

**NOTICE OF PUBLIC HEARING
CITY OF MALIBU
PLANNING COMMISSION**

**NOTICE OF AVAILABILITY
OF LCP AMENDMENT MATERIALS**

The Malibu Planning Commission will hold public hearing on **MONDAY, June 7, 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 planningcommission@malibucity.org before the meeting begins.

How to Participate During the Meeting: Members of the public may also speak during the meeting through the online Zoom application. You must first sign up to speak before the item you would like to speak on has been called by the Chair 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 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 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

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

Pursuant to the authority and criteria contained in CEQA, the Planning Director 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 Commission regarding these matters will be afforded an opportunity in accordance with the Commission's procedures.

LCP Local Implementation Plan Section 19.3.1 requires review drafts be made readily available for public perusal in local libraries, in the City administrative offices, and at the California Coastal Commission District office. Please note that facility closures due to protocols to prevent the spread of COVID-19 may preclude the LCP amendment documents being available for review in person, but documents will be available by contacting the Case Planner during regular business hours. For availability of documents from the Coastal Commission, please contact them directly at 805-585-1800 for the status of their protocols. For availability of documents at the Malibu Library please contact them directly at 310-456-6438. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

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: May 13, 2021