The following meeting was held pursuant to the Governor’s Executive Orders N-25-20 and N-29-20 and fully teleconferenced from various locations during the coronavirus disease (COVID-19) pandemic.

CALL TO ORDER

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

ROLL CALL

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

PRESENT: Chair Jeffrey Jennings; Vice Chair John Mazza; and Commissioners Chris Marx, Steve Uhring, and David Weil

ALSO PRESENT: Elizabeth Shavelson, Assistant to the City Manager; Trevor Rusin, Assistant City Attorney; Bonnie Blue, Planning Director; and Kathleen Stecko, Administrative Assistant

REPORT ON POSTING OF AGENDA

Administrative Assistant Stecko reported that the agenda for the meeting was properly posted on July 16, 2020.

APPROVAL OF AGENDA

MOTION Commissioner Marx moved and Vice Chair Mazza seconded a motion to approve the agenda. The question was called and the motion carried unanimously.

ITEM 1 NEW PUBLIC HEARINGS

A. Local Coastal Program Amendment No. 19-003 and Zoning Text Amendment No. 19-005 - An Amendment to the Local Coastal Program and Malibu Municipal Code Regulating Short-Term Rentals of Residential Property, Including Requiring an Onsite Host
   
   Applicant: City of Malibu
   Location: Citywide
   Staff Contact: Planning Director Blue, 456-2489, ext. 258
   Recommended Action: Adopt Planning Commission Resolution No. 20-35 determining the amendments to be exempt from the California Environmental Quality Act and recommending that the City Council adopt Local Coastal Program
Amendment No. 19-003 and Zoning Text Amendment No. 19-005 regulating the rental of residential units for 30 days or less (Short-term Rentals) including but not limited to requiring the presence of an onsite host during certain short-term rentals, and other restrictions, and clarifying permitted uses related to short-term rental (Citywide).

Assistant to the City Manager Shavelson presented the staff report.

The Commission directed questions to staff.

As there were no further questions for staff, Chair Jennings opened the public comment portion of the public hearing.

Speakers: Dennis Seider, Nelly Joy Reeves, Kent Roberts, Graeme Clifford, Mary Jones, Dean Wenner, Elchin Sadigov, Jo Drummond, Colin Drummond, Lynn Norton, Norman Haynie, Kraig Hill, Sean Xie, Marc Maniscalco, Don Tollefson, Nicholas Hale, John Stiegler, Terry Lucoff, Beatrix Zilinskas, Sharone Karsh, Jeff Bossen, Kevin Hoiseth, Andy Gombiner, Kenneth Ehrlich, and Rob Bauer.

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

RECESS At 8:45 p.m., Chair Jennings recessed the meeting. The meeting reconvened at 8:55 p.m. with all Commissioners present.

The Commission directed questions to staff.

MOTION Chair Jennings moved and Vice Chair Mazza seconded a motion to adopt Planning Commission Resolution No. 20-35, as amended: 1) determining the amendments to be exempt from the California Environmental Quality Act and recommending that the City Council adopt Zoning Text Amendment No. 19-005 regulating the rental of residential units for 30 days or less (Short-term Rentals) including but not limited to requiring the presence of an onsite host during certain short-term rentals, the interlined changes and other restrictions and changes to not allow short-term rental of guest houses, to limit multi-family short-term rental permits to a maximum of 40 percent of the units or no more than two, whichever is less, stating the designated operator “is required” to take certain actions rather than “is authorized,” lowering the number of citations that can trigger permit revocation or denial, and increasing the fines for violation of the ordinance (Citywide); 2) recommend City Council modify Policy 43 pertaining to short-term rental complaints; 3) incorporate a provision that would provide the short-term rental permit would not authorize a use that would require some other type of permit or license currently required under the Malibu Municipal Code; and 4) recommend City Council not adopt Local Coastal Program Amendment No. 19-003 and not make any changes to the permitted uses in the Malibu Municipal Code.
The Commission discussed the motion.

The question was called and the motion carried unanimously.

**ADJOURNMENT**

**MOTION**  At 11:18 p.m., Vice Chair Mazza moved and Commissioner Weil seconded a motion to adjourn the meeting. The question was called and the motion carried unanimously.

Approved and adopted by the Planning Commission of the City of Malibu on October 5, 2020.

JOHN MAZZA, Chair

KATHLEEN STECKO, Administrative Assistant