



Council Agenda Report

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

Prepared by: Kristin Riesgo, Community Services Director
Nathaniel McLean, Assistant Engineer

Approved by: Rob DuBoux, Interim City Manager

Date prepared: February 3, 2026 Meeting date: March 9, 2026

Subject: Malibu Bluffs Park Snack Shack and Park Enhancement Project

RECOMMENDED ACTION: 1) At the recommendation of the City Council Public Parks and Property Ad Hoc Committee and the Parks and Recreation Commission, review and approve the Malibu Bluffs Park Snack Shack and Park Enhancement Project (Project) final preliminary design; and 2) Determine potential funding sources for construction of the Project.

FISCAL IMPACT: No additional appropriation is required. Funding for the design is included in the Adopted Budget for FY 2025-26 in Account No. 100-310-9123-00 (Capital Improvement Projects, Malibu Bluffs Park Snack Shack/Storage Bldg) in the amount of \$425,000. Council awarded a contract with Pacific Architecture and Engineering, Inc. (PAC) for design services in the amount of \$200,000. The remaining budget will be used for professional services related to the Coastal Development Permit (CDP). PAC completed a Project cost estimate based on the Parks and Recreation Commission's design recommendation, which is approximately \$3,125,500. Final costs will be determined during the Construction Bidding phase and reviewed and approved by Council at a future.

Item	Estimated Costs	FY 2025/26 Budget
Preliminary Design (PAC)	\$200,000	\$200,000
Permitting and Final Design	\$225,000	\$225,000
Construction	\$3,125,500	
Construction Management	\$350,400	
Totals	\$3,900,900	\$425,000

STRATEGIC PLAN IMPLEMENTATION: This item supports the City’s 2025-28 Strategic Plan, Goal 7: Explore New Opportunities for Educational, Cultural, and Recreational Establishments, Snack Shack.

DISCUSSION: On June 26, 2023, Council approved an assignment for the Parks and Recreation Commission to provide feedback and recommendations regarding the design of the permanent snack shack at Malibu Bluffs Park. In 2023 and 2024, the Commission reviewed the general layout of the Snack Shack area and provided staff with design guidelines.

On June 6, 2024, the Public Works Department released a Request for Qualifications for the Malibu Bluffs Park Snack Shack design. On November 25, 2024, Council approved a design services Agreement with Pacific Architecture and Engineering, Inc.(PAC).

From June 2025 to December 2025, the PAC design team presented design renderings to the Commission. The initial conceptual design included options and amenities based on feedback from staff, Malibu Little League (MLL), and Malibu American Youth Soccer Association (AYSO). Throughout the process, the Commission provided the designer with information on the building location, access, drainage, kitchen amenities, and gathering areas.

The final design rendering was approved by the Commission on December 9, 2025, during an on-site meeting at Malibu Bluffs Park. Commissioners measured the space, reviewed the plans, and unanimously approved a recommendation to present the final preliminary design to Council for review and approval.

Staff met with the City Council Public Parks and Property Ad Hoc Committee (Ad Hoc) on January 8, 2026. The Ad Hoc reviewed the final design and requested minor cost-saving changes related to the sidewalk and pedestrian stairs.

Preliminary Design

During the initial meeting with PAC and the Commission, the design team identified several building requirements, including new ADA-accessible paths and Department of Public Health regulations that must be incorporated into the Project. The Commission also recognized opportunities to improve pedestrian accessibility, address storage issues, and provide plumbed restrooms for the east side of Malibu Bluffs Park. While the Snack Shack was the initial focus, the Project evolved into a park enhancement project (Attachment 1).

The Commission reviewed several building options and recommends a precast concrete structure due to its durability in salty air, strong fire resistance, and the contractor’s ability to support an expedited construction schedule. The building will have a custom color palette that matches the Skate Park design and an estimated lifespan of 50 to 100 years. It will be constructed off-site and delivered to the park in 12-foot sections.

The Project includes a kitchen, storage, restrooms, a small retaining wall, a sidewalk, ADA ramps, a data room, converted/added handicap parking, and new pedestrian stairs. The Commission recommends grading the small slope between the street and the current Snack Shack location to maximize space between the building and the baseball fields. The extra space will provide opportunities for team meetings, family gatherings, a play area, and Snack Shack food lines. The approximate space between the front of the Snack Shack and the baseball field will increase by twelve (12) feet. The building will serve as the retaining wall, which is required due to the southern building shift. A small section of stand-alone retaining walls will be installed between the buildings.

The Snack Shack is a detached structure that is 374 square feet. It includes various kitchen amenities, including an electric griddle, refrigerator/freezer combo, ice maker, range hood, water heater, and drink dispensers.

New park enhancements include,

- Storage upgrade for youth sports leagues and the City, eliminating the existing metal storage containers
- Two (2) Women's and two (2) Men's (ADA accessible) restrooms*, eliminating the rental of two portable restrooms
- Added pedestrian sidewalk behind the Snack Shack building, enhancing accessibility and providing a safe route for all park users
- New pedestrian stairs to improve access to the area near the Major Baseball Field, creating an accessible, safe path rather than a steep and difficult-to-navigate slope
- Added ADA path and railing near the Snack Shack, providing access to the site*
- Converted/added handicap parking in the main parking lot and a new ADA accessible path*
- Data room for enhanced internet, streaming options, and television messaging, which could be utilized for digital menus, marketing, and park or league updates
- Modified baseball field access points for equipment and vehicles, assisting youth leagues with safe equipment and vehicle paths for field maintenance

*Requirements

Utilities

The design includes utility connections to domestic water, sanitary sewer, storm drains, and electrical.

The design team provided the Commission with an option to review the electrical utility in reference to determining kitchen utility requests. The Commission recommends maintaining the existing electrical load of approximately 100 amps rather than installing a new transformer for the Snack Shack. Adding a new transformer to the building would extend the approval timeline by up to 12 months and cost up to \$300,000. Staff have worked with Southern California Edison to review electrical connections and transformer

options at the new Skate Park and Michael Landon Center. Staff will add an additional conduit to connect to the new transformer at the Skate Park for the Snack Shack to use.

Sitework

The design for this project includes sitework to enhance park accessibility and walkability, and to prepare the area for the construction of the new Snack Shack. The sitework for this project includes demolition of existing pavement, removal of non-native eucalyptus trees, rough and fine grading, construction of the building and retaining wall foundation, installation of new asphalt concrete pavement, construction of concrete ADA ramps, stairs, sidewalks, pavement striping and markings, and trenching and installation of utility connections and related utility lines.

Timeline

The Project requires permitting and approval from several City and County agencies in addition to a Coastal Development Permit. The estimated project timeline includes,

Type	Time
Permitting, Planning Approvals, Engineering	40 to 50 weeks
Bid Package Release and Council Approval	08 to 10 weeks
Construction	30 to 40 weeks
Estimated Project Timeline	78 to 100 weeks or 1.6 to 2 years

Cost

The Commission and staff carefully reviewed a range of cost-saving options to ensure fiscal responsibility in the final Project. To help reduce costs, items were modified or eliminated, including no electrical upgrades, reducing the size of the kitchen and amount of kitchen equipment, limiting the amount of new pavers in front of the Snack Shack, using existing shade structures and picnic tables, and adding stub-outs during Skate Park construction for wastewater and electrical.

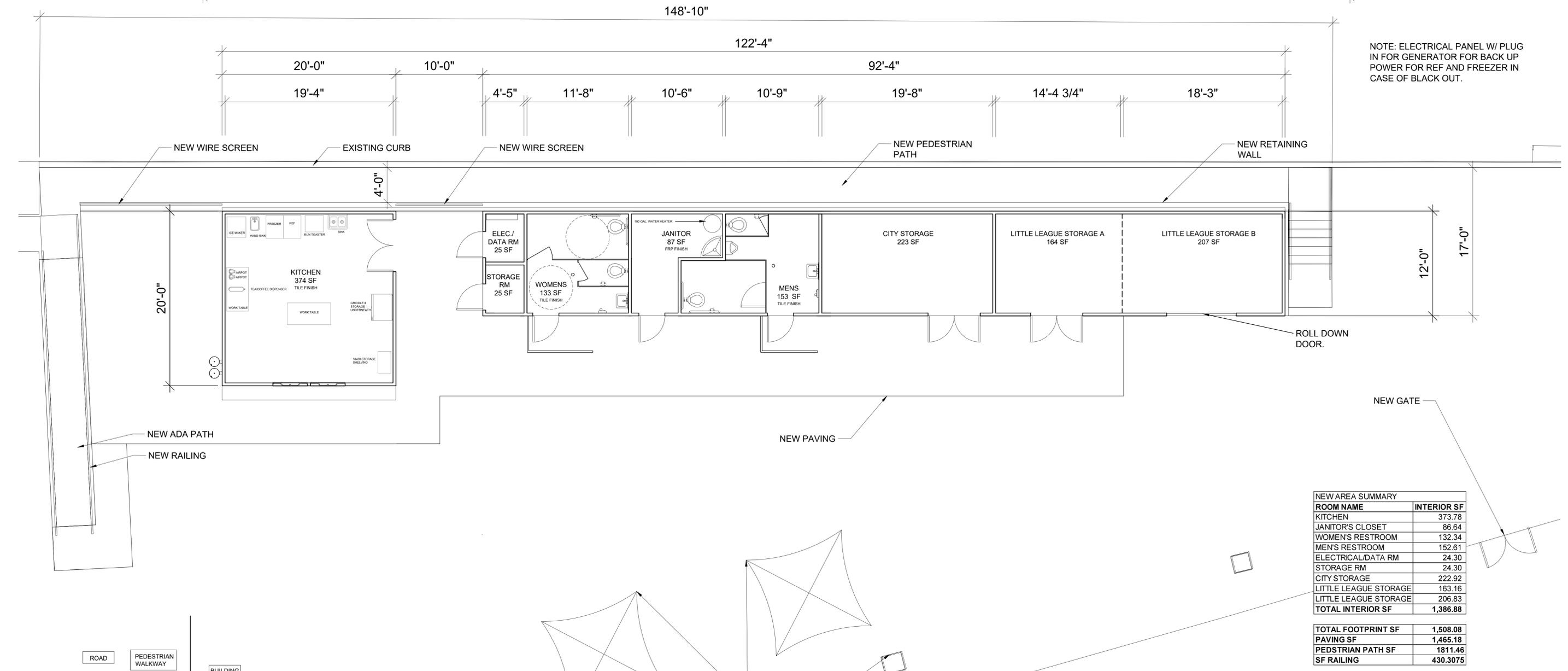
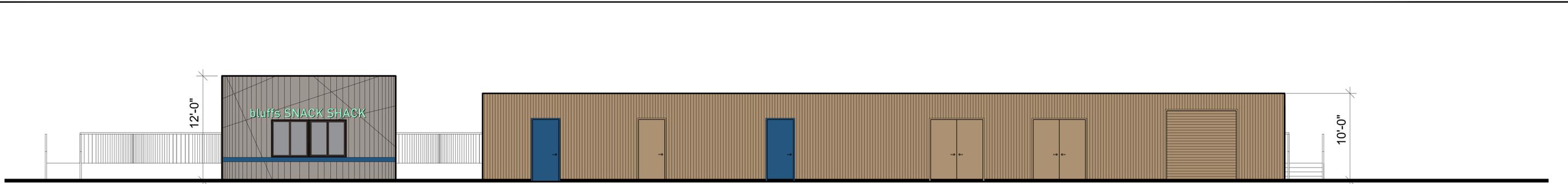
Staff also confirmed the building would be used as a retaining wall rather than installing a separate 122-foot liner wall; however, a small retaining wall (approximately 26 ft) is needed between the buildings. The cost savings of using the building are \$99,278.

The estimated cost to construct the Project is \$3,475,900 (total \$3,900,900 with design), and may fluctuate based on labor market conditions, inflation, material prices, and supply chain constraints.

Additional costs related to engineering, geology, other professional plans, inspections, or other requirements during the CDP and plan check phase is allocated in the FY 2025-26 budget.

Funding for the Project's construction has not been identified; however, the Council may consider options related to fundraising, naming rights, or general fund allocations.

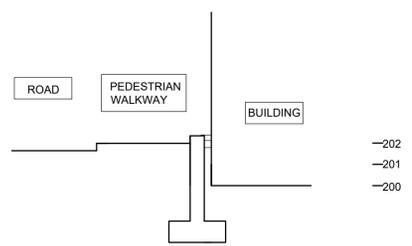
ATTACHMENTS: Malibu Bluffs Park Snack Shack Preliminary Design



NOTE: ELECTRICAL PANEL W/ PLUG IN FOR GENERATOR FOR BACK UP POWER FOR REF AND FREEZER IN CASE OF BLACK OUT.

NEW AREA SUMMARY	
ROOM NAME	INTERIOR SF
KITCHEN	373.78
JANITOR'S CLOSET	86.64
WOMEN'S RESTROOM	132.34
MEN'S RESTROOM	152.61
ELECTRICAL/DATA RM	24.30
STORAGE RM	24.30
CITY STORAGE	222.92
LITTLE LEAGUE STORAGE	163.16
LITTLE LEAGUE STORAGE	206.83
TOTAL INTERIOR SF	1,386.88

TOTAL FOOTPRINT SF	1,508.08
PAVING SF	1,465.18
PEDESTRIAN PATH SF	1811.46
SF RAILING	430.3075



2 SECTION
1/4" = 1'-0"

1 PREFABRICATED PRECAST BUILDING
3/16" = 1'-0"

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT

3/16" = 1'-0" **BLUFFS PARK SNACK SHACK**

NEW SNACK SHACK

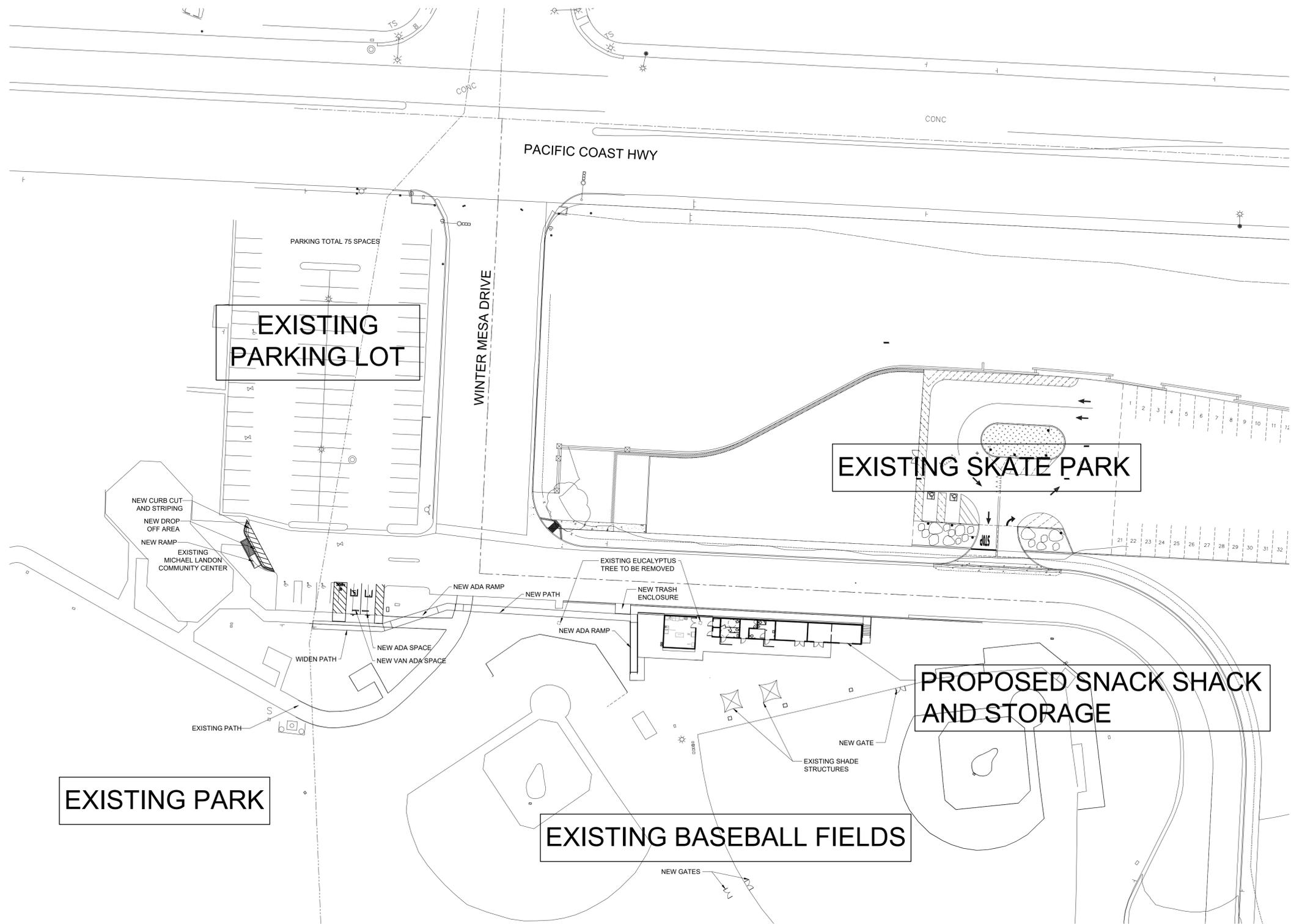
DESIGNED BY: _____	DATE: _____	SCALE	APPROVED BY: _____	DATE: _____
DRAWN BY: _____	DATE: _____		TATIANA HOLDEN, P.E., PH.D. ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER	
CHECKED BY: _____	DATE: _____	PROJECT NUMBER		

FLOOR PLAN

Sheet _____ of _____

PLANS PREPARED BY:
PACIFIC ARCHITECTURE & ENGINEERING, INC
1137 Second Street, Suite 214.
Santa Monica, CA 90403
(310) 424-9658
info@pacific-ae.com

NO.	REVISION	BY	CHKD.	DATE



EXISTING PARK

EXISTING
PARKING LOT

EXISTING SKATE PARK

PROPOSED SNACK SHACK
AND STORAGE

EXISTING BASEBALL FIELDS

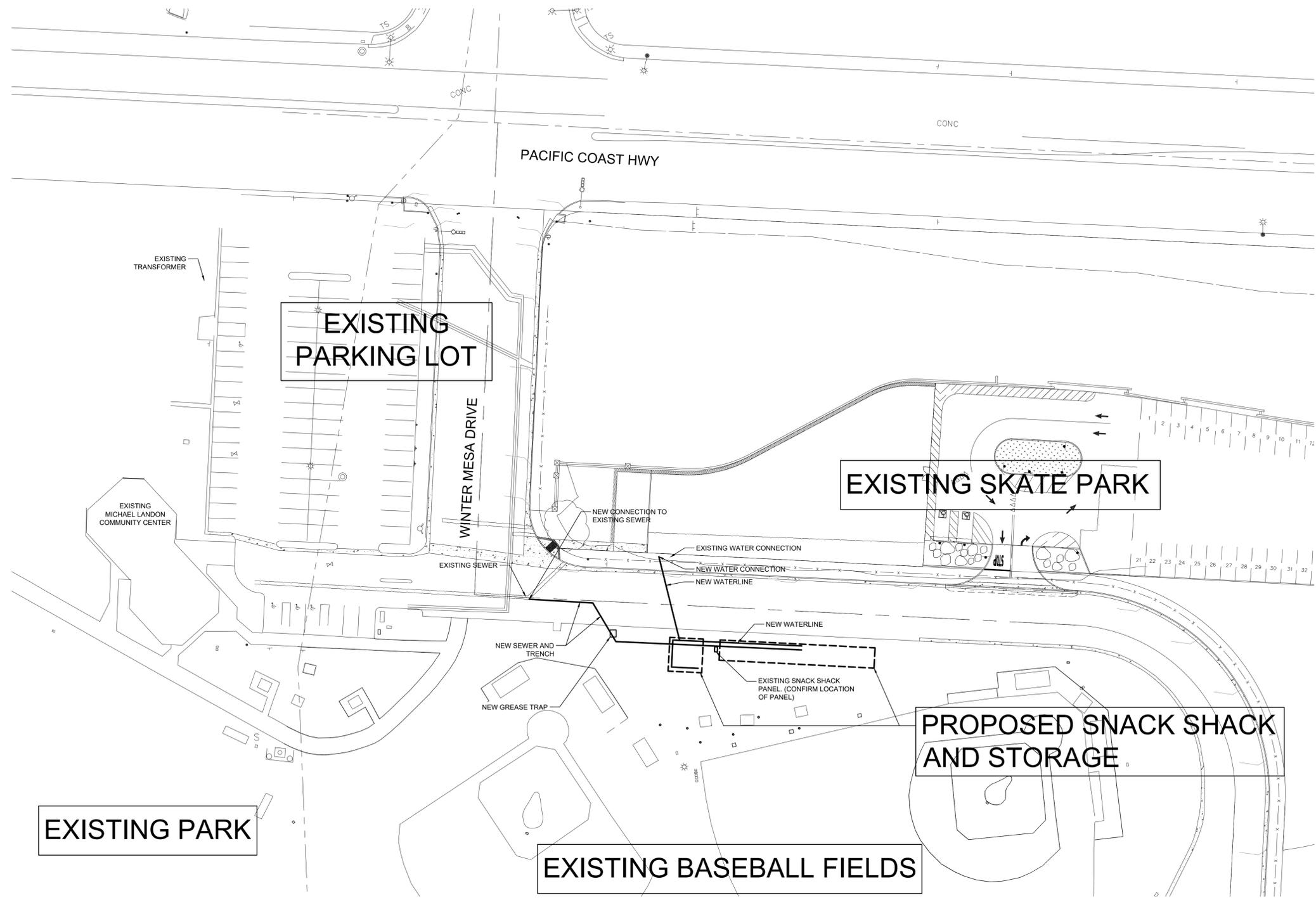
**SITE PLAN
PREFABRICATED PRECAST BUILDING**

1
1/32" = 1'-0"

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& ENGINEERING, INC**
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CITY OF MALIBU PUBLIC WORKS DEPARTMENT			
BLUFFS PARK SNACK SHACK			
NEW SNACK SHACK			
DESIGNED BY:	DATE	SCALE	APPROVED BY:
DRAWN BY:	DATE		
CHECKED BY:	DATE	PROJECT NUMBER	
			TATIANA HOLDEN, P.E., PH.D. ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER
			Sheet _____ of _____



EXISTING PARK

EXISTING PARKING LOT

EXISTING SKATE PARK

PROPOSED SNACK SHACK AND STORAGE

EXISTING BASEBALL FIELDS

CITY OF MALIBU PUBLIC WORKS DEPARTMENT			
BLUFFS PARK SNACK SHACK			
NEW SNACK SHACK			
DESIGNED BY:	DATE	SCALE	APPROVED BY:
DRAWN BY:	DATE		TATIANA HOLDEN, P.E., PH.D.
CHECKED BY:	DATE	PROJECT NUMBER	ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER
			Sheet _____ of _____

1 UTILITY SITE PLAN
1/32" = 1'-0"

PLANS PREPARED BY:
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