



Council Agenda Report

To: Mayor Riggins and the Honorable Members of the City Council

Prepared by: Joseph D. Smith, Contract Planner

Reviewed by: Yolanda Bundy, Community Development Director

Approved by: Candace Bond, Interim City Manager
Trevor Rusin, Interim City Attorney

Date prepared: September 24, 2025

Meeting date: October 13, 2025

Subject: Ryokan Bed and Breakfast Inn Project - Negative Declaration No. 19-002, Local Coastal Program Amendment No. 16-001, General Plan Amendment No. 16-001, Zoning Map Amendment No. 15-001, Coastal Development Permit No. 23-046, Coastal Development Permit Amendment No. 25-002, Conditional Use Permit No. 16-007, Lot Tie No. 24-001 and Letter of Public Convenience or Necessity (22752 and 22762 Pacific Coast Highway, Owners: North Broadway Ventures, LLC and Wavebreak, LLC (22762 PCH)

RECOMMENDED ACTION: Continue this item to the October 27, 2025 Regular City Council meeting.