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 16, 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 – November 6, 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. Extension of Planning Verification-Woolsey Fire No. 24-037 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

   Location: 27487 Latigo Bay View Drive
   APN: 4460-035-010
   Owner: Michael O. Johnson Trust
   Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

   Recommended Action: Adopt Planning Commission Resolution No. 26-64 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 24-037 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Twenty-Acre zoning district at 27487 Latigo Bay View Drive (Michael O. Johnson Trust).

2. Extension of Planning Verification-Woolsey Fire No. 20-088 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

   Location: 29718 Cuthbert Road
   APN: 4469-011-001
   Owner: Shane & Dillon LLC
   Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

   Recommended Action: Adopt Planning Commission Resolution No. 26-69 granting an eighteen-month extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-088 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 29718 Cuthbert Road (Shane & Dillon LLC).

3. Extension of Planning Verification-Woolsey Fire No. 21-056 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

   Location: 29675 Cuthbert Road
   APN: 4469-008-009
   Owner: A & B 28 Development LLC
   Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

   Recommended Action: Adopt Planning Commission Resolution No. 26-68 granting an eighteen-month extension to obtain a building permit for Planning Verification-Woolsey Fire No. 21-056 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 29675 Cuthbert Road (A & B 28 Development LLC).

4. Extension of Planning Verification-Woolsey Fire No. 24-022 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

   Location: 31220 Anacapa View Drive
   APN: 4470-004-017
   Owner: High Desert Development, LLC
   Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

   Recommended Action: Adopt Planning Commission Resolution No. 26-70 granting an eighteen-month extension to obtain a building permit for Planning Verification-Woolsey Fire No. 24-022 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 31220 Anacapa View Drive (High Desert Development, LLC).

5. Extension of Planning Verification-Woolsey Fire No. 24-016 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

   Location: 7002 Birdview Avenue
   APN: 4468-006-008
   Owner: Leah Tuvia, Shlomo Tuvia and Maya Tuvia
   Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

   Recommended Action: Adopt Planning Commission Resolution No. 26-71 granting an eighteen-month extension to obtain a building permit for Planning Verification-Woolsey Fire No. 24-016 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 7002 Birdview Avenue (Leah Tuvia, Shlomo Tuvia and Maya Tuvia).

6. Extension of Planning Verification-Woolsey Fire No. 23-002 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire

Location: 30103 Harvester Road
APN: 4469-044-009
Owner: Golden State Family Trust and Bing Xu Liu and Lixian Liu Trust
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

Recommended Action: Adopt Planning Commission Resolution No. 26-72 granting an eighteen-month extension to obtain a building permit for Planning Verification-Woolsey Fire No. 23-002 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 30103 Harvester Road (Golden State Family Trust and Bing Xu Liu and Lixian Liu Trust).

7. Administrative Coastal Development Permit No. 19-070, Site Plan Review No. 26-035 and Demolition Permit No. 19-039 – An application to construct a 1,104 square-foot single-story addition to an existing 1,800 square-foot single-family residence, including the demolition and conversion of an existing detached guest house as part of the addition to the existing main house, new onsite wastewater treatment system, after-the-fact remodel to an existing detached garage, and exterior wall demolition resulting in approximately 22 percent and 84 percent demolition of the lineal feet of the single-family residence and guest house, respectively; including a site plan review for construction in excess of 18 feet in height up to a maximum of 18 feet, 2 inches for a pitched roof for the detached garage (Continued from November 2, 2026)

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 revised Administrative Coastal Development Permit No. 19-070.

4. Continued Public Hearings

None.

5. New Public Hearings

None.

6. Old Business

None.

7. New Business

None.

8. Planning Commission Items

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

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
Monday, January 4, 2027	CANCELLED	
Monday, January 19, 2027	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 6th day of November 2026 at 3:30 PM.



Rebecca Evans, Senior Management Analyst