral Communication from the Public**

A. Communications from the Public concerning matters which are not on the agenda but for which the Planning Commission has subject jurisdiction. The Planning Commission may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda.

B. Planning Commission and staff comments and inquiries

**3. Consent Calendar**

A. Previously Discussed Items

None.

B. New Items

1. Approval of Minutes

Recommended Action: Approve the minutes for the May 7, 2018 Regular Planning Commission meeting.

Staff contact: Planning Director Blue, 456-2489, ext. 258

- 2. [Administrative Coastal Development Permit No. 17-103 – An application to abandon the existing, failed onsite wastewater treatment system and install a new alternative onsite wastewater treatment system](#)

Location: 30940 Broad Beach Road, within the appealable coastal zone  
 APN: 4470-013-024  
 Owner: 30940 Broad Beach Trust  
 Case Planner: Associate Planner Colvard, 456-2489, ext. 234

Recommended Action: Receive and file the Planning Director’s report on Administrative Coastal Development Permit No. 17-103.

**4. Continued Public Hearings**

- A. [Coastal Development Permit No. 16-064, Variance No. 17-011, Site Plan Review No. 17-042, and Minor Modification No. 17-008 – An application to construct a new one-story, single-family residence and associated development \(Continued from April 16, 2018\)](#)

Location: 5263 Horizon Drive, within the appealable coastal zone  
 APN: 4469-005-002  
 Owner: Daniel and Susan Marcus  
 Case Planner: Associate Planner Colvard, 456-2489, ext. 234

Recommended Action: Continue this item to the June 4, 2018 Regular Planning Commission meeting.

- B. [Annual Review of Conditional Use Permit No. 13-004 and Conditional Use Permit Amendment No. 16-004 for the Operation of Restaurant Located at 26023 Pacific Coast Highway \(Ranch at Solstice Canyon\) \(Continued from April 16, 2018\)](#)

Location: 26023 Pacific Coast Highway  
 APN: 4459-008-001  
 Owner: OK Corral Land Company, LLC  
 Case Planner: Senior Planner Mollica, 456-2489, ext. 346

Recommended Action: At the applicant’s request, continue this item to the June 4, 2018 Regular Planning Commission meeting.

- C. [Coastal Development Permit No. 15-058, Lot Merger No. 15-004, Variance No. 17-001, Minor Modification No. 17-002 and Demolition Permit No. 17-027 – An application for a lot merger and construction of a new swimming pool, spa, and associated development \(Continued from April 16, 2018\)](#)

Location: 21070 and 21100 Las Flores Mesa Drive, not within the appealable coastal zone  
 APNs: 4450-026-072 and 4450-026-071  
 Owner: Joseph Simpson  
 Case Planner: Contract Planner Rudolph, 456-2489, ext. 238

Recommended Action: Adopt Planning Commission Resolution No. 18-21 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-058 to construct a swimming pool and

spa, deck with an outdoor kitchen area, patio, trellis, retaining walls, and planters, and non-exempt grading on a hillside property; and Lot Merger No. 15-004 to consolidate two legal lots, one containing a single-family residence, and the other containing remnants from a residential development previously destroyed by a fire, into one legal parcel totaling 0.61 acre; including Variance No. 17-001 to allow development on slopes steeper than 2.5 to 1, Minor Modification No. 17-002 for a 20 percent reduction of a side yard setback, and Demolition Permit No. 17-027 for the demolition of a foundation, walls, onsite wastewater treatment system, stairs, and gates, located in the Single Family-Medium (SFM) zoning district at 21070 and 21100 Las Flores Mesa Drive (Simpson).

- D. [Coastal Development Permit No. 16-056, Variance Nos. 17-010 and 17-019, Site Plan Review No. 16-050, Minor Modification No. 16-015, and Demolition Permit No. 16-031 – An application for more than 50 percent demolition of an existing two-story, non-conforming single-family residence, and construction of a replacement two-story single-family residence, detached guest house and other associated development \(Continued from May 7, 2018\)](#)

Location: 5819 Filaree Heights, not within the appealable coastal zone  
 APN: 4469-014-012  
 Owner: KS Mattson Partners LP  
 Case Planner: Senior Planner Fernandez, 456-2489, ext. 482

Recommended Action: Continue this item to a date uncertain.

**5. New Public Hearings**

- A. [Coastal Development Permit No. 14-019, Lot Line Adjustment No. 14-002, Initial Study No. 16-001, and Negative Declaration No. 17-001 – An application for a lot line adjustment with no new development proposed](#)

Location: Lot 1 – 21651 Rambla Vista  
 Lot 2 – 21653 Rambla Vista  
 Within the appealable jurisdiction of the coastal zone  
 APNs: Lot 1 – 4451-011-903 and Lot 2 – 4451-011-072  
 Owners: Lot 1 – California Joint Powers Insurance Authority  
 Lot 2 – Lou Adler  
 Case Planner: Contract Planner Rudolph, 456-2489, ext. 238

Recommended Action: Adopt Planning Commission Resolution No. 18-36 adopting Initial Study No. 16-001 and Negative Declaration No. 17-001, and approving Coastal Development Permit No. 14-019 and Lot Line Adjustment No. 14-002 to allow a lot line adjustment between two adjacent parcels located in the Rural Residential-One Acre (RR-1) zoning district at 21651 Rambla Vista (California Joint Powers Insurance Authority), and the RR-1 and Rural Residential-Two Acre zoning districts at 21653 Rambla Vista (Adler).

B. [Coastal Development Permit No. 14-050 and Site Plan Review No. 17-034 – An application to construct a new two-story, single-family residence and associated development](#)

Location: 5011 Encinal Canyon Drive, not within the appealable coastal zone  
 APN: 4473-005-025  
 Owner: Tiffany Builders, LLC  
 Case Planner: Associate Planner Colvard, 456-2489, ext. 234

Recommended Action: Adopt Planning Commission Resolution No. 18-37 determining the project is categorically exempt from the California Environmental Quality Act, approving Coastal Development Permit No. 14-050 to construct a new 3,308 square foot, two-story, single-family residence with attached two-car garage, 869 square foot basement, swimming pool and spa, retaining walls, decks and alternative onsite wastewater treatment system, including Site Plan Review No. 17-034 for construction to exceed 18 feet in height, up to 24 feet for a flat roof located in the Rural Residential-Two Acre zoning district at 5011 Encinal Canyon Drive (Tiffany Builders, LLC).

C. [Coastal Development Permit No. 15-063, Site Plan Review No. 15-051, Minor Modification No. 16-008, and Demolition Permit No. 16-006 – An application for the demolition of an existing single-family residence and construction of a new single-family residence and associated development](#)

Location: 28885 Cliffside Drive, within the appealable coastal zone  
 APN: 4466-010-010  
 Owner: The Christopher Cortazzo Trust  
 Case Planner: Associate Planner Contreras, 456-2489, ext. 265

Recommended Action: Adopt Planning Commission Resolution No. 18-31 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-063 and Demolition Permit No. 16-006 to demolish an existing one-story single-family residence and accessory structures and construct a new 5,706 square foot, two-story single-family residence with a one-story detached building consisting of a 588 square foot garage and 576 square foot guest house and 1,233 square foot basement used as an accessory structure with a 96 square foot lightwell, swimming pool and associated equipment, outdoor fireplace, fencing, gate, retaining walls, decks, trellis, hardscape, landscaping, grading, and a new alternative onsite wastewater treatment system, including Minor Modification No. 16-008 for a reduction of the front yard setback of the detached building, Site Plan Review No. 15-051 for construction of the single-family residence in excess of 18 feet in height, up to 28 feet for a pitched roof, located in the Rural Residential-One Acre zoning district at 28885 Cliffside Drive (Cortazzo).

6. **Old Business**

None.

7. **New Business**

None.

**8. Planning Commission Items**

None.

**Adjournment**

**Future Planning Commission Meetings**

Monday, June 4, 2018	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, June 18, 2018	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers
Monday, July 2, 2018		CANCELLED	
Monday, July 16, 2018	6:30 p.m.	Regular Planning Commission Meeting	City Hall Council Chambers

**Guide to Planning Commission Proceedings**

**The Oral Communication** portion of the agenda is for members of the public to present items which are not listed on the agenda, but are under the subject matter jurisdiction of the Planning Commission. No action may be taken under, except to direct staff, unless the Commission, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Commission and staff will follow up at an appropriate time on those items needing response. Each speaker is limited to three (3) minutes. Time may be surrendered by deferring one (1) minute to another speaker, not to exceed a total of eight (8) minutes. The speaker wishing to defer time must be present when the item is heard. In order to be recognized and present an item, each speaker must complete and submit to the Recording Secretary a Request to Speak form prior to the beginning of the item being announced by the Chair (forms are available outside the Council Chambers). Speakers are taken in the order slips are submitted.

**Items in Consent Calendar Section A** have already been considered by the Commission at a previous meeting where the public was invited to comment, after which a decision was made. These items are not subject to public discussion at this meeting because the vote taken at the previous meeting was final. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed.

**Items in Consent Calendar Section B** have not been discussed previously by the Commission. If discussion is desired, an item may be removed from the Consent Calendar for individual consideration. Commissioners may indicate a negative or abstaining vote on any individual item by so declaring prior to the vote on the motion to adopt the entire Consent Calendar. Items excluded from the Consent Calendar will be taken up by the Commission following the action on the Consent Calendar. The Commission first will take up the items for which public speaker requests have been submitted. Public speakers shall follow the rules as set forth under Oral Communication.

**For Public Hearings** involving zoning matters, the appellant and applicant will be given 15 minutes each to present their position to the Planning Commission, including rebuttal time. All other testimony shall follow the rules as set forth under Oral Communication.

**Old Business** items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Public comment shall follow the rules as set forth under Oral Communication.

**Items in New Business** are items which are appearing for the first time for formal action. Public comment shall follow the rules as set forth under Oral Communication.

**Planning Commission Items** are items which individual members of the Planning Commission may bring up for action, to propose future agenda items, or to suggest future staff assignments. No new items will be taken-up after 10:30 p.m. without a two-thirds vote of the Commission.

Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and on the City's website at [www.malibucity.org](http://www.malibucity.org).

Copies of the staff reports or other written documentation relating to each item of business described above are on file in the Planning Department, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California, and are available for public inspection during regular office hours which are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m., Friday. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Planning Department at 23825 Stuart Ranch Road, Malibu, California (Government Code Section 54957.5(b)(2)). Copies of staff reports and written materials may be purchased for \$0.10 per page. Pursuant to state law, this agenda was posted at least 72 hours prior to the meeting.

The City Hall telephone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Environmental Sustainability Director Craig George at (310) 456-2489, ext. 229. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II]. Requests for use of audio or video equipment during a Commission meeting should be directed to Alex Montano at (310) 456-2489 ext. 227 or [amontano@malibucity.org](mailto:amontano@malibucity.org) before 12:00 p.m. on the day of the meeting.

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 11<sup>th</sup> day of May 2018.

  
Kathleen Stecko, Senior Office Assistant