HOW TO VIEW THE MEETING: The meeting will be live streamed at www.malibucity.org/video and via Zoom Webinar.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence to 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 IN-PERSON DURING THE MEETING: In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form and be present in the Council Chambers when the item is called by the Chair. In-person participants may also surrender their opportunity to speak on a particular item to donate one minute to another in-person speaker, not to exceed a total of eight minutes.

HOW TO PARTICIPATE REMOTELY DURING THE MEETING: The City has been experiencing extreme technical issues with its broadcast and Zoom capabilities. It is strongly recommended that those who wish to participate do so in person as Zoom participation is not guaranteed. While the City intends to allow Zoom participation if possible, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public participation over Zoom. In such case only in-person participation will be allowed. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. When you join the Zoom meeting you may see a pop-up asking you to enter an email address, but a valid email address is not required.

Please visit https://malibucity.org/VirtualMeeting and follow the directions to stream the live meeting or learn how to use the Zoom application.

Malibu Planning Commission
Regular Meeting Agenda

Monday, April 20, 2026

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

City Hall – Council Chambers
23825 Stuart Ranch Road

Zoom Meeting Link:
https://us02web.zoom.us/j/84438477395

Call to Order - Chair

Roll Call - Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – April 9, 2026

1. **Ceremonial/Presentations**

   A. Planning Commission Reorganization

   Recommended Action: Conduct the election of Chair and Vice Chair

   Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

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. Subject to the rules of the Brown Act and the Planning Commission's Rules of Procedure and Decorum, the time allotted per Planning Commissioner to respond to public comment and ask staff to follow-up is three (3) minutes.

   B. Community Development Director Report

3. **Consent Calendar**

   A. Previously Discussed Items

   None.

   B. New Items

      1. Formula Retail Clearance No. 26-001 - Cross Creek Ranch Shopping Center

      Location: 23465 Civic Center Way, Unit 850
      APN: 4458-022-032
      Owner: Cross Creek Ranch Malibu, LLC
      Tenant: Birkenstock
      Case Planner: Assistant Planner Peralta, 456-2489, ext. 315

      Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-001.

      2. Formula Retail Clearance No. 26-002 – Cross Creek Ranch Shopping Center

      Location: 23465 Civic Center Way, Units 610 – 630
      APN: 4458-022-032
      Owner: Cross Creek Ranch Malibu, LLC
      Tenant: Restoration Hardware, Inc.
      Case Planner: Assistant Planner Peralta, 456-2489, ext. 315

      Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-002.

3. Formula Retail Clearance No. 26-003 – Cross Creek Ranch Shopping Center

Location: 23465 Civic Center Way, Unit 350
APN: 4458-022-032
Owner: Cross Creek Ranch Malibu, LLC
Tenant: Brandy Melville
Case Planner: Assistant Planner Peralta, 456-2489, ext. 315

Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-003.

4. Formula Retail Clearance No. 26-004 – Cross Creek Ranch Shopping Center

Location: 23465 Civic Center Way, Unit 470
APN: 4458-022-032
Owner: Cross Creek Ranch Malibu, LLC
Tenant: Malbon Golf
Case Planner: Assistant Planner Peralta, 456-2489, ext. 315

Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-004.

5. Formula Retail Clearance No. 26-005 – Cross Creek Ranch Shopping Center

Location: 23465 Civic Center Way, Unit 370
APN: 4458-022-032
Owner: Cross Creek Ranch Malibu, LLC
Tenant: The Shop by Wheat
Case Planner: Assistant Planner Peralta, 456-2489, ext. 315

Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-005.

6. Approval of Minutes

Recommended Action: Approve the minutes of the March 16, 2026 Regular Planning Commission meeting.

Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

7. Extension of Coastal Development Permit No. 15-002, Variance Nos. 16-019 and 17-052, Site Plan Review No. 16-041 and Minor Modification No. 21-005 – A request for an extension of time for construction of a new two-story single-family residence and associated development

Location: 28906 Verde Mesa Lane
APN: 4467-018-031
Owner: Maron Family Trust
Case Planner: Contract Planner Kinsella, 510-407-3062

Recommended Action: Adopt Planning Commission Resolution No. 26-14 granting a two-year extension of Coastal Development Permit No. 15-002 for the construction of a new 5,913 square foot, two-story single-family residence plus a 668 square foot

attached garage, swimming pool, spa, deck, hardscape, fencing, grading, retaining walls, and landscape, onsite wastewater treatment system; including Variance No. 16-019 for fuel modification encroachment into the Environmentally Sensitive Habitat Area and Environmentally Sensitive Habitat Area Buffer, Variance No.17-052 for construction on slopes steeper than 2.5 to 1, Site Plan Review No. 16-041 for height over 18 feet but not to exceed 28 feet for a pitched roof, and Minor Modification No. 21-005 for a less than 50 percent reduction to the required front yard setback in the Rural Residential, Five-Acre zoning district located at 28906 Verde Mesa Lane (Maron Family Trust).

8. De Minimis Waiver No. 24-002 – An application for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire

Location: 29960 Harvester Road, not within the appealable coastal zone
APN: 4469-013-037
Owner: Stacy Clunies-Ross Trust
Case Planner: Associate Planner Azzaz, 456-2489, ext. 302

Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 24-002 for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire.

4. Continued Public Hearings

None.

5. New Public Hearings

A. Zoning Text Amendment No. 25-003 – An amended recommendation for Accessory Dwelling Unit regulations to include a reduced setback provision for fire rebuilds

Location: Citywide
Case Planner: Senior Planner Achis, AICP, 456-2489, ext. 247

Recommended Action: Adopt Planning Commission Resolution No. 26-16 amending the Commission's prior recommendation (Resolution No. 26-03) to include a setback provision for Accessory Dwelling Units attached to fire rebuild replacement structures and recommending that the City Council approve revised Zoning Text Amendment No. 25-003.

B. Coastal Development Permit No. 23-033 and Variance No. 26-004 – An application for the construction of a new potable water well with a reduced setback from an onsite wastewater treatment system

Location: 31255 Beach View Estates Drive, partially within the appealable coastal zone
APN: 4470-004-014
Owner: Conscious Choice, LLC
Case Planner: Contract Planner Greenbauer, 949-489-1442, ext. 132

Recommended Action: Adopt Planning Commission Resolution No. 26-17 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-033 for the construction of a new potable water well to service an approved replacement single-family residence previously destroyed in the Woolsey Fire; including Variance No. 26-004 for an approximate 30 percent reduction

in the required 150-foot setback between the well and an onsite wastewater treatment system, located in the Rural Residential, Five-Acre zoning district at 31255 Beach View Estates Drive (Conscious Choice, LLC).

C. Coastal Development Permit No. 21-045 and Variance 26-003 – An application to grade and construct a new 594 square-foot, approximately 11 foot 2-inch tall, detached Accessory Dwelling Unit/Second Unit, including a variance for relief from Malibu Country Estates Overlay District standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad

Location: 24507 Vantage Point Terrace, partially within the appealable coastal zone
APN: 4458-033-006
Owner: Meissner Family Trust
Case Planner: Contract Planner Gonzalez, 929-789-7160

Recommended Action: Adopt Planning Commission Resolution No. 26-02 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit No. 21-045 and Variance No. 26-003 to grade and construct a new 594 square-foot, approximately 11 foot 2-inch tall, detached Accessory Dwelling Unit/Second Unit; including a variance for relief from Malibu Country Estates Overlay District standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad on a parcel located in the Malibu Country Estates Overlay and Single Family Medium zoning district at 24507 Vantage Point Terrace (Meissner Family Trust).

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Monday, May 4, 2026	6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Monday, May 18, 2026	6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Monday, June 1, 2026	6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers

Guide to the Planning Commission Proceedings

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 minutes. Members of the public may speak during the meeting in-person or through the Zoom application, although it is strongly recommended that those who wish to participate do so in person. While the City intends to allow zoom participation, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public comment over Zoom. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form prior to the beginning of the item being announced by the Chair. In person participants may surrender their time by donating one minute to another speaker, not to exceed a total of eight minutes. The speaker wishing to donate time must be present when the item is heard and their form must be submitted with the speaker form for the individual they are donating time to. Speakers are taken in the order slips are submitted. In-person speakers will be called prior to Zoom speakers.

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.

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 majority 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 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.

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 Community Development 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 the Media Team at media@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 9th day of April 2026 at 11:00 a.m.



Rebecca Evans, Senior Management Analyst