City Council Meeting
09-28-26
Item 7.B.

Council Agenda Report

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

Prepared by: Kristin Riesgo, Community Services Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: September 14, 2026 Meeting date: September 28, 2026

Subject: Community Lands Project

RECOMMENDED ACTION: 1) At the recommendation of the Public Parks and Property Ad Hoc Committee, approve the design of permanent multipurpose sports fields and associated amenities (i.e. parking, restrooms, storage, sidewalk, and walking path) on the Ioki Property; 2) Authorize staff to initiate a preliminary design for an aquatics facility and geotechnical feasibility analysis at the Ioki Property; 3) Authorize staff to initiate a traffic study and preliminary geotechnical feasibility analysis for the Heathercliff Property; 4) Provide feedback on the Malibu Pacific Palisades Chamber of Commerce (PaliBu) proposal for parking, a Visitors Center, and provide direction regarding the trolley system pilot program at the Triangle Lot Property; 5) Reject the proposed Civic Center public private land exchange; 6) Consider a recommendation for the Malibu Arts Commission to review the development of a Performing Arts Center on Parcel C at Cross Creek Ranch (La Paz); and 7) Direct staff to take any other actions necessary to advance the Community Lands Project.

FISCAL IMPACT: Funding for the Community Lands Project was not included in the Adopted Budget for FY 2026-27; therefore, costs for implementing the proposed developments or studies on preliminary design concepts must be identified. Council may direct staff to identify potential funding sources for consideration.

Property	Proposed	Approx. Cost	Approx. O&M Cost*
Ioki	Permanent Multipurpose Sports Fields & Amenities	$4,000,000	$550,000 Annual**
Ioki	Aquatics Facility Design	$50,000	$650,000 Annual**
Ioki	Geotechnical Analysis	$20,000	N/A
Heathercliff	Traffic Analysis	$35,000	N/A
Heathercliff	Geotechnical Analysis	$20,000	N/A

*Operations and Maintenance
**Personnel not included

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025-2028 Strategic Plan Goal 7: Explore New Opportunities for Educational, Cultural, and Recreational Establishments, Community Lands Project.

DISCUSSION: Since January 2026, the Public Parks and Property Ad Hoc Committee (Ad Hoc), consisting of Councilmembers Conrad and Riggins, have been working with stakeholders, design consultants, and staff to review options for the Community Lands Project.

Background
The Malibu Community Lands Project (Project) was established to determine the appropriate use of 61 acres of city-owned vacant land at Heathercliff, Ioki, Triangle Lot, Trancas, and Parcel C at Cross Creek Ranch (La Paz).

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

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

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

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

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

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

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

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

A Joint Meeting was then held on August 12, 2026, with the Ad Hoc, the Parks and Recreation Commission, and the Public Works Commission with the goal to bring forth a consensus regarding the Community Lands Project.

Joint Meeting Feedback

Consensus from the Ad Hoc, Parks and Recreation Commission and Public Works Commission included,

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

Specifically, to each location, the feedback from the Ad Hoc and Commissions included:

Public Private Land Exchange

The proposed land exchange would require the City to exchange the Ioki Property for the Bell and Smith Properties (West of Stuart Ranch Road). Additional research would

require the City to review the existing bond financing documents to determine if the land exchange would be feasible.

There was no support for the proposed land exchange, identifying concerns on the constraints of the proposed land offer and the Ioki property's current location in the Civic Center area.

Triangle Lot
23800 Civic Center Way (Webb Way and Pacific Coast Highway)
1.11 Acres
Measure R and M Funding Parking Requirements: 100 parking spaces

The PaliBu Chamber of Commerce approached the City to propose a "Malibu Trolley Lot" on the site (Attachment 1). Following a review of the proposal, there was consensus to add public parking, native gardens, trees, public art, and either a Visitor's Center or kiosk on the property.

The Ad Hoc is recommending Council review the PaliBu proposal and provide feedback on the site's development including the concept for a trolley system pilot program. The site could serve as a central hub for a future trolley system that would operate in the Civic Center area. The parking lot would accommodate buses and general parking.

Ioki
23575 Civic Center Way
9.29 Acres
Measure R and M Funding Parking Requirements: 100 parking spaces

There was support for permanent multipurpose sports fields, rather than temporary fields due to cost assessments and the temporary facility not meeting quality standards. The permanent preliminary design includes two multipurpose sports fields which are the size of a regulation soccer field that can be used for people of all ages (Attachment 2). In addition to soccer, other sports such as flag football, lacrosse, ultimate frisbee, or volleyball may be played on the site. Staff would also utilize the area for outdoor recreation programs and special events such as movies in the park.

The consensus from the Ad Hoc and Commissions was to initiate the final design and engineering for two multipurpose sports fields, restrooms, parking, sidewalk (along Stuart Ranch Road), walking path, and storage as the first development of the Community Lands Project. The property would have natural seating and shade. Special protection of the existing trees (historical significance) was also recommended.

The preliminary design also included a City maintenance yard and impound tow lot. While these options would save the City rental expenses, provide income, and assist with accessibility to maintenance equipment and materials, there was an expressed community interest in researching the feasibility of having an aquatics facility on the Ioki

Property due to its central location. The aquatics facility could mimic the pool designed for the Heathercliff property and include a lap pool, shallow exercise pool, locker/changing rooms, showers, mechanical room, staff office, and storage. Before reviewing the option to add an aquatics facility, the Ad Hoc recommended an analysis of additional parking requirements and geotechnical studies.

Heathercliff
29136 Pacific Coast Highway
19 Acres
Measure R and M Funding Parking Requirements: 200 parking spaces

The Ad Hoc and Commissions supported the development of a multi-generational recreation center with multipurpose rooms, gymnasium, fitness area, locker rooms, kitchen area, and staff offices with dedicated space for Senior programming (Attachment 3). The design includes an option to deploy an Emergency Operations Center (EOC) with accessible loading and unloading zones for materials and vehicles at the recreation center (when needed). The size of the indoor facility is approximately 21,800 square feet.

Outdoor facilities include a basketball court, a bocce court, multipurpose field, playground, restrooms, and picnic areas. The preliminary design also includes an eight (8) lane pool, a shallow exercise pool, outdoor showers, mechanical room, and locker/changing rooms. The Commissions expressed an interest in adding tennis and/or pickleball, which could be reviewed as an added option as part of the next design phase.

A dedicated parking structure for 200 cars is proposed, including a garage with an entry and exit driveway and an elevator. The partially submerged garage is two levels and is required as part of Measure R and M funding. The garage was a design element that had mixed reviews. Ideas to submerge all the parking or provide ground level parking (only) were presented to the Ad Hoc. Factors related to costs or exchanging amenities for ground parking must be considered.

The Ad Hoc and Commissions were interested in changing the facility design to integrate the natural elements and enhance the surrounding habitat, including maximizing the native gardens and trees, over a distinctive building design.

There were also raised concerns about the access to the facility, stressing the importance of a traffic analysis study in this area, and consideration of dedicated Senior parking. Additionally, an understanding of how sustainability and resiliency are considered in the facility design, including the use of solar solutions and cisterns.

The Ad Hoc recommended conducting a traffic study to understand site accessibility and preliminary geotechnical feasibility to determine if all the design elements could be built on the property.

Community Survey
The City launched a community survey on the Community Lands website from July 31 to August 31 to gain additional feedback on the Project. There were 129 responses with most responses from Western Malibu (75 responses) and those in the age range of 60 to 69 (34 responses). All survey responses are on the Community Lands Website, which were relatively positive. Below is a snapshot of responses related to the design concepts on each property.

Question: Do you support the general design concept?

Property	Yes	No	No Answer
Ioki Property	89	35	5
Heathercliff Property	93	29	7
Triangle Lot Property	69	49	11

Parcel C at Cross Creek Ranch (La Paz)
In recent months, there has been a resurgence of interest in exploring a Performing Arts Center on Parcel C. In January 2026, Council directed staff to suspend work on the Parcel C and to focus efforts on the other Community Lands properties.

The Ad Hoc recommends reactivating the work on the preliminary design concept of the Malibu Performing Arts Center with the assistance of the Malibu Arts Commission.

Financing
Funding for the Project, including engineering, permitting, and required studies, has not been identified. Staff are currently working to establish a nonprofit organization to assist with fundraising, naming rights sponsorships, grant procurement, and other financing opportunities to support project implementation.

Based on Council's direction, staff will develop a budget for the next phase of the project.

ALTERNATIVES: A response from the public meetings included an interest in adding an aquatics facility on the Ioki Property; however, based on needs of the City and maintenance operations, there is value of placing a City maintenance yard and an impound tow lot and at the Ioki Property.

The maintenance yard would serve as a centralized space for Public Works and Parks Maintenance operations, providing secure storage for vehicles, equipment, tools, and materials needed to maintain streets, infrastructure, parks, and landscaped areas. By housing maintenance crews and resources in one location, the facility will improve operational efficiency, reduce response times for routine work and emergency situations, and lower operating costs. Preparations for emergencies could occur on-site, such as prepping sandbags and public pick-up options. Additionally, the proposed maintenance yard would eliminate ongoing rental costs in the Civic Center area, which are over $100,000 annually.

On July 14, 2025, Council directed staff to add a temporary, year-round day-use impound tow yard to the property. The Public Safety Commission recommended the site following a multi-year analysis of properties in Malibu. The impound site would accommodate sixty-five vehicles, which is the average number of cars towed daily during the summer months, and vehicles would be removed daily. Site deterrents include a fenced area and privacy screening. Currently the City only tows vehicles in Western Malibu during the summer months. A new year-round program with towing options within City limits is estimated to accrue over $500,000 annually in revenue.

ATTACHMENTS:

1) Triangle Lot Property PaliBu Trolley Lot Design Concept
2) Ioki Property Preliminary Design
3) Heathercliff Property Preliminary Design

03/03/26

Preliminary Proposal: Malibu Trolly Lot

PHASE 1: STRUCTURE and OPERABLE PARKING LOT

Proposal by: Daniel Novotny
310.717.7632
westviewmh.com
danielnovotny.com

ATTACHMENT 1

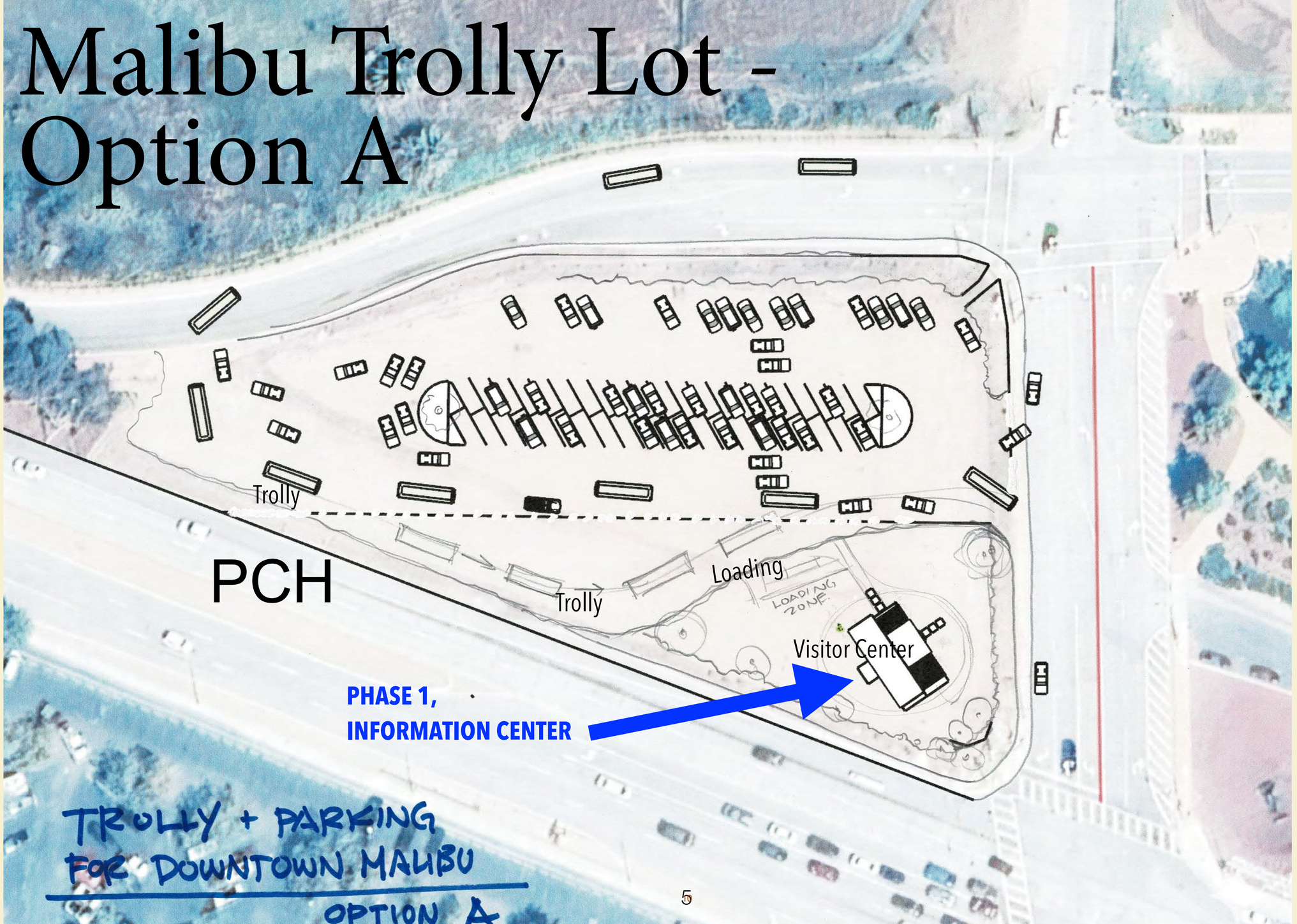
Info Center



Approx. 1000 sq. ft.
Visitor Counter
Office Space
2 bathroom
Kitchenette

ATTACHMENT 1

Malibu Trolly Lot - Option A



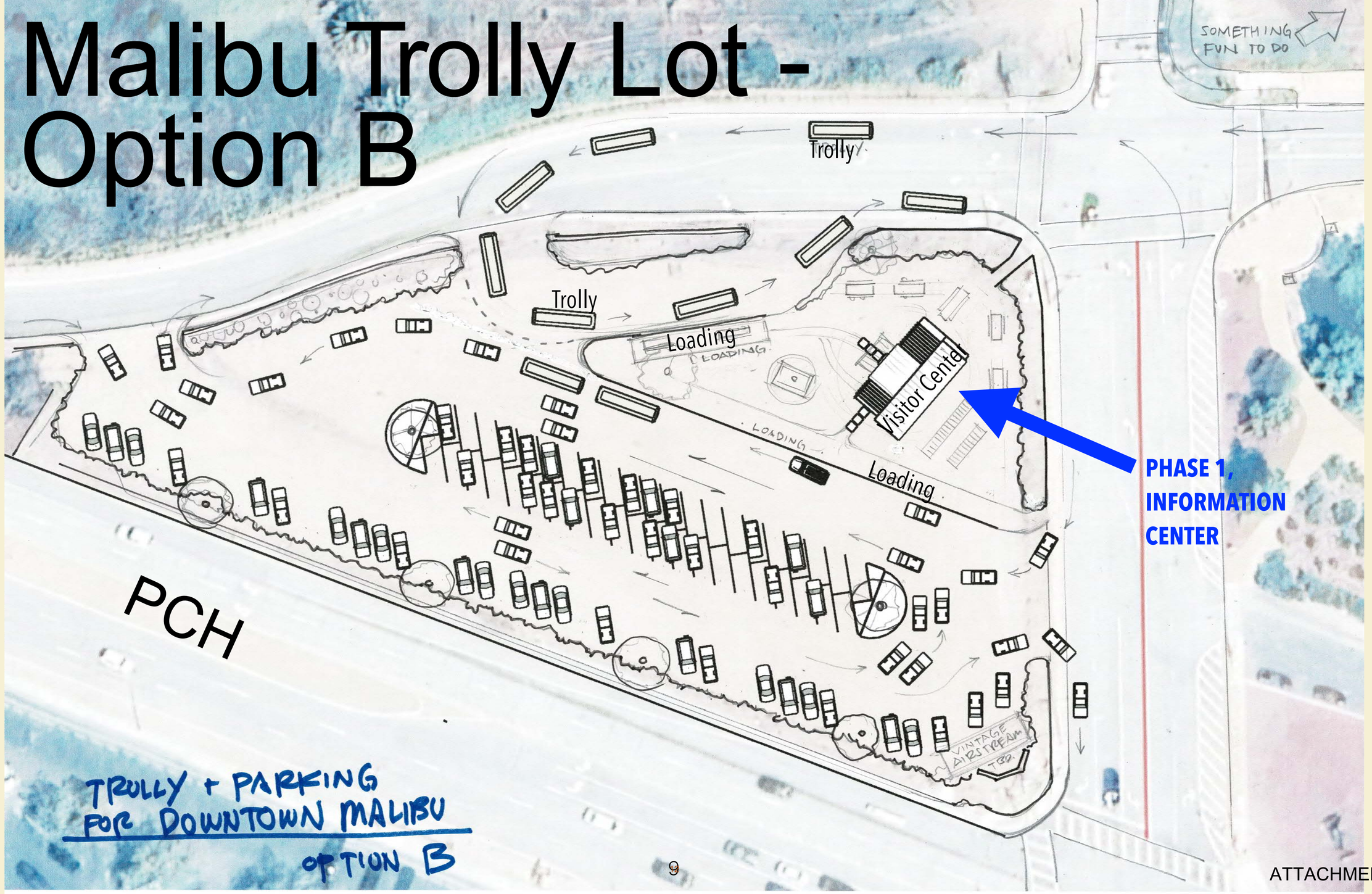
ATTACHMENT 1



Looking towards The Colony

ATTACHMENT 1

Malibu Trolly Lot - Option B



ATTACHMENT 1



ATTACHMENT 1


TROLLEY
BOARDING
ZONE
ACCESSIBLE VISITOR
CENTER ACCESS

June 5, 2026

Ioki Lot Soccer Fields

Concept Design

Frederick Fisher and **Partners**
12248 Santa Monica Blvd, Los Angeles CA 90025 | (310) 820-6680 | fisherpartners.net

SHERWOOD
DESIGN ENGINEERS

ATTACHMENT 2

Site Understanding | Overview



Proposed Site Plan



Additional parking along Stuart Ranch Road
(33 Parking Spaces)



1. Stepped Seating with shading structure



2. Bathroom



3. Jogging Path



4. Perimeter Fence

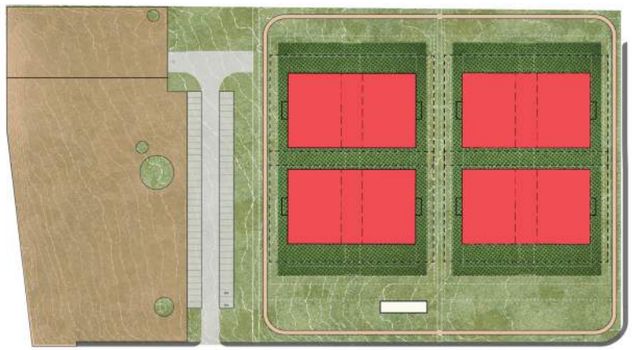
Proposed Field Quantities and Configuration

17+/16U FIELDS: 2 MAX



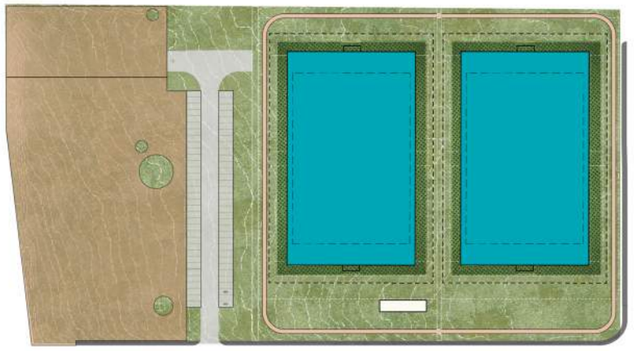
Field Dimension:
330'-0" x 210'-0"

10U FIELDS: 4 MAX



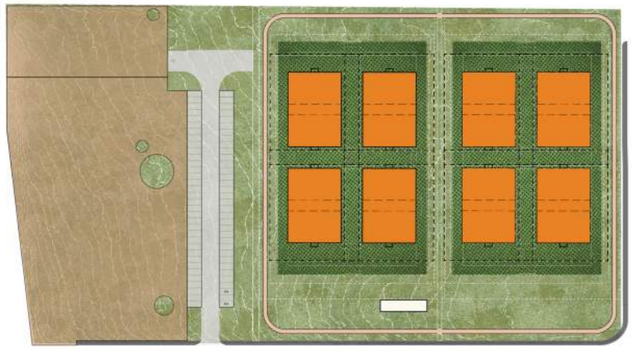
Field Dimension:
105'-0" x 180'-0"

14U FIELDS: 2 MAX



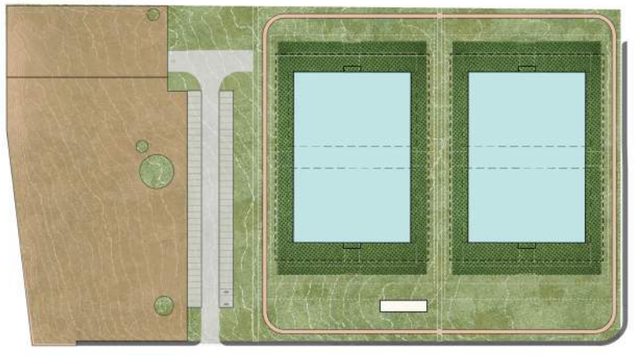
Field Dimension:
300'-0"" x 180'-0"

8U FIELDS: 8 MAX



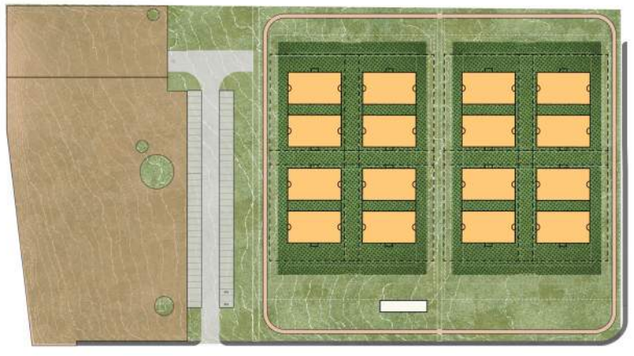
Field Dimension:
105'-0"" x 75'-0"

12U FIELDS: 2 MAX



Field Dimension:
240'-0" x 165'-0"

6U FIELDS: 16 MAX



Field Dimension:
45'-0" x 75'-0"

June 5, 2026

Heathercliff Recreation Center

Concept Design

Frederick Fisher and **Partners**
12248 Santa Monica Blvd, Los Angeles CA 90025 | (310) 820-6680 | fisherpartners.net

SHERWOOD DESIGN ENGINEERS

ATTACHMENT 3

Site Planning | Aerial Perspective



Overall Site Plan



Key

1. Parking Garage
2. Multigenerational Community Center
3. Gymnasium
4. Fitness Center / Locker Rooms
5. Swimming Pool
6. Playground
7. Restrooms
8. Multipurpose Sports Field
9. Bocce Court
10. Basketball Court
11. Running / Walking Path

N

ATTACHMENT 3

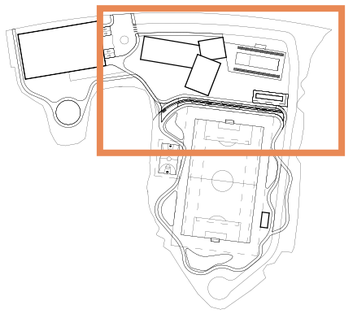
Site Planning | Town Core



Key

1. Multipurpose Room
2. Senior Center
3. Catering
4. Concessions
5. Storage
6. Emergency Operations Storage
7. Janitor
8. Restrooms
9. Offices
10. Fitness Center
11. Outdoor Maintenance
12. Lockers, Changing Rooms, Showers
13. Pool Storage
14. Gymnasium
15. Rec Pool
16. Lap Pool
17. Pool Deck
18. Bocce Court
19. Playground
20. Trash & Electrical

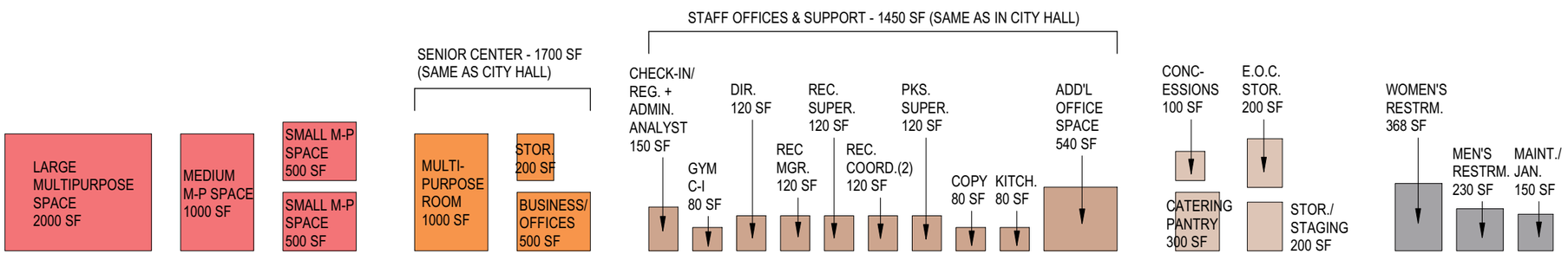
Key Plan



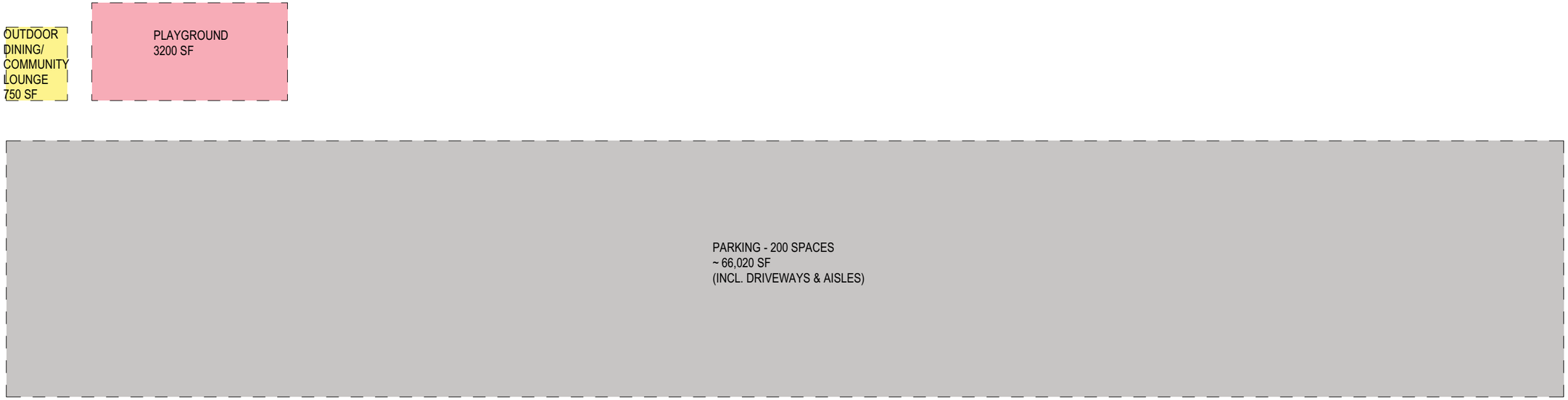
N

Proposed Program

Note: the City intends this facility to serve as Emergency Operations Center. The proposed program and infrastructure is planned in accordance. For more information, see *www.fema.gov/sites/default/files/documents/fema_eoc-quick-reference-guide.pdf*



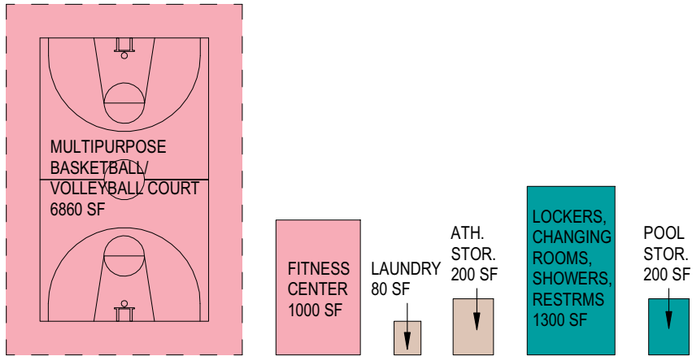
MULTI-GENERATIONAL COMMUNITY CENTER



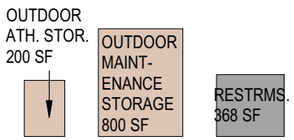
OUTDOOR FACILITIES (SUPPORT MULTI-GENERATIONAL COMMUNITY CENTER &/OR ATHLETIC FACILITIES)

Proposed Program

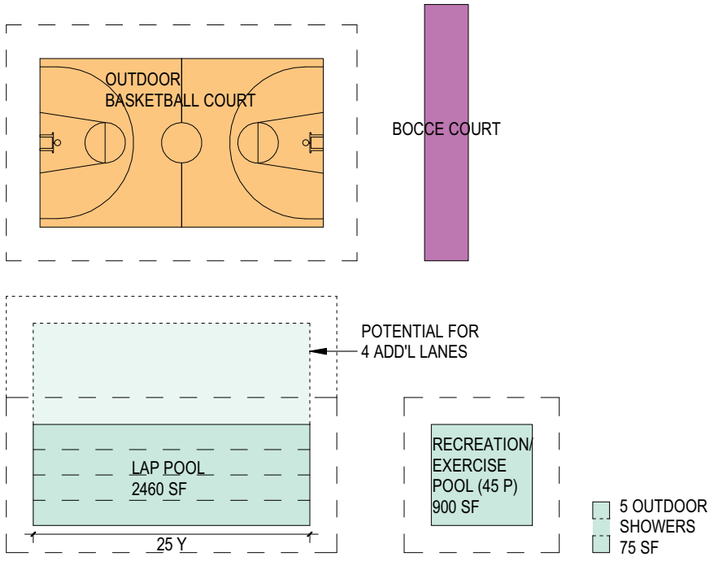
Note: the City intends this facility to serve as Emergency Operations Center. The proposed program and infrastructure is planned in accordance. For more information, see *www.fema.gov/sites/default/files/documents/fema_eoc-quick-reference-guide.pdf*



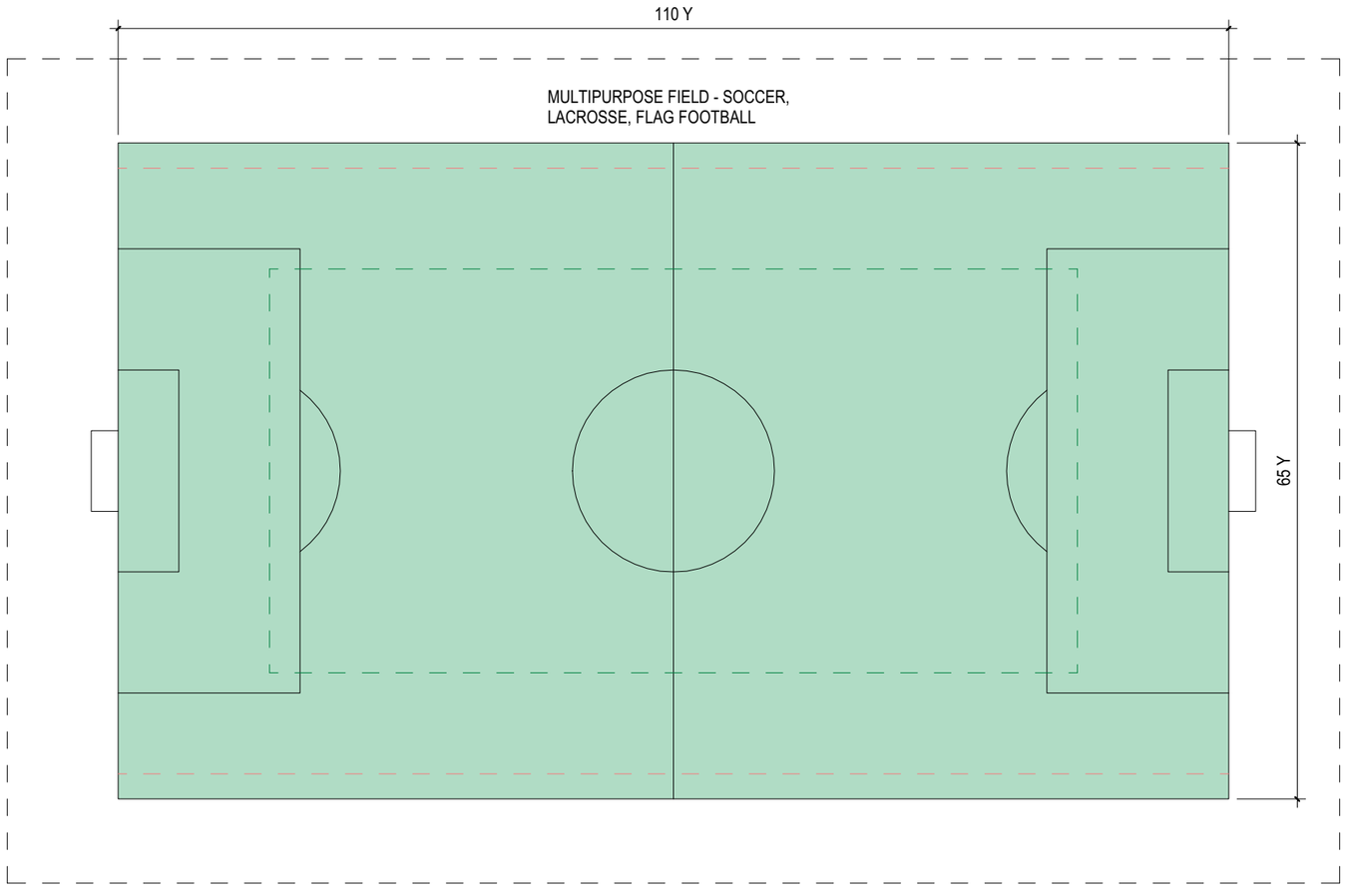
GYMNASIUM



OUTDOOR SUPPORT FACILITIES



OUTDOOR ATHLETIC FACILITIES



Site Planning | Parking Garage

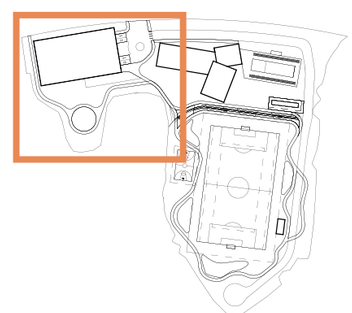


Key

1. Parking (200 cars total)
2. Elevator
3. Parking Ramp
4. Fire Lane
5. Drop off
6. Running / Walking Path
7. Labyrinth
8. Bioswale

N

Key Plan



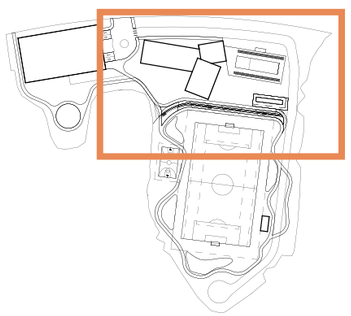
Site Planning | Active Landscape



Key

1. Athletic Field
2. Basketball Court
3. Running / Walking Path
4. Athletic Storage
5. Restrooms
6. Fire Road
7. Picnic Areas / Shade Elements

Key Plan



N

Views | From PCH facing West



Views | From PCH facing East



Views | “Town Square” facing West



Views | Gym and Outdoor Athletics facing Southeast



Views | Site facing North

