



# Commission Agenda Report

To: Chair Uhring and Members of the Planning Commission

Prepared by: Richard Mollica, Senior Planner

Approved by: Bonnie Blue, Planning Director *a.f.*

Date prepared: February 21, 2019 Meeting Date: March 4, 2019

Subject: Coastal Development Permit No. 17-092, Conditional Use Permit No. 17-012, Joint Use Parking Agreement No. 17-001, and Lot Tie No. 17-001 – An application to permit the continued operation of an existing, legal nonconforming hotel use, construct accessory hotel facilities, remove 'guest only' condition for existing restaurant and expand the use, relocate required onsite parking offsite to and tie the lot with 22853 Pacific Coast Highway (Continued from January 22, 2019)

Location: 22878 Pacific Coast Highway, within the appealable coastal zone

APNs: 4452-005-029, -030, and -031

Owner: Mani MBI (DE), LLC

Tenant: Malibu Beach Inn

---

**RECOMMENDED ACTION:** Adopt Planning Commission Resolution No. 19-16 determining the project is exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-092, an application for the Malibu Beach Inn to construct a new swimming pool and pool deck with dining service in the location of required parking, remodel and convert approximately 268 square feet of office and storage room into bathroom facilities and equipment room, reconfigure the onsite wastewater treatment system, Conditional Use Permit No. 17-012 to permit the continued operation of the legal nonconforming hotel and restaurant use, as well as allow for the expansion of the hotel restaurant to allow dining service for hotel guests only on the proposed 4,204 square foot pool deck; Joint Use Parking Agreement No. 17-001 to allow a portion of the property's required onsite parking to be located offsite at 22853 Pacific Coast Highway (PCH) (Hertz Rental Car); and Lot Tie No. 17-001 to hold 22878 PCH and 22853 PCH as one lot located in the Community Visitor-Serving-Two zoning district at 22878 PCH (Mani MBI (DE), LLC).

**DISCUSSION:** This item will be distributed under separate cover.