



Notice of Determination

City of Malibu
Planning Department

To:

- Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
- LA County Registrar-Recorder
County Clerk
12400 E. Imperial Highway, Room 1201
Norwalk, CA 90650

From:

Public Agency:
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Contact: Adrian Fernandez
Phone: (310) 456-2489, ext. 482

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2012041087

Project Title: Sea View Hotel

Name of Applicant/Permittee/Property Owner/Recipient of Project Approvals: Applicant: Norm Haynie on behalf of Blue Onyx Design and Engineering, Inc.

Project Location (include county): 22729 Pacific Coast Highway

Project Description: An application for a new, 4-story, 26,734-square foot, 39-room hotel with a Floor Area Ratio (FAR) of 0.52 that involving the remodel of an existing four-story, office building at 22741 Pacific Coast Highway (PCH), comprising 15,392 square feet of floor area with a 9,500 square foot parking level and construction of a new, 2-story, 11,342 square foot addition on an adjacent parcel at 22729 PCH, with a basement. The project includes a restaurant/bar, spa, rooftop deck, swimming pool, surface parking lot, hardscape, landscaping, grading, retaining wall, lighting, utilities, and an upgrade and expansion of the existing onsite wastewater treatment system, including a General Plan Map Amendment to change the land use designation from Community Commercial (CC) to Commercial Visitor Serving, a Zoning Map Amendment to rezone the properties from CC to Commercial Visitor Serving-2 (CV-2), a Zoning Text Amendment to adopt the Seaview Hotel Overlay District with associated development standards, a Local Coastal Program Amendment to change the land use designation and zoning from CC to CV-2 and to adopt the Seaview Hotel Overlay District with associated development standards, a development agreement for the development, including the proposed FAR for the public benefits provided by the project, a conditional use permit for the hotel use in the Commercial Visitor Serving zoning district, a conditional use permit for alcohol service, a lot merger to merge the two subject parcels, and a demolition permit to demolish the existing gas station.

Entitlements requested for the proposed project include:

- Coastal Development Permit No. 17-086
- Conditional Use Permit No. 21-001
- Development Agreement No. 21-001
- Lot Merger No. 20-002
- Demolition Permit No. 20-019

This is to advise that the City of Malibu (Lead Agency) approved the project above on September 13, 2021 and has made the following determinations regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and record of project approval is available to the General Public at:

City of Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California, 90265

Signature (Public Agency):  Title: Assistant Planning Director
Adrian Fernandez

Date: September 13, 2021 Date Received for filing at OPR: _____