

**This meeting will be held via teleconference only in order to reduce the risk of spreading COVID-19 and pursuant AB 361 and the County of Los Angeles Public Health Officer's Order (*revised April 21, 2022*). All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.**

**HOW TO VIEW THE MEETING:** No physical location from which members of the public may observe the meeting and offer public comment will be provided. The meeting will be live streamed at <https://malibucity.org/video> and <https://malibucity.org/VirtualMeeting>.

**HOW TO PARTICIPATE BEFORE THE MEETING:** Members of the public are encouraged to submit email correspondence to [planningcommission@malibucity.org](mailto:planningcommission@malibucity.org) at least three days prior to the meeting to provide adequate time for Commissioner consideration. Correspondence will continue to be processed until thirty minutes prior to the start of the meeting or as practical.

**HOW TO PARTICIPATE DURING THE MEETING:** Members of the public wishing to speak or defer time to another speaker during the meeting must participate through the Zoom application and must be present in the Zoom conference to be recognized. The City requests that you sign up to speak before the item you would like to speak on has been called by the Chair. For those wishing to defer time, you are not required to sign up to speak. At the start of public comment for the item, the Chair shall ask members of the public wishing to defer time to raise their hands in the Zoom meeting using the reactions button. Each person will be called to verify their presence in the Zoom meeting and their intent to donate time.

Please visit <https://malibucity.org/VirtualMeeting> and follow the directions for signing up to speak and downloading the Zoom application.

**Malibu Planning Commission**  
**Regular Meeting Agenda**  
**(to be held during COVID-19 emergency)**

**Monday, May 2, 2022**

**6:30 P.M. – REGULAR PLANNING COMMISSION MEETING**

**Various Teleconference Locations**

**YOU MAY VIEW THIS MEETING LIVE OVER THE INTERNET AT**

**[MALIBUCITY.ORG/VIDEO](https://malibucity.org/video)**

Call to Order - Chair

Roll Call - Recording Secretary

Approval of Agenda

Report on Posting of Agenda – April 22, 2022

**1. Ceremonial/Presentations**

None.

## 2. Written and Oral Communications from the Public

- A. Communications from the public concerning matters which are not on the agenda but for which the Planning Commission has subject matter jurisdiction. The Commission may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda.
- B. Planning Commission and staff comments and inquiries

## 3. Consent Calendar

- A. Previously Discussed Items

None.

- B. New Items

- 1. Extension of Coastal Development Permit No. 14-028 – A request to extend the Planning Commission’s approval of an application for the construction of a new single-family home and associated development

Location: 31438 Broad Beach Road, within the appealable coastal zone  
APN: 4470-017-065  
Owner: 2XMD Partners, LLC  
Case Planner: Associate Planner Eaton, 456-2489, ext. 273

Recommended Action: Adopt Planning Commission Resolution No. 22-26, granting a one-year time extension of Coastal Development Permit No. 14-028 for the construction of a new 7,237 square foot single-family residence with attached garage, swimming pool, spa, and roof deck on a beachfront lot and removal of an existing rock revetment; including Variance No. 14-012 for construction on steep slopes and Variance No. 15-013 for construction of a shoreline protection device for the continued protection of an existing slope and surrounding properties located in the Single-Family Medium Density zoning district at 31438 Broad Beach Road (2XMD Partners LLC)

## 4. Continued Public Hearings

- A. Coastal Development Permit No. 16-028 – An application for a new single-family residence and associated development (Continued from April 4, 2022)

Location: 6333 Sea Star Drive, not within the appealable coastal zone  
APN: 4469-047-003  
Owner: Issac Real Estate Holdings, Series LLC, Series A  
Case Planner: Senior Planner Brooks, 456-2489, ext. 276

Recommended Action: Continue the item to a date uncertain.

## 5. New Public Hearings

- A. Coastal Development Permit No. 18-006, Tentative Parcel Map No. 18-002, Conditional Use Permit No. 18-006, Variance No. 18-043 and Demolition Permit No. 22-005 – An application

for the conversion of a two-unit duplex into a two-unit condominium, addition, partial demolition, interior remodel and onsite wastewater treatment system replacement for the unit located at 20550 Pacific Coast Highway

Location: 20550 and 20552 Pacific Coast Highway, within the appealable coastal zone  
 APNs: 4450-005-024  
 Owner: CJAH Properties, LLC, and Andrew and Sarah J. Sugerman  
 Case Planner: Assistant Planning Director Fernandez, 456-2489, ext. 482

Recommended Action: Adopt Planning Commission Resolution No. 22-34 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 18-006, Tentative Parcel Map No. 18-002 and Demolition Permit No. 22-005 for the conversion of a two-unit duplex into a two-unit condominium, and addition, partial demolition, interior remodel and installation of a replacement onsite wastewater treatment system for the unit located at 20550 Pacific Coast Highway, including Conditional Use Permit No. 18-006 for the existing multi-family use, and Variance No. 18-043 for the conversion of a required unenclosed parking space into an enclosed parking space not in compliance with the minimum width requirement in the Multi-Family, Beachfront zoning district located at 20550 Pacific Coast Highway (CJAH Properties, LLC and Sugerman)

B. Coastal Development Permit No. 19-064 and Minor Modification No. 21-003 – An application for a new single-family residence and associated development (Continued from February 7, 2022)

Location: 28116 Pacific Coast Highway, within the appealable coastal zone  
 APN: 4460-033-012  
 Owner: Lot 21, LLC  
 Case Planner: Senior Planner Brooks, 456-2489, ext. 276

Recommended Action: Adopt Planning Commission Resolution No. 22-07 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-064 for the construction of a new 1,192 square foot, one-story single-family residence plus a 484 square foot basement, a 1,321 square foot detached garage and storage area plus a 1,457 square foot basement, fencing, gates, landscaping, hardscape, grading, retaining walls, and onsite wastewater treatment system; including Minor Modification No. 21-003 to reduce the front yard setback by no more than 50 percent to allow a solid vehicle entry gate with a height up to 6 feet, 8 inches, located in the Rural Residential-Two Acres zoning district at 28116 Pacific Coast Highway (Lot 21, LLC)

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

None.

**Adjournment**

**Future Meetings**

Monday, May 16, 2022	6:30 p.m. Regular Planning Commission Meeting	City Hall Council Chambers
Monday, June 6, 2022	6:30 p.m. Regular Planning Commission Meeting	Location TBD
Monday, June 20, 2022	6:30 p.m. Regular Planning Commission Meeting	Location TBD

**Guide to the Planning Commission Proceedings**

**As a result of the Coronavirus (COVID-19) pandemic, the City is under a state of local emergency, as well as states of emergency that have been declared in the County of Los Angeles, state of California, and a federal emergency declared by the President of the United States. In order to reduce the risk of spreading COVID-19, consistent with these emergency measures, the Planning Commission meeting will be open and public but conducted via teleconference only. This way the public, the staff, and the Commission will not be physically in the same place.**

**The Oral Communication** portion of the agenda is for members of the public to present items, which are not listed on the agenda but are under the subject matter jurisdiction of the Planning Commission. No action may be taken under, except to direct staff unless the Commission, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Commission and staff will follow up, at an appropriate time, on those items needing response. Each speaker is limited to three (3) minutes. Members of the public wishing to speak during the meeting must participate through the Zoom application. You must first sign up to speak before the item you would like to speak on has been called by the Chair and then you must be present in the Zoom conference to be recognized. Please visit <https://malibucity.org/VirtualMeeting> and follow the directions for signing up to speak and downloading the Zoom application.

**Items in Consent Calendar Section A** have already been considered by the Commission at a previous meeting where the public was invited to comment, after which a decision was made. These items are not subject to public discussion at this meeting because the vote taken at the previous meeting was final. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed.

**Items in Consent Calendar Section B** have not been discussed previously by the Commission. If discussion is desired, an item may be removed from the Consent Calendar for individual consideration. Commissioners may indicate a negative or abstaining vote on any individual item by so declaring prior to the vote on the motion to adopt the entire Consent Calendar. Items excluded from the Consent Calendar will be taken up by the Commission following the action on the Consent Calendar. The Commission first will take up the items for which public speaker requests have been submitted.

**For Public Hearings** involving zoning matters the appellant and applicant will be given 15 minutes each to present their position to the Planning Commission, including rebuttal time. All other testimony shall follow the rules as set forth under Oral Communication. In order to speak, individuals must visit <https://malibucity.org/VirtualMeeting> and follow the directions for signing up to speak and downloading the Zoom application.

**Old Business** items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Public comment shall follow the rules as set forth under Oral Communication.

**Items in New Business** are items, which are appearing for the first time for formal action. Public comment shall follow the rules as set forth under Oral Communication.

**Planning Commission Items** are items, which individual members of the Planning Commission may bring up for action, to propose future agenda items or to suggest future staff assignments. No new items will be taken-up after 10:30 p.m. without a two-thirds vote of the Planning Commission.

*Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and are available on demand on the City's website at <https://www.malibucity.org/video>. Copies of the staff reports or other written documentation relating to each item of business described above are available upon request by emailing [planningcommission@malibucity.org](mailto:planningcommission@malibucity.org).*

*The City Hall phone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Environmental Sustainability Director Yolanda Bundy, (310) 456-2489, ext. 229. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II.*

*Requests to show an audio or video presentation during a Commission meeting should be directed to Alex Montano at (310) 456-2489, ext. 227 or [amontano@malibucity.org](mailto:amontano@malibucity.org). Material must be submitted by 12:00 p.m. on the meeting day.*

*I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 22<sup>nd</sup> day of April, 2022 at 10:00 a.m.*



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Rebecca Evans Administrative Assistant