

**NOTICE OF PUBLIC HEARINGS
CITY OF MALIBU
CITY COUNCIL**

MALIBU MIDDLE AND HIGH SCHOOL SPECIFIC PLAN

The Malibu City Council will hold public hearings on **MONDAY, June 13, 2022 and June 27, 2022 at 6:30 PM** on the project identified below. These meetings will be held via teleconference only in order to reduce the risk of spreading COVID-19 and pursuant to AB 361 and the County of Los Angeles Public Health Officer's Safer at Home Order. All votes taken during these teleconference meetings will be by roll call vote, and the vote will be publicly reported.

At the time this notice is published, a Notice of Planning Commission Public Hearing was published for a Planning Commission Special meeting to be held on **TUESDAY, May 31, 2022 at 6:30 PM** to consider recommendations to City Council on the Malibu Middle and High School Specific Plan, environmental impact report (EIR), and code amendments. Should the Planning Commission complete its recommendation to the City Council on May 31, 2022, the City Council will hold a public hearing and first reading of the ordinance at its June 13, 2022 Regular meeting.

LOCAL COASTAL PROGRAM AMENDMENT NO. 21-002, ENVIRONMENTAL IMPACT REPORT NO. 20-001, GENERAL PLAN MAP AMENDMENT NO. 21-002, ZONING MAP AMENDMENT NO. 22-001, AND ZONING TEXT AMENDMENT NO. 22-002

Project Description: The Malibu Middle and High School (MMHS) Campus Specific Plan establishes the development standards and plans for the redevelopment of the MMHS Campus to be implemented in four phases over the next 10 to 15 years.

The Specific Plan would result in the demolition of 18 existing buildings on the combined campuses; with only the existing athletic fields, and the recently completed Buildings A, B and E on the MMHS campus would remain, and the construction of a new campus with dedicated spaces for the middle and high school. The Specific Plan would result in 32 classrooms and 8 labs and a total of 173,595 square feet of new building space, providing the MMHS campus with a total of 47 classrooms and 12 labs and a total of 222,425 square feet of building space. While the Specific Plan will upgrade the MMHS campus, it does not increase floor area ratio (FAR) nor does it allow for an increase in the maximum student population.

The Specific Plan proposes to change several development standards including the ESHA setback, height, and grading quantities. Once adopted, the standards in the Specific Plan would become the regulations against which later phases of the project would be reviewed by the City. The Specific Plan would be constructed in four phases, with construction activities anticipated to begin in fall 2022 and completed in summer 2031.

The applicant is requesting the following entitlements as part of the Specific Plan:

- Local Coastal Program Amendment No. 21-002: 1) add Section 3.4.6 to Chapter 3.4 to incorporate the MMHS Campus Specific Plan into the LIP, 2) amend LCP Land Use Map 2 to add a boundary line around the MMHS property denoting the boundaries of the MMHS Campus Specific Plan area, and 3) amend the LUP to add new ESHA policies.
- General Plan Map Amendment No 21-002: Amend the General Plan Land Use Policy Map, Section 3, to add the Specific Plan land use designation on the MMHS property.
- Zoning Map Amendment 22-001: Amend the Zoning Map to add a boundary line around

the MMHS property denoting the boundaries of the MMHS Campus Specific Plan area.

- Zoning Text Amendment 22-002: Amend Section 17.42.020 of the Malibu Municipal Code to add the MMHS Campus Specific Plan.

Note: The coastal development permit and other entitlements for the MMHS redevelopment will be considered by the Planning Commission at a later date.

Location: 30215 Morning View Drive, within the appealable coastal zone
APNs: 4469-017-900, 4469-018-900, 4469-018-901, 4469-018-902, 4469-018-903, 4469-018-904, 4469-019-900, 4469-019-901, 4469-019-902
Zoning: Institutional (I)
Applicant: NAC Architecture
Owner: Santa Monica-Malibu Unified School District (SMMUSD)
Application Filed: December 17, 2021
Case Planner: Raneika Brooks, Senior Planner
(310) 456-2489, extension 276
rbrooks@malibucity.org

EIR Certification: Acting as lead agency in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15051, on January 26, 2022, the SMMUSD Board of Education (Board) adopted a Final Environmental Impact Report (EIR) for the MMHS Campus Specific Plan (State Clearinghouse # 20200080350). A Draft EIR was prepared for the Proposed Project to assess potential environmental impacts and was made available and circulated for public review and comment, pursuant to the provisions of CEQA. It also examined environmental impacts for alternatives to the Proposed Project, as required by CEQA. The document was available for public comment for a 45-day public review period that began on October 15, 2021, and concluded on November 29, 2021. A public information meeting was held on November 2, 2021, to receive public comment on the Draft EIR. The Final EIR responds to the comments and proposes text revisions to the Draft EIR in response to input received on the Draft EIR.

The Final EIR identified potential significant environmental impacts that would result from the Proposed Project; however, the Board found that the inclusion of certain mitigation measures as part of the Proposed Project approval would reduce most potentially-significant impacts to a less-than-significant level. Accordingly, a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Proposed Project. The EIR identified significant and unavoidable impacts with respect to Aesthetics (Light and Glare) and Noise (Sensitive Receptors). Pursuant to CEQA Section 21081(b) and CEQA Guidelines Section 15093, the Board weighed the benefits of the Proposed Project, including the specific economic, legal, social, and technological benefits, against the unavoidable aesthetics and noise impacts and determined that the identified benefits outweigh the unavoidable impacts. Accordingly, a Statement of Overriding Considerations (SOC) was adopted by the Board as part of the Final EIR.

Pursuant to CEQA Guidelines Sections 15082 and 15096, the Board acting as lead agency for the proposed project consulted with responsible agencies throughout the preparation of the EIR, including the City. As the decision-making body for the requested entitlements, the City must review and consider the Final EIR prior to acting upon or approving the Proposed Project. The Final EIR, MMRP, SOC, and all accompanying materials are available on the City's website at: <https://www.malibucity.org/397/Malibu-Middle-High-School-Improvements>

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Council regarding this matter will be afforded an opportunity in accordance with the Council's procedures.

Copies of all documents relating to the proposed Local Coastal Program Amendment are available for review at City Hall, Malibu Public Library, and the Coastal Commission District office during regular business hours. Oral and written comments may be presented to the City Council on, or before, the date of the meeting.

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 citycouncil@malibucity.org prior to the start of the meeting.

How to Participate During the Meeting: Members of the public may also speak during the meeting through the Zoom application. The City requests that you sign up to speak before the item you would like to speak on has been called by the Mayor and then 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.

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 26, 2022