



Commission Agenda Report

To: Chair Jennings and Members of the Planning Commission

Prepared by: Richard Mollica, Assistant Planning Director *RM*

Reviewed: Bonnie Blue, Planning Director *BB*

Date prepared: January 23, 2020 Meeting date: February 3, 2020

Subject: Coastal Development Permit No. 13-054, Lot Line Adjustment No. 18-001, Variance Nos. 19-022 and 19-023, Site Plan Review Nos. 13-053 and 13-054 and Demolition Permit No. 19-048 – An application for a lot line adjustment and the construction of a new single-family residence

Locations: 3469 and 3441 Cross Creek Road, within the appealable coastal zone
APNs: 4458-023-003 and 4458-023-004
Owner: Malibu Realty, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 20-16 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 13-054 to construct a new 5,056 square foot, single-story, single-family residence with a 920 square foot basement, landscaping, riparian habitat restoration, Lot Line Adjustment No. 18-001 to allow for a lot line adjustment between 3469 and 3441 Cross Creek Road, Variance (VAR) No. 19-022 to allow for unenclosed parking to replace enclosed parking, VAR No. 19-023 to allow for the proposed residence's fuel modification to extend into the required Environmentally Sensitive Habitat Area buffer and riparian habitat restoration, Site Plan Review (SPR) No. 13-053 to allow for a 28 foot tall pitched roof, and SPR No. 13-054 to allow for construction on slopes steeper than 3:1 but flatter than 2.5:1 and Demolition Permit No. 19-048 to allow for the demolition of the existing accessory structure located in the Rural Residential-Five Acre zoning district at 3469 and 3441 Cross Creek Road (Malibu Realty, LLC).

DISCUSSION: This item will be distributed under separate cover.