MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
AUGUST 17, 2026
MULTI-PURPOSE ROOM
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 6:34 PM.

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: Tyler Eaton, Assistant Community Development Director; Kellan Martz, Assistant City Attorney; Larbi Azzaz, Associate Planner; Courtney Brown, Senior Planner; Michelle Santiago, Assistant Planner; Coli Turner, Assistant Planner; Rick Casswell, Contract Planner; Adam Pisarkiewicz, Contract Planner; Parker Davis, Media Production Technician; Gail Duncan, Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Norman Haynie led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Riddick seconded a motion to approve the agenda, continuing Item No. 4.A. to a date uncertain.

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 August 7, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Anne Komarovsk responded when called and confirmed her intent was to provide comment on Item No. 5.A.

Sterling Page did not respond when called for comment.

Judy S. spoke regarding freedom of speech and other matters not within the purview of the Planning Commission.

Jo Drummond provided an update on her Palisades Fire rebuild. She cautioned rebuild families that a separate permit was required to construct a pool, which resulted in a six-month delay to her rebuild process. However, the pool received approvals and was under construction.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Commissioner Leonard asked staff whether there was a right of entry for Los Angeles County Fire Department personnel to access pools in the event of a fire.

In response to Commissioner Leonard, Commissioner Mazza noted that pools equipped with a draft hydrant for use in a fire installed a Knox Lock, which provided an accessible key for emergency responders.

Chair Peak confirmed with Assistant City Attorney Martz that fire personnel had right of access to properties in the event of a disaster.

Assistant Community Development Director Eaton announced the new City fee schedule for fiscal year 2026/2027 would become effective on September 11, 2026. He also noted the deadline for nonconforming uses or structures for an approved Planning Verification-Woolsey Fire to obtain a building permit or file an application for a time extension to obtain a building permit was November 9, 2026.

Associate Planner Azzaz provided an update regarding rebuild statistics and upcoming rebuild meetings.

Chair Peak suggested additional data to note the relative number of permits issued in comparison to the number of fire damaged or destroyed properties per fire captain zone for improved context.

ITEM 3 CONSENT CALENDAR

CONSENSUS The Commission approved the Consent Calendar 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. 26-016 – An application for a replacement onsite wastewater treatment system as a follow up to Emergency Coastal Development Permit No. 25-008
Location: 6728 Zumirez Drive, within the appealable coastal zone
APN: 4466-002-002
Owners: John Patrick McNicholas IV and Melinda McNicholas
Case Planner: Principal Planner Murillo, 456-2489, ext. 342
Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 26-016.

The Commission received and filed the Community Development Director's report on the issuance of Administrative Coastal Development Permit No. 26-016 upon approval of the balance of the Consent Calendar.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. 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 (Continued from June 1, 2026)
Location: 27357 Pacific Coast Highway, not within the appealable coastal zone
APN: 4460-008-023
Owners: Zad Ranch, LLC
Case Planner: Contract Planner Casswell, 619-483-3950
Recommended Action: Continue the item to a date uncertain.

This item was continued to a date uncertain upon approval of the agenda.

ITEM 5 NEW PUBLIC HEARINGS

A. Formula Retail Clearance No. 26-008 and Formula Retail Waiver No. 26-001 – An application for Go Greek Yogurt at The Park at Cross Creek Shopping Center

Location: 23401 Civic Center Way, Unit 2B
APN: 4458-022-030
Owners: Market Park Center, LLC and Oak Market Oak Center LLC
Tenant: Go Greek Yogurt
Case Planner: Assistant Planner Turner, 456-2489, ext. 295
Recommended Action: Either 1) Adopt Planning Commission Resolution No. 26-40 determining the project is exempt from the California Environmental Quality Act, and approving Formula Retail Clearance No. 26-008 for Go Greek Yogurt, a 650 square foot retail establishment within the Park at Cross Creek Shopping Center; including Planning Commission Formula Retail Waiver No. 26-001 pursuant to Malibu Municipal Code 17.61.030(D) from the shopping center's maximum allowable formula retail floor area, allowing 409 square feet of additional formula retail space within the Commercial Visitor Serving-One zoning district located at 23401 Civic Center Way, Unit 2B (Market Park Center LLC and Oak Market Oak Center LLC); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

Assistant Planner Turner presented the staff report.

Disclosures: Commissioners Mazza, Leonard and Kamins

The Commission directed questions to staff.

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

Speakers: Michael Robinson, Joe Morgel, Mitzi Esioto, Steve Welch, Anne K., Bill Sampson, Jo Drummond

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 and the applicant team.

MOTION Chair Peak moved and Commissioner Riddick seconded a motion to continue the item to the October 5, 2026 Regular Planning Commission meeting.

The question was called and the motion carried unanimously.

B. Coastal Development Permit-Palisades Fire No. 25-001 and Stringline Modification Review No. 26-002 – An application to construct a new single-family residence and associated development

Location: 21844 Pacific Coast Highway, within the appealable coastal zone
APN: 4451-004-017
Owner: Epic Sunsets LLC
Case Planner: Contract Planner Casswell, 619-483-3950
Recommended Action: Adopt Planning Commission Resolution No. 26-35 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit-Palisades Fire No. 25-001 to construct a new 3,198 square foot, two-story single-family residence with attached two-car garage, new onsite wastewater treatment system with associated shoreline protection structure, hardscaping, first and second floor decks, a rooftop deck, and associated development; including Stringline Modification Review No. 26-002 for modification to the building stringline, located in the Single-Family Medium zoning district at 21844 Pacific Coast Highway (Epic Sunsets LLC).

Contract Planner Casswell presented the staff report.

Disclosures: None.

The Commission directed questions to staff.

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

Speakers: Doug Burdge, Danny Smith

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 and the applicant team.

MOTION Commissioner Leonard moved and Vice Chair Kamins seconded a motion to adopt Planning Commission Resolution No. 26-35 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit-Palisades Fire No. 25-001 to construct a new 3,198 square foot, two-story single-family residence with attached two-car garage, new onsite wastewater treatment system with associated shoreline protection structure, hardscaping, first and second floor decks, a rooftop deck, and

associated development; including Stringline Modification Review No. 26-002 for modification to the building stringline, located in the Single-Family Medium zoning district at 21844 Pacific Coast Highway (Epic Sunsets LLC).

The question was called and the motion carried unanimously.

RECESS Chair Peak recessed the meeting at 8:27 PM. The meeting resumed at 8:41 PM with all Commissioners present.

C. Coastal Development Permit No. 25-034 and Demolition Permit No. 26-002 – An application to construct a new single-family residence and associated development

Location: 33650 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-021-006
Owner: 33650 Pacific Coast Highway LLC
Case Planner: Contract Planner Pisarkiewicz, AICP, 949-489- 1442
Recommended Action: Adopt Planning Commission Resolution No. 26-36 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-034 to construct a new 6,734 square foot (sf.) one-story single-family residence, 1,782 sf. basement, 1,384 sf. attached six-car garage, 643 sf. attached accessory dwelling unit, 417 sf. tennis cabana, tennis court, swimming pool, spa, retaining walls, grading, landscaping, hardscaping and new onsite wastewater treatment system; including Demolition Permit No. 26-002 to demolish an unpermitted driveway, fencing, and landscaping located in the Rural Residential, Two-Acre zoning district at 33650 Pacific Coast Highway (33650 Pacific Coast Highway LLC).

Contract Planner Pisarkiewicz presented the staff report.

Disclosures: Commissioners Mazza, Leonard, Kamins and Peak

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

Speakers: Eric Rochin, Jo Drummond on behalf of Malibu Township Council, Danny Smith

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 and the applicant team.

RECESS Chair Peak recessed the meeting at 9:14 PM. The meeting resumed at 9:15 PM with all Commissioners present.

The Commission resumed deliberations and directed additional questions to staff and the applicant team.

MOTION Chair Peak moved and Commissioner Mazza seconded a motion to adopt Planning Commission Resolution No. 26-36, as amended, 1) adding to Condition No. 38, "Three violations of this condition by the same property owner will result in a requirement to permanently remove the vegetation, fencing or view blockage."; and 2) determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 25-034 to construct a new 6,734 square foot (sf.) one-story single-family residence, 1,782 sf. basement, 1,384 sf. attached six-car garage, 643 sf. attached accessory dwelling unit, 417 sf. tennis cabana, tennis court, swimming pool, spa, retaining walls, grading, landscaping, hardscaping and new onsite wastewater treatment system; including Demolition Permit No. 26-002 to demolish an unpermitted driveway, fencing, and landscaping located in the Rural Residential, Two-Acre zoning district at 33650 Pacific Coast Highway (33650 Pacific Coast Highway LLC).

The question was called and the motion carried unanimously.

D. Coastal Development Permit No. 26-020 – An application for a new seawall repair as a follow up to Emergency Coastal Development Permit No. 25-011
Location: 31656 Sea Level Drive, within the appealable coastal zone
APN: 4470-001-010
Owners: Drew Family Trust
Case Planner: Principal Planner Murillo, 456-2489, ext. 342
Recommended Action: Adopt Planning Commission Resolution No. 26-37 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-020 for the repair of a failed concrete seawall as part of a follow-up to Emergency Coastal Development Permit No. 25-011, located in the Single-Family Medium zoning district at 31656 Sea Level Drive (Drew Family Trust).

Assistant Planner Santiago presented the staff report.

Disclosures: None.

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

Speakers: Charles Santos, Norman Haynie

As there were no 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.

MOTION Commissioner Mazza moved and Vice Chair Kamins seconded a motion to adopt Planning Commission Resolution No. 26-37 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-020 for the repair of a failed concrete seawall as part of a follow-up to Emergency Coastal Development Permit No. 25-011, located in the Single-Family Medium zoning district at 31656 Sea Level Drive (Drew Family Trust).

The question was called and the motion carried unanimously.

E. Coastal Development Permit No. 26-023 and Demolition Permit No. 26-014 – An application to remodel an existing single-family residence and associated development

Location: 23826 Malibu Road, within the appealable coastal zone
APN: 4458-007-025
Owner: Beach Tree Malibu, LLC
Case Planner: Senior Planner Brown, 456-2489, ext. 268
Recommended Action: Adopt Planning Commission Resolution No. 26-39 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-023 for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence; including Demolition Permit No. 26-014 for the exterior demolition of the residence and detached garage and second unit, located in the Single-Family Medium zoning district at 23826 Malibu Road (Beach Tree Malibu, LLC).

Senior Planner Brown presented the staff report.

Disclosures: None.

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

Speaker: Sharyl Beebe

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 Commissioner Mazza moved and Commissioner Riddick seconded a motion to adopt Planning Commission Resolution No. 26-39 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-023 for an interior and exterior remodel of an existing, two-story single-family residence and detached two-story garage with second unit, repair to the foundation pad and footings associated with the residence; including Demolition Permit No. 26-014 for the exterior demolition of the residence and detached garage and second unit, located in the Single-Family Medium zoning district at 23826 Malibu Road (Beach Tree Malibu, LLC).

The question was called and the motion carried unanimously.

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

CONSENSUS At 9:45 PM, the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on September 8, 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

Rebecca Evans

REBECCA EVANS, Recording Secretary