Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

January 27, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. TR071735-(3)
COASTAL DEVELOPMENT PERMIT NO. 201400006
APPLICANT: MALIBU ASSOCIATES, LLC
MALIBU ZONED DISTRICT
THIRD SUPERVISORIAL DISTRICT (3 VOTES)

SUBJECT

Malibu Associates, LLC (Applicant) is requesting approval of a Major Coastal Development Permit (CDP No. 201400006) pursuant to the Santa Monica Mountains Local Coastal Program (SMMLCP) to authorize a project consisting of the following: (1) reconfiguration of the lot lines of 29 existing lots to create a total of seven lots over the project site; (2) development and operation of a sports-oriented educational retreat facility (Malibu Institute) affiliated with the University of Southern California (USC) containing a reconfigured 18-hole golf course, educational and meeting facilities, and associated accessory structures and amenities; (3) visitor-serving overnight accommodations within 40 bungalow units; and (4) the relocation of an existing helipad for emergency use only. The project is confined to the footprint of the existing disturbed area of approximately 200 acres. The remaining approximately 450 acres would be dedicated as permanent open space.

The Regional Planning Commission (Commission) held a public hearing on this matter on November 19, 2014, and voted unanimously to approve the project. The project was subsequently appealed to the Board of Supervisors (Board) on December 3, 2014.

IT IS RECOMMENDED THAT THE BOARD:

1. Indicate the Board's intent to approve Project No. TR071735-(3) including CDP No. 201400006; and
2. Instruct County Counsel to prepare the necessary Findings and Conditions to affirm the Commission's approval of Project No. TR071735-(3), including CDP No. 201400006.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The applicant proposes to create an educational retreat facility affiliated with USC to complement a remodeled 18-hole golf course on a 650-acre property currently operated as the Malibu Golf Club. In addition to the remodeled golf course, the project would also develop the Malibu Institute building consisting of educational and meeting facilities; 40 visitor-serving overnight bungalows to facilitate multi-day programs at the institute; a clubhouse with dining and lounge facilities as well as a fitness and wellness center, outdoor swimming pool, and a shower and changing room; a pro-shop with retail space for golf-related merchandise, eight indoor computerized driving range bays, and a grill/snack shop; and support facilities necessary for the upkeep of the project including a maintenance building, golf cart storage barn, warehouse, and a security/information building. In total, the project would develop approximately 224,760 square feet of structures. Additionally, the project would remove an abandoned residence located in the northern portion of the project site; would replace existing septic systems with an on-site wastewater treatment plant; relocate an existing emergency-use helipad to a more central location within the project site; and retain an existing 875-square-foot guest house for use as a caretaker's residence. The project would provide 387 on-site surface parking spaces.

The project is seeking Leadership in Energy and Environmental Design (LEED) Platinum Certification (or equivalent). To achieve this, the project is incorporating sustainable design features such as vegetated roofs, solar shade structures, geothermal heating ventilation, and air conditioning equipment, and the use of native, drought-tolerant landscaping. The project would also remove a total of 1,590 on-site non-native trees and would implement a shuttle service for individuals or groups arriving or departing from area airports, universities, or other facilities in the region where groups attending a retreat or conference may originate. The project will also dewater the portions of Trancas Creek that flow through the project site to eradicate invasive species and remove potentially toxic sediments and connect, restore, and daylight the creek where possible. In total, the project would require 120,000 cubic yards of cut and 120,000 cubic yards of fill, which would be balanced on-site.

Implementation of Strategic Plan Goals

The project promotes Goal 1: Operational Effectiveness/Fiscal Sustainability, of the Los Angeles County (County) Strategic Plan, by relocating an existing emergency-use helipad to a more central location on the project site preferred by the Los Angeles County Fire Department for its use in emergency situations. Further, the project promotes Goal 2: Community Support and Responsiveness, of the County's Strategic Plan, by reinvesting in an outdated facility and by providing a conference facility for the promotion of educational activities within the County. The project also promotes this goal by improving water quality within the Trancas Creek watershed. This would be accomplished through the retiring of on-site septic systems, the dewatering of the creek and eradication of invasive species and removal of potentially toxic sediments, and the installation of bioswales and pervious paving to capture and infiltrate stormwater runoff on the project site. Finally, the project promotes Goal 3: Integrated Services Delivery, by providing an educational retreat facility affiliated with USC to complement a remodeled 18-hole golf course and the dedication of at least 450 acres of predominantly undisturbed native coastal scrub and chapparal, including oak woodland forest, as permanent open space. The proposed 224,760 square feet of institute, golf course, and visitor-serving overnight accommodations will provide for continued recreational opportunities in the Santa Monica Mountains, introduce new educational opportunities to the region, and ensure quality open space for County residents contributing to improved community outcomes in the unincorporated Santa Monica Mountains.

FISCAL IMPACT/FINANCING

The approval of the project and related CDP should not result in any significant costs to the County as the applicants are bearing the full costs of new development and construction including infrastructure to serve the project. No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On April 30, 2014, the Commission conducted a public hearing on Project No. TR071735-(3), including requests for a Vesting Tentative Tract Map, Conditional Use Permit, and Parking Permit (collectively known as Project Permits).

On April 30, 2014, the Commission voted to close the public hearing, certified the Environmental Impact Report (EIR), adopted the Mitigation Monitoring and Reporting Program (MMRP), and approved the Project Permits with attached findings and modified conditions. Following the approval of the project, Unite Here! Local 11 (Appellant) appealed the Project Permits to the Board.

On June 24, 2014, the Board conducted a public hearing on Project No. TR071735-(3), including requests for the Project Permits. At this hearing, the Board indicated their intent to deny the appeal and approve the Project Permits.

On August 19, 2014, the Board voted to deny the appeal, certified the EIR, adopted the MMRP, and approved the Project Permits.

On October 10, 2014, the California Coastal Commission certified the SMMLCP, which delegated the authority to issue CDPs in the Santa Monica Mountains Coastal Zone to the County of Los Angeles.

On November 19, 2014, the Commission conducted a public hearing on the project's CDP. The Commission voted to close the public hearing and approve the requested CDP with attached findings and modified conditions and found the project consistent with the SMMLCP. Following the Commission's action, the Appellant appealed the CDP to the Board.

A public hearing is required pursuant to Section 22.44.1040 of the Los Angeles County Code (County Code). Notice of the hearing must be given pursuant to the procedures set forth in Sections 22.44.970 and 22.44.990 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061 and 65090 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

A project-level EIR was prepared for the project in accordance with the California Environmental Quality Act (CEQA) (Code Section 21000) and the County's Environmental Document Reporting Procedures and Guidelines. The EIR concluded that all potentially significant environmental impacts can be mitigated to a less than significant level through implementation of the mitigation measures identified in the EIR and contained in the MMRP. At a public hearing in August 2014, the Board certified the EIR and adopted the MMRP. Further, as this entitlement request is within the scope of the previously-certified EIR, no additional analysis is needed to comply with CEQA.

IMPACT ON CURRENT SERVICES OR PROJECTS

Action on the proposed CDP is not anticipated to have a negative impact on current services as the Applicant will construct adequate infrastructure to serve the project and through payment of connection and service fees, the project will cover its fair share to develop new infrastructure as determined to be necessary.

CONCLUSION

Should you have any questions, please contact Kevin Finkel, Special Projects Section, Advance Planning Division, at 213-974-6462 or at kfinkel@planning.lacounty.gov.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:MC:SZD:KAF:kaf:ems

Attachments: Commission Findings and Conditions
Commission Staff Reports
Correspondence
Vesting Tentative Tract Map
Exhibit "A"
EIR
Mitigation Monitoring and Reporting Program

c: Executive Office; Board of Supervisors
County Counsel
Assessor
Chief Executive Officer
Public Works

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