

**NOTICE OF PUBLIC HEARING
CITY OF MALIBU
CITY COUNCIL**

The Malibu City Council will hold a public hearing on **MONDAY, October 13, 2025, at 5:30 p.m. on the item listed below in the Council Chambers at Malibu City Hall, located at 23825 Stuart Ranch Road, Malibu, CA.**

Public comment can be submitted ahead of the public hearing to citycouncil@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

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Local Coastal Program Amendment No. 16-001, Initial Study No. 17-002, Negative Declaration No. 19-002, General Plan Map Amendment No. 16-001, Zoning Map Amendment No. 15-001, Coastal Development Permit No. 23-046, Coastal Development Permit Amendment No. 25-002 to Coastal Development Permit No. 13-066, Conditional Use Permit No. 16-007, Lot Tie No. 21-001, and Letter of Public Convenience or Necessity for the Sale of Alcohol – The City Council will consider adoption of a Negative Declaration and the Planning Commission’s recommendations to approve a change in the land use designation and zoning of the Property from Community Commercial (CC) to Commercial Visitor Serving-1 (CV-1) and conversion of the existing non-conforming use motel and adjacent private gym and pool to operate conjunctively as a bed and breakfast inn with 17 guestrooms and kitchen facilities, a 300 square foot gym, and a 600 square foot swimming pool, all exclusive to the guests of the bed and breakfast inn only. The application requests the sale of alcohol for onsite consumption, a lot tie for the Property to operate conjunctively, and conversion of office space at 22762 Pacific Coast Highway (PCH) into one new guest suite for the bed and breakfast inn. An amendment to Condition No. 3 in previously issued Coastal Development Permit No. 13-066 for 22762 PCH is included to restrict the use of the swimming pool to guests of the bed and breakfast inn. The amendments to the General Plan and Malibu Municipal Code (MMC) are corollary to the amendments made to the Local Coastal Program (LCP) and the project will not be effective until the LCP amendment is certified by the California Coastal Commission (CCC).

Property Location: 22752 PCH (Nobu Ryokan Motel) / APN 4452-004-035
22762 PCH (Malibu Tidepool Health Club) / APN 4452-004-034
Applicant: Latham and Watkins LLP
Owners: North Broadway Ventures, LLC (22752 PCH)
Wavebreak, LLC (22762 PCH)
Zoning: Community Commercial (CC) (22752 and 22762 PCH)
Land Use: Community Commercial (CC) (22752 PCH)
Commercial Visitor Serving-One (CV-1) (22762 PCH)
Applications Filed: November 2, 2015 and June 2, 2017
Case Planner: Joseph D. Smith, AICP, Contract Planner
(619) 943-1337
jsmith@malibucity.org

ENVIRONMENTAL REVIEW - Pursuant to the authority and criteria contained in CEQA, the Community Development Department prepared an Initial Study (IS) pursuant to CEQA Guidelines Section 15063. The IS 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 (ND) was prepared and circulated for a 30-day public review period pursuant to CEQA Guidelines Section 15070 (December 2, 2021 through January 3, 2022) (State

Clearinghouse No. 2021120124). The Planning Commission reviewed the IS/ND at its meeting on December 18, 2023 and recommended the City Council adopt the ND, finding on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment and that the ND reflects the City's independent judgment and analysis.

At the December 18, 2023 Planning Commission hearing, the Planning Commission recommended that the applicant's request for the CV-2 zoning amendment be reduced to a CV-1 zoning amendment to lessen the intensity of the project site from being used as a hotel which is a conditionally allowed use in CV-2. The Planning Commission's recommendation is not a substantial revision to the project analyzed in the ND pursuant to CEQA Guidelines 15073.5(b), as it will not result in any new significant environmental effects.

COASTAL COMMISSION APPEAL – For projects appealable to the CCC, an aggrieved person may appeal the City Council's approval to the CCC within 10 working days of the issuance of the City's Notice of Final Action (NOFA). Issuance of the NOFA would occur once the LCPA takes effect. Appeal forms may be found online at www.coastal.ca.gov or in person at the CCC 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 CCC, not the City.

AVAILABILITY OF DOCUMENTS - Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the City Council on, or before, the date of the meeting.

If there are any questions regarding this notice, please contact Rebecca Evans, Senior Management Analyst, at (310) 456-2489, ext. 246.

IF YOU CHALLENGE THE CITY COUNCIL'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR OTHERWISE HELD BY THE CITY, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, EITHER AT OR PRIOR TO THE PUBLIC HEARING.

Yolanda Bundy, Community Development Director

Publish Date: September 18, 2025