MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
MARCH 16, 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 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; Fletcher Allen, Senior Planner; Patrick Achis, Senior Planner; Parker Davis, Media Technician; Gail Duncan, Administrative Assistant and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Dennis Robert Smith 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 March 5, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

None.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Norm Haynie noted the previous City Council meeting included a presentation regarding the stability of Big Rock. One consideration omitted was the restriction on impermeable surfaces allowed by current city codes. He stated the Big Rock landslide became unstable from time to time primarily due to rainfall permeating the surface. Mr. Haynie suggested a greater percentage of impermeable surface be permitted in Big Rock and similar slide prone areas, to reduce the amount of water permeating the ground.

Gerald Baker commented on Vice Chair Mazza's public statement that he had attempted to run background checks on those who provided public comment virtually. He noted callers may have withheld personal identities due to the threatening nature of Vice Chair Mazza's actions. Mr. Baker noted the Vice Chair was informed multiple times that Malibu Township Council member Jo Drummond was not a registered voter or resident of Malibu when serving on a City Commission with that requirement. However, Vice Chair Mazza expressed no concerns regarding Ms. Drummond's standing to voice opinions on proposed developments. Mr. Baker stated the intent of public comment was to give the public a voice, regardless of whether the speaker was a critic or an ally.

Annestacia Komarovsk provided a video of navigation of an existing roundabout in east Los Angeles and mentioned her campaign website for election to Governor of California in 2026.

Jacob Loza followed up on Gerald Baker's comments. He questioned Vice Chair Mazza's length of service on the Planning Commission and potential gains from his service. He stated the Planning Commission could be used as a mechanism to shape land use decisions and zoning policy to pursue Malibu Township Council's limited development perspective. Mr. Loza noted the Planning Commission should be a neutral body and serve all residents.

Jed August agreed with Norm Hainey's comments regarding permeability. When structures and especially slabs were removed, and if there had been any pitting, there would be an increased risk with the accumulated water weight in the soil on that hillside.

Commissioner Leonard asked staff whether there was an existing nonconformity grandfathered into the Big Rock rebuild process for impermeable square footage?

In response to Commissioner Leonard, Assistant Community Development Director Eaton stated yes, rebuild properties could retain pre-existing nonconformities regarding the percentage of impermeable surface. However, he noted Mr. Haynie's statement reflected a larger conversation regarding permeability in hillside or landslide developments where a higher percentage of impermeable surfaces might have a positive impact on stability. Any change of that nature would require a code amendment.

Commissioner Mazza stated when the general plan was written, the main reason a limit to impermeable surfaces was incorporated was to protect against pollutant run off to the ocean. He noted a change to the LIP in this regard would require studies and had the potential to slow rebuilds by up to two years as the amendment was certified. He pointed out Big Rock had a functional dewatering system. He expressed the belief that three out of four of the public speakers were sponsored by the same candidate. He stated he searched Google for evidence of whether or not virtual speakers were Malibu residents. He stated an intent to request public comment on items not on the agenda but within the Commission's purview occur at the end of the meeting.

Commissioner Peak stated that a couple of years ago some community members instigated a Fair Political Practices Commission (FPPC) complaint against him and other Commissioners, which alleged conflicts of interest. Commissioner Peak read a portion of the letter from the FPPC which stated the investigation had found no evidence that Commissioner Peak had violated the Fair Political Practices Act and the case would be closed. He stated his hope that everyone who served on the Commission did so in an above-board manner.

Vice Chair Mazza pointed out Chris Frost had recently retired after 23 years of service on the Public Safety Commission out of a desire for public service to the community.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Assistant Community Development Director Eaton announced the Pacific Coast Highway roundabouts appeal would be heard by the City Council on Wednesday, March 18th at 2:00 p.m. He noted rebuild statistics were available online and would be reported to the Commissioners monthly.

ITEM 3 CONSENT CALENDAR

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

The Consent Calendar was approved by unanimous consensus.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Approval of Minutes
Recommended Action: Approve the minutes of the March 2, 2026 Regular Planning Commission meeting.
Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

This item was approved by unanimous consensus.

ITEM 4 CONTINUED PUBLIC HEARINGS

None.

ITEM 5 NEW PUBLIC HEARINGS

A. Zoning Text Amendment No. 26-001 – An amendment to the Malibu Municipal Code Title 17 (Zoning) modifying standards and procedures related to Temporary Use Permits and Sign Permits to aide Economic Recovery for local businesses as a result of impacts from the 2025 Palisades Fire
Location: Citywide
Case Planner: Assistant Community Development Director Eaton, 456-2489, ext. 273
Recommended Action: Adopt Planning Commission Resolution No. 26-13 determining the amendments are exempt from the California Environmental Quality Act and recommending that the City Council approve Zoning Text Amendment No. 26-001 to amend Title 17 of the Malibu Municipal Code modifying standards and procedures related to Temporary Use Permits and Sign Permits.

Assistant Community Development Director Eaton and Senior Planner Allen presented the staff report.

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

Speakers: Bryan Gordon, Annestacia Komarovsk, Jed August

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. 26-13, as amended, 1) extending the temporary code amendments through December 31, 2027; and 2) determining the amendments are exempt from the California Environmental Quality Act and recommending that the City Council approve Zoning Text Amendment No. 26-001 to amend Title 17 of the Malibu Municipal Code modifying standards and procedures related to Temporary Use Permits and Sign Permits.

The motion was withdrawn by the maker.

MOTION Commissioner Peak moved and Chair Riddick seconded a motion to adopt Planning Commission Resolution No. 26-13, determining the amendments are exempt from the California Environmental Quality Act and recommending that the City Council approve Zoning Text Amendment No. 26-001 to amend Title 17 of the Malibu Municipal Code modifying standards and procedures related to Temporary Use Permits and Sign Permits.

The question was called and the motion carried unanimously.

RECESS Chair Riddick recessed the meeting at 7:45 p.m. The meeting resumed at 7:55 p.m. with all Commissioners present.

B. Coastal Development Permit No. 23-073, Variance No. 25-019, Site Plan Review No. 23-035, and Minor Modification No. 24-005 – An application for the construction of a single-family residence and associated development

Location: 32832 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-017-023
Owner: Sun is Shining, LLC
Case Planner: Senior Planner Achis, AICP, 456-2489, ext. 247
Recommended Action: Adopt Planning Commission Resolution No. 26-11 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-073 to construct a new 5,202-square-foot, two-story single-family residence with an 880 square-foot subterranean garage and 2,202 square-foot basement, advanced onsite wastewater treatment system, driveway, hardscaping, pool and

associated decks, landscaping and associated development; including Variance No. 25-019 for encroachment into an environmentally sensitive habitat area (ESHA) buffer and stream ESHA, Site Plan Review No. 23-035 for construction above 18 feet, up to 23 feet, 1 inch for a flat roof, and Minor Modification No. 24-005 for up to a 13 percent reduction of the front yard setback, located in the Rural Residential, Two-Acre zoning district at 32832 Pacific Coast Highway (Sun is Shining, LLC).

Senior Planner Achis presented the staff report.

Disclosures: Commissioners Peak, Leonard, Kamins, Mazza

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

Speakers: Bryan Knight, Jed August

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 Vice Chair Mazza moved and Commissioner Peak seconded a motion to continue the item to the May 18, 2026 Regular Planning Commission meeting.

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 8:39 p.m., Vice Chair Mazza moved and Chair Riddick seconded a motion to adjourn the meeting. The motion carried by unanimous consensus.

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

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary