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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: The Ryokan Project

Lead Agency: City of Malibu

Contact Name: Adrian Fernandez

Email: afernandez@malibucity.org Phone Number: 310-456-2489, ext. 482

Project Location: 22752 and 22762 Pacific Coast Highway, Malibu Los Angeles
City *County*

Project Description (Proposed actions, location, and/or consequences).

General Plan, Zoning Map and Local Coastal Program mapping amendments from Community Commercial to Community Visitor-Serving-Two for the existing Ryokan Hotel and Tide Pool, Conditional Use Permit for the conversion of the existing non-conforming uses to a bed and breakfast inn, and a lot tie to maintain the two parcels together.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project consists of a change in General Plan designation and zoning to permit a legal, non-conforming motel related amenities to be converted into a bed and breakfast inn and an interior remodel. No significant or potentially significant affects to the environment are expected as a result of this project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable

Provide a list of the responsible or trustee agencies for the project.

City of Malibu and California Coastal Commission