

Malibu Planning Commission

Regular Meeting Agenda

Monday, December 2, 2019

6:30 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 – November 21, 2019

1. Ceremonials / Presentations

A. Staff Update on the Woolsey Fire Rebuild Process

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

1. [Coastal Development Permit No. 18-002 – An application for an interior and exterior remodel of a single-family residence and associated development \(Continued from November 4, 2019\)](#)

Location: 20238 Piedra Chica Road, not within the appealable coastal zone

APN: 4450-013-084

Owners: Reza Nebavi and Maryam Akbar

Case Planner: Associate Planner Thompson, 456-2489, ext. 280

Recommended Action: Adopt Planning Commission Resolution No. 19-25 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 18-002 to allow for an interior and exterior remodel and 770 square foot addition to an existing 3,453 square foot single-family residence, including construction of a courtyard, balcony, exterior stairs, ground mounted mechanical equipment,

fencing, permeable pavers, grading, relocation of the dispersal field for an existing onsite wastewater treatment system, and replacement of existing landscaping for the single-family residence located in the Single-Family Low Density zoning district at 20238 Piedra Chica Road (Reza Nebavi and Maryam Akbar).

B. New Items

- 1. [Administrative Coastal Development Permit No. 12-027 – An application for the construction of a new water well for irrigation of existing landscape on a property developed with a single-family residence and associated development](#)

Location: 30065 Pacific Coast Highway, not within the appealable coastal zone
APN: 4469-024-048
Owners: Jan Stevens and Stephen Graham
Case Planner: Associate Planner Brooks, 456-2489, ext. 276

Recommended Action: Receive and file the Planning Director’s report on the approval of Administrative Coastal Development Permit No. 12-027.

- 2. [Approval of Minutes](#)

Recommended Action: Approve the minutes for the October 7, 2019 Adjourned Regular Planning Commission meeting and the November 4, 2019 Regular Planning Commission meeting.

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

4. Continued Public Hearings

None.

5. New Public Hearings

- A. [Coastal Development Permit No. 19-018, and Variance Nos. 19-011 and 19-013 – An application for the construction of roadway improvements and associated development](#)

Location: 23800.5 Civic Center Way, within the public right-of-way, 4000 Malibu Canyon Road, and 23800 Civic Center Way, within the appealable coastal zone
APNs: 4458-020-904, 4458-020-900, 4458-030-007 and 4458-028-901
Owner: City of Malibu
Case Planner: Contract Planner Rudolph, 456-2489, ext. 238

Recommended Action: Adopt Planning Commission Resolution No. 19-72 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-018 for the construction of roadway improvements along Civic Center Way between Malibu Canyon Road and Webb Way, along Webb Way between Civic Center Way and Pacific Coast Highway, and on the adjacent City-owned Triangle parcel (APN 4458-020-904, 23800 Civic Center Way) to

widen and improve the profile of the roadway; install sidewalks, bicycle lanes, landscaping, fencing, water quality treatment devices, and traffic control signage; add a turn lane from Civic Center Way to Webb Way; and temporary staging on the City-owned Triangle parcel (APNs 4458-020-904 and 4458-020-900, 23800 Civic Center Way); including two variances, one for construction within the 100-foot Environmentally Sensitive Habitat Area buffer and one for a retaining wall in excess of six feet in height (up to 13.5 feet) located in the public right-of-way and in the Commercial General (CG) and Commercial Visitor Serving–Two zoning districts at 23800.5 Civic Center Way, 4000 Malibu Canyon Road and 23800 Civic Center Way (City of Malibu and Green Acres, LLC).

- B. [Administrative Plan Review No. 19-128, Variance No. 19-044, and Site Plan Review No. 19-064 – An application for additions and improvements to an existing single-family residence with an attached two-car garage, and associated development](#)

Location: 6767 Wandermere Road
APN: 4468-007-004
Owner: 1346 AK, LLC
Case Planner: Assistant Planner Eng, 456-2489, ext. 372

Recommended Action: Continue this item to a date uncertain.

- C. [Coastal Development Permit No. 17-119, Variance No. 19-038, Demolition Permit No. 18-010, and Code Violation No. 19-055 – An application to demolish an existing single-family residence and associated development and construct a new single-family residence and associated development](#)

Location: 30708 Pacific Coast Highway, within the appealable coastal zone
APN: 4469-026-009
Owner: Klein Family Partnership
Case Planner: Associate Planner Brooks, 456-2489, ext. 276

Recommended Action: Adopt Planning Commission Resolution No. 19-62 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-119 for the demolition of a 3,153 square foot, two-story single-family residence and associated development and construction of a new 6,120 square foot, two-story single-family residence, a 680 square foot attached garage, swimming pool, spa, decks, permeable driveway, driveway gate and other associated development, and replacement of the onsite wastewater treatment system; including Variance No. 19-038 for the reduction of the required 100-foot buffer from an Environmentally Sensitive Habitat Area (Trancas Creek) and Demolition Permit No. 18-010 for the demolition of the existing residence and associated development located in the Single-Family Medium Density zoning district at 30708 Pacific Coast Highway (Klein Family Partnership).

- D. [Coastal Development Permit No. 19-040, Variance No. 19-043, Site Plan Review Nos. 19-089 and 19-090, Demolition Permit No. 19-037 and Offer-to-Dedicate No. 19-003 - An application for the demolition of an existing single-family residence, construction of a new bluff-top, two-story single-family residence and associated development](#)

Location: 27530 Pacific Coast Highway, within the appealable coastal zone
 APN: 4460-031-001
 Owner: Jinpar 1031, LLC
 Case Planner: Principal Planner Fernandez, 456-2489, ext. 482

Recommended Action: Adopt Planning Commission Resolution No. 19-61, determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 19-040 for the construction of a 8,303 square foot, two-story, bluff-top single-family residence, swimming pool, cantilevered deck, driveway, landscaping, grading and onsite wastewater treatment system, including Variance No. 19-043 for the residence to extend higher than the adjacent road grade, Site Plan Review (SPR) No. 19-089 for construction over 18 feet in height, SPR No. 19-090 for construction on slopes between 3 to 1 and 2.5 to 1, Demolition Permit No. 19-037 for the demolition of an existing 839 square foot, single-family residence and Offer-to-Dedicate No. 19-003 to grant a lateral beach access easement located in the Rural Residential–Two Acre Zoning District at 27530 Pacific Coast Highway (Jinpar 1031, LLC).

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

None.

Adjournment

Future Planning Commission Meetings

Monday, December 16, 2019	6:30 pm.	CANCELLED	
Monday, January 6, 2020	6:30 pm	Regular Planning Commission Meeting	City Hall Council Chambers
Tuesday, January 21, 2020	6:30 pm	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 11:00 p.m. Not later than 10:45 p.m. at each meeting, the Commission shall determine the disposition of its remaining agenda items. If the Commission determines that remaining agenda items must be continued to a subsequent regular meeting, the Commission shall immediately take action to schedule such meeting. Each meeting of the Planning Commission shall adjourn or be continued to a time and date certain, not later than midnight of the night that meeting began.

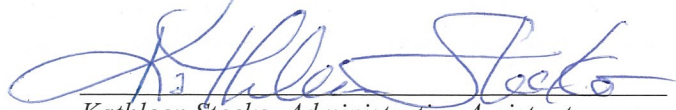
Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and on the City's website at www.malibucity.org.

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 Yolanda Bundy 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 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 21st day of November 2019 at 4:30 p.m.


Kathleen Stecko, Administrative Assistant