To: Chair Jennings and Members of the Planning Commission

Prepared by: Adrian Fernandez, Principal Planner

Reviewed: Bonnie Blue, Planning Director

Date prepared: July 13, 2020  Meeting date: July 20, 2020

Subject: Coastal Development Permit No. 13-040, Conditional Use Permit No. 13-015, Variance Nos. 13-042, 13-043, 15-035, and 15-036, Minor Modification No. 13-011, and Demolition Permit No. 20-011 - An application for the replacement of an existing 300,000-gallon water tank with a new 385,000-gallon water tank to meet current domestic and fire protection standards and associated development (Continued from May 18, 2020)

Location: 5723 Busch Drive, not within the appealable coastal zone
APN: 4469-028-006
Owner: Serra Canyon Co. LTD

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 20-23 determining the project is consistent with the Lower Busch Tank Negative Declaration previously adopted by the Los Angeles County Board of Supervisors under the California Environmental Quality Act and its addendum, and approving Coastal Development Permit No. 13-040 for the replacement of an existing 300,000-gallon water tank with a new 385,000-gallon water tank to meet current domestic and fire protection standards, generator, hardscape, gates and fencing, Conditional Use Permit No. 13-015 for a water tank on a rural residential parcel, Variance (VAR) No. 13-042 for the height of the water tank to exceed the maximum height up to 26 feet, VAR No. 13-043 for non-view permeable, eight in height fencing within the front yard setback, VAR No. 15-035 for the installation of an 7-foot, 8-inch in height back-up generator within the required rear yard setback from the required 15 feet to the proposed 5 feet, 3 inches, VAR No. 15-036 for impermeable coverage to exceed the maximum permitted for up to 9,219 square feet, Minor Modification No. 13-011 for the water tank to provide a 50 percent reduction of the required front yard setback from the required 20 feet to the proposed 10 feet, and Demolition Permit No. 20-011 for the full demolition of the existing water tank and other associated development located in the Rural Residential–Two (RR-2) Acre zoning district at 5723 Busch Drive (Serra Canyon Co., LTD).
DISCUSSION: Since the release of the agenda report, the correct updated Environmental Health Review Sheet is attached herein.

ATTACHMENT: Updated Environmental Health Review Sheet
City of Malibu
23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489  FAX (310) 456-3356  www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO:  City of Malibu Environmental Health Administrator
FROM: City of Malibu Planning Department  DATE: 6-2-2020

PROJECT NUMBER:  #Error--- CDP 13-040
JOB ADDRESS:  #Type!--- 5723 BUSCH DRIVE
APPLICANT / CONTACT:  LA COUNTY WATERWORKS DIST. 29
APPLICANT ADDRESS:  #Type!---
APPLICANT PHONE #:  
APPLICANT FAX #:  
APPLICANT EMAIL:  
PROJECT DESCRIPTION:  NEW WATER TANK

TO:  Malibu Planning Department and/or Applicant
FROM:  City of Malibu Environmental Health Reviewer

X Conformance Review Complete for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

Conformance Review Incomplete for the City of Malibu LCP/LIP and MMC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan:  □ NOT REQUIRED
  X REQUIRED (attached hereto)  □ REQUIRED (not attached)

Signature  Date  6-3-2020

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.
NOTES:

1. This conformance review is for a new water tank. No renovation of the existing onsite wastewater treatment system is required.

2. This review relates only to the minimum requirements of the City of Malibu Plumbing Code (MPC), and the Local Coastal Plan (LCP), and does not include an evaluation of any geological, or other potential problems, which may require an alternative method of wastewater treatment.

3. This review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CONDITIONS OF APPROVAL:

1. Environmental Health final approval of the construction plans is required.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH
CONFORMANCE REVIEW
6-3-2020

SIGNATURE: [Redacted]

THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT.

LOWER BUSCH GRADING PLAN