



# Council Agenda Report

To: Mayor Uhring and the Honorable Members of the City Council

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Steve McClary, City Manager

Date prepared: October 10, 2023 Meeting date: October 23, 2023

Subject: Council Appointment to the Planning Commission

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**RECOMMENDED ACTION:** Councilmember Stewart may make a new appointment to the Planning Commission.

**FISCAL IMPACT:** There is no fiscal impact associated with the recommended action.

**STRATEGIC PRIORITY:** This item is part of the day-to-day operations identified in the Adopted FY 2023-24 Strategic Priority Project List.

**DISCUSSION:** Jeffrey Jennings, Councilmember Stewart's appointment, resigned from the Planning Commission effective upon the appointment of his successor. Pursuant to Government Code Section 54974, a notice of unscheduled vacancy was posted on October 5, 2023. Councilmember Stewart may make his appointment at this time.

**ATTACHMENTS:**

1. October 5, 2023 Notice of Unscheduled Vacancy
2. Applications received to date



# City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861  
Phone (310) 456-2489 · Fax (310) 456-3356 · [www.malibucity.org](http://www.malibucity.org)

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## Unscheduled Vacancy Notice (Government Code Section 54974)

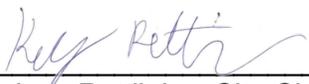
VACANT POSITION	PREVIOUS INCUMBENT	DATE APPOINTMENT CAN BE MADE
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Planning Commission	Jeffrey D. Jennings	October 19, 2023
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Interested citizens should contact the City Clerk at (310) 456-2489, extension 228 or by email at [cityclerk@malibucity.org](mailto:cityclerk@malibucity.org) for more information.

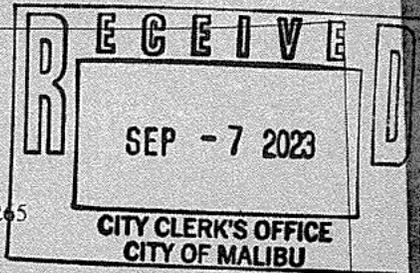
Posted: October 5, 2023

  
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Kelsey Pettijohn, City Clerk



# City of Malibu

23825 Stuart Ranch Road Malibu, California 90265  
(310) 456-2489 fax (310) 456-2760



## City Commission / Committee Member Application

As a candidate for membership on a City Commission / Committee, please complete this application, profile and qualification form in order for the City Council to best consider your application for appointment. Please feel free to provide additional sheets or a resume, if desired. Completed applications are to be submitted to the City Clerk's Office, Malibu City Hall, 23825 Stuart Ranch Road, Malibu.

Name of Commission / Committee Applying for Planning Commission

Applicant's Name Drew Leonard

Street Address & City [REDACTED]

Home Telephone [REDACTED] Cell Telephone [REDACTED]

Work Telephone [REDACTED] Email Address [REDACTED]

**Profile Information:** Please provide detailed information which demonstrates experience or background applicable to the Commission / Committee (including education and experience on study groups, task forces and committees, community / civic and business activities).

I graduated from Cal State Northridge with a BS degree in Psychology in 1988.

I am a licensed real estate agent with Pinnacle Estate Properties Malibu.

I am a licensed general contractor with a B classification.

I have worked in commercial real estate managing multi family properties for over 35 years.

I am a 29 year Malibu resident.

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**Qualifications:** Please provide detailed information which demonstrates professional skills and talents applicable to this Commission / Committee.  
Being a licensed contractor I know how to read plans.

I have pulled permits for multiple fire rebuilds and CDP's.

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**Role and Issues of Commission / Committee:** Please provide detailed information which demonstrates your opinion as to the role of a City Commissioner / Committee Member and issues you feel need to be addressed by Malibu which relate to this Commission / Committee.  
The permitting process takes too long and many residents are electing to build without permits.

I feel the city needs to streamline it's permitting for smaller projects.

The city needs to find a way to discourage residents from doing projects without permits.

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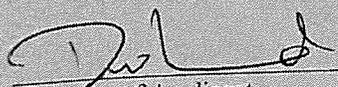
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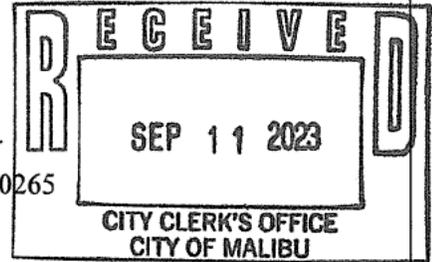
  
Signature of Applicant

8/7/23  
Date



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Name of Commission / Committee Applying for Planning Commissioner

Applicant's Name Jyoti (Jo) Drummond

Street Address & City 20223 Piedra Chica Rd Malibu

Home Telephone [REDACTED] Cell Telephone [REDACTED]

Work Telephone [REDACTED] Email Address [REDACTED]

**Profile Information:** Please provide detailed information which demonstrates experience or background applicable to the Commission / Committee (including education and experience on study groups, task forces and committees, community / civic and business activities).

I have been a board member of my HOA in both Miami and Malibu for a total of 9 years serving as President in both areas overseeing architectural development, brush clearance, view preservation, fire & hurricane safety, etc. I have successfully worked with staff and the Mayor of both cities to beautify neighborhoods, increase safety & enforcement. I have been on Public Works Commission for almost two years because of my knowledge on the sensitive geology and dewatering in our community of Big Rock. I serve as President of Malibu Township Council - the 75 year old organization that brought the City of Malibu independence from LA County and I chair meetings that constantly advocates for responsible development in the City. I stand for all development that is resident serving such as the middle & high school, community parks & recreation & small projects that need expediting in city planning that have been stuck in there for years because of misrepresenting the existing codes. I am dedicated to upholding the vision and mission statement in all builds and the wish to sacrifice some urban comforts for a more rural setting. I support the Formula Retail Ordinance hard fought to keep local businesses in this city and help them thrive. I have no real estate or contractor connections to cause any sort of conflict of interest. I would love to be the first woman in a long while to be on planning commission.

**Qualifications:** Please provide detailed information which demonstrates professional skills and talents applicable to this Commission / Committee.

I know the codes very well having studied the MMC & LCP the past five years for specific development projects.

I understand how variances work and when and where they should be applied and when they should NOT be applied.

I have great organizational and financial skills having been a former financial & estate planner and understand the cost

of projects and how much applicants must go through in order to create, manage & build a project. I am also President of

Arts Angels - the fundraising arm of Malibu Middle & High School's Visual & Performing Arts Programs and raise & distribute funds

for much needed art teachers, coaches, supplies, projects, instruments, uniforms, all plays and productions, costumes, etc.

I love Malibu and it's fragile coastline and will do everything in my power to have planning and residents follow our codes so it is

protected. I have lived here for over 10 years and have an open mind to all projects and will weigh things fairly and equitably for

the benefit of our community as a whole. I will make decisions that will apply the codes correctly so there will be less possibility .

of unnecessary appeals and work with planning to make sure codes are followed so neither of our precious time is wasted.

**Role and Issues of Commission / Committee:** Please provide detailed information which demonstrates your opinion as to the role of a City Commissioner / Committee Member and issues you feel need to be addressed by Malibu which relate to this Commission / Committee.

I honor and treasure the role as a city commissioner as I am currently one now. We should be impartial, fair and weigh things with regards

to our Vision & Mission Statement in everything we do and LISTEN to ALL residents who submit comments regarding specific projects so

that ALL residents have a voice that is listened to and heard loudly and clearly. Issues that need to be addressed are the lack of code enforcement

and interpretation of certain codes - in particular for projects that should be exempt of building permits yet for some reason require a variance.

These projects should be fast tracked and not waste the planning dept and planning commission's time. The definition of new development

when it comes to variances needs a reinterpretation so that only structures over 10% of existing square footage should require a variance,

thus saving both planning dept, and residents much time and money. I understand having been trying to permit a deck that should have

been permit exempt for the past two and a half years. I am part of the regular residents of Malibu trying to get small projects done and

cannot because of our antiquated system. I would make sure like for like plus 10% rebuilds get through quickly and larger rebuilds

that want to change the character of the neighborhood go through the proper scrutiny provided by our municipal codes. I support

preserving community, local businesses, and the environment and to encourage residents to WANT to apply for a permit in this City.



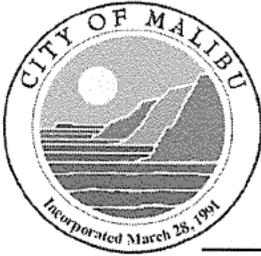
Signature of Applicant

September 8, 2023

Date

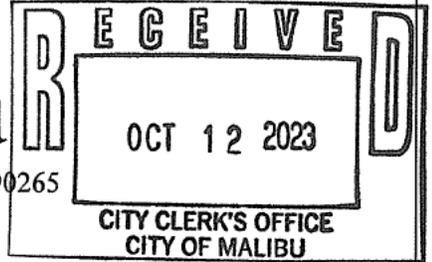
Planning Commission application cont'd – Jyoti Drummond

I also helped to bring generators to our community of Big Rock by working with the City, Dave Rydman formerly of LADWP, and our BRMPOA Board so that we have power to pump up the water during a power outage in a wildfire. I helped raise funds to purchase our own generators but then worked with the City to have LADWP fund a “Generator Pilot Project” in Big Rock. It has worked very successfully and should be applied to all neighborhoods in Malibu that need power to pump water up to the community, so they are all wildfire resilient. I can help make this happen also.



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Name of Commission / Committee Applying for Planning Commission

Applicant's Name Lonnie Vidaurri

Street Address & City [REDACTED]

Home Telephone \_\_\_\_\_ Cell Telephone [REDACTED]

Work Telephone \_\_\_\_\_ Email Address [REDACTED]

**Profile Information:** Please provide detailed information which demonstrates experience or background applicable to the Commission / Committee (including education and experience on study groups, task forces and committees, community / civic and business activities).

**Education:** Bachelor Degree UCLA / MA Urban Planning USC

**Professional:** 25+ Years in Commercial Real Estate, Banking and Development

**Civic Activities:** Board Member Boys & Girls Club of Malibu

**Memberships:** ULI, ICSC, NAIOP, CREF, AAREP, REEC

**Linkedin:** https://www.linkedin.com/in/lonnie-vidaurri-b6ba391/

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Qualifications: Please provide detailed information which demonstrates professional skills and talents applicable to this Commission / Committee.

Extensive background in finance and commercial real estate development

Actively engaged in public/private partnerships

Activist for affordable housing and socially conscious development

~10 year malibu resident and 30 year Angelino

Father of two (2) daughters in the malibu schools systems

Graduate education in public policy and housing

Concerned citizen

Role and Issues of Commission / Committee: Please provide detailed information which demonstrates your opinion as to the role of a City Commissioner / Committee Member and issues you feel need to be addressed by Malibu which relate to this Commission / Committee.

1. workforce housing (teachers, fireman, etc..)

2. diversity, equity and inclusion ("DEI")

3. preservation of Malibu quality of life

4. investment in mental health and youth development

5. socially responsible development and public policy

Lonnie Vidaurri Digitally signed by Lonnie Vidaurri  
Date: 2023.10.11 22:09:37 -07'00'

Signature of Applicant

10/12/2023

Date

# LONNIE R. VIDAURRI

## Professional Experience

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- PRIMESTOR DEVELOPMENT**, Chief Investment Officer **2023 - Present**
- Source equity investment opportunities for the Urban Vision Fund I, LP as well as internal and third-party accounts.
  - Vet Investment opportunities through investment committee and ensure quality control of investments, deal structures and appropriate risk/return metrics
  - Support formation and capitalization of public/private partnerships for social conscious urban real estate including mixed-use, affordable and workforce housing development projects.
- LISC FUND MANAGEMENT**, Strategic Investments **2022-2023**
- Manage team providing day-to-day management of debt and equity investments.
  - Hands-on involvement for deal structuring, documentation and execution for real estate investments
  - Lead and oversight for fund deployment strategy and liaison between origination and investor relations teams.
- STARPOINT PROPERTIES**, Head of Investments and Capital Markets **2018-2020**
- Direct business development through financial planning, investor relations, debt and equity placement, developing and maintaining a high-net-worth investor base and top/bottom line responsibility for the Capital Markets division.
  - Manage the acquisition, underwriting and disposition processes for commercial properties in multiple states.
  - Completed the build out of the acquisition team and oversaw the execution of real estate investment transactions totaling \$600M in capitalization.
- LADDER CAPITAL**, Managing Director **2015-2018**
- Head of the western region with primary responsibility for origination, business development and relationship manager for direct clients, mortgage banks and developer / operators based in selected target markets.
  - Focused on commercial real estate lending and investment including fixed-rate first mortgages, floating-rate first mortgages, mezzanine loans and equity investments.
  - Actively managed a portfolio of balance sheet loans with business plans that included renovation, lease-up, condominium sellout, land entitlement, predevelopment, affordable housing, and adaptive re-use of infill properties with historic designation.
- CIT GROUP / ONEWEST BANK**, Senior Vice President, Commercial Real Estate Group **2011-2015**
- Oversaw development and implementation of lending policies, standards and procedures including house limits for portfolio concentrations by client, market and risk rating for the CRE business unit.
  - Led the recruitment and build-out of the CRE loan origination team including defining core strategies, establishing specific roles and responsibilities and identifying and assigning target client accounts.
  - Structured and negotiated terms for the financing of transitional assets, pooled mortgages and NPL portfolios.
  - Lead team role that contributed to the origination of ~\$3.0B of balance sheet commitments.
- BARCLAYS CAPITAL**, Director / Senior Vice President, U.S. Real Estate Capital Markets **2006 - 2010**
- Head of the western region; primary responsibility for origination, credit review and execution; provided CRE lending and investment throughout the entire capital structure of debt and equity financing, including fixed and floating-rate CMBS, first mortgage, mezzanine, bridge, syndicated debt, preferred and common equity.
  - Structured and negotiated deal terms, loan documents, Purchase and Sale Agreements, Letters of Intent, and Partnership Agreements; managed restructurings, recapitalizations and loan modifications; and directed the exercise of remedies for challenged positions.
  - Portfolio manager for an equity book comprised of seven (7) joint venture investments and three (3) fund LP interests representing \$175.0MM of total commitments held under Barclays Investment Holdings, Inc.
- LEHMAN BROTHERS**, Vice President, Global Real Estate Group **2000-2006**
- Fixed Income (2005-2006)*
- Provided clients large and mid-market conventional loans, high-leveraged structured finance, bridge loans, mezzanine loans and acquisition financings.
  - Originated, analyzed, reviewed, negotiated terms and made recommendations on real estate equity investments for Lehman's own account (Principal Transactions) and Lehman's managed accounts (LBREP Fund I).
- Investment Banking (2000-2004)*
- Founding member of the Asset Finance Group that worked to develop a new business unit directly responsible for transactions with total capitalization in excess of \$5.0 billion.
  - Active in a diverse range of real estate transactions on both asset and company level, including dispositions, acquisitions, financings and joint venture equity raising for new development and existing assets.

## Education

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**UNIVERSITY OF SOUTHERN CALIFORNIA**  
MA, Urban Planning, Real Estate Finance and Development, May 1996

**CORNELL UNIVERSITY**  
Summer Research Fellow, August 1994

**UNIVERSITY OF CALIFORNIA AT LOS ANGELES**  
BA, Psychology, May 1994

## ADDITIONAL

- Memberships: ULI, ICSC, NAIOP, CREF, MBA, CMBA, SSA, CSSA, REEC, AAREP and USC Lusk Center
- Accreditations: Series 7, California Real Estate License
- Interests: Basketball, Fishing Surfing, Tennis, Travel, Anything Outdoors and serving Board Member for the Boys & Girls Club of Malibu