

MINUTES  
MALIBU PLANNING COMMISSION  
SPECIAL MEETING  
FEBRUARY 29, 2016  
COUNCIL CHAMBERS  
6:30 P.M.

**CALL TO ORDER**

Chair Stack called the meeting to order at 6:30 p.m.

**ROLL CALL**

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Chair Roohi Stack; Vice Chair John Mazza; and Commissioners David Brotman, Jeffrey Jennings, and Mikke Pierson.

ALSO PRESENT: Bonnie Blue, Planning Director; Trevor Rusin, Assistant City Attorney; Christopher Deleau, Planning Manager; Stephanie Hawner, Associate Planner; Robert Duboux, Assistant Public Works Director/Assistant City Engineer; and Kathleen Stecko, Recording Secretary.

**PLEDGE OF ALLEGIANCE**

Commissioner Pierson led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

MOTION Vice Chair Mazza moved and Commissioner Brotman seconded a motion to approve the agenda. The motion carried 5-0.

**REPORT ON POSTING OF AGENDA**

Recording Secretary Stecko reported that the agenda for the meeting was properly posted on February 26, 2016.

**ITEM 1 NEW PUBLIC HEARINGS**

A. Coastal Development Permit No. 13-056, Variance Nos. 13-045, 14-034, 14-035, 16-004, Conditional Use Permit No. 13-011, and Demolition Permit No. 13-028 – Santa Monica College Malibu Campus Project

Location: 23525 Civic Center Way, Parcel A  
APN: 4458-022-904  
Zoning: Institutional (I)  
Applicant: Santa Monica Community College  
Owners: Los Angeles County

Application Filed: November 14, 2013  
Case Planner: Associate Planner Hawner, 456-2489 ext. 276

Recommended Action: Adopt Planning Commission Resolution No. 16-30 1) adopting Santa Monica College Malibu Campus Project Final Environmental Impact Report (SCH No. 2012051052), the mitigation monitoring and reporting program, the statement of overriding considerations and findings of fact required by the California Environmental Quality Act and approving Coastal Development Permit No. 13-056, Variance (VAR) Nos. 13-045, 14-034 and 16-004, VAR No. 14-035 as amended, Conditional Use Permit No. 13-011, and Demolition Permit No. 13-028 for demolition of the existing 16,603 square foot building, with a 7,279 square foot basement and a portion of the existing arcade, and construction of a new two-story, 35 foot, 10 inch high, 25,310 square foot educational facility that includes a 5,640 square foot sheriff substation, for a proposed floor area ratio of 0.20; reconstruction of the parking area; hardscape and landscaping; grading and retaining walls; lighting and utilities; and relocation and replacement of the existing 70 foot high communication tower with a 75 foot high communication tower, within the westerly 2.94 acre lease area within the 9.18 acre Los Angeles County Civic Center parcel; including, conditional use permit for an educational facility use in the Institutional zoning district and variances for landscaping, parking space size, an increase in the maximum height of 18 feet to 35 feet for the building, and an increase to 75 feet for the communications tower; and 2) recommending that the City Council approve the .20 FAR for the significant public benefits provided by the project, located at 23525 Civic Center Way (Los Angeles County).

Associate Planner Hawner presented the staff report.

Disclosures: Commissioners Brotman, Jennings, and Pierson, and Vice Chair Mazza.

The Commission directed questions to staff.

As there were no further questions for staff, Chair Stack opened the public hearing.

Speakers: Kathryn Jeffery; Don Girard; Amelia Foster; Louise Jaffe; Craig Foster; Maria Chong-Castillo; Ken Kearsley; Jim Royal; Heather Anderson; Steve Uhring; Cami Winikoff; Kay Gabbard; Lauren Sills; Karen Farver; Marianne Riggins; Don Schmitz; Anne Payne; Jefferson Wagner; Norman Haynie; Patt Healy; Isabella Antonio; and Ryan Embree.

Pat Davoren provided a speaker slip but did not speak.

Don Girard provided rebuttal to the public comment.

As there were no other speakers present, Chair Stack closed the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff, Kevin Tyrrell, Shane Parker, Don Girard, David Shender, Sri Chakravarthy, Greg Brown, and Maria Chong-Castillo.

MOTION

Commissioner Pierson moved and Commissioner Brotman seconded a motion to adopt Planning Commission Resolution No. 16-30, as amended, adopting Santa Monica College Malibu Campus Project Final Environmental Impact Report (SCH No. 2012051052), the mitigation monitoring and reporting program, the statement of overriding considerations and findings of fact required by the California Environmental Quality Act and approving Coastal Development Permit No. 13-056, Variance Nos. 13-045, 14-034, and 14-035, Conditional Use Permit No. 13-011, and Demolition Permit No. 13-028 for demolition of the existing 16,603 square foot building, with a 7,279 square foot basement and a portion of the existing arcade, and construction of a new two-story, 35 foot, 10 inch high, 25,310 square foot educational facility that includes a 5,640 square foot sheriff substation, for a proposed floor area ratio of 0.20, reconstruction of the parking area, hardscape and landscaping, grading and retaining walls, lighting and utilities, and relocation and replacement of the existing 70 foot high communication tower with a 75 foot high communication tower, within the westerly 2.94 acre lease area within the 9.18 acre Los Angeles County Civic Center parcel; including a conditional use permit for an educational facility use in the Institutional zoning district and variances for an increase in the maximum height of 18 feet to 35 feet, 10 inches for the building, reduction in parking space size, and an increase to 75 feet for the communications tower; eliminating the landscape variance; adding lighting conditions to limit pole height for outdoor lighting fixtures be limited to 12 feet, limit the correlated color temperature to a maximum 3,000 Kelvin, limit pole fixtures to 54 watt LED, limit bollard fixtures to 18 watt LED fixtures with pole cut-off performance, assure that all fixtures are fully shielded, emit no upward light, and incorporate adaptive controls, dimmers, timers, and motion sensors; adding the condition that the applicant demonstrate to the satisfaction of the Planning Director the project meets the equivalency of Silver Leadership in Energy and Environmental Design (LEED) certification prior to issuance of certificate of occupancy; modifying Condition No. 25 to change non-glare to read anti-glare; and recommending that the City Council approve the .20 FAR for the significant public benefits provided by the project, located at 23525 Civic Center Way (Los Angeles County).

FRIENDLY AMENDMENT

Vice Chair Mazza amended the motion to require a variance specifying the landscaping be on the ground. The maker accepted the amendment; the seconder did not.

**FRIENDLY AMENDMENT**

Vice Chair Mazza amended the motion to include a provision that the conditional use permit for the farmers' market be respected.

The Commission directed questions to Maria Chong Castillo.

The amendment was not accepted by the maker and seconder.

The question was called and the motion carried 3-2, Vice Chair Mazza and Commissioner Jennings dissenting.

**ADJOURNMENT**

**MOTION** At 10:00 p.m., Vice Chair Mazza moved and Chair Stack seconded a motion to adjourn the meeting. The motion carried 5-0.

Approved and adopted by the Planning Commission  
of the City of Malibu on March 21, 2016.

  
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ROOHI STACK, Chair

ATTEST:

  
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KATHLEEN STECKO, Recording Secretary