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, November 2, 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 23, 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

1. 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: Adopt Planning Commission Resolution No. 26-47 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Determination of Use No. 26-002, determining that a smoke shop is not similar to, and is more objectionable than, a liquor store use in the Community Commercial zoning district.

B. New Items

1. Administrative Coastal Development Permit No. 19-070, Site Plan Review No. 26-035 and Demolition Permit No. 19-039 – An application to construct an addition to an existing single-family residence, install a new onsite wastewater treatment system, after-the-fact installation of new landscaping and remodeling to an existing detached garage, and demolition of 49% and 22% of the exterior wall of two structures

   Location: 6608 Portshead Road, not within the appealable coastal zone
   APN: 4466-019-006
   Owner: 6608 Portshead Road Trust
   Case Planner: Associate Planner da Silva, 456-2489, ext. 314

   Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 19-070.

2. Extension of Planning Verification-Woolsey Fire No. 21-034 – An application to extend the deadline to obtain a building permit for nonconforming uses or structures

damaged or destroyed in the Woolsey Fire

Location: 29738 Cuthbert Road
APN: 4469-041-011
Owner: Malibo LLC
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

Recommended Action: Adopt Planning Commission Resolution No. 26-62 granting an 18-month extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-034 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 29738 Cuthbert Road (Malibo LLC).

3. Extension of Planning Verification-Woolsey Fire No. 23-003 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 5746 Busch Drive
APN: 4467-027-007
Owner: Gary R. Carlson Trust
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

Recommended Action: Adopt Planning Commission Resolution No. 26-63 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 23-003 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 5746 Busch Drive (Gary R. Carlson Trust).

4. Continued Public Hearings

None.

5. New Public Hearings

A. Coastal Development Permit No. 26-043, Variance No. 26-011, Site Plan Review No. 26-031, and Demolition Permit No. 26-015 – An application to implement Phase 3a of the Malibu Middle and High School Campus Specific Plan to construct a new Aquatics Center with a field house and community building, swimming pool, and associated improvements

Location: 30215 Morning View Drive, within the non-appealable coastal zone
APN: 4469-017-901
Owner: Santa Monica-Malibu Unified School District
Case Planner: Contract Planner Greenbauer, 949-489-1442, ext. 132

Recommended Action: Adopt Planning Commission Resolution No. 26-59 certifying that the project is consistent with the Final Environmental Impact Report (State Clearinghouse No. 202008350), the Mitigation Monitoring and Reporting Program, and the Statement of Overriding Considerations adopted by the Santa Monica-Malibu Unified School District (SMMUSD) Board of Education on January 26, 2022 and certified by the City Council on July 11, 2022 in Resolution No. 22-32, and approving Coastal Development Permit No. 26-043 to implement Phase 3a of the Malibu Middle and High School Campus (MMHS) Specific Plan for the construction of a new Aquatics Center consisting of a new 50-meter

swimming pool with hardscape, a new 9,227 square foot (sf.), two-story 28 foot (ft.) tall Field House Building (Building L) consisting of school locker rooms, team rooms, and storage, a new 1,817 sf. one-story 15 ft., 4 inch (in.) tall Community Building (Building L1) consisting of an outdoor canopy, community locker rooms, and offices for City staff, eight sets of 28 ft. tall aquatic center lights for evening use and swimmer safety, site work consisting of a new pedestrian ramp and stairs, a portion of new fire lane, retaining walls, grading, and underground utility work; including Variance No. 26-011 for retaining wall heights exceeding 6 ft. for a single wall and 12 ft. for a combination of walls up to 13 ft., 6 in. on the exterior of Building L and a single wall integral to the structure exceeding 12 ft. up to 13 ft., 6 in. for Building L, Site Plan Review No. 26-031 for building height increase over 18 ft., up to 28 ft. for Building L, and Demolition Permit No. 26-015 for demolition associated with Phase 3a including the demolition of the existing field house, swimming pool and pool decking, and demolition and/or relocation of 10 existing portable classroom and restroom buildings located in the Institutional Zone and MMHS Campus Specific Plan Overlay District at 30215 Morning View Drive (SMMUSD).

B. Extension of Coastal Development Permit No. 16-024, Site Plan Review No. 18-027 and Demolition Permit No. 19-022 – A request to extend the Planning Commission's approval for the demolition of remaining onsite development and construction of a new one-story, single-family residence and associated development

Location: 22271 Carbon Mesa Road
APN: 4451-012-043
Owner: Map Properties, LLC
Case Planner: Contract Planner Greenbauer, 949-489-1442, ext. 132

Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-55 granting a one-year extension of Planning Commission Resolution No. 20-59, determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 16-024 to construct a new 11,170 square foot, one-story, single-family residence including an attached four-car garage and 992 square foot basement, swimming pool and spa, Fire Department turnaround and driveway improvements, retaining walls, grading, decks, open-air trellises, two water tanks, hardscaping and landscaping, and a new onsite wastewater treatment system; including Site Plan Review No. 18-027 for remedial grading to remediate slope failure due to failed drainage devices and Demolition Permit No. 19-022 to demolish the existing foundation, swimming pool and spa and abandon the existing onsite wastewater treatment system, located in the Rural Residential, Ten-Acre zoning district at 22271 Carbon Mesa Road (Map Properties, LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

C. Coastal Development Permit No. 24-033, Site Plan Review No. 25-027 and Demolition Permit No. 26-023 – An application for an addition to the existing single-family residence, a new guest house, and other site improvements

Location: 32316 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-014-006
Owner: The Siena Way Trust
Case Planner: Contract Planner Shah, 456-2489, ext. 385

Recommended Action: Continue the item to a date uncertain.

D. Policies for Administering Mitigation Protocols in the Local Coastal Program for Environmentally Sensitive Habitat Areas and Protected Native Trees

Applicant: City of Malibu
Location: Citywide
Staff Contact: Assistant Community Development Director Eaton, 456-2489, ext. 273

Recommended Action: Adopt Planning Commission Resolution No. 26-67 recommending that the City Council approve two policies (Exhibits A and B) to administer mitigation protocols in the Local Coastal Program for Environmentally Sensitive Habitat Areas and protected native trees.

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

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
Monday, December 21, 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 23rd day of October 2026 at 11:15 AM.



Rebecca Evans, Senior Management Analyst