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.

Malibu Planning Commission
Regular Meeting Agenda

Monday, October 19, 2026

6:30 PM – REGULAR PLANNING COMMISSION MEETING

City Hall – Council Chambers
23825 Stuart Ranch Road

Zoom Meeting Link:
https://us02web.zoom.us/j/84438477395

Call to Order - Chair

Roll Call - Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – October 9, 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

None.

4. Continued Public Hearings

A. Coastal Development Permit No. 21-070, Variance Nos. 26-007 and 26-010 and Demolition Permit No. 22-004 – An application to replace an existing water storage tank and pump station with associated development (Continued from October 5, 2026)

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

Recommended Action: Adopt Planning Commission Resolution No. 26-38 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 21-070 to replace an existing 70,000 gallon (gal.) water storage tank and pump station with a new 26 foot (ft.) tall, 185,000 gal. water storage tank and pump station with associated development; including Demolition Permit No. 22-004 to replace an existing 70,000 gal. water storage tank, Variance (VAR) No. 26-007 for a single retaining wall above 6 ft. in height and VAR No. 26-010 for structures on slopes steeper than 2.5 to 1 located in the Public Open Space zoning district at 4501 Vista del Preseas (Los Angeles County Waterworks District No. 29).

5. New Public Hearings

A. Coastal Development Permit No. 26-050, Conditional Use Permit No. 26-007 and Demolition Permit No. 26-021 – An application for a new snack shack facility with storage and associated improvements

Location: 24250 Pacific Coast Highway (Malibu Bluffs Park), not located within the appealable coastal zone, but appealable as a major public works project
APN: 4458-018-904
Owner: City of Malibu
Case Planner: Senior Planner Allen, 456-2489, ext. 233

Recommended Action: Adopt Planning Commission Resolution No. 26-56 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-050 to construct a new 1,508 square foot single-story snack shack facility at Malibu Bluffs Park comprised of one building with a kitchen and a second building with restrooms and storage, Americans with Disabilities Act accessibility improvements, hardscaping, utility connections, a low retaining wall with screening, and a gate; including Conditional Use Permit No. 26-007 to allow an ancillary concessional use and Demolition Permit No. 26-021 to demolish an existing snack shack building and storage containers located in the Public Open Space zoning district at 24250 Pacific Coast Highway (City of Malibu).

B. Coastal Development Permit No. 24-026 and Variance Nos. 25-015 and 25-016 – An application for a new single-family residence and associated site improvements

Location: 6191 Murphy Way, not within the appealable coastal zone
APN: 4467-006-018
Owner: Ucar Family Trust
Case Planner: Senior Planner Brown 456-2489, ext. 268

Recommended Action: Adopt Planning Commission Resolution No. 26-53 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 24-026 to construct a new 6,763 square foot one-story single-family residence, swimming pool and spa, driveway, hardscape, retaining walls, landscaping and pathway lighting, entry gate, grading, and new advanced onsite wastewater treatment system; including Variance (VAR) No. 25-015 for exceeding the maximum allowable non-exempt grading of 1,000 cubic yards and VAR No. 25-016 for structures on slopes steeper than 2.5 to 1 located in the Rural Residential, Two-Acre zoning district at 6191 Murphy Way (Ucar Family Trust).

6. Old Business

None.

7. New Business

A. Proposed 2027 Calendar of Planning Commission Meetings

Recommended Action: Approve the proposed 2027 Calendar of Planning Commission meetings.

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

8. Planning Commission Items

B. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

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
Monday, December 7, 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 9th day of October 2026 at 2:00 PM.

Gail Duncan, Management Analyst