



Notice of Determination

City of Malibu
Planning Division

To:

- ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
- ☒ LA County Registrar-Recorder
County Clerk
12400 E. Imperial Highway, Room 1201
Norwalk, CA 90650

From:

Public Agency:
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Contact: Tyler Eaton, Principal Planner
Phone: (310) 456-2489, ext. 273

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code*

State Clearinghouse Number (if submitted to State Clearinghouse): 2021120124

Project Title: Ryokan Bed & Breakfast Inn

Name of Applicant/Permitee/Property Owner/Recipient of Project Approvals: North Broadway Ventures LLC and Wavebreak, LLC

Project Location (include county): 22752 and 22762 Pacific Coast Highway, Malibu, Los Angeles County, 90265

Project Description: Local Coastal Program Amendment No. 16-001, Initial Study No. 17-002, Negative Declaration No. 19-002, General Plan Map Amendment No. 16-001, Zoning Map Amendment No. 15-001, Coastal Development Permit No. 23-046, Coastal Development Permit Amendment No. 25-002 to Coastal Development Permit No. 13-066, Conditional Use Permit No. 16-007, Lot Tie No. 21-001, and Letter of Public Convenience or Necessity for the Sale of Alcohol change in the land use designation and zoning of the Property from Community Commercial to Commercial Visitor Serving-1 and conversion of the existing non-conforming use motel and adjacent private gym and pool to operate conjunctively as a bed and breakfast inn with 17 guestrooms and kitchen facilities, a 300 square foot gym, and a 600 square foot swimming pool, all exclusive to the guests of the bed and breakfast inn only. The application requests the sale of alcohol for onsite consumption, a lot tie for the Property to operate conjunctively, and conversion of office space at 22762 Pacific Coast Highway into one new guest suite for the bed and breakfast inn. An amendment to Condition No. 3 in previously issued Coastal Development Permit No. 13-066 for 22762 Pacific Coast Highway is included to restrict the use of the swimming pool to guests of the bed and breakfast inn. The amendments to the General Plan and Malibu Municipal Code are corollary to the amendments made to the Local Coastal Program (LCP) and the project will not be effective until the LCP amendment is certified by the California Coastal Commission.

This is to advise that the _____ City of Malibu (Lead Agency) _____ approved the project above on October 27, 2025 and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Addendum to the Environmental Impact Report was prepared for this project pursuant to CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration and record of project approval is available to the General Public at: City of Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California, 90265

Signature (Public Agency): Yolanda Bunder **Title:** Community Development Director

Date: November 7, 2025

Date Received for filing at OPR: _____