

MINUTES  
MALIBU PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 17, 2026  
COUNCIL CHAMBERS  
6:30 P.M.

**CALL TO ORDER**

Chair Riddick called the meeting to order at 6:30 p.m.

**ROLL CALL**

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Chair Elizabeth Riddick, Vice Chair John G. Mazza and Commissioners Marni Kamins, Drew Leonard and Skylar Peak

ALSO PRESENT: Kellan Martz, Assistant City Attorney; Tyler Eaton, Assistant Community Development Director; Didier Murillo, Principal Planner; Patrick Achis, Senior Planner; Chris Dean, Contract Geologist; Lauren Doyel, Contract Geotechnical Engineer; Courtney McCammon, City Biologist; Allison Cook, Contract Planner; Parker Davis, Media Technician; Gail Duncan, Administrative Assistant and Rebecca Evans, Recording Secretary

**PLEDGE OF ALLEGIANCE**

Don Schmitz led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

MOTION Vice Chair Mazza moved and Commissioner Peak seconded a motion to approve the agenda.

The question was called and the motion carried unanimously.

**REPORT ON POSTING OF AGENDA**

Recording Secretary Evans reported that the agenda for the meeting was properly posted on February 6, 2026.

**ITEM 1 CEREMONIAL/PRESENTATIONS**

None.

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**ITEM 2. WRITTEN AND ORAL COMMUNICATIONS**

**A. PUBLIC COMMENTS**

Gary Harkness spoke about process and patterns in Planning Commission meetings and alleged Vice Chair Mazza, Jo Drummond and Bill Sampson led organized objections to obstruct projects and create the impression of widespread opposition to proposed developments. Mr. Harkness stated Malibu Township Council goals were not aligned with those of most residents. He urged Malibu to use a process which was fair, efficient and focused on outcomes like safer roads, attainable housing and projects that served the community.

**B. COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Assistant Community Development Director Eaton provided information on upcoming rebuild meetings and significant upcoming public hearing items.

Vice Chair Mazza asked Assistant Community Development Director Eaton how often the rebuild numbers were updated on the rebuild website.

In response to Vice Chair Mazza, Assistant Community Development Director Eaton stated the rebuild statistics were updated on a daily basis.

Vice Chair Mazza asked whether the Public Safety Commission had provided feedback on the Safety Element Update and whether they would attend the Planning Commission hearing on the general plan amendment.

In response to Vice Chair Mazza, Assistant Community Development Director Eaton confirmed the Public Safety Commission had provided feedback on the Safety Element update and their Chair would attend the March 2, 2026 Regular Planning Commission meeting.

Commissioner Leonard asked staff whether bulk and mass were still being applied to rebuilds in the Planning Verification process.

In response to Commissioner Leonard, Assistant Community Development Director Eaton confirmed bulk remained a factor in determining if the rebuild was compliant as part of a three-dimensional review. The bulk calculation was most often a problem when an owner considered conversion from a flat roof to a pitched roof.

### ITEM 3      **CONSENT CALENDAR**

CONSENSUS Vice Chair Mazza moved and Commissioner Peak seconded a motion to approve the Consent Calendar.

The motion was approved by unanimous consensus.

The Consent Calendar consisted of the following items:

A.    Previously Discussed Items

None.

B.    New Items

1.    Administrative Coastal Development Permit No. 25-035 – An application to install a new onsite wastewater treatment system and associated development

Location:      3930 Ridgemont Drive, partially within the appealable coastal zone

APN:            4452-020-059

Owner:         HOS Ocean Front Walk, LLC

Case Planner: Senior Planner Achis, AICP, 456-2489, ext. 247

Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 25-035.

The Community Development Director's report on the approval of Administrative Coastal Development Permit No. 25-035 was received and filed upon approval of the Consent Calendar.

2.    Approval of Minutes

Recommended Action: Approve the minutes of the December 16, 2025 Adjourned Regular Planning Commission meeting.

Staff Contact: Administrative Assistant Duncan, 456-2489, ext. 309

The minutes of the December 16, 2025 Adjourned Regular Planning Commission meeting were approved upon approval of the Consent Calendar.



3. Approval of Minutes

Recommended Action: Approve the minutes of the February 2, 2026 Regular Planning Commission meeting.

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

The minutes of the February 2, 2026 Regular Planning Commission meeting were approved upon approval of the Consent Calendar.

**ITEM 4            CONTINUED PUBLIC HEARINGS**

- A. Coastal Development Permit No. 19-012, Lot Merger No. 24-002, and Certificate of Compliance No. 19-009 – An application for a new one-story single-family residence and associated development; including a conditional certificate of compliance to recognize an illegally created lot consisting of two parcels and a lot merger to consolidate two parcels into one (Continued from January 20, 2026)

Location:        25200 Pacific Coast Highway, within the appealable coastal zone

APNs:            4459-013-021 and 4459-014-018

Owner:           PAR PCH, LLC

Case Planner: Contract Planner Cook, AICP, 805-415-1991

Recommended Action: Adopt Planning Commission Resolution No. 26-05 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-012 to construct a new 9,219 square-foot, one-story, single-family residence, including a 1,000 square-foot subterranean two-car garage, 1,523 square-foot basement, 676 square-foot gym, swimming pools, spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and onsite wastewater treatment system, including Certificate of Compliance No. 21-004 to recognize an illegally created lot consisting of two Assessor Parcel Numbers (4459-013-021 and 4459-014-018), and Lot Merger No. 24-002 to consolidate two existing parcels into one, located in the Rural Residential, Two-Acre Zoning District at 25200 Pacific Coast Highway (PAR PCH, LLC).

Contract Planner Cook presented the staff report.

Disclosures: Commissioners Peak, Leonard, Kamins, Riddick, Mazza

As there were no questions for staff, Chair Riddick opened the public hearing.

Speakers: Don Schmitz (Patrick Kauffman, Josh Feffer and Alicia Bartley available to respond to questions), Charlotte Frieze Jones, Patt Healy for Malibu Coalition for Slow Growth, Ann Doneen, Ralph Jeffery for eight minutes (with time donated by Mia Hall, Kevin Keegan, Alex Hall, Celia Maffets, Chase

Morgan; Beatta Skulski was not present in the meeting when called), Jo Drummond for 7 minutes (with time donated by Jan Ravlich, Colin Drummond, Rosemarie Ihde, David Paul Dominguez), Gary Harkness, Kraig Hill, Jed August, Lonnie Gordon

As there were no other speakers present, Chair Riddick closed the public comment portion of the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff and the applicant team.

RECESS Chair Riddick recessed the meeting at 7:55 p.m. The meeting resumed at 8:05 p.m. with all Commissioners present.

The Commission directed questions to staff and the applicant team.

RECESS Chair Riddick recessed the meeting at 9:27 p.m. The meeting resumed at 9:35 p.m. with all Commissioners present.

MOTION Vice Chair Mazza moved and Chair Riddick seconded a motion to adopt Planning Commission Resolution No. 26-05, as amended, 1) modifying the maximum protusion above the berm from 7 feet to 7 feet, 6 inches in Finding A.3. and Finding B.1.; 2) adding to the end of Condition No. 31, "In no instance shall onsite vegetation block views protected in Condition 35."; 3) adding Condition No. 35, to state, "The development shall not block views of the horizon line of the Pacific Ocean nor views of the western Santa Monica Bay as seen by travelers going westbound, also known as northbound, along Pacific Coast Highway."; adding Condition No. 36 to state, "The applicant shall incorporate vibration monitoring during construction of the proposed residence if such testing is determined to be beneficial by the City."; 4) modifying former Condition No. 52 to strike "significantly" and to add a final sentence stating, "In no instance shall onsite vegetation block public views protected in Condition No. 35."; 5) adding to former Condition No. 53 to state, "In no instance shall vegetation block views protected in Condition No. 35."; 6) adding Condition No. 150 to state, "Any future improvements to the single-family residence and related development authorized by this shall require an additional coastal development permit."; and 7) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-012 to construct a new 9,219 square-foot, one-story, single-family residence, including a 1,000 square-foot subterranean two-car garage, 1,523 square-foot basement, 676 square-foot gym, swimming pools, spa, driveways, decks, landscape, water features, hardscape, grading, retaining walls, and onsite wastewater treatment system, including Certificate of Compliance No. 21-004 to



recognize an illegally created lot consisting of two Assessor Parcel Numbers (4459-013-021 and 4459-014-018), and Lot Merger No. 24-002 to consolidate two existing parcels into one, located in the Rural Residential, Two-Acre Zoning District at 25200 Pacific Coast Highway (PAR PCH, LLC).

The question was called and the motion carried 3-2, Vice Chair Mazza and Commissioner Kamins dissenting.

## **ITEM 5      NEW PUBLIC HEARINGS**

A.    Coastal Development Permit No. 23-034 and Minor Modification No. 25-009 – An application for the construction of a new single-family residence and accessory development

Location:      33008 Pacific Coast Highway, within the appealable coastal zone

APN:            4473-017-009

Owner:         Bluff Top 1 LLC

Case Planner: Principal Planner Murillo, 456-2489, ext. 342

Recommended Action: Adopt Planning Commission Resolution No. 26-10 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-034 for the construction of a new two-story, 18-foot high, 4,856 square foot single family residence, including a 791 square foot attached garage and an 824 square foot second unit, landscaping, hardscape, grading, fire department turnaround area, vehicular access gate, and the installation of a new onsite wastewater treatment system; including Minor Modification No. 25-009 for up to a 50 percent reduction of the front yard setback located in the Rural Residential, Two-Acre zoning district at 33008 Pacific Coast Highway (Bluff Top 1 LLC).

Principal Planner Murillo presented the staff report.

Disclosures: Commissioners Peak, Leonard, Kamins, Riddick, Mazza

As there were no questions for staff, Chair Riddick opened the public hearing.

Speakers: Don Schmitz (Matthew Bost, Ronald Jenny available for questions), Julie Tumamait-Stenslie, David Paul Dominguez, Tamara Mackey, Jackson McNeill for five minutes (time donated by Kenneth Ehrlich and Mark Mackey), Marco Ornelas Lopez, Joshua Zinn (Robert Mandrosian was not present in the meeting when called to confirm donation of time), Chester King for five minutes (time donated by Jan Ravlich and Ann Doneen), Jo Drummond, Bran Anderson

As there were no other speakers present, Chair Riddick closed the public comment portion of the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff and the applicant team.

MOTION Commissioner Leonard moved and Vice Chair Mazza seconded a motion to adopt Planning Commission Resolution No. 26-10, as amended, 1) adding a condition of approval to state, “The proposed development must be confined within a 10,000 square foot development area.”; and 2) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-034 for the construction of a new two-story, 18-foot high, 4,856 square foot single family residence, including a 791 square foot attached garage and an 824 square foot second unit, landscaping, hardscape, grading, fire department turnaround area, vehicular access gate, and the installation of a new onsite wastewater treatment system; including Minor Modification No. 25-009 for up to a 50 percent reduction of the front yard setback located in the Rural Residential, Two-Acre zoning district at 33008 Pacific Coast Highway (Bluff Top 1 LLC).

SUBSTITUTE MOTION

Commissioner Peak moved to continue the public hearing to a date uncertain and to require a biological study of the blueline stream inclusive of defined tree canopy.

The motion failed for lack of a second.

The question was called on the original motion and the motion carried 4-0, Commissioner Peak abstaining.

B. Coastal Development Permit No. 19-041, Site Plan Review Nos. 19-054 and 25-035, and Demolition Permit No. 19-028 – An application for the construction of a single-family residence and accessory development

Location: 32520 Pacific Coast Highway, within the appealable coastal zone

APN: 4473-015-013

Owner: Belada LLC

Case Planner: Principal Planner Murillo, 456-2489, ext. 342

Recommended Action: Adopt Planning Commission Resolution No. 26-09 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 19-041 to construct a new 7,047 square foot, two-story single-family residence with a basement and attached 529 square foot two-car garage, new onsite wastewater treatment system, hardscaping, grading, retaining walls, and demolition of onsite

improvements, including Site Plan Review (SPR) No. 19-054 for construction in excess of 18 feet in height, up to 24 feet for a flat roof, SPR No. 25-035 for development on slopes steeper than 3 to 1 but less than 2.5 to 1, and Demolition Permit No. 19-028 located in the Rural Residential, Two-Acre zoning district at 32520 Pacific Coast Highway (Belada LLC).

MOTION Vice Chair Mazza moved and Chair Riddick seconded a motion to continue the item to the March 2, 2026 Regular Planning Commission meeting due to lack of time.

The motion carried by unanimous consensus.

**ITEM 6 OLD BUSINESS**

None.

**ITEM 7 NEW BUSINESS**

None.

**ITEM 8 PLANNING COMMISSION ITEMS**

A. Planning Commission and Staff Comments and Inquiries

**ADJOURNMENT**

CONSENSUS At 11:34 p.m., the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission  
of the City of Malibu on March 2, 2026.



ELIZABETH RIDDICK, Planning Commission Chair

ATTEST:



REBECCA EVANS, Recording Secretary