Commission Agenda Report

Planning Commission Meeting
05-18-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Analise Nash, Assistant Planner

Reviewed by: Didier Murillo, Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: May 7, 2026 Meeting date: May 18, 2026

Subject: Conditional Use Permit No. 26-002 – An application to permit a temporary tow yard on weekends and holidays from May 23, 2026 through September 7, 2026 at the Malibu Middle and High School campus (MMHS)

Location: 30215 Morning View Drive
APN: 4469-017-901
Owner: Santa Monica-Malibu Unified School District

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-19 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA) and approving Conditional Use Permit (CUP) No. 26-002 to permit a temporary tow yard in the lower parking lot of the Malibu Middle and High School (MMHS) campus to store impounded vehicles from 8:00 a.m. to 7:00 p.m. on weekends and holidays from May 23, 2026 through September 7, 2026 located in the Institutional zoning district and Malibu Middle and High School Specific Plan Overlay at 30215 Morning View Drive (APN 4469-017-901) (Santa Monica-Malibu Unified School District).

DISCUSSION: This agenda report provides a project overview, project setting and a summary of the surrounding land uses, description of the proposed project, an analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal Program (LCP), Malibu Municipal Code (MMC), and environmental review pursuant to CEQA. The analysis and findings discussed herein demonstrate that the project is consistent with the LCP, MMC and CEQA.

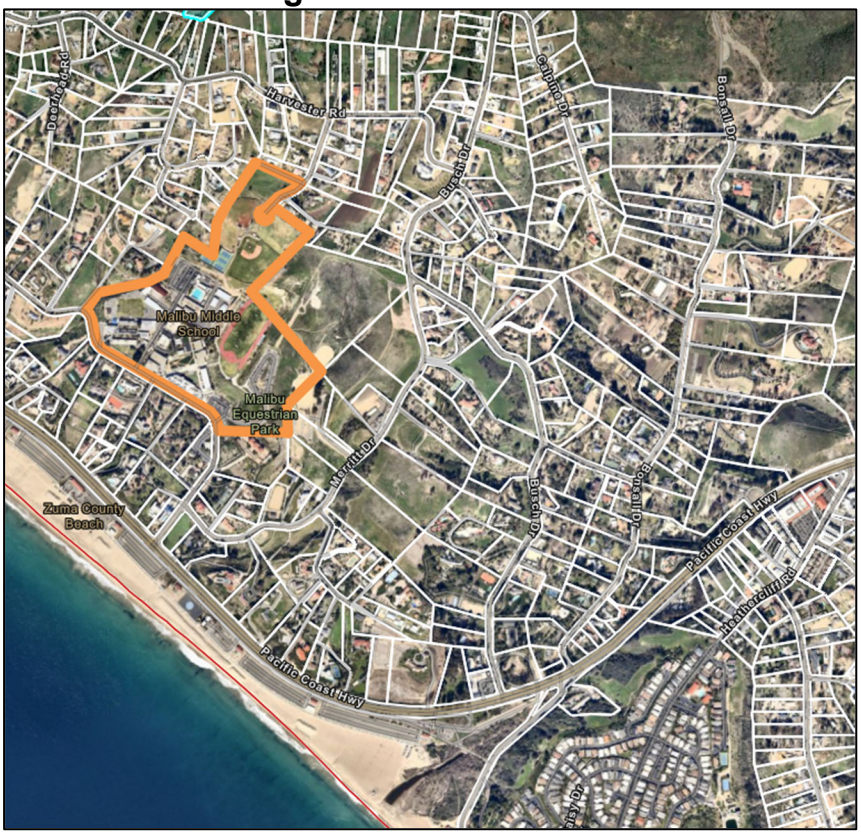
Coastal Development Permit (CDP) Exemption

The subject parcel is partially within the Appealable Jurisdiction Area of the California Coastal Commission (CCC) as depicted on the Post LCP Certification Permit and Appeal Jurisdiction Map for the City of Malibu. Although the lower parking lot at MMHS is not located in the Appealable Area, Section 13.4 of the LCP Local Implementation Plan (LIP) provides a list of the types of projects that are exempt from a Coastal Development Permit (CDP). The proposed CUP does not include permanent development and is consistent with LIP Section 13.4.3, "Exemption for Other Improvements." Additionally, the temporary fencing and kiosk are not listed among the classes of development in LIP Section 13.4.3(B) for which a CDP exemption does not apply. The temporary authorization of a tow yard at this location will facilitate, not hinder, public beach access for visitors and residents by ensuring vehicles are legally parked and operated safely. All temporary structures will be removed upon completion of the operating period.

Project Overview

Figure 1 shows the location of the subject property which is approximately 49 acres in size and is developed with the MMHS campus which fronts directly onto Morning View Drive. Figure 2 shows a zoomed in aerial image (Site Plan) of the proposed location of the temporary tow yard.

Figure 1 – Aerial View

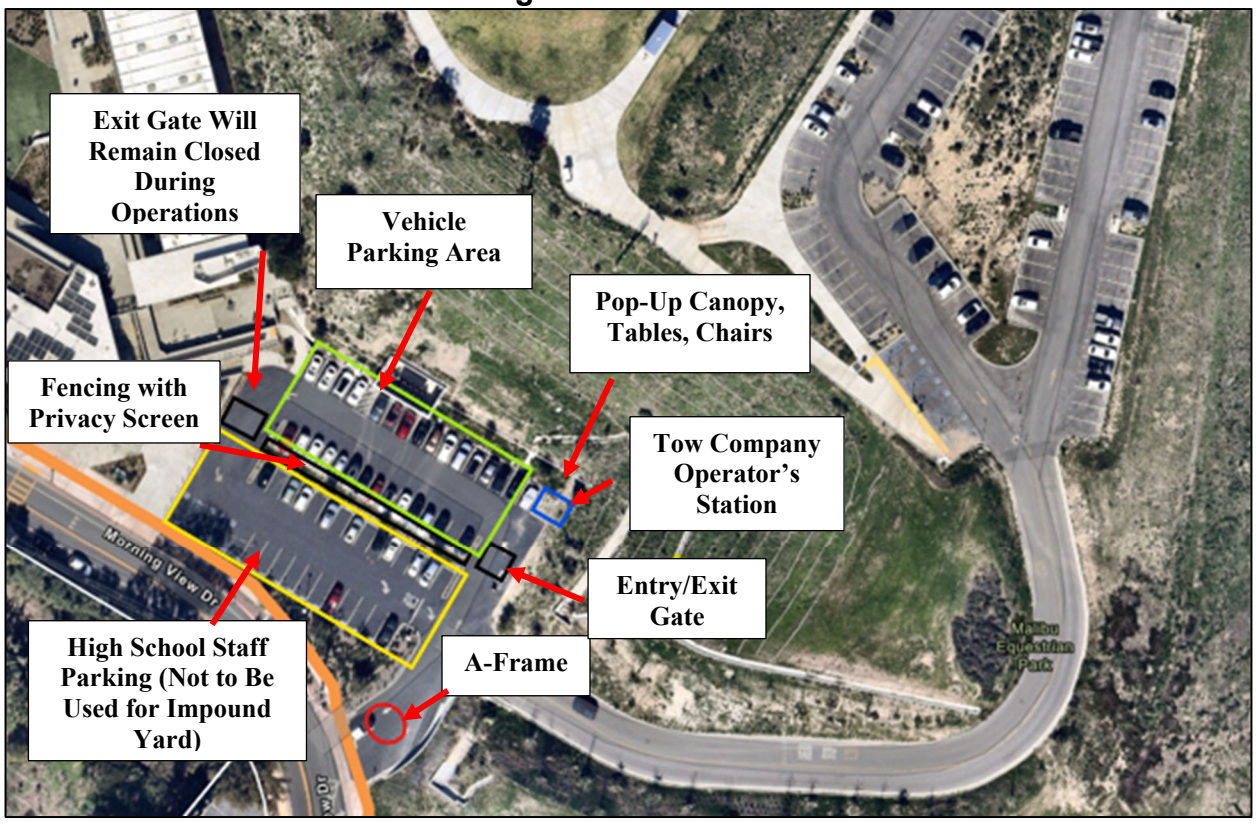


Source: ArcGIS 2026

Property Setting and Surrounding Land Uses

Surrounding land uses in the general vicinity of the campus include properties that are zoned Rural Residential (RR). These parcels are primarily developed with large homes on lots that range between one and two acres in size. Immediately adjacent to the proposed tow yard site to the west is the Malibu Middle School classroom building, while the Malibu Equestrian Center leases the Santa Monica Malibu Unified School District (SMMUSD)-owned property located to the east of the campus. The entirety of the SMMUSD-owned property, including the existing campus and the equestrian center, is zoned for institutional uses and is within the Malibu Middle and High School Specific Plan Overlay. To the south, across Morning View Drive, is the Malibu United Methodist Church and Nursery School. Zuma Beach and Pacific Coast Highway (PCH) are located approximately 1,000 feet and 1,500 feet (respectively) south of the proposed project site.

Figure 2: Site Plan



Source: ArcGis 2026

On March 19, 2026, the Malibu Public Safety Department submitted a CUP application to allow a temporary tow yard in the lower parking lot of the MMHS campus as demonstrated in Figure 2. The tow yard would be operated by a towing company contracted with the Los Angeles County Sheriff's Department (LASD). The proposed temporary tow yard is similar to what was previously approved by the Planning Commission over the last three years under CUP Nos. 23-002, 24-005, and 25-004. The tow yard will be confined to the upper

portion of the lower lot with a capacity to store 31 impounded vehicles. All unclaimed vehicles will be transferred to an out-of-town location by 7:30 p.m., ensuring no vehicles are held on the lot overnight. Operations are limited to weekends and holidays between May 23, 2026, and September 7, 2026, from 8:00 a.m. to 7:00 p.m. Note that the public notice indicates the tow yard would begin operations under the CUP on May 23, 2026, with approval of this CUP. Although the public noticing for this CUP application indicates that the tow yard operation will begin on May 23, 2026, the appeal period (should the Planning Commission approve the requested CUP), would overlap with the start time. As a result, the tow yard will operate over the May 23-25, 2026, weekend under the April 29, 2026 issued Temporary Use Permit (TUP) No. 26-002. If approved, the CUP would carry the use through September 7, 2026.

Peak use of the MMHS campus occurs during the academic year from September to June. The proposed tow yard is not expected to intensify or conflict with the current middle and high school operations because it will operate when use of the campus is significantly reduced and standard school is not in session.

The temporary tow yard is warranted to meet the increased need for towing during the peak summer beach season, as well as aid in increased vehicle code violations such as illegal parking and no stopping zones.

The City is processing this application at the request of the Malibu Public Safety Commission, which determined the need for a local tow yard during summer months when parking violations increase in frequency and impact public safety. The number of vehicles impounded in the past two summers have varied from 287 vehicles in 2024 to 430 vehicles in 2025.

Illegally parked vehicles threaten the public welfare and are a public safety hazard. Parking violations which could result in a vehicle being impounded include:

- Abandoned Vehicle on Roadway
- Blocking Emergency Access
- Expired Registration
- Parking Within 15 Feet of a Fire Hydrant
- Parking in a Fire Lane
- Parking in a No Parking Anytime Area
- Obstructing Emergency Access Routes
- Obstructing A Roadway/Lane
- Parking in Front of a Driveway
- Parking in Front of a Fire Station
- Private/Public Illegal Parking
- Parking in a Temporary No Parking Area
- Failure to Obey Signs, Curbs, or Markings
- Impounded for reckless driving
- Inoperable following a collision

The LASD contracts with towing companies for the removal and processing of impounded vehicles. However, the closest tow yards to Malibu are located on the valley side of the Santa Monica Mountains. This geographical constraint makes it considerably more

challenging for tow trucks to collect vehicles in the City and transport them to the valley. Therefore, having a local temporary tow yard in the City has allowed for more effective enforcement of parking violations to the benefit of Malibu residents, businesses and visitors.

During the February 3, 2021 Regular Public Safety Commission meeting, potential locations for a temporary tow yard within City limits were discussed. Since parking violations are concentrated around Point Dume and Zuma Beach, it was decided that the tow yard should be located close to those areas. The lower parking lot of MMHS was selected as the location for a temporary tow yard because of its proximity to Morning View Drive, which prevents tow activities from entering the main campus (which hosts occasional sporting and recreational events during the summer) and residential neighborhoods north of the campus. As a result, the current location at the MMHS has been the ideal location and proven to be successful over the last three years.

Conditional Use Permit Findings (MMC Section 17.66.080)

The Planning Commission may approve, deny, and/or modify a CUP application in whole or in part, with or without conditions, provided that it makes all of the findings of fact required by MMC Section 17.66.080. Staff recommends that the Planning Commission approve CUP No. 26-002 based on the draft findings provided within the resolution (Attachment 1) for the Commission's consideration.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15304(e) – Minor Temporary Use of Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

PUBLIC NOTICE: On April 23, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu, and mailed the notice to all property owners and occupants within a 500-foot radius of both subject properties (Attachment 4).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by the Planning Division.

SUMMARY: The required findings can be made that the proposed project complies with the MMC. Further, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the

conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-19. The proposed project has been reviewed and conditionally approved for conformance with the MMC by Planning Division staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-19
2. Project Plans
3. Department Review Sheets
4. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING CONDITIONAL USE PERMIT NO. 26-002 TO PERMIT A TEMPORARY TOW YARD IN THE LOWER PARKING LOT OF THE MALIBU MIDDLE AND HIGH SCHOOL CAMPUS TO STORE IMPOUNDED VEHICLES FROM 8:00 AM TO 7:00 PM ON WEEKENDS AND HOLIDAYS FROM MAY 23, 2026 THROUGH SEPTEMBER 7, 2026 LOCATED IN THE INSTITUTIONAL ZONING DISTRICT AND MALIBU MIDDLE AND HIGH SCHOOL SPECIFIC PLAN OVERLAY AT 30215 MORNING VIEW DRIVE (APN 4469-017-901) (SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT)

The Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On March 19, 2026, the City of Malibu Public Safety Department submitted Conditional Use Permit (CUP) No. 26-002 for the establishment of a temporary tow yard at the subject parcels to increase the efficacy of parking enforcement over the summer high season in the City of Malibu.

B. On April 2, 2026, the application was deemed complete.

C. On April 23, 2026, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

D. On May 18, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15304(e) – Minor Temporary Use of Land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Conditional Use Permit Findings of Fact.

The applicant is requesting a CUP to allow the establishment of a temporary tow yard in an existing parking lot at Malibu Middle and High School (MMHS). Pursuant to Malibu Municipal Code (MMC) Section 17.66.080, the Planning Commission may approve, deny, and or modify an application for a CUP in whole or in part, with or without conditions, provided that it makes all of the following findings of fact. Based on evidence in the record, including the agenda report for the

project, the hearing on May 18, 2026, all written and oral testimony and pursuant to MMC Section 17.66.080, the Planning Commission hereby makes the following findings of fact and approves CUP No. 26-002.

1. *The proposed use is one that is conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of Title 17 of the Malibu Municipal Code.*

Pursuant to MMC Section 17.34.030, towing and automobile storage is a conditionally permitted use in the Institutional zone. The proposed use will not intensify or conflict with the MMHS operations currently permitted onsite. The project includes the temporary placement of a canopy, gates, 6-foot-high fencing, and a table and chairs with no outdoor lighting or permanent development proposed. The project has been designed and conditioned to comply with all applicable provisions of the MMC.

2. *The proposed use would not impair the integrity and character of the zoning district in which it is to be located.*

Pursuant to MMC Section 17.34.010, the Institutional zoning district is intended to accommodate public and quasi-public uses in the City. These uses include emergency communications and services, libraries, museums, maintenance yards, educational (private and public) and religious institutions, community centers, parks, and recreational and governmental facilities. The tow yard serves the Malibu community by increasing the efficacy of parking enforcement for the benefit of the public. The proposed use will occur within an existing paved parking lot that will be sparingly used on summer weekends and holidays.

3. *The subject site is physically suitable for the type of land use being proposed.*

The proposed tow yard will operate on an existing paved parking lot that serves the MMHS staff and will be minimally used during the summer months. The proposed project has been reviewed by the appropriate City and County agencies, including the Los Angeles County Fire Department and LASD. Installation of the temporary fencing and kiosk will comply with all building/safety code requirements.

4. *The proposed use is compatible with the land uses, if any, presently on the subject property and in the surrounding neighborhood.*

The proposed tow yard will be located on the MMHS campus where the peak use occurs during the academic year from September to June. As stated, the tow yard will operate on the weekends during the summer months from May to September when the use of campus facilities is significantly reduced. Since the tow yard parking lot is located near Morning View Drive, traffic and circulation impacts on campus will be minimized.

Surrounding parcels are zoned Institutional or Rural Residential, Two Acre (RR-2). The City of Malibu operates an equestrian center located on a plateau approximately 1,000 feet east of the proposed tow yard location. The tow yard operation is not expected to disturb the surrounding residential and equestrian areas since the entrance to the tow yard takes direct access from Morning View Drive, with the limited capacity to store 31 impounded vehicles. The project will be conditioned to be compliant with Malibu's Noise Ordinance MMC (Section 8.24).

5. *The proposed use would be compatible with existing and future uses within the zone and the general area in which the proposed use is to be located.*

The proposed tow yard includes the temporary storage of impounded cars in the existing MMHS campus parking lot within the Institutional zone. As stated, the proposed use is compatible with the existing land uses onsite and in the surrounding residential area because the use of the campus and the existing lot is significantly reduced during the summer months, does not include permanent development, and has limited operating hours. The proposed use is temporary and is not anticipated to impact future land uses within the Institutional zone.

6. *There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by the staff.*

There is no development associated with the proposed project, resulting in no additional demand for water, sanitation, and public utilities and services. Additionally, solar access and existing public and private views will not be adversely impacted by the temporary use of an existing parking lot to store towed vehicles. Tow yard workers will have access to nearby facilities for use of sanitation.

7. *There would be adequate provisions for public access to serve the subject proposal*.

The entrance to the portion of the lot for tow yard operations will be secured by temporary non-mechanized gates and fencing to separate the proposed use from staff parking areas. The gates will remain open during weekdays when the tow yard is not in use for school staff to access additional parking areas. The placement of temporary gates or fencing will not obstruct onsite traffic and circulation.

8. *The proposed use is consistent with the goals, objectives, policies, and general land uses of the Malibu General Plan*.

The temporary tow yard is a conditionally permitted use in the Institutional zone. The proposed project will not change the nature of the existing permitted use. The General Plan defines the Institutional zone as accommodating public and quasi-public uses and facilities in the City. The Institutional zone allows uses that are permitted and/or conditionally permitted, including but not limited to the following: emergency communications and services, libraries, museums, maintenance yards, educational (private and public) and religious institutions, community centers, parks and recreational facilities, and governmental facilities, including police and fire stations. The MMC includes standards for the Institutional zone that ensure permitted uses and development are compatible with surrounding areas.

The General Plan includes the following policy measures related to the operation of a tow yard:

> **Safety (S) Policy 1.3.1:** The City shall strive to ensure uses within Malibu's Planning Area are consistent with the safety, health and welfare of the Malibu community.
>
> **S Implementation Measure 59:** Work with the appropriate jurisdictions to ensure that highways, roads, bike paths, foot paths, and trails are free of avoidable hazards.

S Policy 3.1.6: The City shall provide effective and efficient law enforcement protection services.

S Implementation Measure 92: Periodically evaluate Los Angeles County Sheriff's services and service criteria to ensure that the City continues to receive adequate law enforcement services.

The Malibu General Plan is a policy document that contains policy measures. The development standards for implementing these policy measures are in the MMC. As stated, the proposed tow yard is necessary to address the increased demand for towing during the summer months. Vehicles are towed for multiple reasons, which include blocking access to emergency services and the obstruction of circulation patterns and access to public and private property. The proposed tow yard assists in supporting the above-mentioned safety policies and is consistent with the General Plan because it is necessary to maintain public health and safety.

9. *The proposed project complies with all applicable requirements of state and local law*.

The proposed project will comply with all applicable requirements of State and local law and is conditioned to comply with any relevant approvals, permits and licenses from the City of Malibu. The proposed project is conditioned so that proper safety measures are in place, including the hours of operation, signage, entry and exit gates, fencing, and oil drip pans, to ensure the project is not detrimental. The project has been reviewed for conformance to all applicable codes by the City and County agencies.

10. *The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare*.

The proposed project is a request for the establishment of a temporary tow yard by the City's Public Safety Department for the purpose of safely towing vehicles during the peak summer season in Malibu. As conditioned, the proposed use will not be detrimental to the public interest, health, safety, convenience, or welfare.

11. *If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not a risk from these hazards*.

The project will not be at risk from earth movement and flood hazards since the application only involves the addition of a use at an existing, developed property. No new development is proposed. The project will result in no new impacts related to earth movement, flooding or liquefaction. The project site has previously been evaluated for geologic hazards and the temporary structures will not induce any impacts.

SECTION 4. Planning Commission Approval.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CUP No. 26-002 subject to the following conditions.

SECTION 5. Conditions of Approval.

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. This approval is for the establishment of a temporary tow yard on the lower parking lot of the MMHS campus to store up to 31 impounded vehicles per day from 8:00 a.m. to 7:00 p.m. on weekends and holidays from May 23, 2026, through September 7, 2026.

   The temporary tow yard includes the following ancillary development and operations:

   a) Temporary fencing and non-mechanized gates to separate towing operations from high school staff parking;
   b) Kiosk, canopy, table, and chairs for site operator; and
   c) Temporary a-frame signage.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **March 19, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

5. This conditional use permit shall not be effective until all appeals are exhausted and the property owner, applicant and the business operator execute the Affidavit of the Acceptance of Conditions. Said documents shall be recorded with the Los Angeles County Recorder and a certified copy of said recordation shall be filed with the Planning Division within 10 days of the effective date of the approval.

6. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.

7. All development shall conform to the requirements of the City of Malibu Environmental Sustainability Division,, City Public Works Department, Los Angeles County Fire Department, and Los Angeles County Sheriff's Department, as applicable. Notwithstanding this review, all required permits shall be secured.

8. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the Malibu Municipal Code and the Local

Coastal Program. Revised plans reflecting the minor changes and additional fees shall be required.

9. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition or the placement of temporary structures.

10. The property owner shall comply with all provisions of the MMC and LIP.

Site Specific Conditions

11. The temporary tow yard requires a Temporary Use Permit for any operations outside of the times set forth in this application – weekends and holidays from 8:00 a.m. to 7:00 p.m., May 23 – September 7, 2026.

12. All noise shall be subject to the MMC Section 8.24 Noise Ordinance. Violation of the Noise Ordinance shall be cause for revocation of the permit and may result in denial of any Temporary Use Permits requested for the subject property in the future. If any agent of the City requests that the noise level be reduced, applicant shall ensure immediate compliance.

13. Drip pans will be placed under leaky vehicles to prevent liquid from discharging onto the parking lot surface.

14. The temporary tow yard shall be operated solely by the City of Malibu Public Safety Department and its partners.

15. "No smoking" signs shall be posted at the entrance of the parking lot that shall be approved by the Community Development Director.

16. Any vehicles remaining in the tow yard will be taken off site at the end of each day by 7:00 p.m.

17. No exterior lighting is permitted. Any exterior lighting would require additional Planning Division review to comply with all provisions of the Malibu Dark Sky Ordinance and be minimized, shielded, or concealed and restricted to low-intensity features, so that no light source is directly visible from public view.

18. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade Environmentally Sensitive Habitat Areas or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

19. An operator shall be onsite at all times during tow yard operations.

20. There shall be no lane closures, obstruction of public streets, parking restrictions or other encroachments into the public right-of-way without required prior approval and permits from the City of Malibu Public Works Department. Any issued Public Works permits shall be maintained on site and presented on request of any City employee or agent prior to installation of any new sign.

21. No signs shall be placed in the Caltrans right of way unless all required encroachment permits are first obtained from Caltrans. No signs shall be placed in the public right of way without required City of Malibu encroachment permits.

22. All signs and temporary improvements placed in conjunction with the conditionally permitted use shall be removed by no later than 8:00 p.m. on September 7, 2026.

23. Applicant shall ensure that traffic does not back up from the site onto Morning View Drive and shall ensure that vehicular sounds do not disturb the peace of residents or tenants in the surrounding area.

24. The applicant/property owner shall contract with a City-approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

25. The project site shall be left clean and free of litter and debris. The premises shall be returned to their pre-existing conditions. All generated recyclables, trash, and associated litter must be picked up and removed by termination of the conditional use permit.

SECTION 6. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of May 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall or by calling (310) 456-2489, extension 246.

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-19 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 18th day of May 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

Received
3/19/2026
Planning Division
Area to remain clear for ADA access.
Morning View Dr
Morning View Dr
Morning View Dr
Pole Placement
Black Privacy Screen on Chain Link Fence
Pole Placement
Tow Company Staging Area
Mobile Unit
(16ft L, 8.5 W, 10ft H)
Portable Restroom
ATTACHMENT 2

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 03/19/2026

PROJECT NUMBER:	CUP 26-002
JOB ADDRESS:	30215 MORNING VIEW DR
APPLICANT / CONTACT:	Luis Flores, City of Malibu
APPLICANT EMAIL:	lflores@malibucity.org
PROJECT DESCRIPTION:	Annual temporary impound yard at Malibu High School from Memorial Day to Labor Day

---

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

_____ **The following items described on the attached memorandum shall be addressed and resubmitted.**

X **The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☐ Yes ☒ No BPC Fees Req'd $_____

SIGNATURE

4/1/2026
DATE

No conditions necessary.

Rev 120910

ATTACHMENT 3

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650
www.malibucity.org

CONDITIONAL USE PERMIT
REFERRAL SHEET

TO: Los Angeles County Sheriff - Malibu Lost Hills Station

FROM: City of Malibu Planning Department **DATE:** 03/19/2026

PROJECT NUMBER:	CUP 26-002
JOB ADDRESS:	30215 MORNING VIEW DR
APPLICANT / CONTACT:	Luis Flores, City of Malibu
APPLICANT ADDRESS:	23825 Stuart Ranch Rd Malibu, CA 90265
APPLICANT PHONE #:	(424) 644-4412
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Annual temporary impound yard at Malibu High School from Memorial Day to Labor Day

This Approval Form (including detailed project description and plans) will be forwarded to:

Sergeant Chris Soderlund
27050 Agoura Road, Calabasas, CA 91302
(323) 365-2293 Fax (818) 880-5209
Hours: Monday – Thursday 9:00 a.m. – 5:00 p.m.

Planning Staff to send review packet to casoderl@lasd.org.

Separate applications and fees may be required by the Sheriff's Department. A CUP will not be issued until this form, signed by an authorized member of this agency, has been returned to the City of Malibu. Any conditions imposed by this agency will be included in the CUP.

☒ Approved ☐ Denied (reasons below) Conditions imposed: ☑ No ☐ Yes (see below)

Christopher Soderlund — 3/19/26
NAME — DATE

Sergeant
SIGNATURE — TITLE

Rev 110707 sld

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Division **DATE:** 03/19/2026

PROJECT NUMBER:	CUP 26-002
JOB ADDRESS:	30215 MORNING VIEW DR
APPLICANT / CONTACT:	Luis Flores, City of Malibu
APPLICANT ADDRESS:	23825 Stuart Ranch Rd Malibu, CA 90265
APPLICANT PHONE #:	(424) 644-4412
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Annual temporary impound yard at Malibu High School from Memorial Day to Labor Day

---

TO: Malibu Planning Division and/or Applicant
FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment	____
The project DOES NOT require Fire Department Plan Review	____
The required fire flow for this project is _____ gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)	____
The project is required to have an interior automatic fire sprinkler system.	____
Final Fuel Modification Plan Approval is required prior to Fire Department Approval	____

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	____	____
Required and/or proposed Fire Department Vehicular Turnaround	____	____
Required 5 foot wide Fire Department Walking Access (including grade %)	____	____
Width of proposed driveway/access roadway gates	____	____

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

R. Bartlett — 3/23/26
SIGNATURE DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter,
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Rev 04/21/10 mr

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
APPROVED
By R. Bartlett Date 3/23/26
FIRE PREVENTION ENGINEER
☒ Subject to field inspection approval
☒ Subject to conditions on plans
☐ Subject to compliance with correction sheet requirements
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of County/City Codes

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, May 18, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

CONDITIONAL USE PERMIT NO. 26-002 - An application for a short-term tow yard on the lower parking lot of the Malibu Middle and High School campus to store impounded vehicles from 8:00 AM to 7:00 PM on weekends (Saturday and Sunday) and holidays from Saturday, May 23, 2026, to Monday, September 7, 2026; including temporary gates, fencing, signage, a kiosk, and portable tables and chairs; no outdoor lighting is proposed

LOCATION / APN:	**30215 Morning View Dr** / 4469-017-901
ZONING:	Institutional (I) and Malibu Middle and High School Specific Plan
APPLICANT / OWNER:	City of Malibu / Santa Monica-Malibu Unified School District
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15304 (e)
APPLICATION FILED:	March 19, 2026
CASE PLANNER:	Analise Nash, Assistant Planner, anash@malibucity.org (310) 456-2489, ext. 294

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director — Date: April 23, 2026

ATTACHMENT 4