



Commission Agenda Report

Planning Commission
Meeting
03-01-21
**Item
3.B.1.**

To: Chair Jennings and Members of the Planning Commission

Prepared by: Kathleen Stecko, Administrative Assistant

Approved by: Richard Mollica, Planning Director

Date prepared: February 18, 2021 Meeting date: March 1, 2021

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes for the February 16, 2021 Regular Planning Commission meeting.

DISCUSSION: Staff has prepared draft minutes for the above-referenced Planning Commission meeting and hereby submits the minutes for the Commission's consideration.

ATTACHMENT: February 16, 2021 Regular Planning Commission meeting.

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 16, 2021
TELECONFERENCED – VARIOUS LOCATIONS
6:30 P.M.

The following meeting was held pursuant to the Governor’s Executive Orders N-25-20 and N-29-20 and fully teleconferenced from various locations during the coronavirus disease (COVID-19) pandemic.

CALL TO ORDER

Chair Jennings called the meeting to order at 6:30 p.m.

ROLL CALL

The following persons were recorded in attendance via teleconference by the Recording Secretary:

PRESENT: Chair Jeffrey Jennings, Vice Chair David Weil, and Commissioners Kraig Hill, John Mazza, and Dennis Robert Smith

ALSO PRESENT: Patrick Donegan, Assistant City Attorney; Richard Mollica, Planning Director; Raneika Brooks, Associate Planner; David Eng, Assistant Planner; Didier Murillo, Associate Planner; Lilly Rudolph, Contract Planner; Kathleen Stecko, Administrative Assistant; and Jessica Thompson, Associate Planner.

APPROVAL OF AGENDA

MOTION Chair Jennings moved and Vice Chair Weil seconded a motion to approve the agenda, removing Item Nos. 3.B.4. and 4.F., continuing Item Nos. 4.B. and 4.C. to the March 15, 2021 Regular Planning Commission meeting, and Item Nos. 4.A., 4.B., 4.E. and 5.B. to the March 1, 2021 Regular Planning Commission meeting.

The Commission discussed the motion.

The question was called and the motion carried unanimously.

REPORT ON POSTING OF AGENDA

Administrative Assistant Stecko reported that the agenda for the meeting was properly posted on February 5, 2021.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2.A. PUBLIC COMMENTS

Nichole McGinley stated her concerns about Wireless Communication Facility safety. She requested the Local Coastal Program Amendments include adequate setbacks from residences and schools, fire safety, and adequate insurance requirements with no pollution exclusions.

ITEM 2.B. COMMISSION / STAFF COMMENT

In response to Commissioner Mazza, Planning Director Mollica stated an urgency ordinance had been passed until the new Wireless Ordinance could be passed. He stated HR Green Pacific and Center for Municipal Solutions were the City's new wireless consultant firms that would provide pre- and post-approval reviews. In addition, he stated HR Green Pacific developed a scope of work for the creation of a map that would illustrate existing facilities within the City. He stated the Wireless Workshop that was held on December 16, 2021 could be viewed on the City's website and a community survey would be conducted.

Commissioner Hill commented on civil property ownership rights, interests, and easements. He stated a table that indicated the size of onsite wastewater treatment facilities would help the Commission to make decisions on De Minimis applications.

In response to Commissioner Hill, Planning Director Mollica stated the Building Safety Department as well as the Planning Department was conducting reviews and in-person meetings on an appointment basis.

Vice Chair Weil commented on the increase of time the COVID-19 pandemic has had on building permit issuance and stated perhaps an increase in time allowed for extensions should be considered. He stated it would be helpful if requests for continuances were conveyed to the Commission as soon as possible to save the Commission from reviewing materials unnecessarily.

In response to Commissioner Weil, Planning Director Mollica commented on the timing of building permits as they pertained to grading and the rainy season.

Planning Director Mollica stated the Wireless Ordinance would be placed on the March 1, 2021 Regular Planning Commission meeting agenda.

ITEM 3 CONSENT CALENDAR

Commissioner Hill pulled Item Nos. 3.B.3. and 3.B.8., Commissioner Mazza pulled Item. No. 3.B.9., and a member of the public Item No. 3.B.6. from the Consent Calendar.

MOTION Commissioner Mazza moved and Vice Chair Weil seconded a motion to approve the balance of the Consent Calendar. The question was called and the motion carried unanimously.

The consent calendar consisted of the following items:

- A. Previously Discussed Items

1. Coastal Development Permit No. 17-001, Variance No. 19-004, and Site Plan Review No. 17-005 – An application for the construction of a new single-family residence and associated development (Continued from February 1, 2021)

Location: 5924 Zumirez Drive, within the appealable coastal zone

APN: 4467-008-034

Owner: Izad Family Trust

Case Planner: Associate Planner Murillo 456-2489, ext. 273

Recommended Action: Adopt Planning Commission Resolution No. 21-12 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-001 to construct a new 6,697 square foot, two-story, single-family residence including a 1,647 square foot subterranean garage, swimming pool, spa, pool decks, landscaping, hardscape, retaining walls, fire department turnaround, driveway improvements, and new onsite wastewater treatment system; including Variance No. 19-004 for construction on slopes steeper than 2.5 to 1 and Site Plan Review No. 17-005 for construction up to 24 feet tall for a flat roof located in the Rural Residential-Five Acre zoning district at 5924 Zumirez Drive (Izad Family Trust).

B. New Items

1. Approval of Minutes

Recommended Action: Approve the minutes for the February 1, 2021 Regular Planning Commission meeting.

2. Extension of Coastal Development Permit No. 11-019 – A request to extend the Planning Commission's approval of an application for the construction of a new two-story, single-family residence and associated development

Location: 26714 Seagull Way

APN: 4460-022-033

Owner: Armitage Development Group, LLC

Case Planner: Associate Planner Thompson 456-2489, ext. 273

Recommended Action: Adopt Planning Commission Resolution No. 21-18 granting a one-year extension of Coastal Development Permit No. 11-019, Variance No. 13-011, and Site Plan Review No. 11-008 for the construction of a new two-story, single-family residence and associated development located in the Single-Family Medium Density zoning district at 26714 Seagull Way (Armitage Development Group, LLC).

4. Extension of Administrative Plan Review No. 16-020 And Variance No. 16-026 - A request to extend the Planning Commission's approval of an application for the construction of a new 400 square foot detached garage and new driveway and associated development

Location: 27495 Latigo Bay View Drive

APN: 4460-035-009

Owner: Dennis Wayne Revocable Trust

Case Planner: Principal Planner Fernandez, 456-2489, ext. 482

This item was previously noticed for this meeting and has been removed from the agenda due to the extension requiring the Planning Director's decision per the associated project conditions of approval.

5. Extension of Coastal Development Permit No. 16-029, Variance No. 17-031, and Site Plan Review No. 17-012, Demolition Permit No. 17-007, and Coastal Development Permit Amendment No. 18-004 – A request to extend the Planning Commission’s approval of an application for the construction of a new single-family residence and associated development
Location: 31479 Pacific Coast Highway
APN: 4470-009-029
Owner: MPV Malibu, LLC
Case Planner: Assistant Planner Eng, 456-2489, ext. 372
Recommended Action: Adopt Planning Commission Resolution No. 21-17 granting a two-year extension of Coastal Development Permit No. 16-029, Variance No. 17-031, Site Plan Review No. 17-012, Demolition Permit No. 17-007, and Coastal Development Permit Amendment No. 18-004 to extend the Planning Commission’s approval of an application for the construction of a new 9,746 square foot, two-story, single-family residence and associated development located in the Rural Residential-Five Acre zoning district at 31479 Pacific Coast Highway (MPV Malibu, LLC).
7. Extension of Coastal Development Permit No. 14-082 – A request to extend the Planning Commission’s approval of an application to construct a new one-story single-family residence and associated development
Location: 30385 Morning View Drive
APN: 4469-016-006
Owners: Greg and Mica Belzberg
Case Planner: Contract Planner Rudolph, 456-2489, ext. 250
Recommended Action: Adopt Planning Commission Resolution No. 21-13, granting a one-year extension of Coastal Development Permit No. 14-082 to allow construction of a new one-story 8,473 square foot single-family residence 18 feet in height that includes a basement, detached 891 square foot garage, one-story detached, 466 square foot guest house and 466 square foot pool house, swimming pools and spa, installation of a new onsite wastewater treatment system, tennis court; site development including retaining walls, water feature, hardscape, a driveway with a fire truck turnaround, two auto gates, and new landscaping, located in the Rural Residential-Two Acre zoning district at 30385 Morning View Drive (Belzberg).

The following items were pulled from the Consent Calendar for individual consideration:

RECUSSAL At 7:00 p.m., Commissioner Smith recused himself from Item No. 3.B.6. due to his having bid on the project prior to his appointment to the Planning Commission.

6. Extension of Coastal Development Permit No. 14-003, Variance Nos. 16-010 and 16-023, Minor Modification No. 15-016, and Offer-to-Dedicate No. 16-006 – A request to extend the Planning Commission’s approval for a new single-family beachfront residence and associated development

Location: 25306 Malibu Road

APN: 4459-016-013

Owner: 31438 Broad Beach Road, LLC

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

Recommended Action: Adopt Planning Commission Resolution No. 21-14, granting a one-year extension of Coastal Development Permit No. 14-003 for the construction of a new 5,094 square foot, two-story, single-family beachfront residence with an attached garage, decks, return walls, retaining walls, installation of a new onsite wastewater treatment system, and removal of existing timber walls; including Variance (VAR) No. 16-010 for the installation of a new bulkhead sited seaward of the shoreline protection device stringline, VAR No. 16-023 for construction on slopes steeper than 2.5 to 1, Minor Modification No. 15-016 for a reduced front yard setback, and Offer-to-Dedicate No. 16-006 for a lateral access easement across the property located in the Multi-Family Beachfront zoning district at 25306 Malibu Road (31438 Broad Beach Road, LLC).

Associate Planner Thompson presented the staff report.

Disclosures: Commissioner Hill, Vice Chair Weil, and Chair Jennings.

As there were no questions for staff, Chair Jennings opened public comment.

The item was tabled to the end of the Consent Calendar due to the public speaker not being able to connect to the meeting.

At 7:05 p.m., Commissioner Smith returned to the meeting.

3. Extension of Coastal Development Permit No. 08-008, Variance Nos. 08-002 and 08-003, and Coastal Development Permit Amendment No. 08-003 – A request to extend the Planning Commission’s approval of an application for the construction of a new single-family residence and associated development

Location: 6135 Murphy Way (formerly 5900 Ramirez Canyon Road)

APN: 4467-003-024

Owner: Mathias Emcke Trust

Case Planner: Assistant Planner Eng, 456-2489, ext. 372

Recommended Action: Adopt Planning Commission Resolution No. 21-16 granting a two-year extension of Coastal Development Permit No. 08-008, Variance Nos. 08-002 and 08-003, and Coastal Development Permit Amendment No., 08-003 to extend the Planning Commission’s approval of an application for the construction of a new single-family residence and associated development located in the Rural Residential-Five Acre zoning

district at 6135 Murphy Way (Formerly 5900 Ramirez Canyon Road) (Matthias Emcke Trust).

Assistant Planner Eng provided the staff report.

Disclosures: Commissioners Hill, Mazza, Smith, Vice Chair Weil, and Chair Jennings.

As there were no questions for staff, Chair Jennings opened public comment:

Speakers: Don Schmitz, James Loftus, and Cecilia Loftus.

As there were no other speakers present, Chair Jennings closed public comment and returned the item to the table for discussion.

The Commissioner directed questions to staff.

MOTION

Vice Chair Weil moved and Commissioner Smith seconded a motion to adopt Planning Commission Resolution No. 21-16 granting a two-year extension of Coastal Development Permit No. 08-008, Variance Nos. 08-002 and 08-003, and Coastal Development Permit Amendment No., 08-003 to extend the Planning Commission's approval of an application for the construction of a new single-family residence and associated development located in the Rural Residential-Five Acre zoning district at 6135 Murphy Way (Formerly 5900 Ramirez Canyon Road) (Matthias Emcke Trust). The question was called and the motion carried 4-1, Commissioner Mazza dissenting.

8. Administrative Coastal Development Permit 17-042 – An application to install a new water well for future domestic, irrigation, and fire protection uses on a vacant parcel

Location: 22281 Carbon Mesa Road, not within the appealable coastal zone
APN: 4451-012-044

Owner: Map Properties, LLC

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. 17-042.

Disclosures: Commissioners Hill and Mazza and Vice Chair Weil.

Associate Planner Brooks provided the staff report.

The Commission directed questions to staff.

As there were no further questions to staff, Chair Jennings opened public comment.

Speakers: Vitus Matare and Larry Harris.

As there were no other speakers present, Chair Jennings closed public comment and returned the matter to the table for discussion.

The Commission directed questions to staff.

MOTION

Commissioner Mazza moved and Commissioner Hill seconded a motion to continue the item to a date uncertain to allow staff to provide corrected information.

The Commission discussed the motion.

The question was called and the motion failed 2-3, Commissioner Smith, Vice Chair Weil, and Chair Jennings dissenting.

CONSENSUS

By consensus, the Planning Commission received and filed the Planning Director's report on the approval of Administrative Coastal Development Permit No. 17-042.

9. De Minimis Waiver No. 20-002 — An application for a new onsite wastewater treatment system

Location: 28869 Selfridge Drive, not within the appealable coastal zone

APN: 4466-019-021

Owner: Rose Holdco, LLC

Case Planner: Contract Planner Shah, 456-2489, ext. 385

Recommended Action: Receive Planning Director's report on De Minimis Waiver No. 20-002 for a new onsite wastewater treatment system (OWTS) to replace an existing OWTS.

Associate Planner Thompson provided the staff report.

As there were no questions for staff, Chair Jennings opened public comment.

Speaker(s): None.

As there were no speakers present, Chair Jennings closed public comment and returned the item to the table for discussion.

MOTION

Commissioner Mazza moved to continue the item to allow staff to return with more accurate information. The motion failed due lack of second.

The Commission directed questions to staff.

MOTION

Vice Chair Weil moved and Commissioner Smith seconded a motion to provide a minute order to correct the staff report in order to receive the Planning Director's report on De Minimis Waiver No. 20-002 for a new onsite wastewater treatment system (OWTS) to replace an existing OWTS

The Commission discussed the motion.

The question was called and the motion carried 4-1, Commissioner Mazza dissenting.

Item 3.B.6. (continued)

RECUSSAL

At 8:03 p.m., Commissioner Smith recused himself from Item No. 3.B.6. due to his having bid on the project prior to his appointment to the Planning Commission.

6. Extension of Coastal Development Permit No. 14-003, Variance Nos. 16-010 and 16-023, Minor Modification No. 15-016, and Offer-to-Dedicate No. 16-006 – A request to extend the Planning Commission’s approval for a new single-family beachfront residence and associated development

Location: 25306 Malibu Road

APN: 4459-016-013

Owner: 31438 Broad Beach Road, LLC

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

Recommended Action: Adopt Planning Commission Resolution No. 21-14, granting a one-year extension of Coastal Development Permit No. 14-003 for the construction of a new 5,094 square foot, two-story, single-family beachfront residence with an attached garage, decks, return walls, retaining walls, installation of a new onsite wastewater treatment system, and removal of existing timber walls; including Variance (VAR) No. 16-010 for the installation of a new bulkhead sited seaward of the shoreline protection device stringline, VAR No. 16-023 for construction on slopes steeper than 2.5 to 1, Minor Modification No. 15-016 for a reduced front yard setback, and Offer-to-Dedicate No. 16-006 for a lateral access easement across the property located in the Multi-Family Beachfront zoning district at 25306 Malibu Road (31438 Broad Beach Road, LLC).

Chair Jennings re-opened public comment:

Speaker(s): None.

As there were no speakers present, Chair Jennings closed public comment and returned the matter to the table for discussion.

MOTION

Chair Jennings moved and Vice Chair Weil seconded a motion to adopt Planning Commission Resolution No. 21-14, granting a one-year extension of Coastal Development Permit No. 14-003 for the construction of a new 5,094 square foot, two-story, single-family beachfront residence with an attached garage, decks, return walls, retaining walls, installation of a new onsite wastewater treatment system, and removal of existing timber walls; including Variance (VAR) No. 16-010 for the installation of a new bulkhead sited seaward of the shoreline protection device stringline, VAR No. 16-023 for construction on slopes steeper than 2.5 to 1, Minor Modification No. 15-016 for a reduced front yard setback, and Offer-to-Dedicate No. 16-006 for

a lateral access easement across the property located in the Multi-Family Beachfront zoning district at 25306 Malibu Road (31438 Broad Beach Road, LLC).

FRIENDLY AMENDMENT

Commissioner Hill amended the motion to grant the time extension to expire on December 2, 2021 rather than December 5, 2021 in order to not exceed the aggregate five-year life of the permit.

The amendment was accepted by the maker and the seconder.

The question was called and the amended motion carried 4-0, Commissioner Smith absent.

At 8:06 p.m., Commissioner Smith returned to the meeting.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. Coastal Development Permit No. 20-014 – An application for a new swimming pool and spa (Continued from January 19, 2021)

Location: 31100 Broad Beach Road, within the appealable coastal zone
APN: 4458-022-030
Owner: BH Broad Beach, LLC
Case Planner: Associate Planner Thompson, 456-2489, ext. 280
Recommended Action: Continue this item to the March 1, 2021, Regular Planning Commission meeting.

This item was continued to the March 1, 2021 Regular Planning Commission meeting upon approval of the agenda.

B. Coastal Development Permit No. 14-072, Lot Merger No. 17-007, Lot Line Adjustment No. 14-004, Variance Nos. 17-050, 17-051, 18-001, 18-005, 18-006, and 18-015 – An application for a new single-family residence, associated development, lot merger, and lot line adjustment (Continued from February 1, 2021)

Locations: 33398 and 33390 Pacific Coast Highway, within the appealable coastal zone
APNs: 4473-019-005 and 4473-019-006
Owner: 180 PCH, LLC
Case Planner: Associate Planner Thompson, 456-2489, ext. 280
Recommended Action: Adopt Planning Commission Resolution No. 21-07 denying Coastal Development Permit No. 14-072 to construct a new 2,342 square foot, two-story single-family residence, with a 483 square foot attached two-car garage, rooftop deck, swimming pool, spa and associated equipment, barbeque, outdoor fireplace, retaining walls, landscaping, hardscaping, grading, and construction of a new onsite wastewater treatment system and denying Variance (VAR) No. 17-050 for construction in excess of 18 feet in height, up to 47 feet for the single-family residence, and denying VAR No. 18-001 to allow the portions of the building in excess of 18 feet in height to exceed two-thirds the area below 18

feet in height located in the Rural Residential Two-Acre zoning district at 33398 Pacific Coast Highway (PCH) (180 PCH, LLC).

This item was continued to the March 15, 2021 Regular Planning Commission meeting at the applicant's request upon approval of the agenda.

- C. Coastal Development Permit No. 14-073, Variance Nos. 18-002, 18-003, 18-004, 18-008, 18-009, and 18-010, and Minor Modification No. 18-001 – An application for a new single-family residence and associated development (Continued from February 1, 2021)

Location: 33386 Pacific Coast Highway, within the appealable coastal zone

APN: 4473-019-007

Owner: 180 PCH, LLC

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

Recommended Action: Adopt Planning Commission Resolution No. 21-06 denying Coastal Development Permit No. 14-073 to construct a new 2,342-square foot, two-story, single-family residence, with a 483-square foot attached two-car garage, rooftop deck, swimming pool, spa and associated equipment, barbeque, outdoor fireplace, retaining walls, landscaping, hardscaping, grading, and installation of a new alternative onsite wastewater treatment system, and denying Variance (VAR) No. 18-002 for construction in excess of 18 feet in height, up to 47 feet for the single-family residence, and denying VAR No. 18-004 to allow the portions of the building in excess of 18 feet in height to exceed two-thirds the area below 18 feet in height located in the Rural Residential Two-Acre zoning district at 33386 Pacific Coast Highway (PCH) (180 PCH, LLC).

This item was continued to the March 15, 2021 Regular Planning Commission meeting at the applicant's request upon approval of the agenda.

- D. Coastal Development Permit No. 20-018 - An application for a new vehicular and pedestrian access gate to the Sycamore Park neighborhood (Continued from February 1, 2021)

Location: 6480 Via Escondido Drive, not within the appealable coastal zone

APN: 4460-009-003

Owner: Sycamore Tennis Court Association

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

Recommended Action: Continue this item to the March 1, 2021 Regular Planning Commission meeting.

This item was continued to the March 1, 2021 Regular Planning Commission meeting upon approval of the agenda.

- E. Local Coastal Program Amendment No. 16-007 And Zoning Text Amendment No. 16-005 – Implementing a comprehensive regulatory system for the placement of wireless facilities, including procedures, permitting, and penalties by amending Malibu Municipal Code (MMC) Title 17, including, but not limited to Chapter 17.46 and Table B and amending Local Coastal Program Local Implementation Plan Chapter 3, including, but not limited to Section 3.16 and Table B (Continued

from February 1, 2021)

Applicant: City of Malibu

Location: Citywide

Case Planner: Principal Planner Fernandez, 456-2489, ext. 482

Recommended Action: Continue this item to the March 1, 2021 Regular Planning Commission meeting to allow staff additional time to incorporate public comments into the draft ordinance.

This item was continued to the March 1, 2021 Regular Planning Commission meeting upon approval of the agenda.

- F. Appeal No. 20-011 - An appeal of the Planning Director's approval of Administrative Coastal Development Permit-Woolsey Fire No. 20-002, an application to allow for the construction of a new 5,686 square-foot, two-story single-family residence with 806 square foot attached garage and associated development including the conversion of an existing accessory structure into a new 780 square-foot detached second unit with attached 210 utility room, a new lap pool/spa, a new 100 square-foot cabana, reconfiguring the existing driveway, hardscaping, grading; and installation of a new onsite wastewater treatment system, including Site Plan Review No. 20-010 for construction of the residence over 18 feet in height to replace a home destroyed in the 2018 Woolsey Fire (Continued from February 1, 2021)

Location: 29725 Harvester Road, not within the appealable coastal zone

APN: 4469-010-017

Owners: Gary and Daphne Murphy

Case Planner: Contract Planner Shah, 456-2489, ext. 385

This item was previously noticed for this meeting and has been removed from the agenda due to the appeal having been withdrawn.

ITEM 5 NEW PUBLIC HEARINGS

- A. Coastal Development Permit No. 20-022 and Demolition Permit No. 21-001 – An application for a remodel and 46.6 square foot addition to a single-family home
- Location: 30970 Broad Beach Road, within the appealable coastal zone
- APN: 4470-014-004
- Owner: Broad Beach BS Irrevocable Trust
- Case Planner: Assistant Planner Eaton, 456-2489, ext. 273
- Recommended Action: Adopt Planning Commission Resolution No. 21-19 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 20-022 to allow for a remodel and a 46.6 square foot addition to the existing single-family home including Demolition Permit No. 21-001 for 93.7 linear feet of exterior wall demolition, located in the Single Family–Medium Density zoning district at 30970 Broad Beach Road (Broad Beach BS Irrevocable Trust). Assistant Planner Eaton presented the staff report.

Disclosures: Commissioner Hill and Vice Chair Weil.

The Commission directed questions to staff.

As there were no further questions for staff, Chair Jennings opened the public comment portion of the public hearing.

Speaker: Ben Goodman.

As there were no other speakers present, Chair Jennings closed the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff.

MOTION Commissioner Mazza moved and Commissioner Smith seconded a motion to adopt Planning Commission Resolution No. 21-19 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 20-022 to allow for a remodel and a 46.6 square foot addition to the existing single-family home including Demolition Permit No. 21-001 for 93.7 linear feet of exterior wall demolition, located in the Single Family–Medium Density zoning district at 30970 Broad Beach Road (Broad Beach BS Irrevocable Trust).

The Commission discussed the motion and directed questions to staff.

The question was called and the amended motion carried unanimously.

B. Coastal Development Permit No. 17-075, Variance Nos. 17-024, 18-022, and 20-042 – An application for a new two-story single-family residence with attached two-car garage and associated development

Location: 18868 Pacific Coast Highway, within the appealable coastal zone

APN: 4466-015-015

Owner: Farshid Etaat

Case Planner: Contract Planner Rudolph, 456-2489, ext. 250

Recommended Action: Adopt Planning Commission Resolution No. 21-11 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-075 for the construction of a new 3,837 square-foot, two-story, single-family beachfront residence with attached garage, decks, retractable beach stairs, a new onsite wastewater treatment system, grading and retaining walls, hardscape, and new sea wall; including Variance (VAR) No. 17-024 for the single-family residence to extend seaward of the building stringline, VAR No. 18-022 for the deck to extend seaward of the deck stringline, and VAR No. 20-042 for a greater than 50 percent reduction of the front yard setback located in the Single-Family Medium Density zoning district at 18868 Pacific Coast Highway (Etaat).

This item was continued to the March 1, 2021 Regular Planning Commission meeting upon approval of the agenda.

RECESS At 8:16 p.m., Chair Jennings recessed the meeting. The meeting reconvened the meeting at 8:22 p.m. with all Commissioners present.

- C. Coastal Development Permit No. 16-025, Variance Nos. 16-013 and 16-014, Site Plan Review Nos. 16-028 and 20-078 and Demolition Permit No. 19-047 – An application for the construction of a new two-story single-family residence, demolition of existing single-family residence, exterior façade remodel of existing guest house, and associated development

Location: 33603 Pacific Coast Highway, not within the appealable coastal zone

APN: 4473-002-002

Owner: Palms of Malibu Ranch, LLC

Case Planner: Associate Planner Murillo, 456-2489, ext. 353

Recommended Action: Adopt Planning Commission Resolution No. 21-15 denying Coastal Development Permit No. 16-025 for construction of a new 9,360.5-square foot, two-story single-family residence, including a 1,871.8-square foot subterranean garage, swimming pond, landscaping, hardscape, retaining walls, onsite wastewater treatment system, exterior façade remodel of existing guest house and associated development; including Variance (VAR) No. 16-013 to exceed the allowable grading, VAR No. 16-014 to exceed the allowable Total Development Square Footage, Site Plan Review (SPR) No. 16-028 for construction up to 28 feet for a pitched floor, SPR No. 20-078 for remedial grading and Demolition Permit No. 19-047 for the demolition of the existing single-family residence, garage and associated development, located in the Rural Residential-Five Acre zoning district at 33603 Pacific Coast Highway (Palms of Malibu Ranch, LLC).

Associate Planner Murillo presented the staff report.

Disclosures: Commissioners Hill, Mazza, and Smith and Vice Chair Weil.

As there were no questions for staff, Chair Jennings opened the public comment portion of the public hearing.

Speaker: Lauren Coffman.

As there were no other speakers present, Chair Jennings closed the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff.

MOTION Commissioner Mazza moved and Vice Chair Weil seconded a motion to adopt Planning Commission Resolution No. 21-15 denying Coastal Development Permit No. 16-025 for construction of a new 9,360.5-square foot, two-story single-family residence, including a 1,871.8-square foot subterranean garage, swimming pond, landscaping, hardscape, retaining walls, onsite wastewater treatment system, exterior façade remodel of existing guest house and associated development; including Variance (VAR) No. 16-013 to exceed the allowable grading, VAR No. 16-014 to exceed the allowable Total Development Square Footage, Site Plan Review (SPR) No. 16-028 for construction up to 28 feet for a pitched floor, SPR No. 20-078 for remedial grading and Demolition Permit No. 19-047 for the demolition of the existing single-family residence, garage and associated

development, located in the Rural Residential-Five Acre zoning district at 33603 Pacific Coast Highway (Palms of Malibu Ranch, LLC).

The Commission discussed the motion and directed questions to Ms. Coffman.

The question was called and the amended motion carried unanimously.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

None.

ADJOURNMENT

MOTION At 9:07 p.m., Commissioner Mazza moved and Vice Chair Weil seconded a motion to adjourn the meeting. The question was called and the motion carried unanimously.

Approved and adopted by the Planning Commission
of the City of Malibu on _____.

JEFFREY JENNINGS, Chair

ATTEST:

KATHLEEN STECKO, Administrative Assistant