

**CITY OF MALIBU
NOTICE OF INTENT TO ADOPT
AN INITIAL STUDY AND NEGATIVE DECLARATION**

Notice is hereby given that the City of Malibu has completed an Initial Study for the following project in accordance with California Environmental Quality Act (CEQA):

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| Project Title | The Ryokan Project |
| Application Nos. | Initial Study No. 17-002 Negative Declaration 19-002 General Plan Amendment No. 16-001 Local Coastal Program Amendment No. 16-001 Zoning Map Amendment No. 15-001 Conditional Use Permit No. 16-007 Lot Tie No. 21-001 |
| Locations | 22762 and 22752 Pacific Coast Highway Assessor's Parcel Numbers: 4452-004-034, 4452-004-035 |
| Project Applicant Property Owner Lead Agency Staff Contact | Patrick A. Perry, Allen Matkins North Broadway Ventures, LLC City of Malibu Adrian Fernandez, Assistant Planning Director (310) 456-2489, extension 482 afernandez@malibucity.org |

Project Description: General Plan, Zoning Map and Local Coastal Program mapping amendments from Community Commercial to Community Visitor-Serving-Two for the existing Ryokan Hotel and Tide Pool, Conditional Use Permit for the conversion of the existing non-conforming uses to a bed and breakfast inn, and a lot tie to maintain the two parcels together.

Public Review: The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omission, discover public concerns and solicit counter proposals pursuant to CEQA Section 15200 (Purposes of Review).

The Initial Study and Negative Declaration will be circulated for a 30-day review period. Written comments will be received by the City of Malibu Planning Department until 5:30 p.m. on the ending date of the public review period.

Review Period: Begins: **December 2, 2021** Ends: **January 3, 2022**

Where to Send Comments and Where Documents are Available for Review:

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| Post: City of Malibu Planning Department 23825 Stuart Ranch Road Malibu, CA 90265 | Fax: (310) 456-3356 Email: afernandez@malibucity.org |
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City of Malibu Website:

<https://www.malibucity.org/CEQA>

Public Hearing: A public hearing for the City of Malibu Planning Commission to receive comments on the document and to adopt the Initial Study / Negative Declaration will be scheduled and noticed at a later date.

Contact: For more information regarding this notice, please contact the following staff member:

Adrian Fernandez, Assistant Planning Director
(310) 456-2489, extension 482
afernandez@malibucity.org

Richard Mollica, Planning Director

Date: December 2, 2021