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, August 17, 2026

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

City Hall – Multi-Purpose Room
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 – August 7, 2026

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. 26-016 – An application for a replacement onsite wastewater treatment system as a follow up to Emergency Coastal Development Permit No. 25-008

Location: 6728 Zumirez Drive, within the appealable coastal zone
APN: 4466-002-002
Owners: John Patrick McNicholas IV and Melinda McNicholas
Case Planner: Principal Planner Murillo, 456-2489, ext. 342

Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 26-016.

4. **Continued Public Hearings**

A. 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 (Continued from June 1, 2026)

Location: 27357 Pacific Coast Highway, not within the appealable coastal zone
APN: 4460-008-023
Owners: Zad Ranch, LLC
Case Planner: Contract Planner Casswell, 619-483-3950

Recommended Action: Continue the item to a date uncertain.

5. **New Public Hearings**

A. Formula Retail Clearance No. 26-008 and Formula Retail Waiver No. 26-001 – An application for Go Greek Yogurt at The Park at Cross Creek Shopping Center

Location: 23401 Civic Center Way, Unit 2B
APN: 4458-022-030
Owners: Market Park Center, LLC and Oak Market Oak Center LLC
Tenant: Go Greek Yogurt
Case Planner: Assistant Planner Turner, 456-2489, ext. 295

Recommended Action: Either 1) Adopt Planning Commission Resolution No. 26-40 determining the project is exempt from the California Environmental Quality Act, and approving Formula Retail Clearance No. 26-008 for Go Greek Yogurt, a 650 square foot retail establishment within the Park at Cross Creek Shopping Center; including Planning Commission Formula Retail Waiver No. 26-001 pursuant to Malibu Municipal Code 17.61.030(D) from the shopping center's maximum allowable formula retail floor area, allowing 409 square feet of additional formula retail space within the Commercial Visitor Serving-One zoning district located at 23401 Civic Center Way, Unit 2B (Market Park Center LLC and Oak Market Oak Center LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

B. Coastal Development Permit-Palisades Fire No. 25-001 and Stringline Modification Review No. 26-002 – An application to construct a new single-family residence and associated development

Location: 21844 Pacific Coast Highway, within the appealable coastal zone
APN: 4451-004-017
Owner: Epic Sunsets LLC
Case Planner: Contract Planner Casswell, 619-483-3950

Recommended Action: Adopt Planning Commission Resolution No. 26-35 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit-Palisades Fire No. 25-001 to construct a new 3,198 square foot, two-story single-family residence with attached two-car garage, new onsite wastewater treatment system with associated shoreline protection structure, hardscaping, first and second floor decks, a rooftop deck, and associated development; including Stringline Modification Review No. 26-002 for modification to the building stringline, located in the Single-Family Medium zoning district at 21844 Pacific Coast Highway (PCH) (Epic Sunsets LLC).

C. Coastal Development Permit No. 25-034 and Demolition Permit No. 26-002 – An application to construct a new single-family residence and associated development

Location: 33650 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-021-006
Owner: 33650 Pacific Coast Highway LLC
Case Planner: Contract Planner Pisarkiewicz, AICP, 949-489- 1442

Recommended Action: Adopt Planning Commission Resolution No. 26-36 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-034 to construct a new 6,734 square foot (sf.) one-story single-family residence, 1,782 sf. basement, 1,384 sf. attached six-car garage, 643 sf. attached accessory dwelling unit, 417 sf. tennis cabana, tennis court, swimming pool, spa, retaining walls, grading, landscaping, hardscaping and new onsite wastewater treatment system; including Demolition Permit No. 26-002 to demolish an unpermitted driveway, fencing, and landscaping located in the Rural Residential, Two-Acre zoning district at 33650 Pacific Coast Highway (33650 Pacific Coast Highway LLC).

D. Coastal Development Permit No. 26-020 – An application for a new seawall repair as a follow up to Emergency Coastal Development Permit No. 25-011

Location: 31656 Sea Level Drive, within the appealable coastal zone
APN: 4470-001-010
Owners: Drew Family Trust
Case Planner: Principal Planner Murillo, 456-2489, ext. 342

Recommended Action: Adopt Planning Commission Resolution No. 26-37 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-020 for the repair of a failed concrete seawall as part of a follow-up to Emergency Coastal Development Permit No. 25-011, located in the Single-Family Medium zoning district at 31656 Sea Level Drive (Drew Family Trust).

E. Coastal Development Permit No. 26-023 and Demolition Permit No. 26-014 – An application to remodel an existing single-family residence and associated development

Location: 23826 Malibu Road, within the appealable coastal zone
APN: 4458-007-025
Owner: Beach Tree Malibu, LLC
Case Planner: Senior Planner Brown, 456-2489, ext. 268

Recommended Action: Adopt Planning Commission Resolution No. 26-39 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-023 for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence; including Demolition Permit No. 26-014 for the exterior demolition of the residence and detached garage and second unit, located in the Single-Family Medium zoning district at 23826 Malibu Road (Beach Tree Malibu, LLC).

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Tuesday, September 8, 2026 6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Tuesday, September 22, 2026 6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Monday, October 5, 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 7th day of August 2026 at 2:30 p.m.



Rebecca Evans, Senior Management Analyst