

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
JULY 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; Kelsey Pettijohn, Deputy City Clerk; Justine Kendall, Assistant Planner; Richard Mollica, Assistant Planning Director; and Kathleen Stecko, Senior Office Assistant

PLEDGE OF ALLEGIANCE

Andy Stern 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 June 21, 2019.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Hill seconded a motion to approve the agenda. The motion carried unanimously.

ITEM 1 CEREMONIAL/PRESENTATIONS

A. Staff Update on the Woolsey Fire Rebuild Process

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

ITEM 2.A. PUBLIC COMMENTS

None.

ITEM 2.B. COMMISSION / STAFF COMMENT

Planning Director Blue stated she was pleased about the level of public participation in the meeting. She announced Richard Mollica had been promoted to the position of Assistant Planning Director. She stated the Council would be considering an ordinance to temporarily halt the processing of primary view determinations within a 1000-foot radius of the Woolsey Fire affected area at the August 12, 2019 Regular City Council meeting.

Commissioner Hill expressed concern about the effect plastic in the environment had on wildlife and cautioned the community about the presence of rattlesnakes at this time of year.

Commissioner Mazza stated he was enthusiastic about Assistant Planning Director Mollica's promotion due to his having lived in Malibu and his familiarity with the community.

Commissioner Marx expressed concern about the prevalence of rattlesnakes and the danger of their interaction with pets, which could result in costly anti-venom treatment.

Chair Uhring stated his dog had been bitten by a rattlesnake the previous weekend and confirmed the costliness of treatment.

ITEM 3 CONSENT CALENDAR

MOTION Commissioner Mazza moved and Commissioner Hill 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 June 17, 2019 Regular Planning Commission meeting.

2. Administrative Coastal Development Permit No. 18-062 – An application to install new onsite wastewater treatment system components to augment the existing onsite wastewater treatment system serving an existing multi-family residence

Location: 7168 Birdview Avenue, not within the appealable coastal zone

APN: 4468-004-031

Owner: Barbara Hubbard Spence

Case Planner: Assistant Planner Kendall, 456-2489 ext. 301

Recommended Action: Receive and file the Planning Director's report on the approval of Administrative Coastal Development Permit No. 18-062.

ITEM 4 CONTINUED PUBLIC HEARINGS

None.

ITEM 5 NEW PUBLIC HEARINGS

A. Conditional Use Permit Amendment No. 19-003 for the Operation of Restaurant Located at 22716 Pacific Coast Highway (Soho House Malibu)

Location: 22716 Pacific Coast Highway

APN: 4452-004-070

Owner: Malibu Cantina, LLC

Case Planner: Assistant Planning Director Mollica, 456-2489, ext. 346

Recommended Action: Continue this item to the July 15, 2019 Regular Planning Commission meeting to allow applicant to submit additional information.

This item was continued to the July 15, 2019 Regular Planning Commission meeting upon approval of the agenda.

B. Zoning Text Amendment No. 19-001 - An Amendment to Title 17 (Zoning) of the Malibu Municipal Code Modifying Regulations to Reduce the Amount of Allowed Total Development Square Footage

Location: Citywide

Applicant: City of Malibu

Case Planner: Planning Director Blue, 456-2489, ext. 258

Recommended Action: Adopt Planning Commission Resolution No. 19-46 determining the project to be exempt from the California Environmental Quality Act and recommending that the City Council approve Zoning Text Amendment No. 19-001, an amendment to Title 17 (Zoning) of the Malibu Municipal Code reducing the amount of total development square footage that can be constructed on lots zoned Rural Residential citywide.

Contract Planner Parker-Bozylinski and Planning Director Blue presented the staff report.

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.

Speakers: Forrest Stewart, Patt Healy, Marissa Coughlan, James Schoenfield, Michael White, Gail Gibson-Howard, Roberta Ritter, Mimi Loving, Pollyanna Miller, Honore Kotler, Kirby Kotler, Peter Higgins, Thomas Yotka, Gary Murphy, Hassan Izad, Rodrigo Iglesias; James Ebert; Nino Posella; Pam Whitham; Ed Niles;

Marc Dauber; Sep Sarshar, Tom Maron, Howard Rudzki; Richard Holmes, A. Thomas Torres, Lucille Keller, (Walt Keller deferred time to Ms. Keller), Meril May, Rick Wallace, Sara Grisanti, Brad Folb, Terry Lucoff, Gail Copley, Joy Yang, Dan Ross, Kalani Jensen, Norman Haynie, Gerald Compton, Diana Klein, Michael McKean, Mark Baute, Valerie Alon, Steve Yett, David Landry, Sherrie Crumpler, Vitus Matere, Scott Dittrich, Ezra Cohen, Jessica Isles, Fred Gaines, Dana Christiaansen, Douglas Burdge (Joseph Lezama, Wayne Chevalier, and Luca Iacovari deferred time to Mr. Burdge), Jacob Zeitzer, Lewin Werthhewer, Dr. Dana Graulich, Dr. Dean Graulich, Don Schmitz, (Azucena Ayala, Barry Cohen, and Stacey Harper deferred time to Mr. Schmitz), Robin Kashani, Mindy Panunzio, Georgia Goldfarb, Walter Zelman, Paul Grisanti (Haddy Ziafox and Judy Consare, deferred time to Mr. Grisanti), Beatrice Zilinskas, Charles Blaauw, Don Richstone (Scotty Brown and Annie Germajian deferred time to Mr. Richstone), Gavin Hood (Nerissa Hood deferred time to Mr. Hood), John Stockwell, and Marianne Riggins.

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.

RECESS At 10:25 p.m., Chair Uhring recessed the meeting. The meeting reconvened at 10:40 p.m. with all Commissioners present.

The Commission directed questions to staff.

MOTION Commissioner Hill moved and Chair Uhring seconded a motion to adopt Planning Commission Resolution No. 19-46, as amended: 1) determining the project to be exempt from the California Environmental Quality Act; and 2) recommending that the City Council approve Zoning Text Amendment No. 19-001, an amendment to Title 17 (Zoning) of the Malibu Municipal Code reducing the amount of total development square footage (TDSF) that can be constructed citywide that (a) keeps the TDSF curve (limit) the same as it currently exists for properties up to at least one acre; (b) applies to all residentially zoned properties except for multi-family zoning districts; (c) sets the TDSF curve maximum at 8,500 square feet; (d) for lots larger than one acre, includes a separate additional curve (limit) that restricts the size of the primary house so that at the maximum end of the curve where the overall TDSF limit is 8,500 square feet the primary house limit would be no more than approximately 75 to 80 percent of the maximum TDSF, with the curve tapering back to the one acre lot size where the maximum house size would equal the maximum TDSF; and (e) sets the maximum TDSF for beachfront lots at 8,500 square feet

The Commission discussed the motion.

The question was call and the motion carried 3-2, Commissioner Mazza and Vice Chair Jennings dissenting.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

None.

ADJOURNMENT

MOTION At 12:35 a.m. on Tuesday, July 2, 2019, 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 October 7, 2019.



STEVE UHRING, Chair

ATTEST:



KATHLEEN STECKO, Recording Secretary