Commission Agenda Report

Planning Commission Meeting
07-20-26
Item 3.B.6.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rebecca Evans, MS, Senior Management Analyst

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: July 9, 2026 Meeting date: July 20, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes of the June 1, 2026 and the June 15, 2026 Regular Planning Commission meetings.

DISCUSSION: Staff prepared draft minutes for the above-referenced Planning Commission meeting and hereby submits the minutes for the Commission's consideration.

ATTACHMENTS:

1. June 1, 2026 Regular Planning Commission Meeting Minutes
2. June 15, 2026 Regular Planning Commission Meeting Minutes

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
JUNE 1, 2026
COUNCIL CHAMBERS
6:30 P.M.

The following meeting was held in a hybrid format that allowed members of the public to participate in-person and remotely via Zoom when technically viable.

CALL TO ORDER

Chair Peak called the meeting to order at 6:30 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Chair Skylar Peak, Vice Chair Marni Kamins and Commissioners Drew Leonard, John G. Mazza and Elizabeth Riddick

ALSO PRESENT: Kellan Martz, Assistant City Attorney; Tyler Eaton, Assistant Community Development Director; Alexander da Silva, Associate Planner; Michelle Santiago, Assistant Planner; Rick Casswell, Magda Gonzalez, Contract Planner; Gina Paolini, Contract Planner; Parker Davis, Media Production Technician; Rebecca Nelson-Brown, Senior Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Rabbi Cunin led the Pledge of Allegiance.

APPROVAL OF AGENDA

CONSENSUS Commissioner Mazza moved and Chair Peak seconded a motion to approve the agenda.

The question was called and the motion carried by unanimous consensus.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on May 22, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Anne Komarovsk encouraged the public to vote in the primary election and noted there were a record number of candidates for Governor of California on the ballot.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant Community Development Director Eaton announced that Community Development Director Bundy would be at the Rebuild Center every morning that week and it would be advisable to schedule an appointment. The Accessory Dwelling Unit Ordinance amendment was presented to City Council on June 8th. On June 11th the California Coastal Commission would decide on the appeal of Coastal Development Permit No. 25-041, Pacific Coast Highway Temporary Roundabouts.

ITEM 3 CONSENT CALENDAR

The following item was pulled: Item No. 3.B.1.

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to approve the balance of the Consent Calendar.

The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 25-022 – An application to construct a new single-family residence, install a new onsite wastewater treatment system, and associated development
   Location: 6270 Sea Star Drive, not within the appealable coastal zone
   APN: 4469-047-009
   Owner: Sea Slug LLC
   Case Planner: Contract Planner Paolini, 650-522-2500

Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 25-022.

The item was pulled for further discussion.

The Commission directed questions to staff.

MOTION Commissioner Mazza moved and Vice Chair Kamins seconded a motion to request the item be brought back to the Planning Commission as a full coastal development permit.

SUBSTITUTE MOTION

Commissioner Riddick moved and Commissioner Leonard seconded a motion to receive and file the Community Development Director's report on the approval of ACDP No. 25-022.

The substitute motion was called and the item was received and filed 4-1, Commissioner Mazza dissenting.

2. De Minimis Waiver No. 26-004 – An application for the relocation of a structure damaged in the 2025 Palisades Fire
Location: 3651 McAnany Way, not within the appealable coastal zone
APN: 4449-016-007
Owners: Jacob Benjamin and Michelle Sendowski
Case Planner: Associate Planner da Silva, 456-2489, ext. 314
Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 26-004 for the relocation of a 10 foot, 9 inch tall, 225 square foot structure used as an office associated with a residence that was damaged in the 2025 Palisades Fire.

This item was received and filed upon approval of the balance of the Consent Calendar.

3. Approval of Minutes
Recommended Action: Approve the minutes of the May 18, 2026 Regular Planning Commission meeting.
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

The Commission approved the minutes of the May 18, 2026 Regular Planning Commission meeting upon approval of the balance of the Consent Calendar.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. Coastal Development Permit No. 21-045 and Variance 26-003 – An application to construct a detached accessory dwelling unit/second unit and associated development on a second building pad (Continued from April 20, 2026)

Location: 24507 Vantage Point Terrace, partially within the appealable coastal zone
APN: 4458-033-006
Owner: Meissner Family Trust
Case Planner: Contract Planner Gonzalez, 456-2489, ext. 247
Recommended Action: Either 1) 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 to grade and construct a new 594 square foot, approximately 11 foot 2 inch tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 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); or 2) adopt Planning Commission Resolution No. 26-02 determining that the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 21-045 to grade and construct a new 594 square foot, 11 foot, 2 inch tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 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).

Contract Planner Gonzalez presented the staff report.

Disclosures: Commissioners Riddick, Mazza, Leonard, Kamins, Peak

The Commission directed questions to staff.

As there were no further questions for staff, Chair Peak opened the public hearing.

Speakers: Oona Khan 5 minutes (1 minute donated by Robbie Manderostan and 1 minute donated by Derin D'Amico); Delaney Doney; Brendan Doney; Matt Jewett, Helmut Meissner, Mark Baute

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff, the applicant team and members of the public.

RECESS Chair Peak recessed the meeting at 7:53 p.m. The meeting resumed at 8:05 p.m. with all Commissioners present.

MOTION Commissioner Mazza moved and Vice Chair Kamins seconded a motion to 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 to grade and construct a new 594 square foot, approximately 11 foot 2 inch tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 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)

SUBSTITUTE MOTION

Commissioner Leonard moved and Commissioner Riddick seconded a motion to adopt Planning Commission Resolution No. 26-02 determining that the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 21-045 to grade and construct a new 594 square foot, 11 foot, 2 inch tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 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).

The question was called and the substitute motion failed 2-3, Commissioners Mazza, Kamins and Peak dissenting.

The question was called and the original motion carried 3-2, Commissioners Leonard and Riddick dissenting.

RECUSAL Chair Peak recused himself from hearing Item No. 5.A. and left the dais at 8:24 p.m.

ITEM 5 NEW PUBLIC HEARINGS

A. Conditional Use Permit No 26-001 – An application to establish the use of an existing restaurant and to allow the catering of alcoholic beverages offsite of the subject property (Alcohol Beverage Control [ABC] License Type 58) and to allow the onsite sale and consumption of beer and wine (ABC License Type 41) to patrons of a bona fide eating place (Pita Bu)

Location: 22935 Pacific Coast Highway
APN: 4452-019-010
Owner: Chabad of Malibu, Inc.
Tenant: Pita Bu LLC
Case Planner: Assistant Planner Santiago, 456-2489, ext. 382
Recommended Action: Adopt Planning Commission Resolution No. 26-22 determining the project is categorically exempt from the California Environmental Quality Act and exempt from a Coastal Development Permit, and approving Conditional Use Permit No. 26-001 to establish the use of an existing restaurant and to allow the catering of alcoholic beverages offsite of the subject property (ABC License Type 58) and onsite sale and consumption of beer and wine (ABC License Type 41) to patrons of a bona fide eating place (Pita Bu) in the Commercial Visitor Serving-One zoning district at 22935 Pacific Coast Highway (Chabad of Malibu, Inc.).

Assistant Planner Santiago presented the staff report.

Disclosures: Commissioners Mazza, Leonard, Kamins

The Commission directed questions to staff.

As there were no further questions for staff, Vice Chair Kamins opened the public hearing.

Speaker: Wil Nieves

As there were no other speakers present, Vice Chair Kamins closed the public comment portion of the public hearing and returned the matter to the table for discussion

The Commission directed questions to staff and the applicant team.

MOTION Commissioner Leonard moved and Vice Chair Kamins seconded a motion to adopt Planning Commission Resolution No. 26-22, as amended, 1) adding Condition No. 2.a. to state, "Memorialize the use of the existing restaurant through this CUP"; 2) modifying Condition No. 2.c. hours of operation for Friday to "11:00 a.m. to 6:00

p.m."; 3) adding Condition No. 2.e. to state, "Establish the service area to be 524 square feet"; 4) adding a condition of approval to state, "A review of the conditional use permit and compliance with the conditions of approval shall be conducted by Planning Division staff and reported to the Planning Commission following the first anniversary and again following the third anniversary of the commencement of business operations, and upon any transfer of ownership of the business. Staff will report whether the restaurant is operating in compliance with the Planning Commission's findings and all approved conditions. Staff's report to the Planning Commission may include any recommendations to modify or revoke the permit."; 5) adding a condition of approval to state, "The applicant shall maintain a food-to-alcohol sales ratio in compliance with all applicable California Department of Alcoholic Beverage Control requirements for a Type 41 license." and 6) determining the project is categorically exempt from the California Environmental Quality Act and exempt from a Coastal Development Permit, and approving Conditional Use Permit No. 26-001 to establish the use of an existing restaurant and to allow the catering of alcoholic beverages offsite of the subject property (ABC License Type 58) and onsite sale and consumption of beer and wine (ABC License Type 41) to patrons of a bona fide eating place (Pita Bu) in the Commercial Visitor Serving-One zoning district at 22935 Pacific Coast Highway (Chabad of Malibu, Inc.).

The question was called and the motion carried 3-1, Commissioner Mazza dissenting and Chair Peak absent.

RECESS Vice Chair Kamins recessed the meeting at 9:00 p.m. The meeting resumed at 9:07 p.m. with all Commissioners present.

B. Coastal Development Permit No. 21-036 and Site Plan Review No. 25-016 – An application to construct a single-family residence, install a new onsite wastewater treatment system, and associated development

Location: 27357 Pacific Coast Highway, not within the appealable coastal zone
APN: 4460-008-023
Owner: Zad Ranch, LLC
Case Planner: Contract Planner Casswell, 619-483-3950
Recommended Action: Adopt Planning Commission Resolution No. 26-21 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 21-036 to construct a new 8,250 square foot, one-story, single-family residence with an enclosed, vaulted stairway providing rooftop access, rooftop deck, basement, attached two-car garage, landscaping, hardscaping, new onsite wastewater treatment system, swimming pool, and associated site improvements; including Site Plan Review No. 25-016 for construction above 18 feet in height up to a maximum of 23 feet, 9

inches for a flat roof, located in the Rural Residential, Two-Acre zoning district at 27357 Pacific Coast Highway (Zad Ranch, LLC).

RECUSAL Commissioner Leonard recused himself from hearing Item No. 5.B. and left the dais at 9:08 p.m.

Contract Planner Casswell presented the staff report.

Disclosures: Commissioners Riddick, Mazza, Kamins, Peak

As there were no questions for staff, Chair Peak opened the public hearing.

Speakers: Carlos Rocha, Drew Leonard, Josh Zad

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing and returned the matter to the table for discussion.

MOTION Chair Peak moved and Commissioner Mazza seconded a motion to continue the item to August 17, 2026 Regular Planning Commission meeting.

The question was called and the motion carried 4-0, Commissioner Leonard absent.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

MOTION At 9:56 p.m., Chair Peak moved and Commissioner Mazza seconded a motion to adjourn the meeting. The motion carried 4-0, Commissioner Leonard absent.

Approved and adopted by the Planning Commission of the City of Malibu on July 20, 2026.

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
JUNE 15, 2026
COUNCIL CHAMBERS
6:30 P.M.

The following meeting was held in a hybrid format that allowed members of the public to participate in-person and remotely via Zoom when technically viable.

CALL TO ORDER

Chair Peak called the meeting to order at 6:43 p.m. following a delay caused by technical difficulties.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Chair Skylar Peak, Vice Chair Marni Kamins and Commissioners Drew Leonard, John G. Mazza and Elizabeth Riddick

ALSO PRESENT: Tyler Eaton, Assistant Community Development Director; Kellan Martz, Assistant City Attorney; Didier Murillo, Principal Planner; Courtney Brown, Senior Planner; Larbi Azzaz, Associate Planner; Alexander da Silva, Associate Planner; Michelle Santiago, Assistant Planner; Parker Davis, Media Production Technician; Gail Duncan, Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Kenneth Ehrlich led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Riddick seconded a motion to approve the agenda, continuing Item No. 4.A. to the July 20, 2026 Regular Planning Commission meeting.

The question was called and the motion carried unanimously.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on June 5, 2026. The amended agenda for this meeting was properly posted on June 10, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Norm Haynie was called but noted he had intended to speak on a continued item.

Anne Komarovsk stated the temporary tow yard should have been located in central Malibu rather than at Malibu Middle and High School. She expressed concerns regarding the potential for conflicts between angry drivers who would enter the campus to reclaim vehicles and area youth and the public. Ms. Komarovsk noted that while phone records were often considered to be private, court orders had the potential to require their disclosure.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant Community Development Director Eaton announced the City Council initiation of a consistency update of the code, which would likely be brought to the Planning Commission before the end of the year. He noted the ADU Ordinance was adopted by City Council at their last meeting to bring it up to date with State law. Community Development Director Bundy had been working from the Rebuild Center each morning and the rebuild team had issued permits for sixteen properties the prior week. He also expressed appreciation for City Manager Irvin who coordinated a Kaizen staff session focused on streamlined rebuild processes, which had already produced results.

Associate Planner da Silva provided an update regarding rebuild statistics and upcoming rebuild meetings.

Commissioner Leonard commended staff for their efforts to expedite rebuilds and asked for the status of beachfront rebuilds.

In response to Commissioner Leonard, Associate Planner da Silva noted there were currently fourteen Palisades Fire impacted beachfront parcels which had been issued building permits.

Commissioner Leonard asked whether there would be a moratorium during the winter for earthmoving activities for rebuild properties.

In response to Commissioner Leonard, Assistant Community Development Director Eaton noted that would be handled on a case-by-case basis.

Chair Peak asked whether Caltrans had been supportive or resistant to that type of work.

In response to Chair Peak, Assistant Community Development Director Eaton noted that Caltrans had been generally supportive of all rebuild activity.

ITEM 3 CONSENT CALENDAR

The following Item was pulled: Item No. 3.B.1.

CONSENSUS The Commission approved the balance of the Consent Calendar by unanimous consensus.

The Consent Calendar consisted of the following items:

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.

This item was pulled for discussion.

The Commission directed questions to staff.

CONSENSUS The Commission received and filed the Community Development Director's report on the approval of Administrative Coastal Development

Permit No. 24-037 and Site Plan Review No. 25-038 by unanimous consensus.

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.

   The Commission received and filed the Community Development Director's report on the issuance of De Minimis Waiver No. 24-009 upon approval of the balance of the Consent Calendar.

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.

   The Commission received and filed the Community Development Director's report on the issuance of De Minimis Waiver No. 25-001 upon approval of the balance of the Consent Calendar.

ITEM 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).

This item was continued to the July 20, 2026 Regular Planning Commission meeting upon approval of the agenda.

ITEM 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.

Principal Planner Murillo presented the staff report.

Disclosures: Commissioners Mazza, Kamins

As there were no questions for staff, Chair Peak opened the public hearing.

Speakers: James Rowton, Susan Rowton

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff and the applicant team.

MOTION Commissioner Mazza moved and Vice Chair Kamins seconded a motion to continue the item to a date uncertain.

SUBSTITUTE MOTION

Chair Peak moved and Commissioner Riddick seconded a motion to adopt Planning Commission Resolution No. 26-24, as amended, 1) adding a condition of approval to require the addition of a lightwell to serve as a second means of egress; and 2) 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).

The question was called and the substitute motion carried 4-1, Commissioner Mazza dissenting.

B. <u>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</u>

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).

Senior Planner Brown presented the staff report.

Disclosures: Commissioners Mazza, Kamins

As there were no questions for staff, Chair Peak opened the public hearing.

Speakers: Anthony Stark, Wayne Lu, James Green

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff and the applicant team.

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to adopt Planning Commission Resolution No. 26-25, as amended, modifying page 10, paragraph 1, line 6 to delete "horizon line"; and 2) 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).

The question was called and the motion carried unanimously.

RECESS Chair Peak recessed the meeting at 8:20 p.m. The meeting resumed at 8:31 p.m. with all Commissioners present.

C. <u>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</u>

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.

Assistant Planner Santiago presented the staff report.

Disclosures: Commissioners Riddick, Mazza, Leonard, Kamins, Peak

The Commission directed questions to staff.

As there were no further questions for staff, Chair Peak opened the public hearing.

Speakers: Molly Scott, Kasey Earnest

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff and the applicant team.

MOTION Chair Peak moved and Commissioner Leonard seconded a motion to adopt Planning Commission Resolution No. 26-26, as amended, 1) modifying Condition No. 1, line 1 to replace "property owners" with "applicants"; 2) Condition No. 2, paragraph 3, adding a bullet to state, "No alcohol consumption shall be allowed within the Carnival area and security will monitor ingress and egress from the alcohol sales area as well as each entrance to the carnival"; 3) modifying Condition No. 8 to replace "property owner" with "applicant"; 4) Condition No. 39, modifying the final sentence to state, "In addition, all carnival lighting shall be turned off no later than 11:00 p.m."; 5) adding to Condition No. 62, "City staff shall publicize the phone number on social media channels, City Manager Updates, the City website, and provide the number to City receptionists and Code Enforcement staff."; and 6) 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.

The question was called and the motion carried unanimously.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

CONSENSUS At 9:59 p.m. the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on July 20, 2026.

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SKYLAR PEAK, Planning Commission Chair

ATTEST:

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REBECCA EVANS, Recording Secretary