

- A. Coastal Development Beach Public Access Improvement Project – Coastal Development Permit No. 07-087, Mitigated Negative Declaration No. 19-001 and Initial Study No. 19-001, Conditional Use Permit No. 21-010, Variance Nos. 21-022 and 21-023, and Sign Permit No. 19-004 – An application for public access improvement at Lechuza Beach to improve accessibility consistent with the Americans with Disabilities Act including installation of a new Americans with Disabilities Act accessible single-stall restroom, onsite wastewater treatment system, gate, access improvements, Americans with Disabilities Act van parking space and access aisle, and reconstruction of existing view platforms and staircases; including a conditional use permit for an onsite wastewater treatment system to be located on separate properties, variances for locating improvements on a steep slope and for a reduction in the blufftop setback, and a sign permit for the installation of information signs (Continued from June 19, 2023)

Location: 31720.5 Broad Beach Road, within the appealable coastal zone

APNs/Owners: 4470-026-003 / Kiefer Family Trust

4470-021-008 / Malibu Encinal Homeowners Association

4470-021-007 / Alibrandi Family Trust

4470-021-900 / Mountains Recreation and Conservation Authority

4470-028-918 / Mountains Recreation and Conservation Authority

4470-028-917 / Mountains Recreation and Conservation Authority

4470-028-915 / Mountains Recreation and Conservation Authority

4470-021-009 / Malibu Encinal Homeowners Association

4470-024-901 / Mountains Recreation and Conservation Authority

Case Planner: Adrian Fernandez, 456-2489, ext. 482

Recommended Action: Adopt Planning Commission Resolution No. 23-33 determining the proposed project is consistent with the Negative Declaration No. 19-001 and Initial Study No. 19-001 previously adopted by the Mountains Recreation and Conservation Authority Governing Board, and approving Coastal Development Permit No. 07-087 for the construction and installation of public access improvements at Lechuza Beach to improve accessibility consistent with the Americans with Disabilities Act including installation of a new Americans with Disabilities Act accessible single-stall restroom, onsite wastewater treatment system, gates, pathways, signs, access improvements, Americans with Disabilities Act van parking spaces and access aisles, reconstruction of existing view platforms and staircases, and modifications for two Fire Department turnarounds; a Conditional User Permit No. 21-010 for an onsite wastewater treatment system and leachfields to be located on separate properties; including Variance No. 21-022 for construction on steep slopes, Variance No. 21-023 for a reduction in the blufftop setback; and Sign Permit No. 19-004 for informational signs; located in the Single Family Medium zoning district at 31720.5 Broad Beach Road (Kiefer Family Trust, Malibu Encinal Homeowners Association, Alibrandi Family Trust and Mountains Recreation and Conservation Authority)