MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
JUNE 1, 2026
COUNCIL CHAMBERS
6:30 P.M.

The following meeting was held in a hybrid format that allowed members of the public to participate in-person and remotely via Zoom when technically viable.

CALL TO ORDER

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

ALSO PRESENT: Kellan Martz, Assistant City Attorney; Tyler Eaton, Assistant Community Development Director; Alexander da Silva, Associate Planner; Michelle Santiago, Assistant Planner; Rick Casswell, Magda Gonzalez, Contract Planner; Gina Paolini, Contract Planner; Parker Davis, Media Production Technician; Rebecca Nelson-Brown, Senior Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Rabbi Cunin led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

The question was called and the motion carried by unanimous consensus.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on May 22, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Anne Komarovsk encouraged the public to vote in the primary election and noted there were a record number of candidates for Governor of California on the ballot.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant Community Development Director Eaton announced that Community Development Director Bundy would be at the Rebuild Center every morning that week and it would be advisable to schedule an appointment. The Accessory Dwelling Unit Ordinance amendment was presented to City Council on June 8th. On June 11th the California Coastal Commission would decide on the appeal of Coastal Development Permit No. 25-041, Pacific Coast Highway Temporary Roundabouts.

ITEM 3 CONSENT CALENDAR

The following item was pulled: Item No. 3.B.1.

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to approve the balance of the Consent Calendar.

The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 25-022 – An application to construct a new single-family residence, install a new onsite wastewater treatment system, and associated development
   Location: 6270 Sea Star Drive, not within the appealable coastal zone
   APN: 4469-047-009
   Owner: Sea Slug LLC
   Case Planner: Contract Planner Paolini, 650-522-2500

Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 25-022.

The item was pulled for further discussion.

The Commission directed questions to staff.

MOTION

Commissioner Mazza moved and Vice Chair Kamins seconded a motion to request the item be brought back to the Planning Commission as a full coastal development permit.

SUBSTITUTE MOTION

Commissioner Riddick moved and Commissioner Leonard seconded a motion to receive and file the Community Development Director's report on the approval of ACDP No. 25-022.

The substitute motion was called and the item was received and filed 4-1, Commissioner Mazza dissenting.

2. De Minimis Waiver No. 26-004 – An application for the relocation of a structure damaged in the 2025 Palisades Fire
Location: 3651 McAnany Way, not within the appealable coastal zone
APN: 4449-016-007
Owners: Jacob Benjamin and Michelle Sendowski
Case Planner: Associate Planner da Silva, 456-2489, ext. 314
Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 26-004 for the relocation of a 10 foot, 9 inch tall, 225 square foot structure used as an office associated with a residence that was damaged in the 2025 Palisades Fire.

This item was received and filed upon approval of the balance of the Consent Calendar.

3. Approval of Minutes
Recommended Action: Approve the minutes of the May 18, 2026 Regular Planning Commission meeting.
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246

The Commission approved the minutes of the May 18, 2026 Regular Planning Commission meeting upon approval of the balance of the Consent Calendar.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. Coastal Development Permit No. 21-045 and Variance 26-003 – An application to construct a detached accessory dwelling unit/second unit and associated development on a second building pad (Continued from April 20, 2026)

Location: 24507 Vantage Point Terrace, partially within the appealable coastal zone
APN: 4458-033-006
Owner: Meissner Family Trust
Case Planner: Contract Planner Gonzalez, 456-2489, ext. 247
Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-02 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit No. 21-045 to grade and construct a new 594 square foot, approximately 11 foot 2 inch tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 for relief from Malibu Country Estates Overlay District standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad on a parcel located in the Malibu Country Estates Overlay and Single Family Medium zoning district at 24507 Vantage Point Terrace (Meissner Family Trust); or 2) adopt Planning Commission Resolution No. 26-02 determining that the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 21-045 to grade and construct a new 594 square foot, 11 foot, 2 inch tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 for relief from Malibu Country Estates Overlay District Standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad on a parcel located in the Malibu Country Estates Overlay and Single Family Medium zoning district at 24507 Vantage Point Terrace (Meissner Family Trust).

Contract Planner Gonzalez presented the staff report.

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

The Commission directed questions to staff.

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

Speakers: Oona Khan 5 minutes (1 minute donated by Robbie Manderostan and 1 minute donated by Derin D'Amico); Delaney Doney; Brendan Doney; Matt Jewett, Helmut Meissner, Mark Baute

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

The Commission directed questions to staff, the applicant team and members of the public.

RECESS Chair Peak recessed the meeting at 7:53 p.m. The meeting resumed at 8:05 p.m. with all Commissioners present.

MOTION Commissioner Mazza moved and Vice Chair Kamins seconded a motion to adopt Planning Commission Resolution No. 26-02 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit No. 21-045 to grade and construct a new 594 square foot, approximately 11 foot 2 inch tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 for relief from Malibu Country Estates Overlay District standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad on a parcel located in the Malibu Country Estates Overlay and Single Family Medium zoning district at 24507 Vantage Point Terrace (Meissner Family Trust)

SUBSTITUTE MOTION

Commissioner Leonard moved and Commissioner Riddick seconded a motion to adopt Planning Commission Resolution No. 26-02 determining that the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 21-045 to grade and construct a new 594 square foot, 11 foot, 2 inch tall, detached Accessory Dwelling Unit/Second Unit; including Variance No. 26-003 for relief from Malibu Country Estates Overlay District Standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad on a parcel located in the Malibu Country Estates Overlay and Single Family Medium zoning district at 24507 Vantage Point Terrace (Meissner Family Trust).

The question was called and the substitute motion failed 2-3, Commissioners Mazza, Kamins and Peak dissenting.

The question was called and the original motion carried 3-2, Commissioners Leonard and Riddick dissenting.

RECUSAL Chair Peak recused himself from hearing Item No. 5.A. and left the dais at 8:24 p.m.

ITEM 5 NEW PUBLIC HEARINGS

A. Conditional Use Permit No 26-001 – An application to establish the use of an existing restaurant and to allow the catering of alcoholic beverages offsite of the subject property (Alcohol Beverage Control [ABC] License Type 58) and to allow the onsite sale and consumption of beer and wine (ABC License Type 41) to patrons of a bona fide eating place (Pita Bu)

Location: 22935 Pacific Coast Highway
APN: 4452-019-010
Owner: Chabad of Malibu, Inc.
Tenant: Pita Bu LLC
Case Planner: Assistant Planner Santiago, 456-2489, ext. 382
Recommended Action: Adopt Planning Commission Resolution No. 26-22 determining the project is categorically exempt from the California Environmental Quality Act and exempt from a Coastal Development Permit, and approving Conditional Use Permit No. 26-001 to establish the use of an existing restaurant and to allow the catering of alcoholic beverages offsite of the subject property (ABC License Type 58) and onsite sale and consumption of beer and wine (ABC License Type 41) to patrons of a bona fide eating place (Pita Bu) in the Commercial Visitor Serving-One zoning district at 22935 Pacific Coast Highway (Chabad of Malibu, Inc.).

Assistant Planner Santiago presented the staff report.

Disclosures: Commissioners Mazza, Leonard, Kamins

The Commission directed questions to staff.

As there were no further questions for staff, Vice Chair Kamins opened the public hearing.

Speaker: Wil Nieves

As there were no other speakers present, Vice Chair Kamins 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 Kamins seconded a motion to adopt Planning Commission Resolution No. 26-22, as amended, 1) adding Condition No. 2.a. to state, "Memorialize the use of the existing restaurant through this CUP"; 2) modifying Condition No. 2.c. hours of operation for Friday to "11:00 a.m. to 6:00

p.m."; 3) adding Condition No. 2.e. to state, "Establish the service area to be 524 square feet"; 4) adding a condition of approval to state, "A review of the conditional use permit and compliance with the conditions of approval shall be conducted by Planning Division staff and reported to the Planning Commission following the first anniversary and again following the third anniversary of the commencement of business operations, and upon any transfer of ownership of the business. Staff will report whether the restaurant is operating in compliance with the Planning Commission's findings and all approved conditions. Staff's report to the Planning Commission may include any recommendations to modify or revoke the permit."; 5) adding a condition of approval to state, "The applicant shall maintain a food-to-alcohol sales ratio in compliance with all applicable California Department of Alcoholic Beverage Control requirements for a Type 41 license." and 6) determining the project is categorically exempt from the California Environmental Quality Act and exempt from a Coastal Development Permit, and approving Conditional Use Permit No. 26-001 to establish the use of an existing restaurant and to allow the catering of alcoholic beverages offsite of the subject property (ABC License Type 58) and onsite sale and consumption of beer and wine (ABC License Type 41) to patrons of a bona fide eating place (Pita Bu) in the Commercial Visitor Serving-One zoning district at 22935 Pacific Coast Highway (Chabad of Malibu, Inc.).

The question was called and the motion carried 3-1, Commissioner Mazza dissenting and Chair Peak absent.

RECESS Vice Chair Kamins recessed the meeting at 9:00 p.m. The meeting resumed at 9:07 p.m. with all Commissioners present.

B. Coastal Development Permit No. 21-036 and Site Plan Review No. 25-016 – An application to construct a single-family residence, install a new onsite wastewater treatment system, and associated development

Location: 27357 Pacific Coast Highway, not within the appealable coastal zone
APN: 4460-008-023
Owner: Zad Ranch, LLC
Case Planner: Contract Planner Casswell, 619-483-3950
Recommended Action: Adopt Planning Commission Resolution No. 26-21 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 21-036 to construct a new 8,250 square foot, one-story, single-family residence with an enclosed, vaulted stairway providing rooftop access, rooftop deck, basement, attached two-car garage, landscaping, hardscaping, new onsite wastewater treatment system, swimming pool, and associated site improvements; including Site Plan Review No. 25-016 for construction above 18 feet in height up to a maximum of 23 feet, 9

inches for a flat roof, located in the Rural Residential, Two-Acre zoning district at 27357 Pacific Coast Highway (Zad Ranch, LLC).

RECUSAL Commissioner Leonard recused himself from hearing Item No. 5.B. and left the dais at 9:08 p.m.

Contract Planner Casswell presented the staff report.

Disclosures: Commissioners Riddick, Mazza, Kamins, Peak

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

Speakers: Carlos Rocha, Drew Leonard, Josh Zad

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

MOTION Chair Peak moved and Commissioner Mazza seconded a motion to continue the item to August 17, 2026 Regular Planning Commission meeting.

The question was called and the motion carried 4-0, Commissioner Leonard absent.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

MOTION At 9:56 p.m., Chair Peak moved and Commissioner Mazza seconded a motion to adjourn the meeting. The motion carried 4-0, Commissioner Leonard absent.

Approved and adopted by the Planning Commission of the City of Malibu on July 20, 2026.

Skylar Peak

SKYLAR PEAK, Planning Commission Chair

ATTEST:

Rebecca Evans

REBECCA EVANS, Recording Secretary