



Commission Agenda Report

To: Chair Jennings and Members of the Planning Commission

Prepared by: Kathleen Stecko, Administrative Assistant

Approved by: Richard Mollica, Planning Director

Date prepared: March 25, 2021 Meeting date: April 5, 2021

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes for the March 15, 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: March 15, 2021 Regular Planning Commission meeting.

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
MARCH 15, 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 6:31 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: Trevor Rusin, Assistant City Attorney; Richard Mollica, Planning Director; Adrian Fernandez, Principal Planner; Didier Murillo, Associate Planner; Lilly Rudolph, Contract Planner, Kathleen Stecko, Administrative Assistant, and Jessica Thompson, Associate Planner

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved, and Vice Chair Weil seconded a motion to approve the agenda, continuing Item Nos. 3.A.1., 3.B.3., 4.A., and 4.B. to the April 5, 2021 Regular Planning Commission meeting, and Item No. 4.F. to the May 3, 2021 Regular Planning Commission meeting, and hearing Item No. 5.A. after Item 3.B.2. 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 March 4, 2021 with the Amended Agenda posted on March 10, 2021.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2.A. PUBLIC COMMENTS

None.

ITEM 2.B. COMMISSION / STAFF COMMENT

Commissioner Hill stated determination of neighborhood character should be based upon the current neighborhood, not a projection of the future.

Commissioner Mazza stated it was not realistic for the Commission to consider all projects on the meeting agenda if it contained too many items and long reports. He stated dimensions, particularly height, need to be required on plans if a project were to be considered by the Commission.

Planning Director Mollica stated the City's Wireless Ordinance was scheduled to be considered at the April 12, 2021 Regular City Council meeting, and a Wireless Communication Facility survey had been distributed to the community and was also available on the City's webpage at www.malibucity.org/WCF.

He stated that the City's Public Works Department was working with Caltrans to address the parking conditions at Nobu and Soho House. The proposed revisions will potentially involve the reconfiguration of the traffic signal and driveway as well as a revised valet plan. An application for a conditional use permit amendment and a development permit would be brought before the Commission once the design was finalized.

He stated the Ranch at Solstice was working on design changes requested by the City related to their parking plan and wastewater treatment system.

ITEM 3 CONSENT CALENDAR

MOTION Commissioner Mazza moved, and Chair Jennings seconded a motion to approve 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. Minute Order: De Minimis Waiver No. 20-002 for 28869 Selfridge Drive. Correct error in de minimis waiver stating that the existing onsite wastewater treatment system was damaged by the Woolsey Fire. No impact to required findings for De Minimis Waiver No. 20-002 (Continued from February 16, 2021)
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: Adopt by Minute Order correction to De Minimis Waiver No. 20-002 stating that the existing septic tank was damaged by the Woolsey Fire. No impact to required findings for De Minimis Waiver No. 20-002.

This item was continued to the April 5, 2021 upon approval of the agenda.

B. New Items

1. Approval of Minutes

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

2. De Minimis Waiver No. 20-022 — An application for a De Minimis Waiver for the installation of a replacement onsite wastewater treatment system

Location: 6536 Dume Drive, not within the appealable coastal zone

APN: 4466-021-017

Owners: James A. Reeder, Jr. and Eric Dale Nevil

Case Planner: Planning Technician Carr, 456-2489, ext. 295

Recommended Action: Receive Planning Director's report on Revised De Minimis Waiver No. 20-022 to allow for the installation of a replacement onsite wastewater treatment system for a Woolsey Fire affected parcel.

3. Extension of Coastal Development Permit No. 15-053 and Site Plan Review No. 15-041 – A request to extend the City Council's approval for a new single-family residence and associated development

Location: 5849 Murphy Way

APN: 4467-003-036

Owner: Malibu Green Holdings, LLC

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

Recommended Action: Continue this item to the April 5, 2021 Regular Planning Commission meeting.

This item was continued to the April 5, 2021 Regular Planning Commission meeting upon approval of the agenda.

ITEM 5 NEW PUBLIC HEARINGS

A. Local Coastal Program Amendment No. 20-001 - An Amendment to the Malibu Local Coastal Program Sign Regulations

Applicant: City of Malibu

Location: Citywide

Recommended Action: Adopt Planning Commission Resolution No. 21-22 recommending that the City Council approve Local Coastal Program Amendment No. 20-001, which amends the Malibu Local Coastal Program (LCP) sign regulations, specifically, sections 3.15.3(X) and 3.15.4(C) of the LCP Local Implementation Plan (LIP) and section 2.81 of the LCP Land Use Plan (LUP).

Associate Planner Kendall presented the staff report.

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: E. Barry Haldeman.

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 Vice Chair Weil moved, and Commissioner Smith seconded a motion to adopt Planning Commission Resolution No. 21-22 recommending that the City Council approve Local Coastal Program Amendment No. 20-001, which amends the Malibu Local Coastal Program (LCP) sign regulations, specifically, sections 3.15.3(X) and 3.15.4(C) of the LCP Local Implementation Plan (LIP) and section 2.81 of the LCP Land Use Plan (LUP) (Citywide).

The Commission discussed the motion and directed questions to staff.

The question was called, and the motion carried unanimously.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. 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

Location: 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: Continue this item to April 5, 2021 Regular Planning Commission meeting per the applicant's request.

This item was continued to the April 5, 2021 Regular Planning Commission meeting upon approval of the agenda.

B. 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

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: Continue this item to April 5, 2021, Planning Commission meeting per the applicant's request.

This item was continued to the April 5, 2021 Regular Planning Commission meeting upon approval of the agenda.

C. 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 (Continued from March 1, 2021)

Location: 18868 Pacific Coast Highway, within the appealable coastal zone
APN: 4449-001-023
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).

The Commission directed questions to staff and Dustin Woomeer.

Chair Jennings moved and Commissioner Mazza seconded a motion to continue the item to the April 19, 2021 Regular Planning Commission meeting to allow the story polls to be reinstalled on Friday, March 26, 2021 and leave them in place from 12:00 noon through 7:00 p.m. on that date, notify the community that they are available for viewing, and have staff take photographs to document the installation.

The Commission discussed the motion.

The question was called and the motion carried unanimously.

D. Appeal No. 21-001 - Appeal of Planning Director's approval of Site Plan Review No. 20-076 for an after-the-fact site plan review to allow for construction over 18 feet in height at the rear portion of a previously approved 6,752-square foot single-family residence that was destroyed in the 2018 Woolsey Fire (Continued from March 1, 2021)

Location: 30180 Cuthbert Road, not within the appealable coastal zone
APN: 4469-044-002
Owners: Sheldon Ira and Emily Joan Lodmer
Appellant: Gus Spoliansky
Case Planner: Associate Planner Thompson, 456-2489, ext. 280

Staff Recommended Action: Adopt Planning Commission Resolution No. 21-31, determining the project is categorically exempt from the California Environmental Quality Act, denying Appeal No. 21-001 and approving Site Plan Review No. 20-076 for an after-the-fact site plan review to allow for construction over 18 feet in height, not to exceed 22 feet and six inches for a pitched roof at the rear portion of the residence for a previously approved 6,752-square foot single-family residence

that was destroyed in the November 2018 Woolsey Fire that was approved under Planning Verification-Woolsey Fire No. 20-045 located in the Rural Residential-Two Acre zoning district at 30180 Cuthbert Road (Sheldon Ira and Emily Joan Lodmer).

Associate Planner Thompson presented the staff report.

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

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.

Speakers: Gustavo Spiliansky, Daniel Allen, Lina Whitworth, Sheldon Lodner, Emily Lodner, Anne Sadeghpour, Saeed Sadeghpour, Dean Graulich.

Mr. Spiliansky, Mr. Allen, and Ms. Whitworth provided rebuttal to public comment.

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 Hill seconded a motion to grant Appeal No. 21-001 and deny Site Plan Review No. 20-076 for an after-the-fact site plan review to allow for construction over 18 feet in height, not to exceed 22 feet and six inches for a pitched roof at the rear portion of the residence for a previously approved 6,752-square foot single-family residence that was destroyed in the November 2018 Woolsey Fire that was approved under Planning Verification-Woolsey Fire No. 20-045 located in the Rural Residential-Two Acre zoning district at 30180 Cuthbert Road (Sheldon Ira and Emily Joan Lodmer).

The Commission discussed the motion.

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

MOTION Chair Jennings moved and Commissioner Smith seconded a motion to adopt Planning Commission Resolution No. 21-31, determining the project is categorically exempt from the California Environmental Quality Act, denying Appeal No. 21-001 and approving Site Plan Review No. 20-076 for an after-the-fact site plan review to allow for construction over 18 feet in height, not to exceed 22 feet and six inches for a pitched roof at the rear portion of the residence for a previously approved 6,752-square foot single-family residence that was destroyed in the November 2018 Woolsey Fire that was approved under Planning

Verification-Woolsey Fire No. 20-045 located in the Rural Residential-Two Acre zoning district at 30180 Cuthbert Road (Sheldon Ira and Emily Joan Lodmer).

The Commission discussed the motion.

The question was called and the motion carried 3-2, Commissioners Hill and Mazza dissenting.

RECESS At 8:55 p.m. Chair Jennings recessed the meeting. The meeting reconvened at 9:05 p.m. with all Commissioners present.

E. Coastal Development Permit No. 20-014 – An application for a new swimming pool and spa (continued from March 1, 2021)

Location: 31100 Broad Beach Road, within the appealable coastal

APN: 4470-015-004

Owner: BH Broad Beach, LLC

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

Recommended Action: Adopt Planning Commission Resolution No. 21-03 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 20-014 to construct a new beachfront swimming pool and spa, baja shelf, with associated pool equipment on a residentially developed parcel located in the Single-Family Medium Density zoning district and Trancas Overlay District at 31100 Broad Beach Road (BH Broad Beach, LLC).

Associate Planner Thompson presented the staff report.

Disclosures: Commissioners Hill, Mazza, and Smith 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.

Speakers: Norman Haynie and Howard Smuckler.

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. 21-03 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 20-014 to construct a new beachfront swimming pool and spa, baja shelf, with associated pool equipment on a residentially developed parcel located in the Single-Family Medium Density zoning district and Trancas Overlay District at 31100 Broad Beach Road (BH Broad Beach, LLC).

The Commission discussed the motion.

AMENDMENT

Commissioner Hill amended the motion to require the dune area be replanted with plants that would not wash away. The amendment died due to lack of second.

The Commission discussed the motion and directed questions to staff and Mr. Haynie.

The question was called and the motion carried unanimously.

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

Location: 6480 Via Escondido Drive, not within the appealable coastal zone
APN: 4460-009-003
Owner: Highlands Investment Group LLC
Case Planner: Associate Planner Thompson, 456-2489, ext. 482
Recommended Action: Continue this item to the May 3, 2021, Regular Planning Commission.

This item was continued to the May 3, 2021 Regular Planning Commission meeting upon approval of the agenda.

ITEM 5 NEW PUBLIC HEARINGS (Continued)

B. Coastal Development Permit No. 19-074 and Site Plan Review No. 19-107 – An application for the construction of a new swimming pool and spa with a pile foundation, habitable rooms below, grading, and hardscape

Location: 6015 Murphy Way, not within the appealable coastal zone
APN: 4467-004-034
Owner: Marc Toberoff
Case Planner: Associate Planner Kendall, 456-2489, ext. 301
Recommended Action: Adopt Planning Commission Resolution No. 21-23 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-074 for the construction of a new 942 square foot infinity edge swimming pool and spa with a storage, recreation, and equipment rooms underneath, grading, railroad tie stairs, and a 220 square foot patio at a property already developed with an existing single-family residence; including Site Plan Review No. 19-107 for construction on slopes between 3 to 1 and 2.5 to 1, located in the Rural Residential, 10-Acre zoning district at 6015 Murphy Way (Toberoff).

Associate Planner Kendall 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(s): None.

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

The Commission directed questions to staff.

MOTION Vice Chair Weil moved and Commissioner Smith seconded a motion to adopt Planning Commission Resolution No. 21-03 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 20-014 to construct a new beachfront swimming pool and spa, baja shelf, with associated pool equipment on a residentially developed parcel located in the Single-Family Medium Density zoning district and Trancas Overlay District at 31100 Broad Beach Road (BH Broad Beach, LLC).

The Commission discussed the motion.

FRIENDLY AMENDMENT

Commissioner Mazza amended the motion to replace the term “railroad tie stairs” with “plank stairs” and add a condition specifying the landscape plan prohibit the use of building materials treated with toxic compounds such as creosote or copper arsenate. The amendment was accepted by the maker and the seconder.

The Commission discussed the amended motion.

AMENDMENT

Commissioner Mazza amended the amended motion to preclude the second unit bedroom. The amendment died due to lack of second.

The question was called and the amended motion carried 3-2, Commissioners Hill and Mazza dissenting.

C. Coastal Development Permit No. 17-104, Variance Nos. 19-035,19-036 and Minor Modification No. 20-012 – An application a new single-family residence and exterior site improvements

Location: 3620 Noranda Lane, not within the appealable coastal zone

APN: 4473-026-002

Owner: 3620 Noranda Lane,

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

Recommended Action: Adopt Planning Commission Resolution No. 21-30 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-104, Variance (VAR) No. 19-035, VAR No. 20-036, and Minor Modification No. 20-012 to allow for a 5,285-square foot single-family residence that includes a 2,594-square foot basement including a subterranean garage, for a total development square footage

of 6,082-square feet, a new onsite wastewater treatment system, exterior site improvements including a new swimming pool, spa, deck, landscape, a total of 6,330-square feet of impermeable coverage, and 432 cubic yards of non-exempt grading; including a variance to allow for development within the required Environmental Sensitive Habitat Area buffer, a variance to allow for construction on slopes steeper than 2.5 to 1, and a minor modification for the reduction of the required front yard setback by up to 50 percent located in the Rural Residential-Five Acre zoning district at 3620 Noranda Lane (3620 Noranda Lane, LLC).

Associate Planner Thompson presented the staff report.

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

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.

Speakers: Vitus Matore, Roman Stauss, and Mr. Haynie.

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 Hill seconded a motion directing staff to return with a resolution denying Coastal Development Permit No. 17-104, Variance (VAR) No. 19-035, VAR No. 20-036, and Minor Modification No. 20-012 to allow for a 5,285-square foot single-family residence that includes a 2,594-square foot basement including a subterranean garage, for a total development square footage of 6,082-square feet, a new onsite wastewater treatment system, exterior site improvements including a new swimming pool, spa, deck, landscape, a total of 6,330-square feet of impermeable coverage, and 432 cubic yards of non-exempt grading; including a variance to allow for development within the required Environmental Sensitive Habitat Area (ESHA) buffer, a variance to allow for construction on slopes steeper than 2.5 to 1, and a minor modification for the reduction of the required front yard setback by up to 50 percent located in the Rural Residential-Five Acre zoning district at 3620 Noranda Lane (3620 Noranda Lane, LLC) based on the inability to make the variance findings for both construction on slopes steeper than 2.5 to 1, development into the ESHA buffer and extending into the ESHA buffer and fuel modification to extend into ESHA based on the size and scope of the project.

The Commission discussed the motion.

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

MOTION Commissioner Mazza moved and Chair Jennings seconded a motion to continue Item Nos. 5.E., 5.F., and 5.G. to the April 5, 2021 Regular Planning Commission meeting.

The Commission discussed the motion and directed questions to staff.

The question was called and the motion carried unanimously.

D. Coastal Development Permit No. 19-067, Site Plan Review No. 19-083 and Minor Modification No. 19-019 – An application for an addition and new basement to an existing single-family residence resulting in a replacement structure, and construction of a detached two-story accessory structure and associated development

Location: 28944 Grayfox Street, within the appealable coastal zone

APN: 4466-011-013

Owner: Campground Lane Realty, L.L.C.

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

Recommended Action: Adopt Planning Commission Resolution No. 21-29 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-067 to allow an interior and exterior remodel, a 2,032 square foot single-story addition and a new 1,207 square foot basement resulting in the replacement of the existing single-family residence, a new two-story 1,170.5 square foot detached structure consisting of a 714.2 square foot three-car garage with a 456.3 square foot second unit above, new swimming pool, a 672.2 square foot cabana with a 220 square foot open air trellis and associated development, including Site Plan Review No. 19-083 for construction up to 24 feet in height to allow for a pitched roof and Minor Modification No. 19-019 for a 50 percent reduction of the required front yard setback located in the single-family residence as is, located in the Rural Residential–One Acre zoning district at 28944 Grayfox Street (Campground Lane Realty, L.L.C.).

Associate Planner Murillo presented the staff report.

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

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(s): None.

As there were no 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. 21-29, as amended: 1) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-067 to allow an interior and exterior remodel, a 2,032 square foot single-story addition and a new 1,207 square foot basement resulting in the replacement of the existing single-family residence, a new two-story 1,170.5 square foot detached structure consisting of a 714.2 square foot three-car garage with a 456.3 square foot second unit above, new swimming pool, a 672.2 square foot cabana with a 220 square foot open air trellis and associated development, including Site Plan Review No. 19-083 for construction up to 24 feet in height to allow for a pitched roof and Minor Modification No. 19-019 for a 50 percent reduction of the required front yard setback located in the single-family residence as is, located in the Rural Residential–One Acre zoning district at 28944 Grayfox Street (Campground Lane Realty, L.L.C.); and 2) adding to Condition 66 that the height restrictions apply to fences as well as hedges on the property.

The Commission discussed the motion and directed questions for staff.

The question was called and the motion unanimously.

E. Coastal Development Permit No. 17-053, Lot Merger No. 17-004, Site Plan Review No. 16-074, Minor Modification No. 17-075 and Demolition Permit No. 20-014 – An application to merge two lots, interior and exterior remodel, additions and partial demolition of an existing two-story single-family residence and attached accessory structure with second floor guest house, new basement and other associated development

Location: 31736 Broad Beach Road, within the appealable coastal zone

APNs: 4470-024-061 and 4470-024-062

Owner: The Carvin Trust

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

Recommended Action: Adopt Planning Commission Resolution No. 21-27 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-053, Lot Merger No. 17-004 and Demolition Permit No. 20-014 for a lot merger of two lots, interior and exterior remodel of an existing two-story, bluff-top single-family residence and attached accessory building with a second floor guest house, new 995 square foot basement and underground tunnel connecting the main residence to the accessory building, partial demolition and additions throughout the building for a net increase of 262 square feet, new entry gates, bocce court, landscaping, driveway, hardscape, trellis covers, outdoor barbeque and other associated development; including Minor Modification No. 17-075 for the replacement garage and new elevator to have a reduced side yard setback, and Site Plan Review No. 16-074 for development over 18 feet in height located in the Single-Family Medium Density zoning district at 31736 Broad Beach Road (The Carvin Trust).

This item was continued to the April 5, 2021 Regular Planning Commission meeting.

- F. Coastal Development Permit No. 18-004, Tentative Parcel Map No. 18-001, and Demolition Permit No. 18-006 – An application for a tentative parcel map to subdivide a parcel into two lots, and construct a new single-family residence and associated development on Lot A

Location: 29200 Larkspur Lane, within the appealable coastal zone

APN: 4468-008-001

Owner: 29200 Larkspur, LLC

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

Recommended Action: Adopt Planning Commission Resolution No. 21-25 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 18-004 for the construction of a new 3,870 square foot, one-story single-family residence plus an attached 634 square foot two-car garage, roof top deck with railing, up to 18 feet in height, 1,075 square foot basement, 284 square foot studio, 1,410 square feet of covered area, swimming pool, deck, hardscape, grading and landscape, and installation of a new onsite wastewater treatment system; including Tentative Parcel Map No. 18-001 to subdivide an existing 3.57-acre legal lot into two lots, and Demolition Permit No. 18-006 to demolish an existing residence and detached garage, located in the Rural Residential–One Acre zoning district at 29200 Larkspur Lane (29200 Larkspur LLC).

This item was continued to the April 5, 2021 Regular Planning Commission meeting.

- G. Coastal Development Permit No. 18-005 – An application for construction of a new single-family residence and associated development on Lot B

Location: 29200 Larkspur Lane, within the appealable coastal zone

APN: 4468-008-001

Owner: 29200 Larkspur, LLC

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

Recommended Action: Adopt Planning Commission Resolution No. 21-26 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 18-005 for the construction of a new 3,459 square foot, one-story single-family residence plus an attached 781 square foot three-car garage, roof top deck with railing, up to 16 feet, 8 inches in height, 996 square foot basement, 1,250 square feet of covered area, swimming pool, ground floor deck, hardscape, grading and landscape, and installation of a new onsite wastewater treatment system located in the Rural Residential–One Acre zoning district at 29200 Larkspur Lane (29200 Larkspur LLC).

This item was continued to the April 5, 2021 Regular Planning Commission meeting.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

None.

ADJOURNMENT

MOTION At 10:46 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