MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
AUGUST 3, 2026
COUNCIL CHAMBERS
6:30 PM

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 6:32 PM.

ROLL CALL

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

PRESENT: Chair Skylar Peak and Commissioners Drew Leonard and John G. Mazza

ABSENT: Vice Chair Marni Kamins and Commissioner Elizabeth Riddick

ALSO PRESENT: Tyler Eaton, Assistant Community Development Director; Kellan Martz, Assistant City Attorney; Samantha Elias, Associate Planner; Michelle Santiago, Assistant Planner; Parker Davis, Media Production Technician; Gail Duncan, Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Patt Healey led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Commissioner Mazza moved and Commissioner Leonard seconded a motion to approve the agenda, continuing Item Nos. 5.A. and 5.B. to the September 22, 2026 Regular Planning Commission meeting.

The question was called and the motion carried 3-0, Commissioner Riddick and Vice Chair Kamins absent.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on July 23, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

A. Report on change in operations for the Annual Chili Cook-Off and Carnival, a four-day event, Labor Day weekend and a one-day private fundraising event

Event Location: 23575 Civic Center Way, not within the appealable coastal zone
APN: 4458-022-907
Owner: City of Malibu
Parking Owners: City of Malibu, Wave Enterprises, Inc., Los Angeles County, Santa Monica-Malibu Unified School District, KW Malibu Colony LLC, and Cross Creek Ranch Malibu LLC
Applicant: The Boys and Girls Club of Malibu
Parking APNs: 23825 Stuart Ranch Road (APN 4458-021-901)
23805 Stuart Ranch Road (APN 4458-021-173)
3542 Coast View Drive (APN 4458-021-003)
23525 Civic Center Way (APN 4458 022-906)
23575 Civic Center Way (APN 4458-022-907)
23841 Malibu Road (APN 4458-019-010)
Ride Share/Drop: 23525 Civic Center Way (APN 4458-022-906)
Case Planner: Assistant Planner Santiago, 456-2489, ext. 382
Recommended Action: Receive and file a report on a change in operations for the Annual Chili Cook-Off and Carnival.

The Commission directed questions to staff.

The Commission received and filed a report on a change in operations for the Annual Chili Cook-Off and Carnival.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Kasdyn Click of Presence News stated he received multiple complaints that even minor development permits took over two years to process in Malibu. He urged the City to consider restructuring the oversight and approval of the permitting process to improve efficiency, accountability and restore public confidence. He asked the public to consider a donation to Presence News through their website.

John commented on Commissioner Mazza's length of service on the Planning Commission and alleged an inherent conflict of interest with his role on the Malibu Township Council. He urged Commissioner Mazza to treat owners who brought development requests to the Planning Commission with respect and kindness.

Timothy Bryce spoke against Malibu Township Council's role in objecting to development and filing appeals against code compliant approved projects. He alleged Commissioner Mazza urged members of Malibu Township Council to file complaints against proposed projects the Commissioner would later deliberate on to create delays and increase owners' financial costs.

Jed August stated you never change things by fighting the existing reality. Instead one must organize a new model that makes the existing model obsolete. He extended thanks to those who served on City of Malibu Commissions and the public speakers who made the process happen.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Commissioner Mazza alleged the virtual callers had used the same artificial intelligence system to write their comments and suggested they use different systems in the future.

Assistant Community Development Director Eaton announced the August 17, 2026 Regular Planning Commission meeting would be held in the Multi-Purpose Room due to scheduled renovations in Council Chambers. He also reminded those with an approved Planning Verification-Woolsey Fire for a nonconforming use or structure of the November 9, 2026 deadline to file an application for an extension of time to obtain a building permit. Those who required an extension should email Senior Management Analyst Evans at revans@malibucity.org for additional information. Lastly, Commission Mazza requested information regarding the k-rails near Duke's at a prior meeting and the Public Works Department verified that those were a temporary measure due to ongoing lane changes for construction activities.

Commissioner Mazza thanked the Community Development Department for speeding up the approval process. He noted a recent article that cited a recent 45-day approval process. Commissioner Mazza requested clarification regarding the number of years possible for disaster rebuild time extensions.

In response to Commissioner Mazza, Assistant Community Development Director Eaton clarified that disaster rebuilds were given six years to get a planning application submitted and eight years to obtain a building permit, absent a time extension.

Commissioner Leonard asked if staff anticipated a flood of time extension requests from Woolsey Fire property owners and whether applications could be accepted after November 9, 2026.

In response to Commissioner Leonard, Assistant Community Development Director Eaton stated that November 9, 2026 would be the last date to file a complete application for an extension to obtain a building permit for an approved Planning Verification-Woolsey Fire.

Chair Peak asked that staff provide comment regarding the November 9th deadline at upcoming City Council and Planning Commission meetings leading up to the deadline.

Commissioner Mazza requested an update on the status of the underpass at Westward Beach Road. He stated it was his understanding the underpass had been permanently closed by Los Angeles County and the only access to Westward Beach Road was from Pacific Coast Highway.

In response to Commissioner Mazza, Assistant Community Development Director Eaton noted that the closure was not permanent, but a potential reopening date had not yet been determined.

Chair Peak asked if there were active plans to improve Westward Beach Road or access to Zuma Beach as hazardous conditions on Pacific Coast Highway were created by the limited left-turn lane access. He asked Assistant Community Development Director Eaton to follow up with the appropriate agency.

ITEM 3 CONSENT CALENDAR

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

The motion carried 3-0, Commissioner Riddick and Vice Chair Kamins absent.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Administrative Coastal Development Permit No. 26-008 – An application for the installation of an advanced wastewater treatment system and installation of a new dispersal field
   Location: 6300 Ramirez Canyon Road, partially within the appealable coastal zone

APN: 4467-011-006
Owner: Kathleen M. Hughes Trust
Case Planner: Contract Planner Ward, 925-667-0547
Recommended Action: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 26-008.

The Commission received and filed the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 26-008 upon approval of the Consent Calendar.

2. Approval of Minutes
Recommended Action: Approve the minutes of the July 20, 2026 Regular Planning Commission meeting.
Staff Contact: Management Analyst Duncan 456-2489, ext. 309

The Commission approved the minutes of the July 20, 2026 Regular Planning Commission meeting upon approval of the Consent Calendar.

3. Extension of Planning Verification-Woolsey Fire No. 20-122 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire
Location: 5949 Bonsall Drive
APN: 4467-024-003
Owner: Malibu Vintage Dirt LLC
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246
Recommended Action: Adopt Planning Commission Resolution No. 26-33 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-122 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Five-Acre zoning district at 5949 Bonsall Drive (Malibu Vintage Dirt LLC).

MOTION

Commissioner Mazza moved and Commissioner Leonard seconded a motion to adopt Planning Commission Resolution No. 26-33 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-122 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, Five-Acre zoning district at 5949 Bonsall Drive (Malibu Vintage Dirt LLC).

The motion carried 3-0, with Commissioner Riddick and Vice Chair Kamins absent.

4. Extension of Planning Verification-Woolsey Fire No. 20-104 – An application to extend the deadline to obtain a building permit for structures damaged or destroyed in the Woolsey Fire
Location: 6973 Birdview Avenue
APN: 4468-015-002
Owner: Bradshaw Family Trust
Staff Contact: Senior Management Analyst Evans, 456-2489, ext. 246
Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-32 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-104 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, One-Acre zoning district at 6973 Birdview Avenue (Bradshaw Family Trust); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

MOTION

Commissioner Mazza moved and Commissioner Leonard seconded a motion to adopt Planning Commission Resolution No. 26-32 granting a three-year extension to obtain a building permit for Planning Verification-Woolsey Fire No. 20-104 to rebuild nonconforming uses or structures damaged or destroyed in the Woolsey Fire for the property located in the Rural Residential, One-Acre zoning district at 6973 Birdview Avenue (Bradshaw Family Trust)

The motion carried 3-0, with Commissioner Riddick and Vice Chair Kamins absent.

ITEM 4 CONTINUED PUBLIC HEARINGS

None.

ITEM 5 NEW PUBLIC HEARINGS

A. Coastal Development Permit No. 23-028, Site Plan Review No. 23-032 and Minor Modification No. 26-004 – An application for a new single-family residence and associated site improvements
Location: 6200 Porterdale Drive, not within the appealable coastal zone
APN: 4467-004-040
Owner: Brad Folb
Case Planner: Contract Planner Paolini, 650-522-2500
Recommended Action: Continue this item to the September 22, 2026 Regular Planning Commission meeting.

The item was continued to the September 22, 2026 Regular Planning Commission meeting upon approval of the agenda.

B. Coastal Development Permit No. 20-033, Conditional Use Permit No. 18-004 and Demolition Permit No. 20-018 – An application to continue the operation of an existing restaurant and associated building improvements

Location: 6800 Westward Beach Road, Unit 1, within the appealable coastal zone
APN: 4468-022-001
Owner: 6800 Westward Beach Road LP
Tenant: Sunset Restaurant & Beach Bar, Inc.
Case Planner: Contract Planner Pisarkiewicz, 949-489-1442
Recommended Action: Continue this item to the September 22, 2026 Regular Planning Commission meeting.

The item was continued to the September 22, 2026 Regular Planning Commission meeting upon approval of the agenda.

C. Coastal Development Permit No. 26-032, Conditional Use Permit 26-005 and Variance No. 26-008 – A follow-up application to Emergency Coastal Development Permit No. 25-017 for a temporary public utility laydown yard to store materials and vehicles; including a variance for development on slopes steeper than 2.5 to 1

Location: 4000 Corral Canyon, partially within the appealable coastal zone
APN: 4459-006-270
Owner: Los Angeles Department of Water and Power
Case Planner: Associate Planner Elias, 456-2489, ext. 256
Recommended Action: Either 1) adopt Planning Commission Resolution No. 26-23 determining the project is categorically exempt from the California Environmental Quality Act and approving Coastal Development Permit No. 26-032 as follow-up to Emergency Coastal Development Permit No. 25-017 to construct a temporary utility laydown yard to be operated over a period of seven years, including the placement of eight storage trailers, a new access driveway, fencing, vehicle gate, dark sky compliant lighting, six portable toilets, the placement of a permeable aggregate base for the operational area, utility hook-ups, and the complete restoration and improvement of site environmental conditions than existing conditions prior to construction activities at the end of the seven year period; including Conditional Use Permit No. 26-005 for the operation of a public utility facility comprised of a temporary utility laydown yard and Variance No. 26-008 for development on slopes steeper than 2.5 to 1 located in the Rural Residential, 20-Acre zoning district at 4000 Corral Canyon Road (Los Angeles Department of Water and Power); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

Associate Planner Elias presented the staff report and noted staff proposed adding Condition No. 64 to state, "No additional aggregate base may be replaced on the site after initial installation."

Disclosures: Commissioners Mazza, Leonard, Peak

The Commission directed questions to staff.

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

Speakers: Katherine Rubin, Chris Huntley, Patrick Corti, Theo Zeiss, Mike Hanson, Alexandria Fortalexa, Cesar Larios, Shady Taman (applicant team), Paul Aiello, Joel Shulman, Stephen Fitzpatrick (4 minutes with 1 minute donated by Lana Fitzpatrick), Patt Healy, James Black, Frank Angel (8 minutes with 5 minutes donated by James Eastwood, Vivien Eastwood, Dianne Jewell, Danny Smith and Meredith Angel)

RECESS Chair Peak recessed the meeting at 7:55 PM, prior to closing the public comment portion of the hearing. The meeting resumed at 8:00 PM, Commissioner Riddick and Vice Chair Kamins absent.

Speakers (continued): Cassandra Vo (8 minutes with 5 minutes donated by Dominique Navarro, Dawn Ericson, Tricia Domalanta, Kelly Kincaid, Paula Gersho), Jo Drummond, Ann Doneen, Bill Sampson, John Rodrigue, Bambi Young, Jed August

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 Mazza moved and Chair Peak seconded a motion to direct staff to return with a resolution denying Coastal Development Permit No. 26-032 and Conditional Use Permit No. 26-005 due to being unable to make the California Environmental Quality Act exemption findings and not being able to qualify the project as a conditionally permitted use under the Malibu Municipal Code

FRIENDLY AMENDMENT

Chair Peak requested a friendly amendment to require restoration of the site to take place within two months.

The friendly amendment was accepted by the maker.

MOTION Commissioner Mazza moved and Chair Peak seconded a motion to direct staff to return with a resolution denying Coastal Development Permit No. 26-032 and Conditional Use Permit No. 26-005 due to being unable to make the California Environmental Quality Act exemption findings and not being able to qualify the project as a conditionally permitted use under the Malibu Municipal Code; and to require restoration of the site to take place within two months.

The question was called and the motion carried 3-0, Commissioner Riddick and Vice Chair Kamins 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

CONSENSUS At 9:17 PM, the meeting was adjourned by consensus 3-0, Commissioner Riddick and Vice Chair Kamins absent.

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

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary