

CITY OF MALIBU

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT & NOTICE OF PLANNING COMMISSION PUBLIC HEARING TO PROVIDE COMMENTS

2008-2014 GENERAL PLAN HOUSING ELEMENT UPDATE

Application No.: EIR No. 11-002
Application Filing Date: June 23, 2008
Applicant: City of Malibu
Address: Citywide
Lead Agency: City of Malibu
State Clearinghouse No.: 2011051027
City Planner: Richard Mollica, (310) 456-2489, extension 346

Environmental Determination: The City of Malibu has completed a Draft Environmental Impact Report (EIR) for the General Plan Housing Element Update. The Draft EIR analyzes potentially significant impacts under the topics of air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; and transportation and traffic. Where applicable, the Draft EIR has provided mitigation measures that would help reduce the level of impacts generated by the proposed project. Significant unavoidable impacts, growth inducing impacts, and significant irreversible environmental changes have also been analyzed.

Notice of Public Hearing: Notice is hereby given that the Planning Commission will hold a public hearing to consider input from the public on the Draft EIR. The hearing will be held on:

Date: Monday, June 3, 2013
Time: 6:30 p.m.
Place: Council Chambers, Malibu City Hall
23825 Stuart Ranch Road, Malibu, CA,

This public hearing is to allow for comments on the Draft EIR only. The associated amendments to the General Plan, Zoning Code and Local Coastal Program will not be discussed and no action will be taken on the Draft EIR. The public review period for the Draft EIR extends until June 28, 2013.

A written staff report will be available at or before the hearing. Persons wishing to address the Commission will be provided up to three minutes to address the Commission. These time limits may be changed at the discretion of the Commission.

Public Review Period: The Draft EIR is being circulated for a 45-day review period.

Review Period: Began: **May 15, 2013** Ends: **June 28, 2013**

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. Written comments received during the review period and public testimony received during the public hearing will be responded to in writing and included in the Final EIR. At this time, a Planning

Commission public hearing date has not been scheduled to consider the Final EIR and associated amendments.

Where to Send Comments: All comments should be submitted in writing and directed to Richard Mollica, Associate Planner, via email at rmollica@malibcity.org or by mail at 23825 Stuart Ranch Road, Malibu, CA 90265.

Availability of Environmental Documentation: The Draft EIR is available for review during regular business hours at:

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

Malibu Library
23519 West Civic Center Way
Malibu, CA 90265

The Draft EIR may also be found on the City's website at www.malibucity.org. CDs containing the Draft EIR may be purchased at City Hall. Responsible agencies have been provided a CD of the document along with a copy of this notice.

Project Description: The proposed project is for the 2008-2014 update of the City of Malibu General Plan Housing Element which establishes specific goals, policies, and objectives relative to the provision of housing for all income levels consistent with all applicable state housing element laws and adopts an implementation program.

The project is two-fold. The first part would update the Housing Element to include a program to create a new "Affordable Housing Overlay District" (AHO) designation within the Local Coastal Program (LCP) and Malibu Municipal Code (M.M.C.). The AHO designation would allow the construction of multi-family residential development at a density of 25 units per acre on a property when affordable housing units are included in the project. For the purposes of the Draft EIR, the AHO would be applied to three parcels (identified in the Housing Element Update and the Draft EIR as Candidate Sites #1, #2, and #7) to accommodate the City's required housing needs allocation as determined by the Southern California Association of Governments (SCAG).

- Candidate Site #1: 28517 Pacific Coast Highway (APNs 4467-013-022 and -023)
- Candidate Site #2: 28401 Pacific Coast Highway (APN 4467-012-005)
- Candidate Site #7: 23465 Civic Center Way (a 2.3 acre portion of APN 4458-022-024)

With the application of the AHO, the allowed residential density on Candidate Sites #1 and #2 would increase from 6 units per acre to 25 units per acre. Under the AHO, these two sites could accommodate up to 155 multi-family units. The underlying zoning, Multi-Family, of these sites would not change as a result of the proposed project. The project includes rezoning Candidate Site #7 from Town Center Overlay to Planned Development (PD). The PD zone under the AHO would permit multi-family residential development at a density of up to 25 units per acre in addition to allowing commercial development up to 15% floor area ratio. With the PD zoning and AHO, Candidate Site #7 would accommodate up to 57 multi-family units.

The second part of the project includes the implementation of a number of programs and policies intended to encourage and facilitate the provision of adequate housing for the existing and projected needs of all economic segments of the community, as well as housing for persons with special needs. These proposed programs and policies include: expanding the supply of second residential units; revising multi-family development

standards; adopting density bonus regulations in conformance with Government Code; permitting small licensed residential care facilities (maximum of 6 residents) by-right in all residential zones and larger care facilities (more than 6 residents) subject to a conditional use permit; establishing administrative procedures for reviewing and approving requests for modifications to zoning and land use regulations that are necessary to accommodate the needs of persons with disabilities; allowing permanent emergency shelters as a permitted use by-right in the Commercial General and Institutional zoning districts; clarifying that transitional and supportive housing are residential uses that are subject only to the same regulations and procedures as other residential uses of the same type in the same zone; identifying appropriate locations and development standards to encourage and facilitate the production of single room occupancy units, which can help to address the needs of seniors, college students, service workers and domestic employees with extremely-low incomes; allowing reduced parking standards for qualifying affordable units; and allowing farmworker housing in accordance with the Employee Housing Act.

There are no specific sites or projects proposed in connection with these programs at this time.

If there are any questions regarding this notice, please contact Richard Mollica, AICP, Associate Planner, at (310) 456-2489, extension 346 or at rmollica@malibucity.org.

JOYCE PARKER-BOZYLINSKI, AICP
Planning Director

Publish Date: May 15, 2013