

La Paz Ranch Project History

Revised 10/18/19

On November 10, 2008, the City Council held a duly noticed public hearing on two La Paz Ranch development entitlements. The first entitlement request, Coastal Development Permit (CDP) No. 05-106, was the 0.15 floor area ratio (FAR) project for construction of 99,117 square feet (sf) of commercial office and retail uses. The second entitlement request, CDP No. 05-107, was the 0.20 FAR Development Agreement project for construction of 112,058 sf of commercial office and retail uses and a 20,000-sf City Hall complex. The 0.20 FAR project provided the developer with an additional 12,941 sf of commercial square footage and allocated 20,000 sf to the City for a future City Hall complex or some other municipal use to be determined by the City.

The net increase of commercial floor area directly benefiting the applicant, 12,941 sf, represents an approximate 13% increase in floor area for the provided public benefit. The public benefit includes:

- 2.3 acres in the Civic Center Area to be conveyed to the City for the purpose of a City Hall;
- \$500,000 contribution to the City Hall construction fund;
- A pedestrian and bike path from City Hall throughout the project connecting to Civic Center Way;
- Dedication of a trail segment fronting along Civic Center Way; and
- Architectural plans for the proposed City Hall.

The 0.20 FAR project included two legislative requests that required a Local Coastal Program Amendment (LCPA): the Development Agreement, which is the mechanism to allow the increase in allowable FAR from 0.15 to a 0.20 for a public benefit, and a Town Center Overlay (TCO), the mechanism to create specific development standards for the subject property.

The applicant applied for both the 0.15 and the 0.20 projects since the 0.20 FAR entitlement required approval from the California Coastal Commission and could potentially be denied. On November 10, 2008, the City Council approved both projects. The LCPA, Development Agreement and TCO were then subsequently approved by the Coastal Commission on March 10, 2010, approved by the City Council on April 12, 2010, and certified by the Coastal Commission on June 10, 2010.

In 2014, the property owner submitted an application for CDP No. 14-036 for various improvements to the Cross Creek Road/Pacific Coast Highway intersection. The improvements would implement Mitigation Measure K-2, a required condition of approval for both of the La Paz Ranch CDPs. Addendum No. 1 to the La Paz Development Agreement Final Revised EIR was prepared to document that there would be no new significant environmental effects associated with the improvements beyond those identified in the La Paz Development Agreement Final Revised EIR. On June 15, 2015, the Planning Commission voted 5-0 to approve CDP No. 14-036 with the requirement that several mature trees in the project area be preserved. The improvements were implemented in 2018.

In 2017, the new owner of the La Paz development project site, Malibu Development Company LLC, applied for a Coastal Development Permit Amendment (CDPA No. 17-009) to make minor modifications to the La Paz Development Agreement project (0.20 FAR). CDPA No. 17-009 would maintain the 112,058 maximum development area of Parcels A and B and make minor modifications to the site layout, access, building arrangement, and architectural design. Parcel C would continue to be conveyed to the City for municipal use, and all other public benefits associated with the original project would be provided. The revised project includes a Conditional Use Permit Amendment (CUPA No. 17-010) to modify the hours of

operation for restaurant uses, and to allow restaurant uses to be located anywhere within Parcels A and B. City review of the revised project is currently underway as of June 2019.

*Please note that in 2016, the applicant allowed the 0.15 FAR project to expire.