

This meeting 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 Order (revised January 10, 2022). 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. The meeting 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 revans@malibucity.org before the meeting begins.

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 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.

Malibu Environmental Review Board
Meeting Agenda
(to be held during COVID-19 emergency)

Wednesday, January 26, 2022

9:00 A.M. – ENVIRONMENTAL REVIEW BOARD MEETING

Various Teleconference Locations

YOU MAY VIEW THIS MEETING LIVE OVER THE INTERNET AT

[MALIBUCITY.ORG/VIDEO](https://malibucity.org/video)

1. **Written and Oral Communications from Staff and the Board**

2. **Old Business**

None.

3. **New Business**

A. The Ryokan Project – General Plan Map 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, Initial Study No. 17-002, and Negative Declaration No. 19-002 – An application for General Plan, Zoning Map and Local Coastal Program mapping amendments from Community Commercial to Community Visitor-Serving-Two for the

existing Ryokan Motel and Tide Pool lots, including a conditional use permit for the conversion of the existing non-conforming use motel and adjacent private gym and pool to a bed and breakfast inn and sale of alcohol for onsite consumption, a lot tie for the two lots to operate conjunctively and an interior remodel of the Tide Pool building to convert interior space into a new guest suite and reconfigure the existing gym and kitchen

Locations: 22752 and 22762 Pacific Coast Highway, within the coastal zone
APNs: 4452-004-034 and 4452-004-035
Owner: North Broadway Ventures and LLC and Wavebreak, LLC
Case Planner: Assistant Planning Director Fernandez, 456-2489, ext. 482

Recommended Action: Review the proposed project and provide recommendations to the Planning Commission.

Adjournment

Guide to the Meeting Proceedings

As a result of the Coronavirus (COVID-19) pandemic, the City is under a state of local emergency, as well as states of emergency that have been declared in the County of Los Angeles, State of California, and a federal emergency declared by the President of the United States. In order to reduce the risk of spreading COVID-19, the Environmental Review Board meeting will be open and public but conducted virtually because meeting in person would present imminent risks to the health or safety of attendees. This way, the public, the staff, and the Board will not be physically in the same place.

Old Business items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Applicants will be given 15 minutes to present their position to the Board. Members of the public wishing to speak will be limited to three (3) minutes. Members of the public wishing to speak during the meeting must participate 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 Chair. In order to speak, individuals must visit <https://malibucity.org/VirtualMeeting> and follow the directions for signing up to speak and downloading the Zoom application.

Items in New Business are items, which are appearing for the first time for formal action. Applicants will be given 15 minutes to present their position to the Board. Members of the public wishing to speak will be limited to three (3) minutes. Members of the public wishing to speak during the meeting must participate 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 Chair. In order to speak, individuals must visit <https://malibucity.org/VirtualMeeting> and follow the directions for signing up to speak and downloading the Zoom application.

Copies of the staff reports or other written documentation relating to each item of business described above are available upon request by emailing revans@malibucity.org.

Requests to show an audio or video presentation during a Board meeting should be directed to Alex Montano at (310) 456-2489, ext. 227 or amontano@malibucity.org. Material must be submitted by 12:00 p.m. on the meeting day.

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 20th day of January 2022 at 1:00 p.m.

Rebecca Evans

Rebecca Evans, Administrative Assistant