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|  | Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) | | PUBLIC HEARING DATE December 2, 2010 | AGENDA ITEM |
| | PROJECT NUMBER: R2007-03064-(3) CONDITIONAL USE PERMIT NUMBER: RCUP 200700203 PARKING PERMIT NO. RPKP 200700014 | | RPC CONSENT DATE | CONTINUE TO |
| APPLICANT Pepperdine University | | OWNER Pepperdine University | | REPRESENTATIVE Cindy Starrett, Latham & Watkins |
| PROJECT DESCRIPTION The Campus Life Project proposes to develop and re-develop property within an existing approximately 365-acre campus development area within the 830-acre property in a 12-year, two-phase development program. Six components of proposed development include approximately 456,940 sq. ft. of new development less approximately 62,803 sq. ft. of demolition for a total of approximately 394,137 sq. ft. of net new development comprised of the following: 1) Student Housing Rehabilitation (150,692 net new sq. ft.); 2) Athletics and Events Center (maximum 5,470-seat, 235,845 net new sq. ft.); 3) Upgraded NCAA Soccer Field and Maintenance Facilities (1,500 net new sq. ft.); 4) Town Square and Welcome Center over Subterranean Parking (4,500 net new sq. ft.); 5) Enhanced Recreation Center Area (1,600 net new sq. ft.); 6) School of Law Parking Structure (three levels). A total of 2,013 new parking spaces are proposed with the loss of 1,217 spaces for a net increase of 796 spaces of onsite proposed parking and a total of 5,380 maximum spaces at project build-out. A parking permit is requested to continue authorization of parking based on one parking space per full time equivalent (FTE) student minimum to a maximum of 3,500 FTE students (County) / 5,000 FTE students (Coastal Commission). Grading proposed is comprised of approximately 127,935 net cubic yards of cut and 235,700 net cubic yards of fill for a net deficit of 107,765 cubic yards of fill. Additional soils may be obtained from the approved Graduate Campus project site pad to offset any deficit in fill. Onsite grading is anticipated to be balanced on the property with the exception of a maximum of 70,000 cubic yards of residual cut grading comprised of bedrock, which may be required to be exported. New development area landscaping is proposed. | | | | |
| REQUIRED ENTITLEMENTS Conditional Use Permit: To authorize a development program for construction, operation, and maintenance of 394,137 square feet of net new development and onsite grading in excess of 100,000 cubic yards within 363 acres of existing core campus area on an 830-acre site in the A-1-1-DP (Light Agricultural-One Acre Minimum Required Area-Development Program) zone. Parking Permit: To authorize minimum parking requirements of one parking space per full time equivalent (FTE) student for a maximum of 3,500 FTE students in the A-1-1-DP zone. | | | | |
| LOCATION/ADDRESS 24255 Pacific Coast Highway, Malibu, CA 90263; located near the intersection of Malibu Cyn. Rd. and Pacific Coast Highway (PCH), Malibu. | | | | |
| SITE DESCRIPTION All development proposed is located within the existing core-campus boundaries (approximately 365 acres) including the existing stockpile and debris basin located at the northerly portion of the core-campus boundary. The subject core-campus area is naturally hilly and sloping within the coastal fringe of the Santa Monica Mountains, includes flat to sloping terraced pads for existing and proposed development, and overlooks the Pacific Ocean above the City of Malibu which fans out to the east and west. Approximately 465 acres of the property is comprised of undisturbed open space surrounding the core-campus to the north, northeast and northwest. Approximately 115 acres of undisturbed open space, or 15% of the property, is located at the most northerly portion of the site within SEA No. 5. The closest development proposed is one half mile south of the SEA southerly boundary. The Malibu Country Estates residential community is located adjacent and southwest of the campus. Malibu Canyon Road is located adjacent to the southeast. Church, elementary school, other commercial uses, and vacant properties are located to the southeast of the site in the City of Malibu. PCH and the Malibu Bluffs State Park are located directly south of the Pepperdine property. Deer and other native animals inhabit the surrounding property and pass through or occupy portions of the unfenced areas. Oak trees are located onsite and are proposed to remain untouched and un-encroached upon. Native and non-native species of plants are located on the site. Three local drainages partially altered by development over time run through the development area. Existing access from PCH and Malibu Canyon Road connect to existing internal circulation. | | | | |
| ACCESS Seaver Drive at Malibu Canyon Road; John Tyler Drive at Pacific Coast Highway | | ZONED DISTRICT The Malibu | | |
| ASSESSORS PARCEL NUMBERS: CLP Components 1-6 4457-004-051,053; 4458-037-020,028,029,031,033; 4458-038-003,004,007,008,010 | | COMMUNITY Malibu | | |
| SIZE Project Development Area: Approximately 365 Acres Project Site: 830 Acres (including the 365 acres) | | COMMUNITY STANDARDS DISTRICT None | | |
| | EXISTING LAND USE | | EXISTING ZONING | |
| Project Site | Pepperdine University | | A-1-1-DP | |
| North | Malibu Creek State Park | | A-1-1 | |
| East | Malibu Creek State Park; Vacant; Research Labs; Church; School; Various Commercial | | A-2-5 (Heavy Agricultural-Five Acres Minimum Required Area); SR-D (Scientific Research and Development); City of Malibu | |
| South | Malibu Bluffs State Park; Vacant; Single Family Residence; Church | | City of Malibu | |
| West | Vacant; | | City of Malibu; A-2-5 | |
| GENERAL PLAN/COMMUNITY PLAN Land Use Plan of the Malibu Local Coastal Program | | LAND USE DESIGNATION 11 (Institution and Public Facilities) M2 (Mountain Lands, 1 DU/20 AC) | | MAXIMUM DENSITY M2 - 1 DU / 20 Acres |
| ENVIRONMENTAL DETERMINATION Environmental Impact Report (EIR) | | | | |

RPC LAST MEETING ACTION SUMMARY

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| LAST RPC MEETING DATE | RPC ACTION | NEEDED FOR NEXT MEETING |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING/ABSENT |

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

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| STAFF CONTACT PERSON: | | |
| RPC HEARING DATE(S) | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING): | | |
| SPEAKERS* (O) (F) | PETITIONS (O) (F) | LETTERS (O) (F) |

*(O) = Opponents (F) = In Favor