Commission Agenda Report

Planning Commission Meeting
07-20-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Adriana Grogan, 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: July 9, 2026 Meeting date: July 20, 2026

Subject: Conditional Use Permit No. 26-003 – An application to allow the operation of a new restaurant including outdoor seating and to allow the onsite sale and consumption of beer, wine, and distilled spirits (Alcohol Beverage Control License Type 47) to patrons of a bona fide eating place (Madeo Mare)

Location: 23465 Civic Center Way, Parcel A, Building 4, Suites 480 & 490, within the Town Center Overlay District
APN: 4458-022-032
Owner: Cross Creek Ranch Malibu, LLC
Tenant: Madeo Mare

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-27 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Conditional Use Permit (CUP) No. 26-003 to allow the operation of a new restaurant, including outdoor seating, and authorizing the Community Development Director to submit a letter of public convenience or necessity for a California Department of Alcoholic Beverage Control (ABC) License Type 47 (On-Sale General – Eating Place) to allow the onsite sale and consumption of beer, wine, and distilled spirits in the Community Commercial (CC) zoning district within the Town Center Overlay located at 23465 Civic Center Way, Suites 480 & 490 (Cross Creek Ranch Malibu, LLC).

DISCUSSION: This agenda report provides a project overview, project siting, 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 MMC and CEQA.

Coastal Development Permit (CDP) Exemption

The subject parcel is not located within the Appealable Jurisdiction Area of the California Coastal Commission as depicted on the Post LCP Certification Permit and Appeal Jurisdiction Map for the City of Malibu. Section 13.4 of LCP Local Implementation Plan (LIP) provides exemptions from a CDP for projects with no risk of adverse environmental impacts. The proposed CUP does not include any development that would qualify for a CDP nor involve a risk of adverse environmental impacts, adversely affect public access, or involve a change in use contrary to the policy of the LIP. The project is exempt from the requirements of a CDP pursuant to LIP Section 13.4.3.

Project Overview and Background

The proposed restaurant (Madeo Mare) will be located in the Cross Creek Ranch shopping center. The proposed CUP would allow the operation of the restaurant, a non-formula retail[1] business, with 76 indoor seats and 48 outdoor seats and onsite sale and consumption of beer, wine, and distilled spirits to restaurant patrons. No sale of offsite alcohol sales is proposed nor allowed under this application and and conditions of approval included in the draft Resolution. No new square footage is proposed, as this is an existing tenant space.

On November 10, 2008, the City Council adopted Resolution No. 08-52, approving the Cross Creek Ranch project (then called La Paz), which included among other entitlements, CUP No. 05-004 to allow 10,000 square feet of restaurant space within Buildings 5, 6, and 7 on Parcel A, with operating hours specified for 8:00 a.m. to 12:00 a.m. Sundays through Thursdays, and 8:00 a.m. to 1:00 a.m. Fridays and Saturdays.

On January 21, 2020, the Planning Commission adopted Resolution No. 20-17, amending CUP No. 05-004 and approving CUPA No. 17-010, which included provisions to allow a maximum of 4,000 square feet of the allowable 10,000 square foot restaurant cap to be used for outdoor dining and a maximum of 40 percent of the seating for any individual restaurant to be outdoors. CUPA No. 17-010 clarified the definition of “outdoor dining area” as the entire area contained within the exterior perimeter of the seating area. CUPA No. 17-010 also revised conditions to allow restaurant space anywhere within Parcel A and revised restaurant operating hours to allow restaurants serving coffee and juice to open at 6:00 a.m. and those serving breakfast to open at 7:00 a.m. seven days per week. All other

[1] ”Formula Retail” Means any type of retail sales activity and/or retail service activity conducted within a **retail establishment** which, along with 10 or more other existing, operational retail establishments in the world, maintains two or more of the following features: (1) standardized array of merchandise or menu; (2) standardized color scheme; (3) standardized décor; (4) standardized façade; (5) standardized layout; (6) standardized signage, a servicemark, or a trademark; (7) uniform apparel (MMC 17.02 Introductory Provisions And Definitions).

restaurants continue to be subject to the 8:00 a.m. opening time pursuant to CUP No. 05-004. CUPA No. 17-010 also established that individual CUPs must be obtained for all restaurants and detail any outdoor seating area and all service areas. [2] This application is for an independent CUP for a new restaurant, Madeo Mare consistent with the requirements set forth in CUPA 17-010.

Project Setting and Surrounding Uses

The Cross Creek Ranch (formerly known as La Paz) project site comprises approximately 15.2 acres located at 23465 Civic Center Way (formerly addressed as 3700 La Paz Lane) in the Civic Center as illustrated in Figure 1 and consist of Parcel A, B, and C (Figure 2). The project site is situated immediately north of Civic Center Way, east of the Malibu Library and the Civic Center parcel, and west of the Park at Cross Creek commercial center. Malibu Country Mart and other commercial uses are located across Civic Center Way south of the site. Vacant land and single-family residential properties are located to the north, northeast, and northwest of the site.

Figure 1 – Project Location



Source: Visualization IPA for LARIAC

[2] The Development Agreement, Settlement Agreement, and all previous approvals and staff reports related to the La Paz Ranch project are available on the City's website at malibucity.org/lapaz.

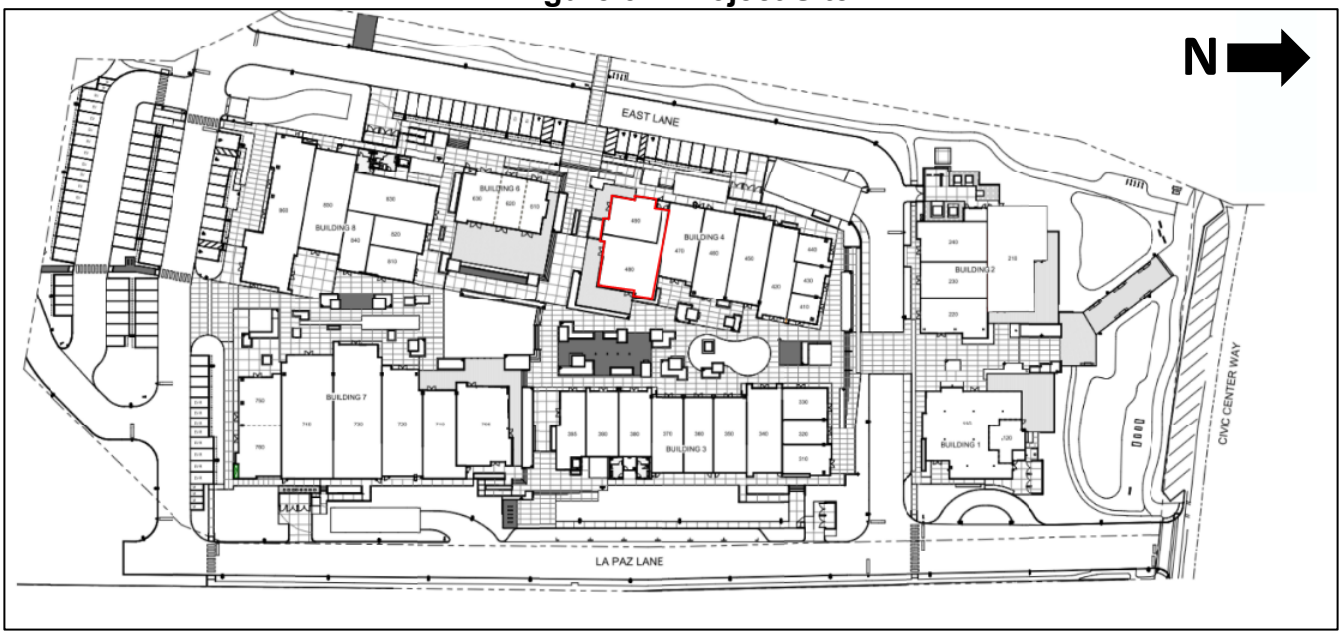
Figure 2 – Illustrative Site Plan



Planning Commissioner Briefing Book, 2020

The proposed restaurant would be located on Parcel A, within Building 4, specifically Suites 480 & 490 of the shopping center, in the southeastern area of the site, as shown in Figure 3.

Figure 3 – Project Site



Source: Madeo Mare CUP Plan Set, 2026

The project site is designated Community Commercial (CC) by the Malibu General Plan, the LCP, and the MMC Title 17 (Zoning Ordinance). In addition, the property is within the Town Center Overlay District (MMC Section 17.42.020J), which establishes custom development criteria for the project site.

Project Description

The proposed project would allow the operation of a full-service dining restaurant with 76 indoor and 48 outdoor seating serving food and beer, wine, and distilled spirits for onsite consumption only, with no offsite alcohol proposed or permitted. The restaurant includes 1,300 square feet of indoor space and a 740 square foot outdoor patio (Attachment 2 – Project Plans). The outdoor patio would be only open to restaurant patrons. Per ABC regulations, the patio exit will be controlled during alcohol service hours to ensure that no open containers are taken off-site. Food service would be offered daily from 10 a.m. to 11 p.m. Monday through Sunday. Alcohol service will be for the consumption of beer, wine, and distilled spirits on the premises only, including the outdoor patio. Off-site sales of alcohol associated with to-go orders would not be allowed and a condition of approval stating this has been included in the draft Resolution. As proposed and conditioned, the restaurant does not include amplified or live music[3]. The application does not propose any new development or other operational modifications that would intensify or otherwise

[3] Condition No. 5 within Planning Commission Resolution No. 20-17 prohibits amplified music on the project site, unless authorized by a CUP. MMC Section 17.42.020(J)(1)(c) states that live entertainment scheduled to occur after 7:00 p.m. requires a CUP and live entertainment schedule prior to 7:00 p.m. requires a TUP.

change the development or use of the approved plaza plan, including parking requirements. Lighting and landscaping will be processed under a separate application. Signage will be processed according to Master Sign Program 22-001.

Table 1 provides a summary of the proposed project.

Table 1 – Madeo Mare Restaurant	
Total Area	3,308 sf.
Service Area	2,040 sf.
Indoor Service Area	1,300 sf. (64%)
Outdoor Service Area	740 sf. (36%)
Seating Capacity	124 seats total
Interior	76 seats
Exterior	48 seats
Hours of Operation	10:00 a.m. to 11:00 p.m. Monday through Sunday
Alcohol Sales	ABC License Type 47 – On-Sale General – Eating Place
Noise	No live or amplified music

Analysis

Compliance with CUP No. 05-004 and CUPA No. 17-010

The proposed project is subject to the conditions of approval of CDP No. 05-004, as amended by CUPA No. 17-010. Table 2 provides a summary of the conditions of approval and indicates the proposed project complies with those conditions.

Table 2 – CUP Conformance			
	Allowed	**Proposed**	**Comments**
Maximum restaurant space	10,000 sq. ft.	7,625 sq. ft. existing 2,040 sq. ft. proposed	Complies; 335 sq. ft. remaining upon approval
Outdoor dining area	4,000 sq. ft.	1,764 sq. ft. existing 740 sq. ft.	Complies; 1,496 sq. ft. remaining upon approval
Percentage of outdoor seating	40 percent	36 percent	Complies
Hours of Operation	8:00 a.m. to 12:00 a.m. Sunday through Thursday; and 8:00 a.m. to 1:00 a.m. Friday through Saturday	10:00 a.m. to 11:00 p.m. Monday through Sunday	Complies with approved hours of operation for restaurants.

Restaurant Use

Based on Planning Commission direction on similar CUP applications, staff added a condition of approval that requires the Planning Division to conduct a review of restaurant operations and compliance with conditions of approval to be presented to the Planning Commission five years after CUP approval. The pertinent conditions for onsite alcohol, and the disallowance of offsite sales, have been included in the attached Resolution No. 26-27.

ABC License

The applicant submitted a Type 47 License application to ABC to permit the sale of beer, wine, and distilled spirits for onsite consumption. ABC will not issue the license until the proposed CUP is approved. Therefore, a condition of approval has been included in the draft resolution stating that the tenant must submit a copy of the ABC license to the Planning Division prior to alcohol sales. A Letter of Public Convenience or Necessity will be provided by the applicant. Pursuant to ABC website the Type 47 On-Sale General – Eating Place is defined as follows:

> *Issued to restaurants. Authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises. Authorizes the sale of beer and wine for consumption off the licensed premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable*

kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

Landscaping/Lighting/Signage

No new landscaping is proposed with this project and signage must be consistent pursuant to the shopping center's Master Sign Program No. 22-001.

Parking

Parking spaces for the restaurant would be provided in the common parking area for the Cross Creek Ranch shopping center. The shopping center is designed to provide parking for all tenants, including the spaces with outdoor patio seating, pursuant to Resolution No. 20-17. The shopping center is also subject to development standards set forth in LIP Section 3.4.3(E) (Town Center Overlay District), which require one parking space per every 200 square feet of retail/restaurant space and one parking space per every 250 square feet of office space within a shopping center. Cross Creek Ranch consists of 69,502 square feet of retail/restaurant space and 42,556 square feet of office space. As such, 348 parking spaces were required for the retail/restaurant uses and 171 parking spaces were required for the office uses, or 519 parking spaces total. The shopping center provides 519 parking spaces, including 32 electric vehicle (EV) and EV-ready parking spaces, 54 bicycle spaces, and 8 motorcycle spaces. Valet service will also be available for a fee.[4] The parking for the restaurant use proposed under this CUP application was already accounted for in prior CUPs as this restaurant's floor area is within the maximum 10,000 square feet allowed for the shopping center. Madeo Mare would not exacerbate the approved parking plan nor would the restaurant generate a greater demand for parking than was previously anticipated. As such, existing parking is adequate to serve the proposed restaurant and outdoor seating area.

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 it makes all the findings of fact required by MMC Section 17.66.080. Staff recommends that the Planning Commission approve CUP No. 26-003 based on the draft findings provided within the resolution (Attachment 1) for the Commission's consideration.

ENVIRONMENTAL REVIEW: The 2008 EIR was prepared and certified on November 10, 2008 in accordance with CEQA to examine the potential environmental effects of the La Paz Development Agreement Project. Addendum No. 1 for the Cross Creek Ranch Pacific Coast Highway Improvements was prepared and certified in April 2015. Addendum No. 2 for Resolution 17-010 was prepared and certified in December 2019.

Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that the proposed project will not create any new significant impacts or increase the severity of impacts as compared to those that were identified in the 2008 EIR. No new information of substantial importance has been identified that shows that mitigation measures or alternatives previously found not to be feasible in the 2008 EIR will in fact be feasible and will substantially reduce one or more significant effects of the project.

Additionally, since this project has come after the initial Project reviewed under CEQA in 2008,it was reviewed independently under CEQA law. The proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15301 – Existing Facilities. 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 June 25, 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 the subject property (Attachment 6).

CORRESPONDENCE: To date, staff has not received correspondence regarding this application.

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. 26-27. 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. 26-27
2. Project Plans
3. Detailed Project Description Prepared by Applicant
4. Written Statement Justifying the Issuance of a Letter of Public Convenience or Necessity Prepared by Applicant
5. Department Review Sheets
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-27

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. 26-003 TO ALLOW THE OPERATION OF A NEW RESTAURANT (MADEO MARE), INCLUDING OUTDOOR SEATING, AND AUTHORIZING THE COMMUNITY DEVELOPMENT DIRECTOR TO SUBMIT A LETTER OF PUBLIC CONVENIENCE OR NECESSITY FOR A CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE 47 (ON-SALE GENERAL – EATING PLACE) TO ALLOW THE ONSITE SALE AND CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS IN THE COMMUNITY COMMERCIAL ZONING DISTRICT WITHIN THE TOWN CENTER OVERLAY LOCATED AT 23465 CIVIC CENTER WAY, PARCEL A, BUILDING 4, SUITES 480 AND 490 (CROSS CREEK RANCH MALIBU, LLC)

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

SECTION 1. Recitals.

A. On November 10, 2008, the City adopted Resolution No. 08-051, certifying the Final La Paz Development Agreement Project Environmental Impact Report (2008 EIR) and adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program. In addition, the City Council adopted Resolution No. 08-52, approving Coastal Development Permit (CUP) No. 05-004 approving 112,058 square feet of development, allowing up to 10,000 square feet of restaurant use with Parcel A within Buildings 5, 6, and 7.

B. In 2010, the California Coastal Commission certified the City's Local Coastal Program Amendment (LCPA) and Development Agreement, and the City's corollary code amendments and entitlements became effective.

C. On January 21, 2020, the Planning Commission adopted Resolution No. 20-17, approving CUP Amendment (CUPA) No. 17-010 to amend CUP 05-004 to allow restaurants to be sited anywhere within Parcel A and established that individual CUPs are required for restaurants. CUPA 17-010 clarifies the definition of "outdoor dining area" as the entire area contained within the exterior perimeter of the outdoor dining area.

D. On April 21, 2026, an application was submitted for CUP 26-003 to the Planning Division to allow the operation of a restaurant, Madeo Mare, including indoor and outdoor dining area serving food and alcohol service for onsite consumption through a California Department of Alcoholic Beverage Control (ABC) License Type 47 (On-Sale General – Eating Place) to allow the onsite service of beer, wine, and distilled spirits located within the Cross Creek Ranch shopping center in Building 4, Suites 480 and 490.

E. On June 15, 206, the application was deemed complete for processing.

F. On June 25, 2026, a Notice of Planning Commission 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.

G. On July 20, 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.

The 2008 EIR was prepared and certified on November 10, 2008 in accordance with CEQA to examine the potential environmental effects of the La Paz Development Agreement Project. Addendum No. 1 for the Cross Creek Ranch Pacific Coast Highway Improvements was prepared and certified in April 2015. Addendum No. 2 for Resolution 17-010 was prepared and certified in December 2019.

Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that the proposed project will not create any new significant impacts or increase the severity of impacts as compared to those that were identified in the 2008 EIR. No new information of substantial importance has been identified that shows that mitigation measures or alternatives previously found not to be feasible in the 2008 EIR will in fact be feasible and will substantially reduce one or more significant effects of the project.

Additionally, since this project has come after the initial Project reviewed under CEQA in 2008, it was reviewed independently under CEQA law. The proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15301 – Existing Facilities. 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).

SECTION 3. Conditional Use Permit Findings of Fact.

The applicant is requesting a CUP to establish the use of a new restaurant and to allow the onsite sale and consumption of beer, wine, and distilled spirits through an ABC License Type 47. 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 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. 26-003.

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.*

The proposed restaurant is a conditionally permitted use in Parcel A of the Town Center Overlay District. The Community Commercial (CC) district is intended to provide for resident-serving needs of the community on parcels of land more suitable for concentrated commercial activity. The sale of alcoholic beverages in association with the ABC License Type 47 would be for restaurant patrons only. The project, as proposed and conditioned, is consistent with the conditionally permitted uses of the CC zone and Town Center Overlay District. In addition, the

project would be conditioned accordingly to meet the intent of the CC zone by providing resident-serving needs of the community with appropriate noise restrictions and limited hours of operations in a vacant commercial tenant space in a developed shopping center. Therefore, the proposed use complies with the intent of all of the applicable provisions of MMC Title 17. Lasty, the restaurant is in line with previous CUP established for the shopping center in that it is within the 10,000 square foot maximum cap allowed for the center.

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

The proposed restaurant use, outdoor seating, and onsite alcohol consumption is a commercial use in the CC zoning district and Town Center Overlay District. The restaurant use is compatible with the surrounding commercial and residential land uses as it contributes to the high concentration of shopping and dining in the area, being one of Malibu's most highly concentrated commercial corridors surrounded by other shopping centers with similar uses. The sale of alcohol for onsite consumption by restaurant patrons pursuant to a new ABC License Type 47 is incidental to the operation of the restaurant, which is the primary use established for purposes of this application and a "bonafide eating place" under the ABC license. Therefore, the proposed use would not impair the integrity and character of the CC zone or Town Center Overlay District.

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

The shopping center is approved to have a mix of retail, commercial, and eating establishments. The proposed restaurant with onsite alcohol sales would be suitable for the project site. No offsite sales of alcohol are proposed nor permitted and the applicant is required to ensure no sales leave the premises under this permit's conditions of approval. The proposed restaurant would not propose any changes to the structure or generate a greater demand for parking than the shopping center is designed to accommodate. The use is compatible with surrounding land uses consisting of other commercial shopping centers with dining and retail. Therefore, the subject site is physically suitable for the proposed project.

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

The approved Cross Creek Ranch Shopping Center project (under CUP No. 05-004 and CUPA No. 17-010) allowed a maximum of 10,000 square feet of restaurant use on Parcel A of the Cross Creek Ranch project site was found to be compatible with the uses in the surrounding area. The proposed project under CUP No. 26-003 includes a 2,040 square-foot restaurant, 1,300 square-foot indoor dining area (76 seats), and 740 square-foot outdoor dining area (48 seats) would be compatible with the other approved uses in the shopping center that include retail stores, commercial stores, and restaurants. The restaurant would offer food services to surrounding residents and therefore is complimentary to the surrounding area. The onsite sale and consumption of alcoholic beverages is compatible with the resident-serving land uses approved on the site. Furthermore, conditions of approval have been added to restrict live music and amplified sound on the property. Therefore, the proposed restaurant would be compatible with the land uses presently on the subject property and the surrounding neighborhood.

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

The proposed restaurant use is compatible with existing and future land uses allowed in the CC zone and the Town Center Overlay. The CC zone is intended to provide resident-serving uses, such as dining and retail. The proposed use will be compatible with other business operations surrounding the site. This shopping center is surrounded by other shopping centers, a community college, public library and public park. The area is one of Malibu's most concentrated commercial corridors for this activity and the proposed use will contribute to the experience for patrons visiting this site.

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.*

The sale of alcoholic beverages has been determined to not adversely affect public utilities, water, or sanitation services because the use would not generate a greater demand for service. The sale of alcoholic beverages on the premises will not affect solar access or adversely impact existing public or private views as no new development is proposed. The restaurant and ancillary alcohol sales will be accommodated by adequate utilities as demonstrated by its ongoing compliance with City building permits. Adequate water, sanitation and public utilities have been provided for this shopping center by the applicable utility companies and the proposed use will not impact allocations already allowed for this site under the original project.

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

The project is near and accessible to Legacy Park, a centralized public park in Malibu that has connections to Pacific Coast Highway. Walkability is also provided to the nearby Malibu Beach and Surfrider Beach through sidewalk extensions and crosswalks along public roads. The site is accessible to beach patrons along with general park goers and does not inhibit access to said public recreation areas. The new restaurant use may even contribute to public access amenities by adding additional food options for visitors.

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

Pursuant to General Plan Section 1.5.5. (Community Commercial), the CC designation is intended to provide for resident-serving needs of the community on parcels of land more suitable for concentrated commercial activity. Uses permitted and conditionally permitted typically include retail, food markets, and restaurants. The approved shopping center, in the CC designation, envisioned restaurant spaces and food markets proposing to serve beer, wine, and liquor, which are conditionally permitted uses in a commercial zone. The restaurant also does not contribute to an undue concentration of offsite alcohol sales since sales will be limited to onsite only (General Plan Land Use Policy No. 4.1.5). As such, the proposed uses are consistent with the General Plan and previous findings made by the Planning Commission. Furthermore, the Los Angeles County Sheriff Department (LASD) reviewed and approved the application. In addition, the LASD has implemented a new program "Café Card" to collect statistics on alcohol-related stops to track venues serving alcohol. The CUP includes a condition where the Planning Division shall conduct a review of restaurant operations and compliance with conditions of approval including LASD statistics and report its findings to the Planning Commission five years after the CUP approval.

The General Plan includes the following policy measures related to the sale of alcohol:

> **Land Use (LU) Policy 4.1.5**: The City shall prohibit undue concentration of businesses which sell alcohol for off-site consumption.
>
> **LU Implementation Measure 73**: Require a conditional use permit for sale of alcohol for off-site consumption and permit no more than 1 off-site sale license per 2,500 residents.

Moreover, according to ABC, the project site is located within a census tract that has an overconcentration of licenses; therefore, a Letter of Public Convenience or Necessity is required. As discussed in the CUP findings, the Planning Commission finds that the proposed use will not be detrimental to the public health, safety, or general welfare and is compatible with the land uses presently on the subject property and in the surrounding neighborhood. The project has been conditioned to require the Community Development Director to prepare and submit a Letter of Public Convenience or Necessity for the proposed use to ABC.

The project is also consistent with the following land use policies of the General Plan:

> **LU Policy 3.1.1**: The City shall ensure visitor serving and recreational uses are compatible with the natural resources and aesthetic values of the area.
>
> **LU Policy 3.2.1**: The City shall permit the development of commercial recreational and visitor servicing facilities at suitable locations which provide convenient public access, adequate infrastructure, convenient parking and, when feasible, are located where existing low cost recreational uses will be enhanced.

As conditioned, the proposed project is consistent with goals, objectives and policies of the General Plan because the proposed amendment, as conditioned, will continue to provide for visitor and resident serving uses in a manner compatible with the surrounding area.

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

The proposed use complies 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 and other related agencies, such as ABC. Conditions of approval have been added to require the restaurant to comply with all state licensing regulations and to maintain a valid ABC License Type 47 for the onsite sale and consumption of alcoholic beverages.

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

Restaurants are conditionally permitted uses in the CC zoning district and Parcel A of the Town Center Overlay District. Furthermore, CUP No. 05-004 and CUPA No. 17-010 allow a maximum of 10,000 square feet of restaurant use on Parcel A of the Cross Creek Ranch project site. All conditions of approval of CUP No. 05-004, as amended by CUPA No. 17-010, would remain in place. Conditions of approval for the subject application are included herein, including limits on alcohol service hours and hours of operation, requiring a TUP or CUP for live entertainment, and implementing a "good neighbor" policy. Additionally, as demonstrated through an ABC license

query the property owner maintains a valid ABC license and has not been subject to any disciplinary infractions. As conditioned, the proposed use would 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 at risk from these hazards*

According to the 2008 La Paz Ranch Certified Final EIR, the project site is affected by various geologic hazards and is located within the floodplain. The approved Cross Creek Ranch project has been designed to meet all development regulations of the Town Center Overlay District and is subject to previously adopted conditions of approval imposed by City geotechnical staff, Public Works, and the Los Angeles County Fire Department (LACFD). The subject CUP will establish the use of the proposed restaurant and allow for the onsite sale and consumption of alcoholic beverages onsite pursuant to a new ABC License Type 47. No new development or changes to the existing building footprint are proposed. Therefore, no new impacts related to earth movement, flooding, or liquefaction would occur.

SECTION 4. Planning Commission Approval.

Based on the foregoing findings and evidence contained within the record, including the agenda report for the project, the Planning Commission hereby approves CUP No. 26-003 subject to the conditions listed below. All conditions contained in City Council Resolution Nos. 08-51 and 08-52, and Planning Commission Resolution No. 20-17 are incorporated by reference and remain in full force and effect, except as modified by this resolution.

SECTION 5. Conditions of Approval.

Standard Conditions

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 operation of Madeo Mare, a restaurant with indoor and outdoor seating and the service of alcohol for onsite consumption described in detail in Table 1 below.

Table 1 – Madeo Mare Restaurant	
Total Area	3,308 sf.
Service Area	2,040 sf.
Indoor Service Area	1,300 sf. (64%)
Outdoor Service Area	740 sf. (36%)
Seating Capacity	124 seats total
Interior	76 seats
Exterior	48 seats
Hours of Operation	10:00 a.m. to 11:00 p.m. Monday through Sunday
Alcohol Sales	ABC License Type 47 – On-Sale General – Eating Place
Noise	No live or amplified music

3. Except as specifically changed by conditions of approval, the restaurant shall be in substantial conformance with the approved operations plan, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **April 15, 2026**. The restaurant shall further comply with all conditions of approval stipulated in this resolution. 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 CUP 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. The project shall conform to the requirements of the City Public Works Department, Los Angeles County Sheriff's Department, and the California Department of ABC, 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 MMC. Revised plans reflecting the minor changes and additional fees shall be required.

9. The property owner shall comply with all provisions of the MMC and Local Implementation Plan.

Operations

10. This CUP permits the sale and consumption of alcoholic beverages with an ABC Type 47 License. The property owner / tenant shall obtain all necessary approvals from ABC. Once obtained, the applicant is required to provide the Planning Division a copy of the issued ABC license.

11. A copy of the current ABC license shall be kept on the premises of the establishment and be presented to City staff, including the City's Community Development Director and Code Enforcement staff, law enforcement officers or their duly authorized representatives, upon request.

12. At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect valid licensing approval from ABC. Should such licensing be denied, expire or lapse at any time in the future, the approval of alcohol sale pursuant to this permit is subject to modification or revocation of this CUP pursuant to MMC Section 17.66.100(C).

13. The alcohol service is secondary to the meal service and food shall be available for purchase in these areas when alcohol is served. No portion of the restaurant service area may serve as a separate bar only establishment where food is not available.

14. The tenant shall maintain suitable kitchen facilities and operate and maintain the premises as a bona fide eating place. Full food service shall be provided during all hours of operation of the establishment.

15. No off-site sale of alcohol shall be permitted. Alcohol shall only be served within the approved service areas, as demonstrated on the project floor plan dated **April 15, 2026**.

16. The sale of alcoholic beverages shall be limited to restaurant patrons only.

17. No live entertainment or amplified sound is permitted on the property except in compliance with an approved temporary use permit or CUPA.

18. The height of the barrier surrounding the outdoor patio shall comply with any requirements by the ABC.

19. The property owner / operator shall adhere to a "good neighbor" policy, meaning that the operator and employees must respect the rights of neighboring properties and, to the best of their ability, shall ensure their patrons' compliance with the City's noise and smoking regulations and all conditions of approval for the subject use relating to parking, smoking, litter, noise, loitering, etc.

20. Noise emanating from the premises shall not be audible at a distance of five feet of any residential unit between the hours of 10:00 p.m. and 7:00 a.m., as required by MMC Section 8.24.050(L).

21. Window or other signage visible from the public right-of-way that advertises beer or alcohol shall not be permitted.

22. Prior to the commencement of alcohol service, the property owner / operator shall install small signs in the interior of the business, as depicted on the project plans, requesting that patrons be courteous and quiet when occupying outdoor areas and stating that alcohol may only be consumed in compliance with the restaurant's ABC license.

23. The property owner / tenant shall comply with the requirements set forth in MMC Chapter 9.28 (Plastic Bag Ban). No retail establishment, restaurant, vendor or nonprofit vendor shall provide plastic bags or compostable bags to customers. This requirement applies to plastic or compostable bags provided at the point of sale for the purpose of carrying away goods.

24. No restaurant, food packager, retail food vendor, vendor or nonprofit food provider shall provide prepared food to its customers in any food packaging that utilizes expanded polystyrene. "Expanded polystyrene" means and includes blown polystyrene and expanded and extruded foams (sometimes incorrectly called Styrofoam, a Dow Chemical Company trademarked form of polystyrene foam insulation) which are thermoplastic petrochemical materials utilizing a styrene monomer and processed by any number of techniques including, but not limited to, fusion of polymer spheres (expandable bead polystyrene), injection molding, foam molding, and extrusion-blow molding (extruded foam polystyrene). Expanded polystyrene is generally used to make cups, bowls, plates, trays, clamshell containers, meat trays and egg cartons.

25. The property owner / tenant shall comply with the requirements set forth in MMC Chapter 9.24 (Ban on Plastic Food Packaging and Other Plasticware). No retail establishment, restaurant, vendor or nonprofit vendor shall provide plastic beverage straws, plastic stirrers, or plastic cutlery to customers.

26. 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. If any agent of the City requests that the noise level be reduced, applicant shall ensure immediate compliance.

27. 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

Lighting

28. Exterior lighting must comply with Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low-intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:

a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60 watt incandescent bulb);
b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
e. Site perimeter lighting shall be prohibited; and
f. Outdoor decorative lighting for aesthetic purposes is prohibited.

29. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot candle.

30. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle is prohibited.

31. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

32. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

33. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

Sheriff Department

34. The tenant must adhere to all laws related to the sale of alcohol. Violations of such laws may be cause for modification or revocation of this CUP pursuant to MMC Section 17.66.100(C).

35. "No alcohol past this point" or similar signage shall be placed on the patio entrance/ exit to prevent alcohol consumption in public / parking lot.

Fixed Conditions

36. The conditions under which this CUP was approved may be modified by the City without the consent of the property owner, tenant or operator if the Planning Commission finds that the use is creating a nuisance.

37. A CUP that is valid and in effect, and was granted pursuant to the provisions of the MMC, shall run with the land and continue to be valid upon change of ownership of the land or lawfully existing structure.

38. A review of the CUP and compliance with the conditions of approval shall be conducted by Planning Division staff and reported to the Planning Commission following the first anniversary and again following the fifth anniversary of the commencement of business operations. Staff will report whether the restaurant is operating in compliance with the Planning Commission's findings and all approved conditions. Staff's report to the Planning Commission may include any recommendations to modify or revoke the permit.

39. Violation of any of the conditions of approval shall be cause for revocation of the CUP and termination of all rights contained therein.

40. This CUP shall become subject to revocation should the use for which the CUP was granted cease for six successive calendar months after the start of operations, except in the case of natural disaster.

41. If it has cause to believe that grounds for modification or revocation may exist, the Planning Commission shall hold a public hearing upon the question of modification or revocation of this CUP pursuant to MMC Section 17.66.100(C). The CUP may be revoked if the Planning Commission finds that one or more of the following conditions exists:
    a. The conditional use permit was obtained in a fraudulent manner.
    b. The use for which the conditional use permit was granted has ceased or was suspended for at least six successive calendar months, except in the case of natural disaster.
    c. One or more of the conditions found within this resolution have not been substantially met.

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

PASSED, APPROVED AND ADOPTED this 20th day of July 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. 26-27 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 20th day of July 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

SYMBOLS, LEGEND & ABBREVIATIONS

GRAPHIC SYMBOLS



COLUMN GRID LINE

MATCH LINE DESIGNATION



BUILDING SECTION

WALL SECTION



SECTION DETAIL REFERENCE

PLAN DETAIL REFERENCE



EXTERIOR ELEVATION



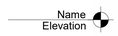
INTERIOR ELEVATION



KEYNOTE IDENTIFIER


BREAK LINE


REVISION CLOUD AND DELTA



DATUM ELEVATION



OCCUPANCY TAG



ROOM TAG

CONSTRUCTION LEGEND


EARTH


WOOD-BLOCKING


CONCRETE


WOOD-ROUGH


WOOD-FINISHED


PLYWOOD


IRON, STEEL


ALUMINUM


BATT INSULATION


GLASS


GYPBD WALL


GYPBD CEILING


FIREPROOFING (SECTION)


RIGID INSULATION

WATERPROOFING


MILLWORK



FIRE EXTINGUISHER CABINET

A.C.T.

DOOR TAG


CARPET & PAD

WINDOW TAG



WALL TAG


CHANGE IN ELEVATION

ABBREVIATIONS

&	AND	LAM.	LAMINATE
L	ANGLE	LT.	LIGHT
@	AT	MACH.	MACHINE(D)
CL	CENTERLINE	MAX.	MAXIMUM
Ø	DIAMETER	M.E.P.	MECHANICAL, ELECTRICAL AND PLUMBING
°	DEGREE		
#	POUND		
ABV.	ABOVE	MANU.	MANUFACTURER
ACOUST.	ACOUSTIC	MIN.	MINIMUM
A.C.T.	ACOUSTIC CEILING TILE	MISC.	MISCELLANEOUS
A.F.F.	ABOVE FINISHED FLOOR	MTD.	MOUNTED
AD	AREA DRAIN	MTL.	METAL
ADJ.	ADJUSTABLE	MHC.	MAN HOLE COVER
APPROX.	APPROXIMATE(LY)	N	NORTH
ARCH.	ARCHITECTUR(AL)	N.E.C.	NATIONAL ELECTRICAL CODE
ALUM.	ALUMINUM		
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	NO.	NUMBER
BM.	BEAM	NOM.	NOMINAL
B.O.	BOTTOM OF	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
C.C.R.	CALIFORNIA CODE OF REGULATIONS	O.H.	OPPOSITE HAND
		OLF OPNG.	OCCUPANT LOAD FACTOR OPENING
CB	CATCH BASIN		
C.B.C.	CALIF. BUILDING CODE	OPP.	OPPOSITE
CEM	CEMENT	PTD.	PAINT(ED)
CLG.	CEILING	P.D.	PLANTER DRAIN
CLO.	CLOSET	PL.	PLATE
C.O.	CLEAN OUT	P.LAM.	PLASTIC LAMINATE
COL.	COLUMN	PLYWD.	PLYWOOD
CLR.	CLEAR	PNL.	PANEL
CONC.	CONCRETE	PR.	PAIR
CONT.	CONTINUOUS	PT.	POINT
CPT.	CARPET	PART.	PARTITION
CTR.	CENTER	R	RISER
DET.	DETAIL	RAD.	RADIUS
DTL.	DETAIL	RE:	REFER TO
DIA.	DIAMETER	REINF.	REINFORCING
DIAG.	DIAGONAL	REQ'D	REQUIRED
DIM.	DIMENSION	RM.	ROOM
D.O.	DO OVER	R.O.	ROUGH OPENING
DN.	DOWN	SCHED.	SCHEDULE(D)
DR.	DOOR	SEC(T)	SECTION
D.S.	DOWNSPOUT	SHF	SHELF
DWG.	DRAWING	SHT.	SHEET
E	EAST	SD.	SIDE
(E)	EXISTING	SIM.	SIMILAR
EA.	EACH	SPEC.	SPECIFICATION(S)
E.J.	EXPANSION JOINT	S.C.	SOLID CORE
EL(EV)	ELEVATION	S.T.C.	SOUND TRANSMISSION CLASSIFICATION
ELEC.	ELECTRIC(AL)		
EMER.	EMERGENCY	S.	SOUTH
E.O.S.	EDGE OF SLAB	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EQUIP.	EQUIPMENT	STR(UCT)	STRUCTURE
EXIST.	EXISTING	SUSP.	SUSPENDED
EXP.	EXPOSED OR EXPANSION EXTERIOR	T	TREAD
		T&G	TONGUE & GROOVE
EXT.	FIRE ALARM	T.G.	TOP OF GRATE
F.A.	FACTORY	THK.	THICK
FACT.	FIRE EXTINGUISHER CABINET	T.O.	TOP OF
F.E.C.	FINISHED FLOOR	T.O.C.	TOP OF CONCRETE
		T.O.S.	TOP OF SLAB
F.F.	FINISH FLOOR	T.O.STL.	TOP OF STEEL
F.F.E.	ELEVATION	T.O.W.	TOP OF WALL
F.G.	FINISHED GRADE	TYP.	TYPICAL
FIN.	FINISH(ED)	U.B.C.	UNIFORM BUILDING CODE
FLR.	FLOOR		
FLUOR.	FLUORESCENT	U.L.	UNDERWRITERS LABORATORY
F.O.	FACE OF		
F.O.F.	FACE OF FINISH	UNF.	UNFINISHED
F.O.S.	FACE OF STUDS	U.N.O.	UNLESS NOTED OTHERWISE
F.O.W.	FACE OF WALL		
F.R.	FIRE RATED	U.O.N.	UNLESS OTHERWISE NOTED
F.S.	FINISHED SURFACE		
FT.	FOOT OR FEET	U.P.C.	UNIFORM PLUMBING CODE
FURR.	FURRING		
F.V.	FIELD VERIFY	V.C.T.	VINYL COMPOSITION TILE
GA.	GAUGE		
GALV.	GALVANIZED	VER.	VERIFY
G.C.	GENERAL CONTRACTOR	V.I.F.	VERIFY IN FIELD
G.I.	GALVANIZED IRON	W.P.	WATER PROOFING
GL.	GLASS	W	WEST
GWB.	GYPSUM WALLBOARD	W/	WITH
H.C.	HOLLOW CORE	WD.	WOOD
HC.	HANDICAPPED	W/O	WITHOUT
HDWD.	HARDWOOD		
H.M.	HOLLOW METAL		
H.O.	HOLD OPEN		
HR.	HOUR OR HANDRAIL		
HT.	HEIGHT		
H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING		
H.W.	HOT WATER		
H.B.	HOSE BIB		
I.D.	INSIDE DIAMETER		
I.E.	PIPE INVERT ELEVATION		
INSUL.	INSULATION		
JT.	JOINT		
KIT.	KITCHEN		

PRESCRIPTIVE CODE ANALYSIS

PROTECTION

FIRE RESISTANCE RATINGS FOR TYPE VB
PER 2025 CBC TABLE 601
- PRIMARY STRUCTURAL FRAME – 0 HOURS
- EXTERIOR BEARING WALLS – 0 HOURS
- INTERIOR BEARING WALLS – 0 HOURS
- NON-BEARING WALLS & PARTITIONS – 0 HOURS
- FLOOR CONSTRUCTION & SECONDARY MEMBERS – 0 HOURS
- ROOF CONSTRUCTION & SECONDARY MEMBERS – 0 HOURS

EXTERIOR NON BEARING WALLS
PER 2025 CBC TABLE 705.5
- 0-5' – 1 HOUR
- 5'-10' – 1 HOUR
- 10'-30' – 0 HOURS
- > 30' - 0 HOURS

LIFE SAFETY

COMMON PATH OF TRAVEL DISTANCE W/ SPRINKLERS
PER 2025 CBC
- A2 OCC – 75' MAX

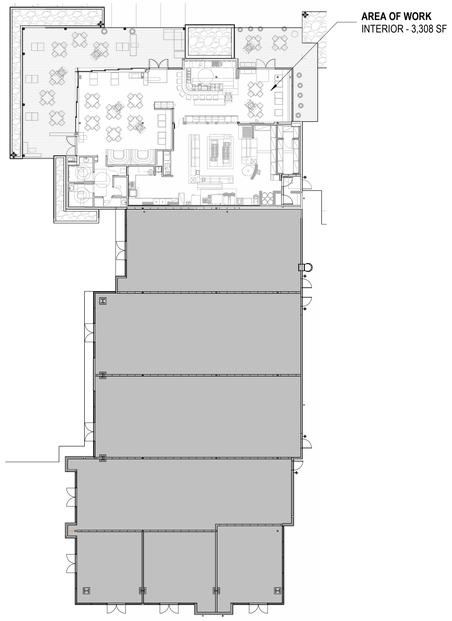
EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLERS
PER 2025 CBC TABLE 1017.2
- A2 OCC – 250' MAX W/ (2) EXITS MIN.

HORIZONTAL EXITS
PER 2025 CBC 1026
- HALF THE TOTAL NUMBER OF EXITS WHERE (2) OR MORE ARE REQUIRED.

PROJECT CODE ANALYSIS

AREA SUMMARY

EXISTING GROSS BUILDING AREA
FIRST FLOOR -3,308 SF OF 11,765 SF
NO CHANGE IN SQUARE FOOTAGE



PARKING SUMMARY

NO CHANGES TO EXISTING PARKING REQUIRED

EXISTING PARKING TOTALS

VEHICLE SPACES
STANDARD: 472
ACCESSIBLE: 16
EV: 4
EV READY: 28
MOTORCYCLE: 8

BICYCLE PARKING
SHORT TERM: 27
LONG TERM: 27

APPLICABLE CODES

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT
NFPA STANDARDS

DEFERRED SUBMITTALS

FIRE SPRINKLERS
FIRE ALARM

PROJECT SUMMARY

SCOPE OF WORK

EXISTING BUILDING AND SITE

THE NEW WORK IS PROPOSED WITHIN A NEWLY CONSTRUCTED SINGLE STORY BUILDING (BLDG 4) AT THE CROSS CREEK RANCH DEVELOPMENT. THE EXISTING BUILDING IS PROVIDED WITH THE FOLLOWING:
- ACCESSIBLE PATH OF TRAVEL
- PARKING
- COMPLIANT RESTROOMS (ON SITE)
- DOMESTIC WATER & SEWER STUBS
- (1) 7.5 TON PACKAGED ROOFTOP UNIT
- 800A ELECTRICAL SERVICE

NEW SCOPE

THE PROPOSED SCOPE OF WORK INCLUDES TENANT IMPROVEMENTS AND THE CHANGE OF USE FROM M-OCC TO A-2 FOR RESTAURANT USE. THE FOLLOWING LISTS THE SPECIFIC IMPROVEMENTS:

INTERIOR:
- NEW NON STRUCTURAL SLAB
- NEW RESTROOMS
- NEW MILLWORK
- NEW INTERIOR FINISHES
- NEW KITCHEN INCLUDING FOOD SERVICE EQUIPMENT AND BACK OF HOUSE SPACE
- NEW HVAC AND ELECTRICAL DISTRIBUTION

EXTERIOR:
- NEW EXTERIOR LIGHTING
- NEW EXTERIOR FENESTRATION IN PLACE OF EXISTING
- NEW PATIO PERGOLA AND AWNING

PROJECT INFORMATION

PROJECT ADDRESS:
- 23465 CIVIC CENTER WAY, MALIBU, CA 90265

EXISTING BUILDING:
- TOTAL AREA: 11,765 SF
- STORIES: 1
- HEIGHT: 28'-0" MAX
- CONSTRUCTION TYPE: V-B
- YEAR BUILT: 2022

LEGAL DESCRIPTION:
- ASSESSOR'S PARCEL NUMBER: 4458022032

ZONING:
- CC / TCO -TOWN OVERLAY DISTRICT

SPRINKLERS:
- EXISTING FULLY SPRINKLERED TO BE MODIFIED AS REQUIRED PER NFPA 13

OCCUPANCY & USE

EXISTING
• EXISTING M-OCCUPANCY. NO EXISTING USE.

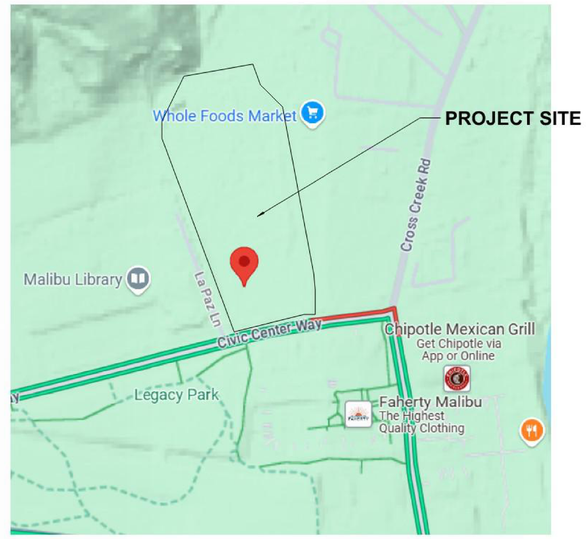
NEW
• CHANGE FROM M-OCCUPANCY TO A2 OCCUPANCY
• PROPOSED USE: RESTAURANT
PER DEVELOPMENT AGREEMENT, THE PROPERTY IS ALLOWED 10,000 SF OF RESTAURANT AREA

OCCUPANT LOAD

SEAT COUNT:
EXTERIOR: 48
INTERIOR: 76
TOTAL: 124

PROJECT LOCATION

VICINITY MAP



Terrain

353 S. Broadway, Suite 300, Los Angeles CA 90013

Madeo Mare
23465 CIVIC CENTER WAY ST, 480 & 490
MALIBU, CA 90265
2616

01 Client Information

MADEO MARE
8490 Sunset Blvd. West Hollywood, CA 90069

Preliminary Not For Construction

02 Issues & Revisions

1	CUPA SET	04/15/2026

The drawings and specifications and designs represented hereby are and shall remain the property of the Architect, and no part thereof shall be used or reproduced for any purpose other than the specified project for which they have been prepared and developed without the written consent of the Architect. Written dimensions shall have precedence over scaled dimensions. The Contractor shall verify and be responsible for all dimensions and conditions on the jobsite and report any discrepancies to the Architect. The drawings and specifications indicate the general scope of work, but are not intended to be complete in every detail. Drawings and do not necessarily indicate or describe all the work required for full performance and completion of the construction contract. Based on the scope of work indicated Contractor shall furnish all items required for the proper execution of the project.

03 Key Plan



Scale at Arch E1 (30 X 42):
As indicated

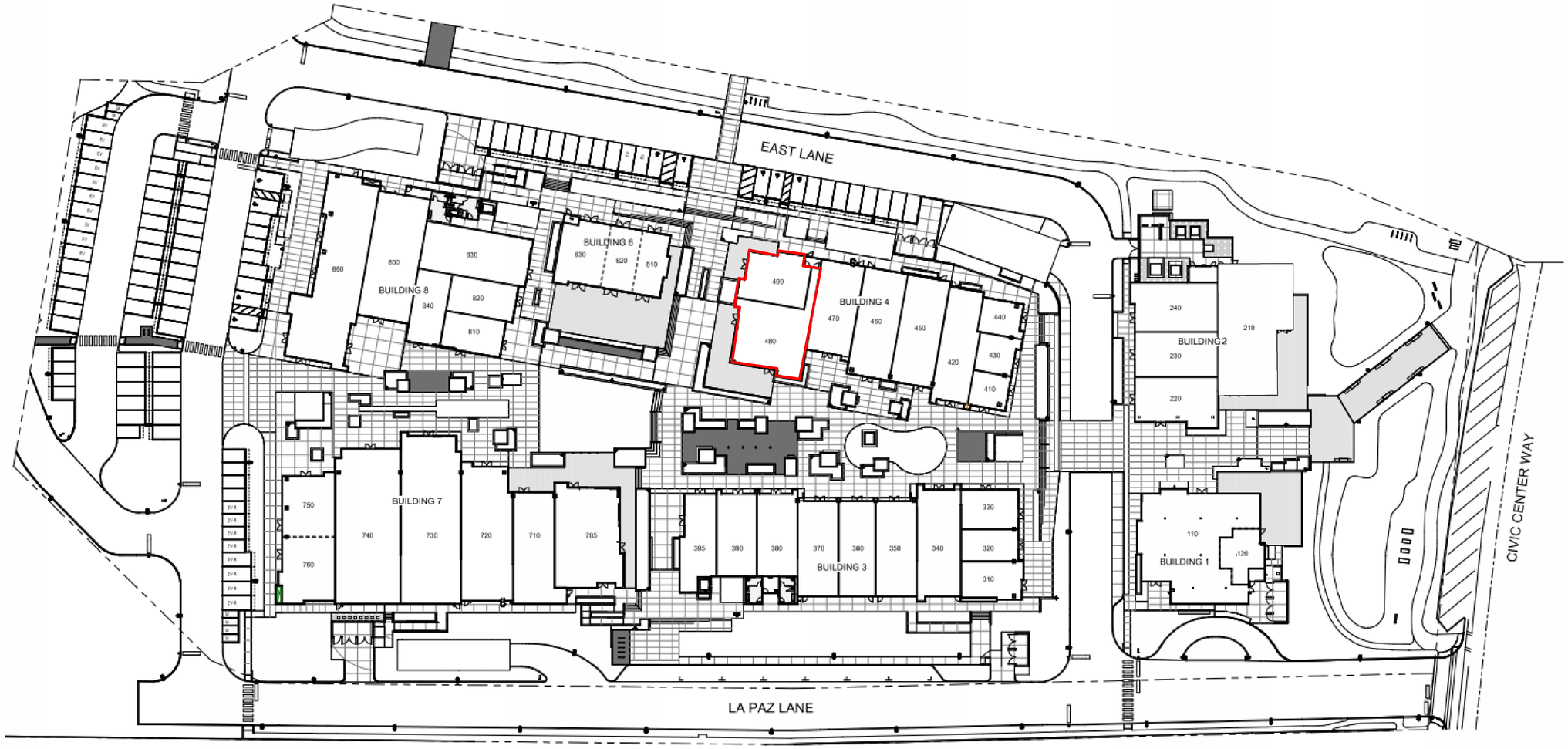
PROJECT INFORMATION

G001

ATTACHMENT 2

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N

For Reference Only

Terrain

353 S. Broadway, Suite 300, Los Angeles CA 90013

Madeo Mare
23465 CIVIC CENTER WAY ST, 480 & 490 MALIBU, CA 90265
2616

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03 Key Plan



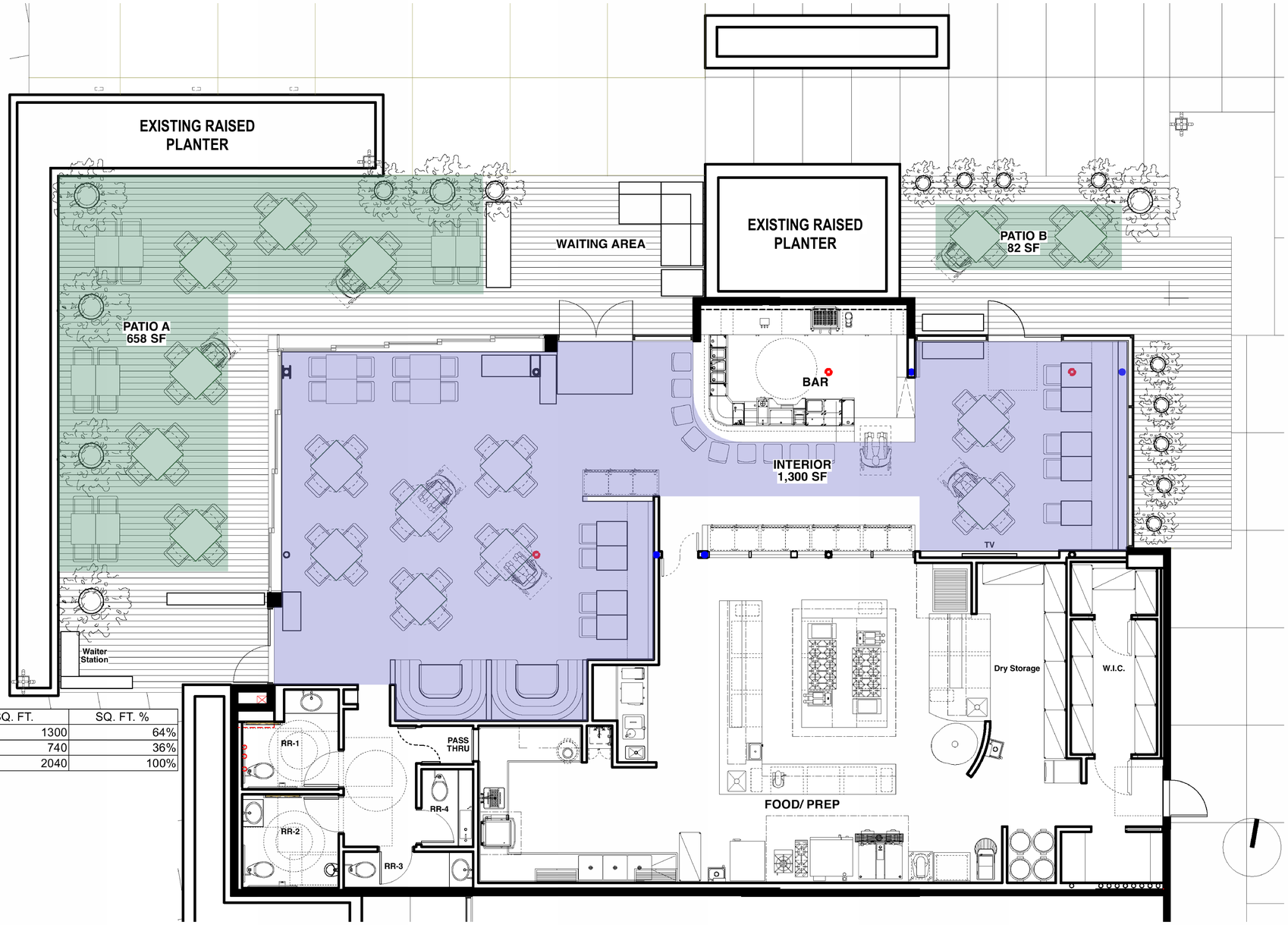
Scale at Arch E1 (30 X 42):
1" = 80'-0"

REFERENCE SITE PLAN

G040

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ZONE	SQ. FT.	SQ. FT. %
INTERIOR DINING	1300	64%
EXTERIOR DINING	740	36%
TOTAL	2040	100%

Madeo™ mare

CUP CALCS

Scale: 1/8" = 1'-0"
Date: February 27, 2026

RED STUDIO ARCHITECTURE + DESIGN
924 Milwood Ave, Venice, CA 90291
Telephone: 310.625.0654
e-mail: daniela@redstudio.la

01

SEAT COUNT:
EXTERIOR: 48
INTERIOR: 76
TOTAL: 124

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Terrain

353 S. Broadway, Suite 300, Los Angeles CA 90013

Madeo Mare
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03 Key Plan



Scale at Arch E1 (30 X 42):
1" = 80'-0"

PROPOSED FLOOR PLAN

A01

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Madeo Mare
Description of Proposed Business

Resolution Nos. 08-52 and 20-17

In 2008, the City of Malibu adopted Resolution No. 08-52, which approved the La Paz Ranch project (now referred to as the Cross Creek Ranch shopping center and development) (the "Project") located at 23465 Civic Center Way in the City of Malibu (the "Property). On January 21, 2020, the City of Malibu Planning Commission unanimously passed and adopted Resolution No. 20-17 approving Project Modifications to the City's 2008 approval of the Project. Resolution Nos. 08-52 and 20-17 included approving a Conditional Use Permit and a Conditional Use Permit Amendment, respectively, for Restaurant Use.

The Project permits 10,000 square feet of restaurant use with outdoor seating within Parcel A, to be sited anywhere within Parcel A. Pursuant to Resolution No. 20-17 Condition No. 6, coffee and juice establishments can open at 6:00 a.m., while breakfast establishments can open at 7:00 a.m. and the remainder of restaurant uses could open at 8:00 a.m., seven days per week. All restaurants must close at 12:00 a.m., Sunday through Thursday, and at 1:00 a.m., Friday through Sunday. For all restaurants, no outdoor restaurant service is allowed after 11:00 p.m. The Resolution 08-52 Conditions of Approval prohibit restaurants from having live entertainment or amplified sound without a Conditional Use Permit, do not allow the use of an outdoor speaker / pager system, and prohibit trash or recycling pick-up between the hours of 10:00 p.m. and 8:00 a.m. In addition, the Conditions of Approval require the applicant to provide Planning with a copy of the California Department of Alcohol Beverage Control issue On-Premise Consumption License, and provide that the City Planning Manager shall have the authority to conduct an annual review of compliance with the CUP conditions. As stated in Resolution No. 20-17, the Project has been designed to be sensitive to the existing residential development by its siting (respecting privacy through vegetative screening, shielding lighting to eliminate glow and night lighting) and overall site landscaping to soften the visual impact of new development and change of use at the site. The Project will remain compatible with the surrounding neighborhood.

Resolution No. 20-17 Condition No. 7 addresses the outdoor dining area for the Cross Creek Ranch restaurants and provides that:

> Restaurant use shall not exceed a total of 10,000 square feet of service area, whether inside or outside. No more than 4,000 square feet in the aggregate can be outdoor dining. No more than 40% of the seating for any individual restaurant shall be outdoors. Outdoor dining area shall include the entire area contained within the exterior perimeter of the seating area. Individual CUPs must be obtained for all restaurants which shall detail any outdoor seating area and all service areas.

Madeo Mare

Madeo Madre is an Italian seaside dining restaurant serving lunch and dinner daily and weekend brunch. Rooted in Tuscan flavors, the menu celebrates classic dishes refined though a modern sensibility. Carrying forward the legacy of Madeo Ristorante, Madeo Mare introduces a new

unique, relaxed concept, where heartfelt hospitality meets the laid-back spirit of Malibu in an easygoing, seaside setting.

Madeo Mare has leased Suites 480 and 490 at Cross Creek Ranch. Consistent with Resolution No. 20-17, Madeo Mare's hours of operation would be 10:00 a.m. to 11:00 p.m. daily. Consistent with Resolution No. 20-17, Madeo Mare will not allow outdoor restaurant service after 11:00 p.m. Madeo Mare anticipates hiring 50 employees. Full alcohol service is proposed.

The square footage of the leased area is 3,308 square feet, which includes 2,040 square feet of service area. Consistent with Resolution No. 20-17, 64% percent of the seating / service area (or 1,300 square feet) will be indoors and 36% percent of the seating / service area (or 740 square feet) will be outdoors. The outdoor dining patio will be used by restaurant patrons only. Madeo Mare will provide Planning with a copy of the California Department of Alcohol Beverage Control issue On-Premise Consumption License upon issuance.

As provided for in Resolution No. 20-17, parking for Madeo Mare would be shared with the other uses on the Property. The Project provides 519 parking spaces within a single subterranean garage and at grade. The Project will also have valet service for a fee. In addition, the Project includes 54 shared bicycle parking spaces and 8 shared motorcycle parking spaces. Lighting and signage would be in compliance with the Malibu Municipal Code. Cross Creek Ranch would implement on-site security patrol sufficient to secure all areas of the Project.

Restaurant Use as Cross Creek Ranch

Resolution No. 20-17 Condition No. 2.H permits 10,000 square feet of restaurant use with outdoor seating within Parcel A, to be sited anywhere within Parcel A. Resolution No. 20-17 Condition No. 7 addresses the outdoor dining area for the Cross Creek Ranch restaurants and provides that:

> Restaurant use shall not exceed a total of 10,000 square feet of service area, whether inside or outside. No more than 4,000 square feet in the aggregate can be outdoor dining. No more than 40% of the seating for any individual restaurant shall be outdoors. Outdoor dining area shall include the entire area contained within the exterior perimeter of the seating area. Individual CUPs must be obtained for all restaurants which shall detail any outdoor seating area and all service areas.

The Planning Commission previously approved three restaurants at Cross Creek Ranch: Clark's Oyster Bar, Pura Vida Miami, and Wally's. These three restaurants and Madeo Mare comply with Resolution No. 20-17 Condition Nos. 2.H and 7.

Clark's Oyster Bar, Pura Vida Miami, Wally's, and Madeo Mare have a combined 9,665 square feet of building floor area of restaurant use of the 10,000 square feet allowed under Condition No. 2.H.

Clark's Oyster Bar, Pura Vida Miami, Wally's, and Madeo Mare have a combined 6,485 square feet of service area of restaurant use of the 10,000 square feet allowed under Condition No. 7.

Clark's Oyster Bar, Pura Vida Miami, Wally's, and Madeo Mare have a combined 2,504 square feet of outdoor service area of restaurant use of the 4,000 square feet allowed under Condition No. 7.

Madeo Mare
Written Statement Justifying the Issuance of a Letter of Public Convenience or Necessity

In 2008, the City of Malibu adopted Resolution No. 08-52, which approved the La Paz Ranch project (now referred to as the Cross Creek Ranch shopping center and development) (the "Project") located at 23465 Civic Center Way in the City of Malibu (the "Property"). On January 21, 2020, the City of Malibu Planning Commission unanimously passed and adopted Resolution No. 20-17 approving Project Modifications to the City's 2008 approval of the Project. Resolution Nos. 08-52 and 20-17 included approving a Conditional Use Permit and a Conditional Use Permit Amendment, respectively, for Restaurant Use.

Madeo Mare is an Italian seaside dining restaurant serving lunch and dinner daily and weekend brunch. Rooted in Tuscan flavors, the menu celebrates classic dishes refined through a modern sensibility and introduces a new unique, relaxed concept, where heartfelt hospitality meets the laid-back spirit of Malibu in an easygoing, seaside setting. Madeo Mare also plans to serve a full-line of alcohol beverages to patrons, including beer, wine, and spirits. Food service establishments typically include alcohol service to provide patrons with the option to enjoy beer, wine, or spirits while they eat.

Madeo Mare is located within the Project, along with a variety of eateries, coffee and juice shops, retail stores, and personal service establishments. Consistent with other high-quality shopping centers in the region, the Project provides a range of goods and services catering to the local community and visitors to the area. By providing full-service restaurants, in addition to grab-and-go and casual dining establishments, the Project would provide employees and patrons the opportunity to grab a meal on the Property, rather than having to make a separate trip. The Project's dining service establishments would provide employees the opportunity to eat breakfast, lunch, or dinner near their office, give shoppers the option to take a break and purchase a meal, and offer visitors to the office park and City's use on Parcel C takeaway and on-site food choices. The provision of these food service options would enhance the user experience of the Project by complementing the proposed retail and office uses. In addition, the on-site retail and restaurant options would be within walking distance of off-site retail, office, and visitor-serving uses, providing additional amenities within a pedestrian-friendly neighborhood.

As stated in Resolution No. 20-17, the Project has been designed to be sensitive to the existing residential development by its siting (respecting privacy through vegetative screening, shielding lighting to eliminate glow and night lighting) and overall site landscaping to soften the visual impact of new development and change of use at the site. Outdoor dining areas are similarly screened from nearby development and enveloped within the shopping center, creating a vibrant al fresco dining experience. The Project is and will remain compatible with the surrounding neighborhood.

The square footage of the leased area is 3,308 square feet, which includes 2,040 square feet of service area. Consistent with Resolution No. 20-17, 64% percent of the seating / service area (or 1,300 square feet) will be indoors and 36% percent of the seating / service area (or 740 square feet) will be outdoors. Consistent with Resolution No. 20-17, Madeo Mare's hours of operation would be 10:00 am to 11:00 p.m. daily. Consistent with Resolution No. 20-17, Madeo Mare will

not allow outdoor restaurant service after 11:00 p.m. Madeo Mare anticipates hiring 50 employees and will ensure that employees participating in alcohol service are appropriately trained.

The Project includes appropriate security measures to maintain a safe environment for patrons and employees of the Project. Areas including pedestrian corridors and common spaces would include lighting and signage in compliance with the Malibu Municipal Code. Cross Creek Ranch would implement on-site security patrol sufficient to secure all areas of the Project and maintain a safe environment for patrons and employees.

Madeo Mare will not detrimentally impact the surrounding neighborhood or otherwise contribute to an undue concentration of establishments serving alcohol. As described above, Madeo Mare will provide patrons and employees of the Project a high-quality, sit-down dining experience located amongst retail, service, office, and municipal uses. Because the service of alcohol at such establishments is customary, the City should authorize alcohol sales at Madeo Mare.

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:** 04/21/2026

PROJECT NUMBER:	CUP 26-003
JOB ADDRESS:	23465 CIVIC CENTER WAY, 480
APPLICANT / CONTACT:	Tierney Mauge, Cross Creek Ranch Malibu LLC
APPLICANT EMAIL:	tmauge@pacequity.com
PROJECT DESCRIPTION:	Conditional Use Permit application for Madeo Mare

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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

5/21/2026
DATE

Please note this review was only in relation to the wastewater allocation flow rates. No building plan check required.

ATTACHMENT 5

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:** 04/21/2026

PROJECT NUMBER:	CUP 26-003
JOB ADDRESS:	23465 CIVIC CENTER WAY, 480
APPLICANT / CONTACT:	Tierney Mauge, Cross Creek Ranch Malibu LLC
APPLICANT ADDRESS:	1460 Fourth Street #308 Santa Monica, CA 90401
APPLICANT PHONE #:	(310) 255-0050
APPLICANT FAX #:	
PROJECT DESCRIPTION:	Conditional Use Permit application for Madeo Mare

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 — 4/30/26
NAME — DATE

SERGEANT
SIGNATURE — TITLE

Rev 110707 sld

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, July 20, 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. 26-003 - An application to allow for the operation of a new restaurant known as Madeo Mare. The restaurant consists of indoor and outdoor seating, including a California Department of Alcoholic Beverage Control (ABC) License Type 47 (On-Sale General – Eating Place) to allow the sale of beer, wine, and distilled spirits for consumption on the licensed premises during business hours Monday through Sunday from 10:00 am to 11:00 pm

LOCATION / APN:	**23465 Civic Center Way, Units 480 and 490** / 4458-022-032
ZONING:	Community Commercial (CC)
APPLICANT / OWNER:	Cross Creek Ranch Malibu LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15301
APPLICATION FILED:	April 21, 2026
CASE PLANNER:	Adriana Grogan, Assistant Planner, agrogan@malibucity.org / (310) 456-2489, ext. 315

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Commission regarding these matters 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: June 25, 2026

ATTACHMENT 6