MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
MARCH 2, 2026
COUNCIL CHAMBERS
6:30 P.M.

CALL TO ORDER

Chair Riddick called the meeting to order at 6:31 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; Yolanda Bundy, Community Development Director; Tyler Eaton, Assistant Community Development Director; Susan Duenas, Public Safety Director; Didier Murillo, Principal Planner; Samantha Elias, Associate Planner; Coli Turner, Assistant Planner; Allison Cook, Contract Planner; Aaron Pfannenstiel, Public Safety Consultant; Gail Duncan, Administrative Assistant and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Norm Haynie led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

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 20, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Dwayne Hoover noted Vice Chair Mazza had served over 16 years on Planning Commission yet he ignored Mayor Pro Tem Uhring's multiple property violations, which were outstanding for over five hundred days with no visible repercussions. Mr. Hoover stated the Vice Chair previously dismissed comments on this matter as politically motivated. However, code enforcement existed to protect the community as a whole rather than just in service of political insiders.

Gary Harkness addressed the inability to hold youth league play at Trancas Park due to Malibu Township Council's (MTC) lawsuit against the City of Malibu during Councilmember Uhring's Presidency of the organization. He noted the field was built with public money so youth could play sports close to home. Mr. Harkness stated MTC had the ability to overturn their stipulation to allow for league play. He noted Councilmember Riggins and many residents supported league play at that location. He urged MTC to discuss needed mitigations rather than maintain a perpetual barrier to sports field use at Trancas Park.

Commissioner Kamins noted the Malibu Monarch lecture series would be held at City Hall on Wednesday, March 4th and attendance was free.

Chair Riddick asked if staff had an update regarding the status of youth league play at Trancas Park.

In response to Chair Riddick, Vice Chair Mazza stated at the time the field was built Sharon Barovsky had the City Council restrict it from league play due to a shortened field length. However, the park could be used for sports practice sessions. The MTC represented the homeowners in restricting portions of proposed development and when the City Council incorporated the requested provision, the MTC withdrew the lawsuit with a sign-off.

In response to Vice Chair Mazza, Commissioner Leonard stated that was a complete misrepresentation of the facts.

Vice Chair Mazza stated that Councilmember Uhring was not a current member of MTC and that the public comment speakers were not registered to vote in Malibu and expressed doubt about their credibility. He joined Commissioner Kamins' recommendation of the Malibu Monarch lecture series. He also encouraged the Commissioners to listen to the City Council appeal hearing for the Cuthbert project, in regard to comments on neighborhood standards.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant Community Development Director Eaton announced Joe Irvin had begun his tenure as City Manager on March 2, 2026 and was available to the Commission and the community.

Associate Planner Elias presented an update on rebuild statistics and upcoming meeting dates for items with citywide impact.

Community Development Director Bundy welcomed City Manager Irvin and provided a comparison of Woolsey Fire vs. Palisades Fire rebuild statistics and noted key differences in the circumstances surrounding the disasters. The Palisades Fire impacted more structures, which included 597 single family residences. 320 of the homes destroyed were beachfront properties. In comparison, 468 homes were destroyed in the Woolsey Fire. The Palisades Fire recovery efforts were further impacted by a six-month closure of Pacific Coast Highway. She offered to answer any additional rebuild questions.

Commissioner Peak asked for the average timeline from application to a planning entitlement as well as the average timeline from submission to building plan check to approval.

In response to Commissioner Peak, Community Development Director Bundy stated the current time span from initial application to building permit issuance was roughly one hundred business days. The department continued to work with Housing and Community Development and to identify ways to streamline processes. An additional five homes were expected to obtain building plan check approval that week and the department's goal was to continue to reduce review time and to approve permits for five to seven homes per week.

Commissioner Peak thanked the Community Development Department staff for their rebuild efforts.

Commissioner Leonard thanked staff and noted there was little the City could do to expedite rebuilds until homeowners submitted applications.

Community Development Director Bundy remarked there were 370 families who had not submitted applications for planning entitlements yet. Rebuild staff were working to contact every family to offer support and information. Families were encouraged to visit the Rebuild Center. Staff were working to coordinate a weekly presence from the Los Angeles County Assessor's office at the Rebuild Center.

Commissioner Leonard viewed the Los Angeles County Assessor's office meeting held at City Hall the prior week and he was surprised to hear their assessments were based upon completion rates.

Vice Chair Mazza noted the highway, Big Rock and Las Flores had traffic constraints in terms of road width and/or lane closures. He asked whether a traffic management plan had been developed to handle increased congestion when multiple properties were under construction simultaneously.

In response to Vice Chair Mazza, Community Development Director Bundy noted there was extensive coordination with California Department of Transportation and Public Works for construction on beachfront properties. In regards to the other impacted areas, inspectors scheduled pre-construction meetings with contractors to ensure emergency egress was safeguarded.

Vice Chair Mazza stated four homes were under construction in his 38-home neighborhood. This created significant congestion. He asked whether efforts were made to coordinate high numbers of trucks for multiple parcels on the same day.

In response to Vice Chair Mazza, Community Development Director Bundy noted some beachfront families coordinated contractor efforts to mitigate traffic impacts. Staff were doing their best to facilitate and coordinate with the contractors and families.

Commissioner Leonard noted as more homes began construction on the beach, it could become more difficult to obtain approved construction staging areas. He urged residents to submit plans and begin development as soon as possible.

Commissioner Peak requested an update on Southern California Edison (SCE) undergrounding efforts along Pacific Coast Highway.

In response to Commissioner Peak, Community Development Director Bundy stated her understanding that SCE undergrounding along Pacific Coast Highway was nearing completion. SCE efforts were coordinated through the Public Works Department and their staff could better provide specifics. She also noted that rebuild updates would be provided monthly to Planning Commission and at each City Council Regular meeting.

Assistant Community Development Director Eaton agreed with Commissioner Leonard's remark that the percent of rebuilds approved reflected what staff could control as a limited percent of owners had submitted applications. He noted that rebuilding was a difficult process but urged residents to come into the rebuild center so the City could provide support. He stated the Rebuild website would be

refined to make information more readily accessible. He also encouraged anyone rebuilding to attend the design professional meetings as a great deal of information was disseminated and candid question and answer sessions were included. Prior meetings were available to the public on the City's YouTube channel as well.

ITEM 3 CONSENT CALENDAR

The following items were pulled: Item Nos. 3.A.1. and 3.A.2.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

1. View Preservation Permit No. 25-001 – An application requesting corrective action to restore the views recorded at 7132 Dume Drive under Primary View Determination No. 12-009 with regard to the foliage located at 29119 Cliffside Drive (Continued from February 2, 2026)

Claimant Name:	Mark DiPaola, Managing Member of Napa Malibu LLC
Claimant Address:	7132 Dume Drive
Claimant APN:	4466-014-008
Foliage Owner Name:	Nancy Alder Esq.
Foliage Owner Address:	29119 Cliffside Drive
Foliage Owner APN:	4466-014-008
Case Planner:	Assistant Planner Turner, MUP, 456-2489, ext. 295

Recommended Action: Adopt Planning Commission Resolution No. 26-08 determining the action is categorically exempt from the California Environmental Quality Act, and approving View Preservation Permit No. 25-001 to require alteration and maintenance of foliage at 29119 Cliffside Drive at the height of the horizon, as shown in Primary View Determination (PVD) No. 12-009, in order to restore the primary view documented in PVD No. 12-009.

Chair Riddick opened public comment.

Speaker: Mark DiPaola

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

MOTION

Vice Chair Mazza moved and Chair Riddick seconded a motion to adopt Planning Commission Resolution No. 26-08, as amended, 1) modifying Section 3.3 to state, "PVD No. 12-009 can be restored if the vegetation in question was trimmed and maintained to protect the bluewater views as depicted in PVD No. 12-009. The proposed modification of the foliage is not expected to have an adverse impact on the vegetation and this does not include vegetation above the horizon line."; and 2) determining the action is categorically exempt from the California Environmental Quality Act, and approving View Preservation Permit No. 25-001 to require alteration and maintenance of foliage at 29119 Cliffside Drive at the height of the horizon, as shown in Primary View Determination (PVD) No. 12-009, in order to restore the primary view documented in PVD No. 12-009.

The question was called and the motion carried unanimously.

2. Local Coastal Program Amendment No. 23-003, Zoning Map Amendment No. 18-001, Coastal Development Permit No. 18-038, Variance Nos. 21-001, 21-002, and 21-003, Site Plan Review No. 18-044 and Conditional Use Permit No. 19-002 – An application to change the land use designation and rezone the property from Commercial Neighborhood to Community Commercial and construct a two-story 1,792 square foot residential care facility for assisted senior living (Continued from February 2, 2026)

Location: 22549 Pacific Coast Highway, within the appealable coastal zone
APN: 4452-023-003
Owner: Anita Kundi
Case Planner: Contract Planner Cook, AICP, 805-415-1991
Recommended Action: Adopt Planning Commission Resolution No. 26-07 recommending the City Council determine the California Environmental Quality Act does not apply to projects disapproved, deny Local Coastal Program Amendment No. 23-003 to change the land use designation and zoning designation from Commercial Neighborhood (CN) to Community Commercial (CC) in the Local Coastal Program Land Use Plan and Local Implementation Plan, deny Zoning Map Amendment No. 18-001 to change the zoning of the property in Title 17 (Zoning) of the Malibu Municipal Code from CN to CC, deny Coastal Development Permit No. 18-038 to construct a new two-story 1,792 square foot residential care facility for assisted senor living with an additional 1,194 square foot basement and 805 square foot attached four-car garage, driveway, fire truck turnaround area, landscape, hardscape, terrace decks, grading, retaining walls, site walls, and an onsite wastewater treatment system;

including denial of Variance (VAR) No. 21-001 for retaining wall and impact wall heights above six feet for a single wall, VAR No. 21-002 for construction on slopes steeper than 2.5 to 1, VAR No. 21-003 for Development in the Environmentally Sensitive Habitat Area (ESHA) Buffer and fuel modification in ESHA and ESHA Buffer, Site Plan Review No. 18-044 for construction over 18 feet up to a maximum height of 24 feet for a flat roof, and deny Conditional Use Permit No. 19-002 to allow a residential care facility for the elderly use in the CC zone for a property located at 22549 Pacific Coast Highway (Anita Kundi).
As there were no questions for staff, Chair Riddick opened the public hearing.

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

Chair Riddick opened public comment.

Speaker: Anita Kundi

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.

MOTION — Commissioner Leonard moved and Chair Riddick seconded a motion to continue the item to a date uncertain.

The question was called and the motion carried 4-1, Vice Chair Mazza dissenting.

B. New Items

1. Approval of Minutes
Recommended Action: Approve the minutes of the February 17, 2026 Regular Planning Commission meeting.
Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

CONSENSUS — The minutes of the February 17, 2026 Regular Planning Commission meeting were approved by unanimous consensus.

ITEM 4 CONTINUED PUBLIC HEARINGS

A. 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 (Continued from February 17, 2026)

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).

Principal Planner Murillo presented the staff report.

Disclosures: Vice Chair Mazza

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

Speaker: Matt Jewett

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.

MOTION Vice Chair Mazza moved and Commissioner Leonard seconded a motion to adopt Planning Commission Resolution No. 26-09, as amended, 1) adding a condition of approval to state, "Prior to issuance of a Certificate of Occupancy, the applicant shall bring all existing non-conforming hedges into compliance with LIP Section 6.5(E)(1)(d). Hedges shall be maintained in perpetuity to ensure compliance with the LIP and to protect public ocean views over the parcel from Pacific Coast Highway."; 2) modifying Condition No. 24 to state, "For the

portions of front fencing and gates above 42 inches, the members shall be a minimum of six inches apart and no more than one inch in diameter."; and 3) 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).

The question was called and the motion carried unanimously.

RECESS Chair Riddick recessed the meeting at 8:04 p.m. The meeting resumed at 8:16 p.m. with all Commissioners present.

ITEM 5 NEW PUBLIC HEARINGS

A. General Plan Amendment No. 24-002 – An amendment to the Malibu General Plan Safety Element
Location: Citywide
Case Planner: Contract Planner Cook, AICP, 805-415-1991
Recommended Action: Adopt Planning Commission Resolution No. 26-12, recommending the City Council determine that the project is exempt from the California Environmental Quality Act, incorporate the Las Virgenes Malibu Council of Governments Multi-Jurisdictional Hazard Mitigation Plan into the Safety Element Update of the City of Malibu General Plan by reference, and adopt General Plan Amendment No. 24-002 adopting the Safety Element Update to the City of Malibu General Plan consistent with all applicable State Safety Element laws.

Contract Planner Cook and Aaron Pfannenstiel presented the staff report.

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

Speaker: Jo Drummond

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.

MOTION Commissioner Peak moved and Commissioner Leonard seconded a motion to adopt Planning Commission Resolution No. 26-12, as amended, "removing the final sentence and modifying the preceding sentence on Exhibit A, page 11 to state, "There is one Alquist-Priolo Earthquake Zone in Malibu."; 2) modifying Exhibit A, page 18, Surface Rupture paragraph 2, penultimate sentence to state, "Malibu includes one zone for the Malibu Coast Fault, requiring special studies for development activities proposed within this defined area."; 3) modifying Exhibit A, Figure S-1 Anticipated Seismic Shaking in Malibu Map to reflect updated levels.; and 4) recommending the City Council determine that the project is exempt from the California Environmental Quality Act, incorporate the Las Virgenes Malibu Council of Governments Multi-Jurisdictional Hazard Mitigation Plan into the Safety Element Update of the City of Malibu General Plan by reference, and adopt General Plan Amendment No. 24-002 adopting the Safety Element Update to the City of Malibu General Plan consistent with all applicable State Safety Element laws.

The question was called and the motion carried 4-1, Vice Chair Mazza dissenting.

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 9:18 p.m., the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on March 16, 2026.

ELIZABETH RIDDICK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary