

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
APRIL 1, 2019
COUNCIL CHAMBERS
6:30 P.M.

CALL TO ORDER

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

ROLL CALL

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

PRESENT: Chair Steve Uhring; Vice Chair Jeffrey Jennings; and Commissioners Kraig Hill, Chris Marx, and John Mazza.

ALSO PRESENT: Trevor Rusin, Assistant City Attorney; Bonnie Blue, Planning Director; Carlos Contreras, Associate Planner; Richard Mollica, Senior Planner; Didier Murillo, Assistant Planner; and Kathleen Stecko, Senior Office Assistant

PLEDGE OF ALLEGIANCE

Graeme Clifford led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

Senior Office Assistant Stecko reported that the agenda for the meeting was properly posted on March 22, 2019, with the amended agenda properly posted on March 26, 2019.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Marx seconded a motion to approve the agenda, continuing Item Nos. 4.B. and 5.C. to a date uncertain. The motion carried unanimously.

ITEM 1 CEREMONIAL/PRESENTATIONS

A. Staff Update on the Woolsey Fire Rebuild Process

Planning Director Blue and Senior Planner Mollica provided an update on the Woolsey Fire rebuild process.

ITEM 2.A. PUBLIC COMMENTS

Graeme Clifford expressed concern regarding parking and traffic safety at Nobu Restaurant.

Joseph Lezama commented on water supply fire flow availability for fire suppression and stated the gallons per minute requirement was based upon how much square footage was being built.

ITEM 2.B. COMMISSION / STAFF COMMENT

Commissioner Hill commented on the fact that the European Union had now banned ten different types of plastics, and how their measures might be applicable to Malibu. He encouraged collaboration between the College and the City to consider public input in order to coordinate the optimal potential uses of public spaces at the Santa Monica City College Malibu Campus and City owned properties.

Planning Director Blue stated a Joint Powers Authority between Santa Monica College and the City existed to facilitate the flow of information.

Commissioner Mazza commented on the proposed Charmlee Wilderness Park and Bluffs Parkland swap item scheduled on the April 8, 2019 Regular City Council meeting agenda. He indicated support for the City exploring the feasibility of requiring swimming pools to be connected to fire hydrants for the purpose of pumping water to assist in fighting fires.

In response to Commissioner Mazza, Planning Director Blue provided a timeline of May or June for the City Council to consider the ordinance altering the maximum total development square footage.

Chair Uhring commented on the approval process for traffic signals installed in the Civic Center area.

Vice Chair Jennings stated when he called the Los Angeles County debris removal telephone number provided for community members, the representative he spoke with was unable to provide timeline information.

Commissioner Mazza provided information he obtained at a recent Caltrans meeting regarding three crosswalks that would be installed along Pacific Coast Highway and discussed the impact those would have on traffic flow and public safety.

RECESS At 7:05 p.m., Chair Uhring recessed the meeting. The meeting reconvened at 7:07 p.m. with all Commissioners present.

ITEM 3 CONSENT CALENDAR

MOTION Commissioner Mazza moved and Commissioner Marx seconded a motion to approve the Consent Calendar. The motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Approval of Minutes

Recommended Action: Approve the minutes for the December 17, 2018 Regular Planning Commission meeting.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. Coastal Development Permit No. 17-102, Site Plan Review No. 17- 057, and Minor Modification No. 18-018 – An application for a remodel and addition (Continued from February 19, 2019)

Location: 28786 Sea Ranch Way, within the appealable coastal zone

APN: 4466-007-027

Owner: Christopher Houge Co. Trust

Case Planner: Senior Planner Mollica, 456-2489 ext. 346

Recommended Action: Adopt Planning Commission Resolution No. 19-24 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-102 to allow for the remodel and addition of 2,539 square feet to the existing two-story single-family residence resulting in a replacement structure, replacement decks, hardscaping, and construction of a new onsite wastewater treatment system, including Site Plan Review No. 17-057 for construction in excess of 18 feet in height, up to 28 feet for the additions to the single-family residence and Minor Modification No. 18-018 to maintain the existing front yard setback, located in the Rural Residential-One Acre zoning district at 28786 Sea Ranch Way (Christopher Houge Co. Trust).

Senior Planner Mollica presented the staff report.

Disclosures: Commissioners Hill, Marx, and Mazza, and Chair Uhring.

The Commission directed questions to staff.

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

Speaker: Kevin Cozen.

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

The Commission directed questions to staff and Mr. Cozen.

MOTION

Commissioner Mazza moved and Commissioner Hill seconded a motion to adopt Planning Commission Resolution No. 19-24, as amended: 1) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-102 to allow for the remodel and addition of 2,539 square feet to the existing two-story single-family residence resulting in a replacement structure, replacement decks, hardscaping, and construction of a new onsite wastewater treatment system, including Site Plan Review No. 17-057 for construction in excess of 18 feet in height, up to 28 feet for the additions to the single-family residence and Minor Modification No. 18-018 to maintain the existing front yard setback, located in the Rural Residential-One Acre zoning district at 28786 Sea Ranch Way (Christopher Houge Co. Trust); and 2) requiring the removal of all non-permitted structures in the 4:1 slope area near the water course, below the house.

The Commission discussed the motion.

The question was called and the motion carried unanimously.

- B. Coastal Development Permit No. 14-079, Variance Nos. 14-058 and 17-025, Site Plan Review No. 14-056, Minor Modification No. 14-017, and Lot Merger No. 14-001 – An application to combine two adjacent lots into one and construct a new single-family residence, detached art studio and associated development (Continued from March 18, 2019)

Location: 27136 Sea Vista Drive, within the appealable coastal zone
APNs: 4460-009-006 and 4460-009-007
Owner: Santa Barbara Land Co., LLC
Case Planner: Senior Planner Fernandez, 456-2489 ext. 482

Recommended Action: Continue this item to a date uncertain.

The item was continued until a date uncertain upon approval of the agenda.

ITEM 5 NEW PUBLIC HEARINGS

- A. Coastal Development Permit No. 17-094, Site Plan Review No. 17-052 and Demolition Permit No. 19-001 – An application for an interior and exterior remodel of an existing two-story single-family residence, and associated development including site plan review for construction over 18 feet in height

Location: 7307 Birdview Avenue, within the appealable coastal zone
APN: 4468-020-003
Owner: 7307 Birdview Avenue, LLC
Case Planner: Assistant Planner Murillo, 456-2489 ext. 353

Recommended Action: Adopt Planning Commission Resolution No. 19-26 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-094 to allow 276 square feet of infill additions to and interior and exterior remodel of an existing 5,754 square foot, two-story, bluff-top single-family residence, including replacing the existing pitched roof for a flat roof with a rooftop deck, construction of a new 615 square foot second residential unit, a new 541 square foot subterranean garage, new swimming pool, spa and decks, installation of a new onsite wastewater treatment system; including Site Plan Review No. 17-052 for construction over 18 feet in height, and Demolition Permit No. 19-001 for the demolition of 44 percent of exterior walls and demolition of a 242 square foot detached garage located in the Rural Residential-One Acre zoning district at 7307 Birdview Avenue (7307 Birdview Avenue, LLC).

Assistant Planner Murillo presented the staff report.

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

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

Speaker: Douglas Burdge.

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

The Commission directed questions to staff and Mr. Burdge.

MOTION

Commissioner Mazza moved and Vice Chair Jennings seconded a motion to adopt Planning Commission Resolution No. 19-26 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 17-094 to allow 276 square feet of infill additions to and interior and exterior remodel of an existing 5,754 square foot, two-story, bluff-top single-family residence, including replacing the existing pitched roof for a flat roof with a rooftop deck, construction of a new 615 square foot second residential unit, a new 541 square foot subterranean garage, new swimming pool, spa and decks, installation of a new onsite wastewater treatment system; including Site Plan Review No. 17-052 for construction over 18 feet in height, and Demolition Permit No. 19-001 for the demolition of 44 percent of exterior walls and demolition of a 242 square foot detached garage located in the Rural Residential-One Acre zoning district at 7307 Birdview Avenue (7307 Birdview Avenue, LLC). The question was called and the motion carried 4-1, Commissioner Hill dissenting.

B. Coastal Development Permit No. 16-038 and Variance Nos. 16-017 and 18-045 – An application for a new single-family residence and associated development

Location: 21490 Paseo Portola Street, located within the appealable coastal zone

APN: 4451-023-037

Owner: Richard K. Perrin

Case Planner: Associate Planner Contreras, 456-2489 ext. 265

Recommended Action: Adopt Planning Commission Resolution No. 19-20 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 16-038 to construct a new 2,825 square foot, two-story single-family residence, with a 439 square foot attached two-car garage, 999 square foot basement, spa and associated equipment, decks, pile supported retaining walls, landscaping, hardscaping, grading, and construction of a new onsite wastewater treatment system, including Variance No. 16-017 to allow a structure greater than 18 feet in height to extend into the lot 53 feet, where the allowed extension is no more than 40 feet and VAR No. 18-045 for construction on slopes steeper than 1.5 to 1, located in the Single-Family Medium zoning district within the La Costa Overlay District at 21490 Paseo Portola Street (Richard K. Perrin).

Associate Planner Contreras presented the staff report.

Disclosures: Commissioners Hill, Marx, and Mazza and Chair Uhring.

The Commission directed questions to staff.

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

Speakers: Sandra Martin, Jose Fulginiti, A Thomas Torres (Duane King, Leo Sandoval, and Solomon Aflalo deferred time to Mr. Torres), and James Moore (Tracy Moore, Marilyn Kroppah, and Antonio Abdalla deferred time to Mr. Moore).

Mr. Fulginiti provided rebuttal to public comment.

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

The Commission directed questions to staff, Mr. Torres, and Ms. Martin.

MOTION Commissioner Mazza moved and Commissioner Marx seconded a motion to continue at the item to a date uncertain to allow the applicant time to redesign the proposed project and provide a structure that meets the maximum allowable 40-foot lateral projection into the lot pursuant to Local Implementation Plan Section 3.4.1(B)(5)(c)(iv). The motion carried unanimously.

C. Coastal Development Permit No. 18-002 – An application for an interior and exterior remodel single-family residence and associated development

Location: 20238 Piedra Chica Road, not within the appealable coastal zone

APN: 4450-013-084

Owners: Reza Nebavi and Maryam Akbar

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

Recommended Action: Continue this item to a date uncertain.

The item was continued until a date uncertain upon approval of the agenda.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

None.

ADJOURNMENT

MOTION At 9:36 p.m., Commissioner Mazza moved and Chair Uhring seconded a motion to adjourn the meeting. The motion carried unanimously.

Approved and adopted by the Planning Commission
of the City of Malibu on April 15, 2019.



STEVE UHRING, Chair

ATTEST:



KATHLEEN STECKO, Recording Secretary