

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
MAY 2, 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 Jeffrey Jennings and Mikke Pierson. Commissioner David Brotman arrived at 6:33 p.m.

ALSO PRESENT: Bonnie Blue, Planning Director; Trevor Rusin, Assistant City Attorney; Stephanie Hawner, Associate Planner; Jessica Colvard, Assistant Planner; and Kathleen Stecko, Recording Secretary.

PLEDGE OF ALLEGIANCE

Assistant City Attorney Rusin led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

Recording Secretary Stecko reported that the agenda for the meeting was properly posted on April 22, 2016, with the amended agenda properly posted on April 29, 2016.

APPROVAL OF AGENDA

MOTION Vice Chair Mazza moved and Commissioner Jennings seconded a motion to approve the agenda. The motion carried 4-0, Commissioner Brotman absent.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2.A. PUBLIC COMMENTS

None.

ITEM 2.B. COMMISSION / STAFF COMMENTS

Planning Director Blue announced upcoming City meetings.

Vice Chair Mazza inquired about the availability of the reports on the Citywide Lighting Ordinance and the California Coastal Commission modifications to Local Coastal Program trail dedication incentive program and General Plan trails map Amendment.

In response to Vice Chair Mazza's inquiry, Planning Director Blue stated the ZORACES Citywide Lighting Ordinance report will be available on May 3, 2016 and the City Council report on the California Coastal Commission modifications to Local Coastal Program Trail Dedication Incentive Program and General Plan Trails Map Amendment is currently available.

Vice Chair Mazza commented on the relevance of older department review sheets attached to projects, considering approvals may have been obtained prior to Malibu Municipal Code updates.

In response to Vice Chair Mazza's comments, Planning Director Blue indicated in cases where older approvals were obtained, planners revisit the referrals with the reviewing City specialists to determine if any conditions of approvals need to be modified.

Commissioner Pierson shared he received final approval on the remodel of his home and elaborated on the process including the positive experience of working with Senior Building Inspector Sten Miles and Assistant Planner Brenda Magaña.

ITEM 3 CONSENT CALENDAR

Item No. 3.B.2. was pulled for discussion by Commissioner Jennings.

MOTION Vice Chair Mazza moved and Commissioner Pierson seconded a motion to approve the Consent Calendar. The motion carried 4-0-1, Commissioner Pierson abstaining on Item No. 3.B.3.

The Consent Calendar consisted of the following items:

- A. Previously Discussed Items
None.
- B. New Items
 - 1. Approval of Minutes
Recommended Action: Approve the minutes for the April 18, 2016 Regular Planning Commission meeting.
Staff contact: Planning Director Blue, 456-2489 ext. 258
 - 3. Winter Canyon Property Acquisition Consistency with General Plan
Adopt Planning Commission Resolution No. 16-45 finding the acquisition of Winter Canyon property on which to construct and operate the Civic Center Wastewater Treatment Facility in conformance with the City of Malibu General Plan.
Staff contact: Planning Director Blue, 456-2489 ext. 258

The following item was pulled from the Consent Calendar for individual consideration:

2. Administrative Coastal Development Permit No. 10-052 – An application for the relocation of an onsite wastewater treatment system, new swimming pool and spa, with hardscape at the rear of an existing single-family residence

Location: 6315 Gayton Place, not within the appealable coastal zone

APN: 4467-021-012

Owner: Sol Kohan

Case Planner: Assistant Planner Colvard, 456-2489 ext. 234

Recommended Action: Receive and file the Planning Director's report on Administrative Coastal Development Permit No. 10-052.

Disclosures: None.

The Commission directed questions to staff.

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

Speaker(s): None.

As there were no speakers present, Chair Stack closed the public comment and returned the matter to the table. No further discussion occurred.

CONSENSUS

By consensus, the Commission received and filed the Planning Director's report on Administrative Coastal Development Permit No. 10-052.

ITEM 4 CONTINUED PUBLIC HEARINGS

- A. Coastal Development Permit No. 14-083, Tentative Parcel Map No. 14-001, Conditional Use Permit No. 16-001, and Offer To Dedicate No. 16-002 – An application to convert an existing four-unit apartment complex into a four-unit condominium and associated development (Continued from April 18, 2016)

Location: 25350 Malibu Road, within the appealable coastal zone

APN: 4459-017-004

Owner: Geoff Abadee

Recommended Action: Adopt Planning Commission Resolution No. 16-34, determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-083 for an interior remodel, addition, roofline alteration for the development of a new roof deck, approval of an as-built understructure storage unit and new alternative onsite wastewater treatment system, Tentative Parcel Map No. 14-001 for the conversion of an existing four-unit apartment complex into a four-unit condominium, Conditional Use Permit No. 16-001 for the use of the multi-family development, and Offer To Dedicate No. 16-002 for a lateral access easement across the property

in the Multi-Family Beachfront zoning district located at 25350 Malibu Road (Abadee).

Assistant Planner Colvard presented the staff report.

Disclosures: Commissioners Brotman 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.

Speaker(s): None.

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

MOTION Vice Chair Mazza moved and Commissioner Pierson seconded a motion to adopt Planning Commission Resolution No. 16-34, as amended: 1) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-083 for an interior remodel, addition, roofline alteration for the development of a new roof deck, approval of an as-built understructure storage unit and new alternative onsite wastewater treatment system, Tentative Parcel Map No. 14-001 for the conversion of an existing four-unit apartment complex into a four-unit condominium, Conditional Use Permit No. 16-001 for the use of the multi-family development, and Offer To Dedicate No. 16-002 for a lateral access easement across the property in the Multi-Family Beachfront zoning district located at 25350 Malibu Road (Abadee); 2) adding a condition requiring correction of the project plans cover sheet to reflect the gross lot area of 7,941 square feet; and 3) adding a condition specifying the understructure storage area cannot be converted into habitable space at any time in the future.

The Commission discussed the motion.

The question was called and the motion carried 5-0.

ITEM 5 NEW PUBLIC HEARINGS

- A. Coastal Development Permit No. 15-001, Minor Modification No. 15-021, and Site Plan Review No. 15-002 – An application for an addition to an existing single-family residence and new alternative onsite wastewater treatment system

Location: 28000 Sea Lane Drive, within the appealable coastal zone

APN: 4460-033-003

Owner: 28000 Sea Lane Trust

Recommended Action: Adopt Planning Commission Resolution No. 16-39 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-001 to construct a 424 square foot first floor addition and 1,796 square foot second story addition to

an existing 2,481 square foot single-story single-family residence, roof deck trellis, patio trellis, new permeable driveway, and installation of a new alternative onsite wastewater treatment system; including Minor Modification No. 15-021 for a five percent reduction of the rear yard setback; and Site Plan Review No. 15-002 for construction in excess of 18 feet in height in the Rural Residential-Two Acre zoning district located at 28000 Sea Lane Drive (28000 Sea Lane Trust).

Associate Planner Hawner presented the staff report.

Disclosures: Commissioners Brotman and Pierson and Vice Chair Mazza.

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

Speakers: Norman Haynie.

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

MOTION Commissioner Brotman moved and Vice Chair Mazza seconded a motion to adopt Planning Commission Resolution No. 16-39 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-001 to construct a 424 square foot first floor addition and 1,796 square foot second story addition to an existing 2,481 square foot single-story single-family residence, roof deck trellis, patio trellis, new permeable driveway, and installation of a new alternative onsite wastewater treatment system; including Minor Modification No. 15-021 for a five percent reduction of the rear yard setback; and Site Plan Review No. 15-002 for construction in excess of 18 feet in height in the Rural Residential-Two Acre zoning district located at 28000 Sea Lane Drive (28000 Sea Lane Trust). The motion carried 5-0.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

None.

ADJOURNMENT

MOTION At 7:07 p.m., Vice Chair Mazza moved and Commissioner Pierson 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 May 16, 2016.



ROOHI STACK, Chair

ATTEST:



KATHLEEN STECKO, Recording Secretary