Joint Parks and Recreation Commission / Public Works Commission Special Meeting Agenda

Wednesday, August 12, 2026
5:00 P.M.

Malibu City Hall, Council Chambers / Civic Theater
23825 Stuart Ranch Road

Call to Order

Roll Call

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – August 7, 2026

1. Ceremonial/Presentation

A. Administering of Oath to Newly Appointed Commissioners

2. Old Business

A. Community Lands Project

Recommended Action: 1) Review Parks and Recreation Commission and Public Works Commission feedback regarding the preliminary design for the Ioki Property, Heathercliff Property, and Triangle Lot Property as part of the Community Lands Project; and 2) Provide a recommendation for Council consideration on the preferred or alternative plan for the Community Lands Project and the public private land exchange.

Staff Contact: Community Services Director Riesgo, 456-2489 ext. 350

Adjournment

Guide to the City Commission Proceedings

Written Communication: *Members of the public are encouraged to submit email written communication to bsaleaumua@malibucity.org before the meeting begins.*

Old Business *items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Each speaker is limited to (3) three minutes. Time may be surrendered by deferring (1) one minute to another speaker, not to exceed a total of (8) eight minutes. The speaker wishing to defer time must be present when the item is heard. In order to be recognized and present an item, each speaker must complete and submit to*

the Recording Secretary a Request to Speak form prior to the beginning of the item being announced by the Chair (forms are available at the entrance to the meeting room). Speakers are taken in the order slips are submitted.

Members of the Audience: *Members of the audience shall not engage in disorderly or boisterous conduct, including clapping, whistling, stamping of feet, or other acts which disturb, disrupt, impede or otherwise disturb the orderly conduct of the City Council meeting. Persons addressing the Commission shall not engage in disorderly conduct which disrupts, or otherwise impede the orderly conduct or Commission meetings. Any person who so disrupts a Commission meeting may, at the discretion of the presiding officer or a majority of the Commission, be subjected to ejection from that meeting.*

Copies of the staff reports or other written documentation relating to each item of business described above are on file in the Community Services Department, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California and are available for public inspection during regular office hours which are 7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m., Friday. Written materials distributed to the Commission within 72 hours of the Commission meeting are available for public inspection immediately upon distribution (Government Code Section 54957.5(b)(2). Copies of staff reports and written materials may be purchased for $0.10 per page. Pursuant to State law, this agenda was posted at least 24 hours prior to the meeting.

The City Hall phone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Yolanda Bundy, Environmental Sustainability Director, at (310) 456-2489, ext. 229. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II].

Requests to show an audio or video presentation during a Commission meeting should be directed to the Recording Secretary at bsaleaumua@malibucity.org. Material must be submitted by 12:00 p.m. on the meeting day.

I hereby certify under penalty of perjury, under the laws of the State of California, that the foregoing agenda was posted in accordance with the applicable legal requirements. Dated this 7th day of August 2026, at 2:30 p.m.

Brittany Saleaumua

Brittany Saleaumua, Management Analyst

Joint Public Parks and Property Ad Hoc Committee / Parks and Recreation Commission / Public Works Commission Agenda Report

Joint PRC / PWC Commission Meeting 08-12-26

Item 2.A.

To: Councilmembers Conrad and Riggins; Chair Villablanca and Members of the Parks and Recreation Commission; Chair Keegan and Members of the Public Works Commission

Prepared by: Kristin Riesgo, Community Services Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: August 7, 2026 Meeting date: August 12, 2026

Subject: Community Lands Project

RECOMMENDED ACTION: 1) Review Parks and Recreation Commission and Public Works Commission feedback regarding the preliminary design for the Ioki Property, Heathercliff Property, and Triangle Lot Property as part of the Community Lands Project; and 2) Provide a recommendation for Council consideration on the preferred or alternative plan for the Community Lands Project and the public private land exchange.

DISCUSSION: The August 12, 2026 Joint Special meeting is held with the Public Parks and Property Ad Hoc Committee (Ad Hoc) with Councilmembers Haylynn Conrad and Marianne Riggins, the Parks and Recreation Commission and the Public Works Commission. The Ad Hoc will lead the meeting discussion on the Community Lands Project.

Background

The Malibu Community Lands Project (Project) was established to determine the appropriate use of 61 acres of city-owned vacant land at Heathercliff, Ioki, Triangle Lot, Trancas, and Parcel C at Cross Creek Ranch (La Paz). Council has prioritized the Project in the 2025-2028 Strategic Plan, Goal 7: Explore New Opportunities for Educational, Cultural, and Recreational Establishments, Community Lands Project.

The City remains at a relatively early stage in the realization of any amenities on the community lands. The Project has conducted community outreach and leveraged the City's Parks and Recreation Master Plan adopted in 2013. This plan was informed by community focus groups, interviews, surveys and workshops that outlined the needs and priorities for Malibu's park system, and identified four areas most important to the community:

- An indoor multi-purpose, multi-generational community recreation space
- Additional sports field space
- Development of more places like Malibu Bluffs Park
- More programming and use of oceans and beaches

Following Council's direction on the Project, a series of community outreach meetings, events, and surveys took place in 2024 and 2025. Council received updates on the Project in October 2024 and January 2026.

Out of this work, Council then provided direction on January 26, 2026, which included

- Directed staff to work with the Public Parks and Property Ad Hoc Committee to bring back a plan for temporary sports fields on the Ioki Property, specifically including soccer fields
- Directed staff to work with the Public Parks and Property Ad Hoc Committee to explore options for a native plant nursery with the Santa Monica Mountains Fund and a potential communal garden
- Directed staff and the Public Parks and Property Ad Hoc Committee to continue working on the Heathercliff project design and suspend work on the La Paz Parcel C project
- Directed staff to bring back an item to discuss potentially swapping lands in the Civic Center Area with a private property owner

Following that direction, the Ad Hoc and staff have been working with the design consultant, Frederick Fisher and Partners, to create a Masterplan Concept Design for a recreation center on the Heathercliff Property and sports playing fields on the Ioki Property. The concept design was based on community feedback and Council direction.

The Masterplan Concept Design is a "first draft" in the project design phase, defining site layouts, circulation, massing and functional flow for the spaces at Ioki and Heathercliff properties. Once the conceptual design is approved, it will serve as the foundation for conducting the necessary analysis to determine what measures are required to realize the project, ensure safe access to the facilities, and any constraints that require design revisions. This includes analysis of studies such as geotechnical studies and traffic and circulation impact studies. This is also a point at which feedback from the community can also inform the design elements of the structures, including the look of the facilities and refining the specific purposes of the space. To place a rough metric on the process timeline, the Ioki and Heathercliff projects are at the end of the first third of the project timeline.

With the concept design completed by Frederick Fisher and Partners, the Ad Hoc recommended that the Parks and Recreation Commission and Public Works Commission review the preliminary design concepts for the Ioki Property, Heathercliff Property, Triangle Lot Property, and potential land exchange. In addition, to providing the public with an opportunity to give comments and feedback in July and August.

The Parks and Recreation Commission met on July 21, 2026 and the Public Works Commission met on July 22, 2026, to discuss the Project designs, land uses, and proposed land swap. The staff report for the Commission meetings outlined the Masterplan Concept Design for the Ioki and Heathercliff properties as well as details about a potential partnership with the Palibu Chamber of Commerce for the Triangle Lot and information about a proposed land swap involving the Ioki Lot and other adjacent lands.

Commission Feedback

The Parks and Recreation Commission and Public Works Commission provided similar feedback in many areas, including:

- The importance of these recreational amenities to the Malibu community
- Preserving Malibu's natural elements and landscape, including trees, and creating and maintaining native habitats
- Incorporating the community's sustainability and resiliency needs, including solar, water resilience, and use of natural materials
- Ensuring access to and from the locations is safe and to mitigate impacts on the surrounding communities to the greatest extent possible

In addition to these site-specific recommendations, both Commissions requested to add tennis and pickleball at a City-owned facility. The Parks and Recreation Commission requested it at either the Ioki or Heathercliff Properties, and the Public Works Commission requested it at the Heathercliff Property.

Both Commissions also requested more information about the Metro funding requirements that obligate certain parking or other amenities, whether there is flexibility to reallocate parking requirements across the properties, or options for the City to "buy out" the Metro funding to eliminate these parking requirements.

Both Commissions also wanted the City to explore a phased implementation approach for both Ioki and Heathercliff to build out the sites as funding becomes available.

Specifically, to each location, the feedback from the Commissions included:

Public Private Land Exchange

Both Commissions did not support the proposed land exchange, identifying concerns about the constraints of the proposed land for offer and the Ioki property's current location in the Civic Center area.

Triangle Lot

Both Commissions were in favor of the general concept to include parking, a potential visitor center or kiosk, and to study options for a potential local trolley service. There

was discussion on the size and specific uses of the visitor's center and consensus to include public art and maximize native plants/gardens, trees, and shade.

Recommended Next Steps

- More information to better understand how the parking lot and trolley system would impact traffic circulation, including how visitors would safely access the Civic Center area from the Triangle Lot,
- Better understanding of the feasibility and operational model for the proposed trolley system, and
- More information about assessment district requirements.

Ioki

Both Commissions supported permanent sports playing fields (multipurpose fields) although there was discussion about the use of the land for City municipal uses and parking. Both commissions endorsed the use of natural seating, maximizing shade, and protecting existing trees (historical significance).

The Public Works Commission requested data on the need and value of placing an Impound Lot at this location, and whether the Impound Lot could be smaller and/or placed at another location. The Parks and Recreation Commission did not support placing the City Yards and Impound Lot at this location. The Commissions wanted to better understand the reasoning for including the City Yards and an impound lot at the rear of the Ioki lot, requested to review options for a concession stand, additional sports storage, and would like to understand whether a pool at this location would be feasible.

Recommended Next Steps

- Gather data about value of Impound Lot and explore options to reduce the lot size or identify an alternative location, including renting space near the current City Yards and
- More information on the geotechnical limitations of the site, including how the water table may impact site options, such as the inclusion of a pool.

Heathercliff

Both Commissions supported a multi-generational recreation center, expansion of the pool from four to eight lanes, and discussed potential uses for the location where a sports field is currently proposed. The Commissions also wanted the facility design to integrate the natural elements and enhance the surrounding habitat, including maximizing the native gardens and trees, over a distinctive building design.

Both Commissions also raised concerns about the access to the facility, stressing the importance of a traffic study in this area, and consideration of dedicated senior parking. The Commissions also wanted to understand how sustainability and resiliency were considered in the facility design, including the use of solar solutions. Finally, both commissions wanted to better understand if and how Library set aside funds currently

proposed to reimagine the Civic Center Library branch could be used to advance this project.

Recommended Next Steps

- Complete a Traffic and Circulation Study,
- Conduct dedicated Outreach to the Heathercliff neighborhood and senior community, and
- Explore alternatives for the parking garage to reduce the overall size and height

Additional Considerations as the Project Moves Forward

Where possible, staff have started to gather information to respond to the Commission's requests. This includes gathering data and potential revenue on the Impound Lot. The City also launched a community survey on July 31 to gain additional feedback. The survey is open until August 31 at MalibuCommunityLands.org. Staff also prepared a Concern and Response Chart to help clarify information about the Project (Attachment 2).

Staff contacted the County Supervisor's Office and County Library to request clarification related to the Library set-aside funds. The County Library provided a draft guideline outlining how funds are considered a nexus to the Library and the steps to approve funding (Attachment 1). The draft guideline was also presented at the March 31, 2026 Library Subcommittee Meeting. Additionally, the County Library expressed a desire for a capital improvement project to reimagine, upgrade, and expand the Library in the Civic Center area, which would enhance operations and services for future use. The City is also working with the County Library to release a Library Feasibility Study and Needs Assessment in Fiscal Year 2026-27. Based on community feedback, the County Library may be open to a discussion related to the possibility of adding Library services at the Heathercliff Property.

In 2012, the previous owner of the Ioki Property conducted geotechnical studies on the site. The report included details on the Hydrogeologic Conditions. The report stated (in summary): *The shallowest groundwater levels are at the southern end of the site (about 3 to 6 feet below existing ground), and the deepest are at the northern end (about 23 feet below existing ground). In comparing water level changes to precipitation and tidal fluctuations, it appears that rainfall has the predominant effect on the shallow aquifer, and tidal fluctuations related to both daily and lunar cycles have the predominant effect on the deep aquifer.* If there were consensus to study the feasibility of a pool at the Ioki property, additional requirements would include a locker/changing room with showers, restrooms, mechanical room, storage, staff offices, electrical upgrades, upgraded fencing, security measures, and potential additional parking. Operational costs and staffing would also increase.

There was also a desire for clarity on how the current designs conform to existing City zoning codes and water and wastewater allocation restrictions. Staff will be prepared to provide an update on these topics at the Joint Ad Hoc and Commission meeting.

Conducting the requests of traffic, geotechnical, and other technical studies as well as making additional changes to the current conceptual design require additional project funding. Changes or studies may be recommended by the Ad Hoc and Commissions; however, funding and professional services agreements must be approved by Council.

Next Steps

Out of the joint meeting, the Ad Hoc will make recommendations to the full Council on how the project should proceed. It is the Ad Hoc's recommendation to finalize a formal consensus from the Commissions for the Project.

One option the Ad Hoc could consider is whether to recommend an update to the Parks and Recreation Master Plan, which would be used for future community lands discussions. Such an effort would likely take up to a year to conduct.

Based on Council's direction, staff will develop a budget for the next phase of the project to conduct any of the necessary studies and make any requested design changes.

ATTACHMENTS: 1) Guidelines for Use of Library Set-Aside Funds
2) Community Lands Project Concern and Response Chart

Guidelines for Use of Set Aside Funds for the Malibu Library

The following document is a brief guide to the existing practices for usage of the Set Aside Funds for Malibu Library, including use restriction, guidelines for any proposals for use of set aside funds, the review and approval process, and examples of current or recent uses for on-site improvements and off-site programs and services.

Use Restriction of Set Aside Funds

Set Aside Funds derived from property tax revenues allocated for public library services constitute restricted public funds and must be used solely to support public library facilities, programs, and services. Consistent with California law, including Article XVI, Section 6 of the California Constitution such funds must serve a clear public purpose within the County's authority and may not be used for non-library municipal services or general community programs that fall outside the scope of public library functions. All proposed uses must demonstrate a direct and substantive connection to core public library services, including access to information, literacy education, and lifelong learning. In addition, off-site programs must be directly tied to and delivered as an extension of LA County Library services, including active involvement of library staff and alignment with library program models.

Set Aside Funds may be used for both one-time improvements at the Malibu Library, such as capital improvements and materials purchases, and for on-going service enhancements at the Library, such as increased Library hours on Sunday or increased staffing levels.

Expenditure of any Set Aside Funds are subject to, and conditioned upon, ongoing approval by the County's Board of Supervisors, but does not supersede the requirement that expenditures must comply with the restricted purpose of the funds as dedicated to public library services.

Guidelines for Proposals for Use of Set Aside Funds

1. Any proposal should demonstrate a clear nexus to public library programming and services, and benefit the communities served by LA County Library and/or Malibu Library, by:
    a. Offering a program or service at the Malibu Library or another publicly accessible space suitable for public library programming (e.g. City Hall, City Parks, or other venues easily accessible to the general public);
    b. Providing a program or service for the community that includes the cooperation, involvement, and/or participation of LA County Library staff;
    c. Including program or service elements that further literacy (including but not limited to information, digital, media, cultural, financial, health, and

DRAFT

functional literacies), education, and/or lifelong learning within Malibu and LA County, in a manner consistent with the role of a modern public library.

2. Any proposal for a program or service utilizing Set Aside Funds should clearly indicate or include:
    a. Any/all partners involved in the program or service;
    b. A detailed budget;
    c. Program outcomes and goals that demonstrate a benefit to the community;
    d. Demonstrate a clear nexus to public library programs or services, as outlined above.

All uses described above must remain consistent with the intended purpose of Set Aside Funds as supporting public library facilities, programs and services.

Review, Approval, and Procedures

Any proposed use would be evaluated through a professional lens to determine whether it represents an expansion, enhancement, or new development in programs or services that LA County currently offers, or more broadly within the larger public library sphere. Each request is reviewed and approved by Library Executive Leadership, is subject to review by County Counsel, and may require approval by the LA County Board of Supervisors. Mutual approval by the City is demonstrated per City procedures, including review and approval by the Library Subcommittee and City Council.

Proposed programs and services should include a proposal with the items outlined above, including a detailed budget. Once a proposal is mutually approved by City and County, the requesting organization should contact the City ahead of procuring items or incurring costs to ensure that they are allowable expenses for Set Aside Fund use. After City review and approval, City staff forward the proposed costs to County staff for their review and approval.

Example of Set Aside Funds Uses for on-site improvements

1. Security guards at the Malibu Library
2. Additional Staffing for programming and outreach
3. Expanded hours (e.g. two additional evenings a week and Sundays)
4. Malibu Speakers Series
5. Expansion of Tool Lending Library program at Malibu Library
6. Staff development, including but not limited to conferences, trainings, etc., for Malibu Library and LA County Library staff to enhance their ability to provide programs and services to the community

Set Aside Funds have also been used to extend Library Services off-site, upon mutual review, agreement, and approval between the City and County.

DRAFT

Examples of Set Aside Funds Uses for off-site programs and services that have successfully met the guidelines and demonstrated a nexus to LA County Library programs and services

1. Supporting student access to reading materials, printers, and copiers at Malibu schools.
2. Supporting informational databases for Malibu school students consistent with those offered in public libraries, including film databases, literacy learning tools, and historical research.
3. Supporting the Malibu Boys & Girls Club services to youth to provide programming at the BGC location and allowing the purchase of books, technology equipment, and developmentally appropriate toys, puzzles, games, and sensory items. We also support expanded learning at the BGC such as the Wellness Center, which offers trauma informed learning opportunities and mental health services for youth, which is consistent with Library work to expanding partnership County of Los Angeles Department of Mental Health.
4. Malibu Local Authors and Poetry events, which are held at the Malibu Library and extended to City Hall to accommodate additional residents or equipment needs.

DRAFT

Malibu Community Lands Concern/Response Chart

Concern/Question	Response
Are the designs presented in the August 2026 survey and Commission Meetings final?	No. The designs or Masterplan Concept Design are the "first drafts" in the project design phase. Once the conceptual design is approved, it will serve as the foundation for the project.
How can residents provide feedback on the Community Lands Project?	The City is requesting feedback through a survey at **MalibuCommunityLands.org**. Responses must be received by August 31. There will also be a Joint meeting with the Public Parks and Property Ad Hoc Committee, Parks and Recreation Commission, and Public Works Commission on August 12, 5:00 PM at Malibu City Hall. Additional opportunities will be at public meetings in fall 2026.
Will a traffic study be done?	Yes. A traffic and circulation study will be completed at the Ioki Property, Triangle Lot Property, and Heathercliff Property once a preliminary design and engineering funding is approved.
How will the City fund building these projects?	Funding has yet to be identified; however, the City is in the process of creating a non-profit Foundation, which will focus on raising money for the Community Lands Project and other park-focused improvements. Once a preliminary design is approved, staff will develop a budget and work with Council on a Project Financing Plan.

Malibu Community Lands Concern/Response Chart

Concern/Question	Response
Is there an ESHA (Environmentally Sensitive Habitat Area) at the Heathercliff Property?	The Heathercliff Property does not contain mapped ESHA, but a full Biological review will provide further confirmation. Additionally, development on slopes steeper than 4-to-1 will be avoided and will not significantly constrain the site beyond the default required setbacks.
How tall are the buildings on the Heathercliff Property?	The Multi-Generational Recreation Center is a single-story structure and the gymnasium will not exceed a height of 28 feet. The approximate height of the parking structure is 20 feet.
What is the timeline for the Ioki and Heathercliff Properties?	The timeline is difficult to predict due to the complexity of the projects. After preliminary design and engineering funding approval, technical studies such as geotechnical and traffic analyses, along with engineering design, can proceed. The projects must also obtain numerous entitlement and regulatory approvals, including a zoning change, Local Coastal Program (LCP) amendment, Coastal Development Permit (CDP), wastewater allocations, CEQA review, biological assessments, and other agency approvals. The timing of these processes will significantly affect the overall project schedule.

Malibu Community Lands Concern/Response Chart

Concern/Question	Response
Does the Heathercliff Property conceptual design include solar panels?	Yes. Other environmental considerations on the Heathercliff Property include a LEED-certified multi-generational recreation center, creation of native habitats, open space restoration, bioswales, bioretention features, and other sustainable site improvements designed to enhance environmental quality, resilience, and stormwater management.
Where can I find more information on the Community Lands Project?	**MalibuCommunityLands.org** The website contains data on each property, public input received, and links to Council and Commission meetings.
Why are there parking requirements on the Properties?	The City purchased the Ioki Property, Triangle Lot Property, and Heathercliff Property in 2018 using Los Angeles County Measure R and M funding, requiring the City to use a portion of the property for transportation purposes (parking).
Can the conceptual designs be changed?	Yes. The Master Plan Conceptual Designs represent the initial phase of the design process. Community members can provide feedback, including requests for design changes, through the online survey at MalibuCommunityLands.org, attending a public meeting, or submitting written correspondence.