Commission Agenda Report

Planning Commission Meeting
09-08-26
Item 3.B.1.

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: August 27, 2026 Meeting date: September 8, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes of the August 3, 2026 and August 17, 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. August 3, 2026 Regular Planning Commission Meeting Minutes
2. August 17, 2026 Regular Planning Commission Meeting Minutes

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
AUGUST 3, 2026
COUNCIL CHAMBERS
6:30 PM

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 6:32 PM.

ROLL CALL

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

PRESENT: Chair Skylar Peak and Commissioners Drew Leonard and John G. Mazza

ABSENT: Vice Chair Marni Kamins and Commissioner Elizabeth Riddick

ALSO PRESENT: Tyler Eaton, Assistant Community Development Director; Kellan Martz, Assistant City Attorney; Samantha Elias, Associate Planner; Michelle Santiago, Assistant Planner; Parker Davis, Media Production Technician; Gail Duncan, Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Patt Healey led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to approve the agenda, continuing Item Nos. 5.A. and 5.B. to the September 22, 2026 Regular Planning Commission meeting.

The question was called and the motion carried 3-0, Commissioner Riddick and Vice Chair Kamins absent.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on July 23, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

A. Report on change in operations 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 APNs: 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: Receive and file a report on a change in operations for the Annual Chili Cook-Off and Carnival.

The Commission directed questions to staff.

The Commission received and filed a report on a change in operations for the Annual Chili Cook-Off and Carnival.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Kasdyn Click of Presence News stated he received multiple complaints that even minor development permits took over two years to process in Malibu. He urged the City to consider restructuring the oversight and approval of the permitting process to improve efficiency, accountability and restore public confidence. He asked the public to consider a donation to Presence News through their website.

John commented on Commissioner Mazza's length of service on the Planning Commission and alleged an inherent conflict of interest with his role on the Malibu Township Council. He urged Commissioner Mazza to treat owners who brought development requests to the Planning Commission with respect and kindness.

Timothy Bryce spoke against Malibu Township Council's role in objecting to development and filing appeals against code compliant approved projects. He alleged Commissioner Mazza urged members of Malibu Township Council to file complaints against proposed projects the Commissioner would later deliberate on to create delays and increase owners' financial costs.

Jed August stated you never change things by fighting the existing reality. Instead one must organize a new model that makes the existing model obsolete. He extended thanks to those who served on City of Malibu Commissions and the public speakers who made the process happen.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Commissioner Mazza alleged the virtual callers had used the same artificial intelligence system to write their comments and suggested they use different systems in the future.

Assistant Community Development Director Eaton announced the August 17, 2026 Regular Planning Commission meeting would be held in the Multi-Purpose Room due to scheduled renovations in Council Chambers. He also reminded those with an approved Planning Verification-Woolsey Fire for a nonconforming use or structure of the November 9, 2026 deadline to file an application for an extension of time to obtain a building permit. Those who required an extension should email Senior Management Analyst Evans at revans@malibucity.org for additional information. Lastly, Commission Mazza requested information regarding the k-rails near Duke's at a prior meeting and the Public Works Department verified that those were a temporary measure due to ongoing lane changes for construction activities.

Commissioner Mazza thanked the Community Development Department for speeding up the approval process. He noted a recent article that cited a recent 45-day approval process. Commissioner Mazza requested clarification regarding the number of years possible for disaster rebuild time extensions.

In response to Commissioner Mazza, Assistant Community Development Director Eaton clarified that disaster rebuilds were given six years to get a planning application submitted and eight years to obtain a building permit, absent a time extension.

Commissioner Leonard asked if staff anticipated a flood of time extension requests from Woolsey Fire property owners and whether applications could be accepted after November 9, 2026.

In response to Commissioner Leonard, Assistant Community Development Director Eaton stated that November 9, 2026 would be the last date to file a complete application for an extension to obtain a building permit for an approved Planning Verification-Woolsey Fire.

Chair Peak asked that staff provide comment regarding the November 9th deadline at upcoming City Council and Planning Commission meetings leading up to the deadline.

Commissioner Mazza requested an update on the status of the underpass at Westward Beach Road. He stated it was his understanding the underpass had been permanently closed by Los Angeles County and the only access to Westward Beach Road was from Pacific Coast Highway.

In response to Commissioner Mazza, Assistant Community Development Director Eaton noted that the closure was not permanent, but a potential reopening date had not yet been determined.

Chair Peak asked if there were active plans to improve Westward Beach Road or access to Zuma Beach as hazardous conditions on Pacific Coast Highway were created by the limited left-turn lane access. He asked Assistant Community Development Director Eaton to follow up with the appropriate agency.

ITEM 3 CONSENT CALENDAR

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

The motion carried 3-0, Commissioner Riddick and Vice Chair Kamins absent.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 26-008 – An application for the installation of an advanced wastewater treatment system and installation of a new dispersal field
   Location: 6300 Ramirez Canyon Road, partially within the appealable coastal zone

APN: 4467-011-006
Owner: Kathleen M. Hughes Trust
Case Planner: Contract Planner Ward, 925-667-0547
Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 26-008.

The Commission received and filed the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 26-008 upon approval of the Consent Calendar.

2. Approval of Minutes
Recommended Action: Approve the minutes of the July 20, 2026 Regular Planning Commission meeting.
Staff Contact: Management Analyst Duncan 456-2489, ext. 309

The Commission approved the minutes of the July 20, 2026 Regular Planning Commission meeting upon approval of the Consent Calendar.

3. Extension of Planning Verification-Woolsey Fire No. 20-122 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire
Location: 5949 Bonsall Drive
APN: 4467-024-003
Owner: Malibu Vintage Dirt LLC
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246
Recommended Action: Adopt Planning Commission Resolution No. 26-33 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-122 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Five-Acre zoning district at 5949 Bonsall Drive (Malibu Vintage Dirt LLC).

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to adopt Planning Commission Resolution No. 26-33 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-122 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Five-Acre zoning district at 5949 Bonsall Drive (Malibu Vintage Dirt LLC).

The motion carried 3-0, with Commissioner Riddick and Vice Chair Kamins absent.

4. Extension of Planning Verification-Woolsey Fire No. 20-104 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire
Location: 6973 Birdview Avenue
APN: 4468-015-002
Owner: Bradshaw Family Trust
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246
Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-32 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-104 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, One-Acre zoning district at 6973 Birdview Avenue (Bradshaw Family Trust); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to adopt Planning Commission Resolution No. 26-32 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-104 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, One-Acre zoning district at 6973 Birdview Avenue (Bradshaw Family Trust)

The motion carried 3-0, with Commissioner Riddick and Vice Chair Kamins absent.

ITEM 4 CONTINUED PUBLIC HEARINGS

None.

ITEM 5 NEW PUBLIC HEARINGS

A. Coastal Development Permit No. 23-028, Site Plan Review No. 23-032 and Minor Modification No. 26-004 – An application for a new single-family residence and associated site improvements
Location: 6200 Porterdale Drive, not within the appealable coastal zone
APN: 4467-004-040
Owner: Brad Folb
Case Planner: Contract Planner Paolini, 650-522-2500
Recommended Action: Continue this item to the September 22, 2026 Regular Planning Commission meeting.

The item was continued to the September 22, 2026 Regular Planning Commission meeting upon approval of the agenda.

B. Coastal Development Permit No. 20-033, Conditional Use Permit No. 18-004 and Demolition Permit No. 20-018 – An application to continue the operation of an existing restaurant and associated building improvements

Location: 6800 Westward Beach Road, Unit 1, within the appealable coastal zone
APN: 4468-022-001
Owner: 6800 Westward Beach Road LP
Tenant: Sunset Restaurant & Beach Bar, Inc.
Case Planner: Contract Planner Pisarkiewicz, 949-489-1442
Recommended Action: Continue this item to the September 22, 2026 Regular Planning Commission meeting.

The item was continued to the September 22, 2026 Regular Planning Commission meeting upon approval of the agenda.

C. Coastal Development Permit No. 26-032, Conditional Use Permit 26-005 and Variance No. 26-008 – A follow-up application to Emergency Coastal Development Permit No. 25-017 for a temporary public utility laydown yard to store materials and vehicles; including a variance for development on slopes steeper than 2.5 to 1

Location: 4000 Corral Canyon, partially within the appealable coastal zone
APN: 4459-006-270
Owner: Los Angeles Department of Water and Power
Case Planner: Associate Planner Elias, 456-2489, ext. 256
Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-23 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 26-032 as follow-up to Emergency Coastal Development Permit No. 25-017 to construct a temporary utility laydown yard to be operated over a period of seven years, including the placement of eight storage trailers, a new access driveway, fencing, vehicle gate, dark sky compliant lighting, six portable toilets, the placement of a permeable aggregate base for the operational area, utility hook-ups, and the complete restoration and improvement of site environmental conditions than existing conditions prior to construction activities at the end of the seven year period; including Conditional Use Permit No. 26-005 for the operation of a public utility facility comprised of a temporary utility laydown yard and Variance No. 26-008 for development on slopes steeper than 2.5 to 1 located in the Rural Residential, 20-Acre zoning district at 4000 Corral Canyon Road (Los Angeles Department of Water and Power); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

Associate Planner Elias presented the staff report and noted staff proposed adding Condition No. 64 to state, "No additional aggregate base may be replaced on the site after initial installation."

Disclosures: Commissioners Mazza, Leonard, Peak

The Commission directed questions to staff.

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

Speakers: Katherine Rubin, Chris Huntley, Patrick Corti, Theo Zeiss, Mike Hanson, Alexandria Fortalexa, Cesar Larios, Shady Taman (applicant team), Paul Aiello, Joel Shulman, Stephen Fitzpatrick (4 minutes with 1 minute donated by Lana Fitzpatrick), Patt Healy, James Black, Frank Angel (8 minutes with 5 minutes donated by James Eastwood, Vivien Eastwood, Dianne Jewell, Danny Smith and Meredith Angel)

RECESS Chair Peak recessed the meeting at 7:55 PM, prior to closing the public comment portion of the hearing. The meeting resumed at 8:00 PM, Commissioner Riddick and Vice Chair Kamins absent.

Speakers (continued): Cassandra Vo (8 minutes with 5 minutes donated by Dominique Navarro, Dawn Ericson, Tricia Domalanta, Kelly Kincaid, Paula Gersho), Jo Drummond, Ann Doneen, Bill Sampson, John Rodrigue, Bambi Young, Jed August

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 Chair Peak seconded a motion to direct staff to return with a resolution denying Coastal Development Permit No. 26-032 and Conditional Use Permit No. 26-005 due to being unable to make the California Environmental Quality Act exemption findings and not being able to qualify the project as a conditionally permitted use under the Malibu Municipal Code

FRIENDLY AMENDMENT

Chair Peak requested a friendly amendment to require restoration of the site to take place within two months.

The friendly amendment was accepted by the maker.

MOTION Commissioner Mazza moved and Chair Peak seconded a motion to direct staff to return with a resolution denying Coastal Development Permit No. 26-032 and Conditional Use Permit No. 26-005 due to being unable to make the California Environmental Quality Act exemption findings and not being able to qualify the project as a conditionally permitted use under the Malibu Municipal Code; and to require restoration of the site to take place within two months.

The question was called and the motion carried 3-0, Commissioner Riddick and Vice Chair Kamins 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

CONSENSUS At 9:17 PM, the meeting was adjourned by consensus 3-0, Commissioner Riddick and Vice Chair Kamins absent.

Approved and adopted by the Planning Commission of the City of Malibu on September 8, 2026.

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
AUGUST 17, 2026
MULTI-PURPOSE ROOM
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 6:34 PM.

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; Larbi Azzaz, Associate Planner; Courtney Brown, Senior Planner; Michelle Santiago, Assistant Planner; Coli Turner, Assistant Planner; Rick Casswell, Contract Planner; Adam Pisarkiewicz, Contract Planner; Parker Davis, Media Production Technician; Gail Duncan, Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Norman Haynie 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 a date uncertain.

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 August 7, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Anne Komarovsk responded when called and confirmed her intent was to provide comment on Item No. 5.A.

Sterling Page did not respond when called for comment.

Judy S. spoke regarding freedom of speech and other matters not within the purview of the Planning Commission.

Jo Drummond provided an update on her Palisades Fire rebuild. She cautioned rebuild families that a separate permit was required to construct a pool, which resulted in a six-month delay to her rebuild process. However, the pool received approvals and was under construction.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Commissioner Leonard asked staff whether there was a right of entry for Los Angeles County Fire Department personnel to access pools in the event of a fire.

In response to Commissioner Leonard, Commissioner Mazza noted that pools equipped with a draft hydrant for use in a fire installed a Knox Lock, which provided an accessible key for emergency responders.

Chair Peak confirmed with Assistant City Attorney Martz that fire personnel had right of access to properties in the event of a disaster.

Assistant Community Development Director Eaton announced the new City fee schedule for fiscal year 2026/2027 would become effective on September 11, 2026. He also noted the deadline for nonconforming uses or structures for an approved Planning Verification-Woolsey Fire to obtain a building permit or file an application for a time extension to obtain a building permit was November 9, 2026.

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

Chair Peak suggested additional data to note the relative number of permits issued in comparison to the number of fire damaged or destroyed properties per fire captain zone for improved context.

ITEM 3 CONSENT CALENDAR

CONSENSUS The Commission approved 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. 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.

   The Commission received and filed the Community Development Director's report on the issuance of Administrative Coastal Development Permit No. 26-016 upon approval of the balance of the Consent Calendar.

ITEM 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.

This item was continued to a date uncertain upon approval of the agenda.

ITEM 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.

Assistant Planner Turner presented the staff report.

Disclosures: Commissioners Mazza, Leonard and Kamins

The Commission directed questions to staff.

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

Speakers: Michael Robinson, Joe Morgel, Mitzi Esioto, Steve Welch, Anne K., Bill Sampson, Jo Drummond

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 Riddick seconded a motion to continue the item to the October 5, 2026 Regular Planning Commission meeting.

The question was called and the motion carried unanimously.

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 (Epic Sunsets LLC).

Contract Planner Casswell presented the staff report.

Disclosures: None.

The Commission directed questions to staff.

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

Speakers: Doug Burdge, Danny Smith

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 Leonard moved and Vice Chair Kamins seconded a motion to 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 (Epic Sunsets LLC).

The question was called and the motion carried unanimously.

RECESS Chair Peak recessed the meeting at 8:27 PM. The meeting resumed at 8:41 PM with all Commissioners present.

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).

Contract Planner Pisarkiewicz presented the staff report.

Disclosures: Commissioners Mazza, Leonard, Kamins and Peak

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

Speakers: Eric Rochin, Jo Drummond on behalf of Malibu Township Council, Danny Smith

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.

RECESS Chair Peak recessed the meeting at 9:14 PM. The meeting resumed at 9:15 PM with all Commissioners present.

The Commission resumed deliberations and directed additional questions to staff and the applicant team.

MOTION Chair Peak moved and Commissioner Mazza seconded a motion to adopt Planning Commission Resolution No. 26-36, as amended, 1) adding to Condition No. 38, "Three violations of this condition by the same property owner will result in a requirement to permanently remove the vegetation, fencing or view blockage."; and 2) 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).

The question was called and the motion carried unanimously.

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).

Assistant Planner Santiago presented the staff report.

Disclosures: None.

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

Speakers: Charles Santos, Norman Haynie

As there were no 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.

MOTION Commissioner Mazza moved and Vice Chair Kamins seconded a motion to 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).

The question was called and the motion carried unanimously.

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).

Senior Planner Brown presented the staff report.

Disclosures: None.

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

Speaker: Sharyl Beebe

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 Commissioner Mazza moved and Commissioner Riddick seconded a motion to 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).

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 9:45 PM, the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on September 8, 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary