Commission Agenda Report

Planning Commission Meeting
11-02-26
Item 5.B.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Richard Greenbauer, Contract Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: October 22, 2026 Meeting date: November 2, 2026

Subject: 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

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-55 (Attachment 1) 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.

DISCUSSION: On September 21, 2020, the Planning Commission adopted Resolution No. 20-59, approving the subject application. Pursuant to Local Coastal Program Local

Implementation Plan Section 13.21, Condition of Approval No. 7 in Planning Commission Resolution No. 20-59 states that the coastal development permit and associated requests shall expire if the project has not commenced within three years after final City action. Extension of the permit may be granted by the approving authority for due cause.

Per LCP Policy No. 5 (Coastal Development Permit Extensions), the aggregate life of a CDP shall not exceed five years absent extraordinary circumstances. On August 18, 2023, applicant Keystone Strategic Planning, on behalf of Map Properties, LLC, submitted a time extension application. On December 18, 2023, the Planning Commission adopted Resolution No. 23-48 granting a two-year time extension. The project expiration date was reset to September 21, 2025.

On October 21, 2025, the Commission granted an additional one-year time extension based on time needed to respond to updated CalFire directives, which invalidated their initial Los Angeles County Fire Department approval and required relocation of the onsite wastewater treatment system. The project expiration date was reset to September 21, 2026.

On September 18, 2026, applicant Keystone Strategic Planning, on behalf of owner Map Properties, LLC, submitted a request for an additional one-year time extension. The extension request exceeds the five-year aggregate life identified in LCP Policy No. 5 (Attachment 3). The Commission has the authority to grant a time extension in excess of five years if a review of the applicant's basis for due cause (Attachment 2) demonstrates extraordinary circumstances beyond the applicant's control and that the applicant has exercised due diligence to pursue and complete the plan check process. Staff have confirmed timely responses during building plan check and nine construction permits related to grading, draining and erosion; basement and site retaining walls; foundation and plumbing for the swimming pool; and capping of utilities for demolition activities were issued on August 24, 2026. At the time the extension request was submitted, a pre-grading site inspection had taken place. However, the project is approaching the rainy season grading moratorium, the site has a history of drainage issues and the upcoming El Nino event may create unanticipated impacts to construction timelines. The owner is seeking a one-year extension to ensure a clean permitting record and provide the time needed to substantially commence construction.

CONCLUSION: The project conditions, and the zoning ordinance under which the approval was issued, have not significantly changed[1]. Should the Planning Commission approve the time extension request, the approval set forth in Planning Commission Resolution No. 20-59 would remain valid for an additional one-year term. The expiration date of this approval would then be September 21, 2027. All conditions of approval in

1 In July 2007, the City Council adopted Ordinance No. 315 which adopted new basement standards. This project was approved after the ordinance took effect; therefore, the project meets current basement standards.

Planning Commission Resolution No. 20-59 will remain in effect. Should the Planning Commission determine the applicant has not provided evidence of extraordinary circumstances and due diligence, they may direct staff to return with a resolution for denial.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-55
2. Time Extension Request
3. LCP Policy No. 5 – CDP Extensions
4. Public Hearing Notice

All referenced City Council and Planning Commission records are available for review at http://www.malibucity.org/onbase.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-55

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND GRANTING A ONE-YEAR EXTENSION OF COASTAL DEVELOPMENT PERMIT NO. 16-024, SITE PLAN REVIEW NO. 18-027, AN APPLICATION FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND ASSOCIATED DEVELOPMENT LOCATED IN THE RURAL RESIDENTIAL, TEN-ACRE ZONING DISTRICT AT 22271 CARBON MESA ROAD (MAP PROPERTIES, LLC)

The Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On September 21, 2020, the Planning Commission adopted Planning Commission Resolution No. 20-59, approving Coastal Development Permit (CDP) No. 16-024, Site Plan Review No. 18-027 and Demolition Plan No. 19-022, to demolish the existing foundation, swimming pool and spa, abandon the existing onsite wastewater treatment system (OWTS), and 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 install a new OWTS; including a site plan review 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.

B. On August 28, 2025, applicant Keystone Strategic Planning, on behalf of owner Map Properties, LLC, submitted an initial two-year time extension request due to Coronavirus-19 Pandemic related delays and complex geology and soils conditions.

C. On December 18, 2023, the Planning Commission adopted Resolution No. 23-48 granting a two-year time extension, resetting the project expiration date to September 21, 2025.

D. On August 28, 2025, the applicant submitted a second-time extension request asking for an additional one-year extension and provided evidence of ongoing efforts to obtain approvals from Los Angeles County Fire Department, Los Angeles County Waterworks District No. 29 and to complete building plan check with the City of Malibu. Contributing factors to the delays include changes to LACFD requirements, the need for an easement access from WD29, and the Franklin and Palisades Fires impact on City and County services.

E. On October 20, 2025, the Planning Commission adopted Resolution No. 25-77 granting a one-year time extension, resetting the project expiration date to September 21, 2026.

F. On September 18, 2026, the applicant submitted a third-time extension request asking for an additional one-year extension to ensure a clean permitting record as construction

permits for grading and foundation work were issued on August 24, 2026, close to the rainy season grading moratorium, and the project would not have substantially commenced construction prior to September 21, 2026. The applicant noted historic drainage issues at the project site with the potential for unanticipated impacts to the site and the community from the upcoming El Nino event.

G. On October 8, 2026, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 1,000-foot radius of the subject property.

H. On November 2, 2026, the Planning Commission held a duly noticed public hearing on the request, reviewed and considered the agenda report, reviewed and considered written correspondence, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission previously determined the project to be categorically exempt pursuant to CEQA Guidelines Sections 15301(e) – Existing Facilities, 15303(e) - New Construction of Accessory Structure and 15303(a) – New Construction. As such, Categorical Exemption No. 19-124 was filed for CDP No. 16-024, and adopted with the approval of the project.

SECTION 3. Findings of Fact.

Pursuant to Local Coastal Program Local Implementation Plan Section 13.21, the Planning Commission, having considered the staff report, all written correspondence and oral testimony presented at the public hearing, hereby finds that the applicant has demonstrated due cause for the necessity of a time extension of the approval of the coastal development permit and associated requests.

SECTION 4. Planning Commission Action.

A. The approvals set forth in Planning Commission Resolution No. 20-59 are hereby extended for an additional one-year term. The approval is now set to expire on September 21, 2027.

B. No other changes to the conditions contained in Planning Commission Resolution No. 20-59 are made and all other findings, terms and/or conditions contained in Planning Commission Resolution No. 20-59 shall remain in full force and effect.

SECTION 5. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 2nd day of November, 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 246.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-55 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 2nd day of November, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · www.malibucity.org

CITY OF MALIBU
RECEIVED
SEP 18 2026
PLANNING DIVISION

TIME EXTENSION REQUEST

The City of Malibu will not accept incomplete applications.

Staff use only

Extension No. EXT 26-011

To submit a time extension request:

This time extension request must be timely received by the Planning Division either in person, by mail addressed to City of Malibu, Attn: Planning Division, 23825 Stuart Ranch Road, Malibu, CA 90265; or via email to planningadmin@malibucity.org.

The request letter must be received **PRIOR** to the expiration date listed in the Notice of Decision or Planning Commission Resolution.

Project No.: CDP 16-024, SPR 18-027, and Demo 19-022

Site Address: 22271 Carbon Mesa Road, Malibu, CA 90265

ALL of the following must be timely filed to perfect a time extension request.

1. **Time Extension Checklist** X

   This form with property owner's signature

2. **Time Extension Request Letter** X

   A letter setting forth due cause for the Community Development Director / Commission to grant the time extension.

3. **Time Extension Fee (Director: $723) (Planning Commission: $2,600) or currently adopted fee** x

4. **Property Owner's /Occupant's Information** X

   Has the property owner or commercial occupant changed since the Planning Commission's / Community Development Director's approval or since issuance of the last extension? ☐ YES ☒ NO

   If **YES**, Change of Property Owner/Occupant Fee applicable.

   Property Owner's mailing Address: [redacted]

   Property Owner's telephone: [redacted]

ATTACHMENT 2

Property Owner's email address (Printed): [redacted]

Occupant's mailing Address: [redacted]

Occupant's telephone: [redacted]

Occupant's email address (Printed): [redacted]

5. **Applicant's Information** X

Has the applicant representing the owner changed since the Planning Commission's/ Community Development Director's approval or since the issuance of the last extension? ☐ YES ■ NO

If **YES**, complete the Authorization to Submit Project on page 3. If **NO**, complete pages 1-2 only.

Applicant's mailing address: 4856 West Slauson Ave. #753
Los Angeles, CA 90056

Applicant's telephone: (503) 866-1249

Applicant's email address: mrasmussen@keystoneplanners.com

6. **Certified** Mailing Data and Radius Map for Public Notice to Property Owners and Occupants ____

Not required for Administrative Plan Review approvals in which a discretionary request (e.g., site plan review or variance) was not included.

- The addresses of the property owners and occupants within the mailing radius shall be provided in a Microsoft Excel spreadsheet emailed to planningadmin@malibucity.org. The spreadsheet shall have the following column headers in row one: 1) name, 2) address, 3) city, state & zip code, and 4) parcel (for APN). The owners should be listed first followed by the occupants. The project applicant's mailing address should be added at the end of the list.
- An additional column for "arbitrary number" may be included if the supplied radius map utilizes such numbers for the purpose of correlating the addressee to their map location.
- Printouts of the excel spreadsheet and radius map, certified by the preparer as being accurate, must be provided.
- The radius map (8½" x 11") shall show a 500-foot radius* from the subject property and must show a minimum of 10 developed properties. A digital PDF of the map shall be submitted.

*Properties zoned RR-10, RR-20, or RR-40 require a 1,000-foot radius notification. Note that updated mailing data may be requested by the project planner prior to deeming the application complete.

Indemnification Clause

The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
	Lawrence Harris	9-17-26

PROPERTY OWNER SIGNATURE | PROPERTY OWNER NAME (PRINT) | DATE

AUTHORIZATION TO SUBMIT A PROJECT

Keystone Strategic Planning (print name) is authorized by me/us as the owner(s) of the property located at 22271 Carbon Mesa Road, to submit an application to and obtain permits from the City of Malibu Planning Division and to act on my/our behalf of the process that applicant. This authorization will be valid until revoked by me/us in writing.

This form must be notarized if not witnessed by City of Malibu staff.

Witnessed by:

Dated: _____

_____
Witness Signature (Staff)

_____
Print Name

I hereby certify that the time extension request submittal contains all of the above items. I understand that if any of the items are missing or subsequently deficient, the time extension shall be deemed to have been withdrawn and the project approval will expire. I acknowledge that the City strongly encourages me to immediately calendar the expiration date of this permit, that it is my responsibility to monitor its status and that the City has no ability to provide relief when a permit has expired.

PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE
[signature]	Lawrence Harris	9-17-26
PROPERTY OWNER SIGNATURE	PROPERTY OWNER NAME (PRINT)	DATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signs the document to which the certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES)SS.

On September 17th 2026 before me In Seouk Hong Notary Public, personally appeared Lawrence Harris who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary

IN SEOUK HONG
Notary Public - California
Los Angeles County
Commission # 2510698
My Comm. Expires Feb 18, 2029

Commission Expiration Date: 2/18/2029

KEYSTONE
Strategic Planning

City of Malibu
Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

September 18, 2026

RE: CDP16-024 Extension Request for 22271 Carbon Mesa Road

Dear Mr. Greenbauer,

We are working with the property owners (Map Properties, LLC) to request a 1-year extension to the Coastal Development Permit (CDP) for 22271 Carbon Mesa Road. The Malibu Planning Commission approved the subject application on September 21, 2020. The CDP was granted for three years and was set to expire on September 21, 2023. Our office submitted an application for a CDP extension on August 16, 2023. The application was accepted, and the CDP extended two more years to September 21st, 2025. Our office submitted another CDP extension application in 2025 which was approved and set to expire on September 21st, 2026.

Over the last year we have worked with staff on the final outstanding items needed to issue the building permit for the property. Below is a summary of the last year of work. Please see attached the previous extension request letter for a more detailed history of the project since the initial submittal of the application in 2016.

September 2025 – September 2026 Project History and Plan Check Application Timeline:

- August 28, 2025
  - Extension Request submitted
- September 12, 2025
  - Revised plans submitted to Public Works
- October 9, 2025
  - Planning Commission Hearing for CDP Extension - Approved
- October 14, 2025
  - Review sheet received from Public Works
- October 31, 2025
  - Submittal to Public Works
- January 14, 2026
  - Review sheet received from Public Works
- February 2, 2026
  - Response to Public Works comments submitted
- March 24, 2026
  - Review sheet received from Public Works
- April 3, 2026
  - Response to Public Works comments submitted
- April 30, 2026
  - Plans tentatively approved pending covenant recordation and signed plans
- June 15. 2026

    - Updated plans and covenant submitted
- July 15, 2026
    - Public Works confirmed plans have received final stamps
- August 27, 2026
    - Building permit issued
- September 10, 2026
    - Pre-grading site inspection
- September 18, 2026
    - Submittal of CDP extension application

The property owners are in the process of initiating construction, in accordance with the permits issued for the property. Over the past 8 years the property owner, City and, Malibu community have encountered many extenuating circumstances including fires and mudslides. The forecast for this coming winter is potentially going to be a historic El Nino year with significant rainfall projected. Based on previous experiences surrounding how significant natural disasters, building materials and construction timelines have been affected by unexpected circumstances, the property owner believes having an unexpired CDP current with the property would help to keep the permitting record clean and current during the initial stages of construction to ensure that all appropriate bases are covered, consistent with City requirements.

Based on the above, the applicants would like to request a 1-year extension of CDP16-024 due to the extenuating circumstances that have impacted this application, the City and the community as a whole. Please let us know if additional information regarding the processing/submittal history and interactions with the City pursuant to the project's CDP approval would be helpful in reviewing our request. We look forward to working with you on this Coastal Development Permit extension application.

Best regards,

Keystone Strategic Planning
Martin Rasmussen

City of Malibu

Planning Department

LCP Policy 5: Coastal Development Permit Extensions

LIP Section 13.21 provides:

> Unless the permit states otherwise, a coastal development permit shall expire two years from its date of approval if the development has not commenced during that time. The approving authority may grant a reasonable extension of time for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the two-year period.

Due cause shall generally not exist unless the applicant has demonstrated the following:

- There are extraordinary circumstances beyond the applicant's control that have prevented the applicant from commencing the development, such as financial hardship due to extreme economic conditions or job loss, inability to obtain a construction loan, personal reason, such as illness, divorce or death, restricted access to the property because of an existing lease or a necessary agency approval has not been obtained despite diligent efforts. Change of project ownership or architect and elective project redesigns do not by themselves constitute due cause; and
- The applicant has exercised due diligence in its efforts to commence the project, such as contracting for and completing necessary studies, reports, drawings and plans to pursue and complete the plan check process.

Absent extraordinary circumstances, the aggregate life of the permit shall not exceed five years.

ATTACHMENT 3

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Public Hearing



ATTACHMENT 4

Notice of Public Hearing

The Malibu Planning Commission will hold a public hearing on **Monday, November 2, 2026, at 6:30 p.m.** in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

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 demolition of remaining onsite development and construction of a new 11,170 square foot one-story, single-family residence and associated development; including a site plan review for remedial grading to remediate slope failure due to failed drainage devices

LOCATION / APN:	**22271 Carbon Mesa Rd / 4451-012-043**
ZONING:	Rural Residential, Ten-Acre (RR-10)
APPLICANT / OWNER:	Keystone Strategic Planning / Map Properties, LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(e), 15303(e), 15303(a), and 15304(b)
EXTENSION FILED:	September 18, 2026
CASE PLANNER:	Richard Greenbauer, Contract Planner, rgreenbauer@malibucity.org / (949) 489-1442, ext. 132

Extension requests may be presented on consent calendar based on staff's recommendation but any person wishing to be heard may request at the beginning of the meeting to have the application addressed separately. Please see the recording secretary before start of the meeting to have an item removed from consent calendar.

A written staff report will be available at or before the hearing for the project, typically 10 days before the hearing in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. You will have an opportunity to testify at the public hearing; written comments which shall be considered public record, may be submitted any time prior to the beginning of the public hearing. If the City's action is challenged in court, testimony may be limited to issues raised before or at the public hearing.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director Date: October 8, 2026