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.

Amended[1] Malibu Planning Commission Regular Meeting Agenda

Monday, June 15, 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 – June 5, 2026; *Amended Agenda June 10, 2026*

1 *See updated recommended action, case planner, and parking locations for Item No. 5.C.*

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. 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. Administrative Coastal Development Permit No. 24-037 and Site Plan Review No. 25-038 – An application to construct a new detached second unit, install a new onsite wastewater treatment system, and associated development

Location: 31201 Bailard Road, not within the appealable coastal zone
APN: 4470-011-035
Owner: Bailard Malibu LLC
Case Planner: Associate Planner Azzaz, 456-2489, ext. 302

Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 24-037 and Site Plan Review No. 25-038.

2. De Minimis Waiver No. 24-009 – An application for a replacement onsite wastewater treatment system for a parcel damaged by the Woolsey Fire

Location: 30099 Harvester Road, not within the appealable coastal zone
APN: 4469-044-010
Owner: H Greg Investments, Inc.
Case Planner: Assistant Planner Turner, 456-2489, ext. 295

Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 24-009 for a new replacement onsite wastewater treatment system for a parcel damaged by the Woolsey Fire.

3. De Minimis Waiver No. 25-001 – An application for a replacement onsite wastewater treatment system for a parcel damaged by the Woolsey Fire

Location: 6973 Birdview Avenue, appealable coastal zone
APN: 4468-015-002
Owner: Bradshaw Family Trust
Case Planner: Contract Planner Shah, 456-2489, ext. 385

Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 25-001 for a replacement onsite wastewater treatment system damaged by the Woolsey Fire.

4. **Continued Public Hearings**

A. Coastal Development Permit No. 18-029 – A follow-up application to Emergency Coastal Development Permit No. 18-002 for the removal of temporary slope protection measures and the construction of permanent slope protection measures consisting of two revetments on the ocean side of a private street (Continued from May 18, 2026)

Locations: 31618 Sea Level Drive, within the appealable coastal zone
APNs: 4470-017-009, 4470-001-014 through 4470-001-026
Owners: Malibu Encinal Homeowners Association; WHE Properties, LLC; Gary and Daphne Murphy; X17 Inc; Sea Level Properties II, LLC; Elizabeth E Heitman Trust; Drake Family Trust; Steve Shuken Trust; MH and JM Gainer Trust; CWMBS, Inc.; Fusco Family Trust; Steve Supowitz; Fusco Family Trust; Crowley and Summers; P and C Partners LP; BJGL Holdings I LLC
Case Planner: Associate Planner da Silva, 456-2489, ext. 314

Recommended Action: Adopt Planning Commission Resolution No. 26-18 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 18-029 for a follow-up application to Emergency Coastal Development Permit No. 18-002 for the removal of temporary slope protection measures and the construction of permanent slope protection measures consisting of a new shoreline protection device including two revetments on the ocean side of a private street located in the Single-Family Medium Density zoning district at 31618 Sea Level Drive and APNs 4470-001-014, 4470-001-015, 4470-001-016, 4470-001-017, 4470-001-018, 4470-001-019, 4470-001-020, 4470-001-021, 4470-001-022, 4470-001-023, 4470-001-024, 4470-001-025 and 4470-001-026 (Malibu Encinal Homeowners Association Inc.; WHE Properties, LLC; Gary and Daphne Murphy; X17 Inc; Sea Level Properties II, LLC; Elizabeth E Heitman Trust; Drake Family Trust; Steve Shuken Trust; MH and JM Gainer Trust; CWMBS, Inc.; Fusco Family Trust; Steve Supowitz; Fusco Family Trust; Crowley and Summers; P and C Partners LP; BJGL Holdings I LLC).

5. **New Public Hearings**

A. Administrative Plan Review No. 24-053 and Variance No. 26-009 – An application for a new detached garage with basement and associated site improvements

Location: 4764 Latigo Canyon Road
APN: 4459-002-020
Owner: James Rowton and Susan Rowton Trust
Case Planner: Principal Planner Murillo, 456-2489, ext. 342

Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-24 determining the project is exempt from the California Environmental Quality Act, and approving Administrative Plan Review No. 24-053 to construct a 12 foot (ft), 6 inch tall, detached 768 sf. garage with a flat roof and 768 sf. basement, and associated site improvements; including Variance No. 26-009 for a 66.7 percent (40 ft.) reduction in the front yard setback from 60 ft. (required) to 20 ft. (proposed) on a parcel located in the Rural Residential, Two-Acre zoning district at 4764 Latigo Canyon Road (James Rowton and Susan Rowton Trust); or 2) deny the project as proposed and direct staff to return with a resolution of denial.

B. Coastal Development Permit No. 23-052, Variance No. 23-034 and Site Plan Review No. 23-033 – An application for a new single-family residence and associated site improvements

Location: 21373 Rambla Vista, not within the appealable coastal zone
APN: 4451-022-010
Owner: Zeta Stone Development LLC
Case Planner: Senior Planner Brown, 456-2489, ext. 268

Recommended Action: Adopt Planning Commission Resolution No. 26-25 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-052 to construct a new 1,796 square foot (sf.), two-story single-family residence, with a basement and subterranean garage, advanced onsite wastewater treatment system and associated site improvements; including Variance No. 23-034 for development on slopes steeper than 2.5 to 1 and Site Plan Review No. 23-033 for construction above 18 feet (ft.) in height, up to 24 ft. for flat roof, located in the Single-Family Medium zoning district at 21373 Rambla Vista (Zeta Stone Development LLC).

C. Coastal Development Permit No. 26-031 and Temporary Use Permit No. 26-003 – An application for the Annual Chili Cook-Off and Carnival, a four-day event, Labor Day weekend, and a one-day private fundraising event

Event Location:	23575 Civic Center Way, not within the appealable coastal zone
APN:	4458-022-907
Owner:	City of Malibu
Parking Owners:	City of Malibu, Wave Enterprises, Inc., Los Angeles County, Santa Monica-Malibu Unified School District, KW Malibu Colony LLC, and Cross Creek Ranch Malibu LLC
Applicant:	The Boys and Girls Club of Malibu
Parking Locations:	23825 Stuart Ranch Road (APN 4458-021-901) 23805 Stuart Ranch Road (APN 4458-021-173) 3542 Coast View Drive (APN 4458-021-003) 23525 Civic Center Way (APN 4458-022-906) *23575 Civic Center Way (APN 4458-022-907)* 23841 Malibu Road (APN 4458-019-010)
Ride Share/Drop:	23525 Civic Center Way (APN 4458-022-906)
Case Planner:	*Assistant Planner Santiago, 456-2489, ext. 382*

Recommended Action: Adopt Planning Commission Resolution No. 26-26 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-031 and Temporary Use Permit No. 26-003 to allow for the Annual Chili Cook-Off and Carnival proposed to take place Friday, September 4, 2026 through Monday, September 7, 2026 (Labor Day weekend) and a private fundraising event to take place Thursday, September 3, 2026 located on a City-owned parcel in the Community Commercial zoning district at 23575 Civic Center Way and various locations for offsite parking lots located at 23825 Stuart Ranch Road, 23805 Stuart Ranch Road, 3542 Coast View Drive, 23525 Civic Center Way, and 23841 Malibu Road.

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Monday, July 6, 2026	CANCELLED
Monday, July 20, 2026	6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Monday, August 3, 2026	6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Monday, August 17, 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 10th day of June 2026 at 5:30 p.m.



Rebecca Evans, Senior Management Analyst