To: Chair Jennings and Members of the Planning Commission

Prepared by: Richard Mollica, Assistant Planning Director

Reviewed: Bonnie Blue, Planning Director

Date prepared: February 6, 2020

Meeting date: February 18, 2020

Subject: Progress Update on Changes to the Existing Valet and Parking Plan for Nobu Malibu and Soho Little Beach House Malibu

Locations: 22706 and 22716 Pacific Coast Highway

APNs: 4452-004-038 and 4452-004-070

Owners: Wavebreak, LLC and Malibu Cantina, LLC

RECOMMENDED ACTION: Receive and file.

DISCUSSION: The purpose of this report is to provide an update on the progress that has been made to date regarding valet operations for both Nobu and Soho Little Beach House. At the July 15, 2019 Planning Commission meeting the Planning Commission requested that the City work with both the applicant (Soho Little Beach House, 22716 Pacific Coast Highway (PCH)) and the neighboring restaurant (Nobu Malibu, 22706 PCH) to determine a solution that would address the concerns raised by the existing valet operation for both parcels, which have adjoining parking lots.

Following the July 15, 2019 Planning Commission meeting staff contacted the property owner for both lots and the managers of each restaurant. During the month of August, traffic monitoring cameras were installed adjacent to the properties to observe both parking lots and PCH traffic. The video from those cameras was reviewed by both the applicant’s traffic engineer and the City’s Engineer.

In November, the City met with the traffic engineer that represents both restaurants and the property owner, the representative for the property owner, and representatives from each restaurant. Various valet plans were discussed and reviewed. Both the applicant’s engineer and the City Engineer agreed on potential valet plans. A subsequent meeting
took place in December where staff provided additional feedback on proposed valet plans; however, to implement those plans, modifications to the PCH would be required.

Currently, the applicant’s engineer is working with the California Department of Transportation (CALTRANS) to evaluate the viability of modifications to the striping and signage along PCH to more safely utilize the center driveway as the entrance to both restaurants. At this time the City has not received an approval from CALTRANS for the proposed modifications to PCH that would be necessary to implement the modified valet plans.

Staff will continue to support the applicant’s effort with CALTRANS. If it becomes apparent that CALTRANS will not allow for the proposed changes to PCH, the City’s engineer will request a modified valet parking design that will be presented to the Planning Commission prior to approval.