

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

**NOTICE OF AVAILABILITY
OF LCP AMENDMENT MATERIALS**

The Malibu Planning Commission will hold a public hearing on **MONDAY, November 6, 2023, at 6:30 p.m.** on the project identified below in Council Chambers at Malibu City Hall, 23825 Stuart Ranch Road and via teleconference.

How to View and Participate in the Meeting: Members of the public are encouraged to submit email correspondence to planningcommission@malibucity.org at least three days prior to the meeting to provide adequate time for Commissioner consideration. Correspondence will continue to be processed until thirty minutes prior to the start of the meeting or as practical.

To view and participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation. Only those members of the public who are present in person at Malibu City Hall will have the opportunity to defer time to another in-person speaker.

NOBU RYOKAN MOTEL AND MALIBU TIDEPOOL HEALTH CLUB

LOCAL COASTAL PROGRAM AMENDMENT NO. 16-002, GENERAL PLAN MAP AMENDMENT NO. 16-001, ZONING MAP AMENDMENT NO. 15-001, COASTAL DEVELOPMENT PERMIT NO. 23-046, CONDITIONAL USE PERMIT NO. 17-007, AND LOT TIE NO. 21-001 – An application to rezone and change the land use designation of the properties from Community Commercial to Community Visitor-Serving-Two for the existing Nobu Ryokan Motel and Malibu Tidepool Health Club lots and conversion of the existing non-conforming use motel and adjacent private gym and pool to a bed and breakfast inn, the sale of alcohol for onsite consumption, a lot tie for the two lots to operate conjunctively and conversion of office space in the Tidepool building into a new guest suite

Locations:	22752 and 22762 Pacific Coast Highway
APNs:	4452-004-035 and 4452-004-034
Applicant:	Malibu Development Co
Owners:	North Broadway Ventures, LLC and Wavebreak, LLC
Environmental Review:	Initial Study No. 17-002 and Negative Declaration No. 19-002
Applications Filed:	June 2, 2017; November 2, 2015
Case Planner:	Adrian Fernandez, Assistant Planning Director (310) 456-2489, extension 482 afernandez@malibucity.org

Pursuant to the authority and criteria contained in CEQA, the Planning Director has analyzed the proposed project and prepared an Initial Study pursuant to CEQA Guidelines Section 15300.2(c). The Initial Study analyzed the project and determined that with standard conditions of approval, the proposed project will not have a significant impact on the environment; subsequently, a Negative Declaration was prepared and circulated pursuant to CEQA Guidelines Section 15070 (State Clearinghouse No. 2021120124).

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding these matters will be afforded an opportunity in

accordance with the Commission's procedures. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

The Planning Commission's recommendation to the City Council will be memorialized in a written resolution. The amendments must be approved by the City Council and the LCP amendment requires certification by the California Coastal Commission before it takes effect.

Copies of all documents relating to the proposed LCP Amendment are available for review at City Hall, Malibu Public Library, and the Coastal Commission District office during regular business hours. All other documents can be reviewed by any interested person at City Hall during regular business hours.

COASTAL COMMISSION APPEAL – For projects appealable to the Coastal Commission, an aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

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: October 19, 2023