

Sea View Hotel Project Description – Prepared 3/12/21

The Sea View Hotel Project (Project) is a proposed +/- 39 room hotel development with associated amenities, including a spa, restaurant, private decks, and a rooftop deck with a pool, proposed on a 51,776 square foot (1.19 acre) project site. The project site is located on PCH, near the Malibu Pier, and is comprised of two adjacent commercially developed parcels, 22729 and 22741 Pacific Coast Highway (PCH). The project would redevelop and replace the existing development and uses on the project site with the hotel development and use.

The site is designated CC by both the General Plan, Malibu Municipal Code (MMC), and Malibu Local Coastal Program (LCP). The CC land use and zoning designation is intended to provide the resident-serving needs of the community, including uses such as restaurants, banks, offices, and retail.

The proposed hotel use is not a permitted use in the CC zone. Therefore, a change in the land use designation and zoning to Commercial Visitor Serving (CV) and CV-2 is included in the project description.

The project is comprised of the following:

- A hotel with +/- 39 rooms, consisting of 23,278 square feet of floor area¹ (45.05% FAR);
 - Remodel and convert the existing office building at 22741, to a hotel use consisting of:
 - 12,889 square feet of floor area²;
 - Three stories above a garage level;
 - Building height of 26.5 feet to 48 feet above existing grade; and
 - A roof top deck.
 - Demolish the existing structures at 22749 and construct an addition to the existing office building at 22741, for a hotel use, consisting of:
 - 10,389 square feet of floor area,³
 - 3,500 square feet of subterranean space;
 - Two stories;
 - Three story elevator shaft that provides access to all three levels of the building; and
 - Building height between 24 feet flat and 28 feet pitched above existing grade.
- Onsite 1,914 square foot guest restaurant with alcohol service;
- Onsite 1,790 square foot spa;
- 4,506 square foot Rooftop deck with pool and bar;
- 91 parking spaces;

¹ A total building square footage of 30,065 square feet is proposed.

² A 16,200 square foot office building is existing.

³ A 13,865 square foot building is proposed.

- 60 parking spaces in existing 9,500 square foot parking garage at 22741.
- 31 parking spaces on new surface parking lot at 22749.
- Including:
 - six electric vehicle (EV) charging stations available to hotel guests and the public;
 - 15 bicycle parking spaces; and
 - Require as a condition of employment that employees carpool/rideshare or use public transit.
- Grading (1,080 yards of Removal & Recompaction (R&R); 290 yards of cut under structure; and 290 yards of export) and retaining walls;
- 6,810 square feet (37%) of landscape area;
- 2,102 square feet of private balconies; and
- Upgrade and expand existing onsite wastewater treatment system (OWTS).

The discretionary requests for the project include:

- A Coastal Development Permit (CDP No. 17-086) for the hotel development and use.
- A conditional use permit (CUP No. 21-001) for alcohol sales.
- A lot merger (LM No. 20-002) to merge 22729 and 22741.
- A demolition permit (DP No. 20-19) for demolition of the structures on 22749.

Additional discretionary requests include:

- A General Plan Map Amendment (GPMA No. 17-002) to change the land use designation from CC to CV.
- An LCP Amendment (LCPA No. 16-006) to change the zoning from CC to CV-2.
- A Zoning Map Amendment (ZMA No. 17-002) to change the zoning from CC to CV-2.
- A Zoning Text Amendment (ZTA No. 20-001) to create the Sea View Hotel Overlay District.

Additional CEQA approvals required:

- Initial Study (IS No. 21-001) for preparation of an initial study.
- Mitigated Negative Declaration (MND No. 21-001) for adoption of a Mitigated Negative Declaration.