



# Supplemental Council Agenda Report

City Council Meeting  
08-09-21

**Item  
4.C.**

To: Mayor Grisanti and Honorable Members of the City Council

Prepared by: Lilly Rudolph, Contract Planner

Reviewed by: Richard Mollica, Planning Director

Approved by: Steve McClary, Interim City Manager

Date prepared: August 4, 2021 Meeting Date: August 9, 2021

Subject: Coastal Development Permit No. 17-086, Conditional Use Permit No. 21-001, General Plan Amendment No. 21-001, General Plan Map Amendment No. 17-002, Local Coastal Program Amendment No. 16-006, Zoning Map Amendment No. 17-002, Zoning Text Amendment No. 20-001, Development Agreement No. 21-001, Lot Merger No. 20-002, Demolition Permit No. 20-19, Initial Study No. 21-001, and Mitigated Negative Declaration No. 21-001 – An application for the conversion of an existing office building and gas station into a hotel, including new development

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## RECOMMENDED ACTION:

1) Adopt Resolution No. 21-45 (Exhibit 1) for the adoption of Initial Study No. 21-001 and Mitigated Negative Declaration No. 21-001 (IS/MND) prepared for the project pursuant to the California Environmental Quality Act (CEQA) and approval of Coastal Development Permit (CDP) No. 17-086, Conditional Use Permit (CUP) No. 21-001, Lot Merger (LM) No. 20-002, and Demolition Permit (DP) No. 20-19 to change the land use designation of the properties from Community Commercial (CC) to Commercial Visitor Serving-2 (CV-2) and a new 26,734 square foot, 39-room hotel, involving the remodel of an existing four-story, 15,392 square foot commercial building and a 9,500 square foot parking level at 22741 Pacific Coast Highway (PCH) and construction of a new two-story, 11,342 square foot addition plus a basement on an adjacent parcel at 22729 PCH, and authorizing the Planning Director to submit a letter of public convenience or necessity for the use. The project includes a restaurant/bar, spa, rooftop deck, swimming pool, new surface parking lot, hardscape, landscaping, grading, retaining wall, lighting, utilities, and an upgrade and expansion of the existing onsite wastewater treatment system and associated lot merger

of the two involved in the CC zoning district at 22741 and 22729 Pacific Coast Highway (Grey Granite, LLC; Las Tunas Beach, LLC; and Sea View Terrace, LLC).

2) Adopt Resolution No. 21-46 (Exhibit 2) for approval of General Plan Amendment (GPA) No. 21-001 and General Plan Map Amendment (GPMA) No. 17-002.

3) After the City Attorney reads the title of the ordinance, introduce on first reading Ordinance No. 491 (Attachment 3) for Local Coastal Program Amendment (LCPA) No. 16-006, Zoning Map Amendment (ZMA) No. 17-002, Zoning Text Amendment (ZTA) No. 20-001, and Development Agreement (DA) No. 21-001 to rezone the properties from Community Commercial (CC) to Commercial Visitor Serving-Two (CV-2), a new Sea View Hotel Overlay District with associated development standards, including the proposed floor area ratio of 0.52 for the public benefits provided by the project for the Sea View Hotel Overlay District.

4) Direct staff to schedule second reading and adoption of Ordinance No. 491 for the August 23, 2021 Regular City Council meeting.

DISCUSSION: After the distribution of the agenda report, it has come to staff's attention that the public hearing notice (Exhibit 12) was inadvertently omitted from the report. The notice is hereby attached.

EXHIBIT: Public Hearing Notice

**NOTICE OF PUBLIC HEARING  
CITY OF MALIBU  
CITY COUNCIL**

The Malibu City Council will hold a public hearing on **MONDAY, August 9, 2021 at 6:30 p.m.** on the project identified below. This meeting will be held via teleconference only in order to reduce the risk of spreading COVID-19 and pursuant to the Governor's Executive Orders N-25-20 and N-29-20 and the County of Los Angeles Public Health Officer's Safer at Home Order. All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.

**How to View the Meeting:** No physical location from which members of the public may observe the meeting and offer public comment will be provided. Please view the meeting, which will be live streamed at <https://malibucity.org/video> and <https://malibucity.org/VirtualMeeting>.

**How to Participate Before the Meeting:** Members of the public are encouraged to submit email correspondence to [citycouncil@malibucity.org](mailto:citycouncil@malibucity.org) before the meeting begins.

**How to Participate During the Meeting:** Members of the public may also speak during the meeting through the Zoom application. You must first sign up to speak before the item you would like to speak on has been called by the Mayor and then you must be present in the Zoom conference to be recognized.

Please visit <https://malibucity.org/VirtualMeeting> and follow the directions for signing up to speak and downloading the Zoom application.

**SEA VIEW HOTEL**

COASTAL DEVELOPMENT PERMIT NO. 17-086, CONDITIONAL USE PERMIT NO. 21-001, GENERAL PLAN AMENDMENT NO. 21-001, GENERAL PLAN MAP AMENDMENT NO. 17-002, LOCAL COASTAL PROGRAM AMENDMENT NO. 16-006, ZONING MAP AMENDMENT NO. 17-002, ZONING TEXT AMENDMENT NO. 20-001, DEVELOPMENT AGREEMENT NO. 21-001, LOT MERGER NO. 20-002, DEMOLITION PERMIT NO. 20-19, INITIAL STUDY NO. 21-001, AND MITIGATED NEGATIVE DECLARATION NO. 21-001 – The City Council will consider an application and the Planning Commission's recommendations, as discussed at its June 30, 2021 special meeting, to rezone and change the land use designation of the properties from Community Commercial (CC) to Commercial Visitor Serving-2 (CV-2), a new Seaview Hotel Overlay District with associated development standards, including the proposed floor area ratio of 0.52 for the public benefits provided by the project, and a new 26,734 square foot, 39-room hotel, involving the remodel of an existing four-story, 15,392 square foot commercial building and a 9,500 square foot parking level at 22741 Pacific Coast Highway (PCH) and construction of a new two-story, 11,342 square foot addition plus a basement on an adjacent parcel at 22729 PCH. The project includes a restaurant/bar, spa, rooftop deck and swimming pool, new surface parking lot, hardscape, landscaping, grading, retaining wall, lighting, utilities, and an upgrade and expansion of the existing onsite wastewater treatment system and associated lot merger of the two involved parcels. The project will not be effective until the LCP amendment is certified by the California Coastal Commission.

Locations: 22729 and 22741 Pacific Coast Highway  
APNs: 4452-022-010 and 4452-022-017  
Zoning: Community Commercial (CC)  
Applicant: Blue Onyx Design and Engineering, Inc.  
Owners: Grey Granite, LLC; Las Tunas Beach, LLC; and Sea View  
Terrace, LLC  
Application Filed: November 22, 2016  
Case Planner: Lilly Rudolph, Contract Planner  
(310) 456-2489, extension  
lrudolph@malibucity.org

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Pursuant to the authority and criteria contained in CEQA, the Planning Commission has analyzed the proposed project. The Planning Department prepared an Initial Study pursuant to CEQA Guidelines Section 15300.2(c). The Initial Study analyzed the proposed Sea View Hotel Project and determined that with mitigation measures and standard conditions of approval, the proposed project will not have a significant impact on the environment; subsequently, a Mitigated Negative Declaration was prepared and circulated pursuant to CEQA Guidelines Section 15070 (SCH# 2021020208).

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Council regarding these matters will be afforded an opportunity in accordance with the Council's procedures.

**IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.**

Richard Mollica, Planning Director

Publish Date: July 15, 2021