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 or meeting room 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, October 5, 2026

6:30 PM – 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

1 *See the addition of Item Nos. 5.C. and 5.D.*

Report on Posting of Agenda – September 25, 2026; *Amended Agenda posted on September 30, 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. De Minimis Waiver No. 26-007 – An application for a new water storage device for a parcel affected by the Woolsey Fire

   Location: 29215 Larkspur Lane, not within the appealable coastal zone
   APN: 4468-009-006
   Owner: Malibu Larkspur Lane LLC
   Case Planner: Assistant Planner Williams, 456-2489, ext. 353

   Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 26-007 for a new water storage device (swimming pool) for a parcel affected by the Woolsey Fire.

2. Extension of Planning Verification-Woolsey Fire No. 19-278 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

   Location: 6636 Wandermere Road
   APN: 4468-008-004
   Owner: Loma Costa, LLC
   Case Planner: Senior Management Analyst Evans, 456-2489, ext. 246

   Recommended Action: Adopt Planning Commission Resolution No. 26-52 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 19-278 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 6636 Wandermere Road (Loma Costa, LLC).

3. Approval of Minutes

Recommended Action: Approve the minutes of the September 8, 2026 Planning Commission Regular meeting and the September 22, 2026 Planning Commission Adjourned Regular meeting.

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

4. Extension of Planning Verification-Woolsey Fire No. 21-059 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 29842 Cuthbert Road
APN: 4469-041-007
Owner: Orr Family Trust
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

Recommended Action: Adopt Planning Commission Resolution No. 26-54 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-059 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29842 Cuthbert Road (Orr Family Trust).

5. Extension of Planning Verification-Woolsey Fire No. 18-005 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 29735 Harvester Road
APN: 4469-010-016
Owner: Juan and Cynthia Oronoz Trust
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

Recommended Action: Adopt Planning Commission Resolution No. 26-57 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 18-005 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Two-Acre zoning district at 29735 Harvester Road (Juan and Cynthia Oronoz Trust).

4. Continued Public Hearings

None.

5. New Public Hearings

A. Coastal Development Permit No. 21-070 and Variance Nos. 26-007 and 26-010 – An application to replace an existing water storage tank and pump station with associated development

Location: 4501 Vista del Preseas, not within the appealable coastal zone, but appealable as a major public works project
APNs: 4473-005-901 and 4473-005-902
Owners: Los Angeles County Waterworks District No. 29
Case Planner: Associate Planner da Silva, 456-2489, ext. 314

Recommended Action: Continue the item to the October 19, 2026 Regular Planning Commission meeting.

B. Extension of Coastal Development Permit No. 12-095, and Minor Modification Nos. 12-016 and 12-017 – A request to extend the Planning Commission's approval to construct a new 18-foot tall, 996 square foot barn, horse corrals and shed, and to permit unpermitted structures and site work

Location: 5942 Cavalleri Road
APN: 4467-018-013
Owner: James Hull Trust
Case Planner: Senior Planner Brown, 456-2489, ext. 268

Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-51 granting a one-year extension of Coastal Development Permit No. 12-095 to construct a new 18-foot tall, 996 square foot barn, horse corrals and shed, to permit unpermitted structures and site work, and to permit an after-the-fact outdoor terraced seating area constructed without the benefit of permits not to be used for commercial purposes, nor employ the use of amplified sound; including Minor Modification (MM) No. 12-016 for reduction of the required 65-foot front yard setback by 36.6 percent and MM No. 12-017 for reduction of the 69-foot, 10-inch rear yard setback by 20 percent, located in the Rural Residential, Five-Acre zoning district at 5942 Cavalleri Road (James Hull Trust); or 2) provide direction to staff to return with a Resolution consistent with the Planning Commission's decision.

C. Coastal Development Permit No. 23-010 and Tentative Parcel Map No. 23-001 – An application for a two-unit housing development and urban lot split under Senate Bill 9

Location: 28809 Boniface Drive, not located within the appealable coastal zone
APN: 4466-018-025
Owner: Donald R. Lehman and Marie Christine Lehman Trust
Case Planner: Senior Planner Achis, AICP, 456-2489, ext. 247

Recommended Action: Adopt Planning Commission Resolution No. 26-46 determining that the California Environmental Quality Act (CEQA) does not apply to projects that a public agency rejects or disapproves pursuant to CEQA Guidelines section 15270, denying Coastal Development Permit No. 23-010 and Tentative Parcel Map No. 23-001 for a two-unit housing development and urban lot split pursuant to Senate Bill 9 (Government Code sections 66411.7 and 65852.21) to divide a 43,636 square foot (sf.) parcel (existing parcel or subject parcel) into two parcels consisting of Parcel A (25,536 sf.) and Parcel B (18,100 sf.), where an existing single-family residence on Parcel A would remain unchanged and

Parcel B would consist of authorizing an after-the-fact unpermitted conversion of an existing detached, non-habitable, 998 sf. storage building with internal mezzanine into a new two-story, 21 foot (ft.) 8 inch tall, 2,548 sf. single-family residence with one parking space, 4 ft. tall by 92 ft. long driveway retaining wall, widening and extension of the existing driveway with a new fire truck turnaround, an advanced onsite wastewater treatment system, grading, decks, landscaping, hardscape, and associated development, located in the Rural Residential, One-Acre zoning district at 28809 Boniface Drive; and directing the Community Development Director to transmit to the applicant, on October 5, 2026, written comments required by Gov. Code sections 66411.7(b)(1)(C) and 65852.21(h)(2) (Donald R. Lehman and Marie Christine Lehman Trust).

D. *Request for Determination of Use No. 26-002 – Smoke Shop in a Community Commercial Zoning District*

Location: 22775 Pacific Coast Highway
APN: 4452-021-009
Owner: Carbon Plaza LLC
Tenant: Malibu Smoke Co.
Case Planner: Assistant Planner Santiago, 456-2489, ext. 382

Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-47 determining the project is exempt from the California Environmental Quality Act, and approving Determination of Use No. 26-002, determining that a smoke shop use is similar to, and not more objectionable than, a liquor store use in the Community Commercial zoning district, subject to obtaining a conditional use permit (Carbon Plaza LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Monday, October 19, 2026	6:30 PM Regular Planning Commission Meeting	City Hall Council Chambers
Monday, November 2, 2026	6:30 PM Regular Planning Commission Meeting	City Hall Council Chambers
Monday, November 16, 2026	6:30 PM 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.

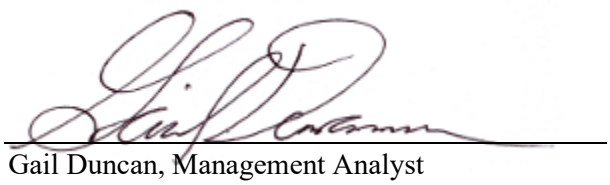
Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and are available on demand on the City's website at https://www.malibucity.org/video. Copies of the staff reports or other written documentation relating to each item of business described above are 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 PM 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 30th day of September at 4:30 PM.



Gail Duncan, Management Analyst