

**CITY OF MALIBU
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Malibu has completed an Initial Study for the following project in accordance with California Environmental Quality Act (CEQA):

Project Title	Sea View Hotel
Application Nos.	Initial Study No. 21-001, Mitigated Negative Declaration No. 21-001, General Plan Map Amendment No. 17-002, Local Coastal Program Amendment No. 16-006, Zoning Map Amendment No. 17-002, Zoning Text Amendment No. 20-001, Coastal Development Permit No. 17-086, Conditional Use Permit No. 21-001, Lot Merger No. 20-002, and Demolition Permit No. 20-19
Location	22729 and 22741 Pacific Coast Highway Assessor's Parcel Numbers: 4452 022-010 and 4452-022-017
Zoning	Community Commercial (CC)
Project Applicant	Norman Haynie
Property Owner	Grey Granite, LLC; Las Tunas Beach, LLC; and Sea View Terrace, LLC

Project Description: An application for the remodel of an existing 13,000 square foot office building with a 9,500 square foot parking garage and construction of a 9,800 square foot addition and 3,500 square feet of subterranean space on the adjacent parcel to create a new +/- 39 room hotel with onsite guest restaurant and amenities, rooftop deck and pool, surface parking lot, grading, retaining walls, landscaping and a new onsite wastewater treatment system; including a General Plan map amendment to change the land use designation from Community Commercial to Commercial Visitor Serving, a Local Coastal Program amendment and zoning map amendment for a zone change from Community Commercial to Commercial Visitor Serving-2 (CV-2), a zoning text amendment for the creation of Sea View Hotel Overlay District, a demolition permit to demolish existing structures, and a lot merger. The complete project description is provided in the Initial Study.

Public Review: The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omission, discover public concerns and solicit counter proposals pursuant to CEQA Section 15200 (Purposes of Review).

The Initial Study and Mitigated Negative Declaration will be circulated for a 30-day review period. Written comments will be received by the City of Malibu Planning Department until 4:30 p.m. on the ending date of the public review period.

Review Period: Begins: **February 4, 2021** Ends: **March 4, 2021**

Where to Send Comments and Where Documents are Available for Review:

Post: City of Malibu
Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

Fax: (310) 456-3356
Email: lrudolph@malibucity.org

City of Malibu Website: malibucity.org/ceqa

Public Hearing: A public hearing for the City of Malibu Planning Commission to receive comments on the document and to adopt the Initial Study / Mitigated Negative Declaration will be scheduled and noticed at a later date.

Contact: For more information regarding this notice, please contact the following staff member:

Lilly Rudolph, Contract Planner
(310) 456-2489, extension 250
lrudolph@malibucity.org

Richard Mollica, Planning Director

Date: February 4, 2021