Commission Agenda Report

Planning Commission Meeting
10-19-26
Item 5.A.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Fletcher Allen, Senior Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: October 8, 2026 Meeting date: October 19, 2026

Subject: Coastal Development Permit No. 26-050, Conditional Use Permit No. 26-007 and Demolition Permit No. 26-021 – An application for a new snack shack facility with storage and associated improvements

Location: 24250 Pacific Coast Highway (Malibu Bluffs Park), not located within the appealable coastal zone, but appealable as a major public works project
APN: 4458-018-904
Owner: City of Malibu

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-56 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 26-050 to construct a new 1,508 square foot (sf.) single-story snack shack facility at Malibu Bluffs Park comprised of one building with a kitchen and a second building with restrooms and storage, Americans with Disabilities Act (ADA) accessibility improvements, hardscaping, utility connections, a low retaining wall with screening, and a gate; including Conditional Use Permit (CUP) No. 26-007 to allow an ancillary concessional use and Demolition Permit (DP) No. 26-021 to demolish an existing snack shack building and storage containers located in the Public Open Space (OS) zoning district at 24250 Pacific Coast Highway (PCH) (City of Malibu).

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

findings contained herein demonstrate the project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel comprises the Malibu Bluffs Park, containing multi-purpose athletic fields, the Michael Landon Community Center, scenic viewing areas, perimeter walking trails, an existing snack shack building that is abandoned, and miscellaneous storage structures that support the parcel's recreational uses.

Figure 1 – Aerial Map

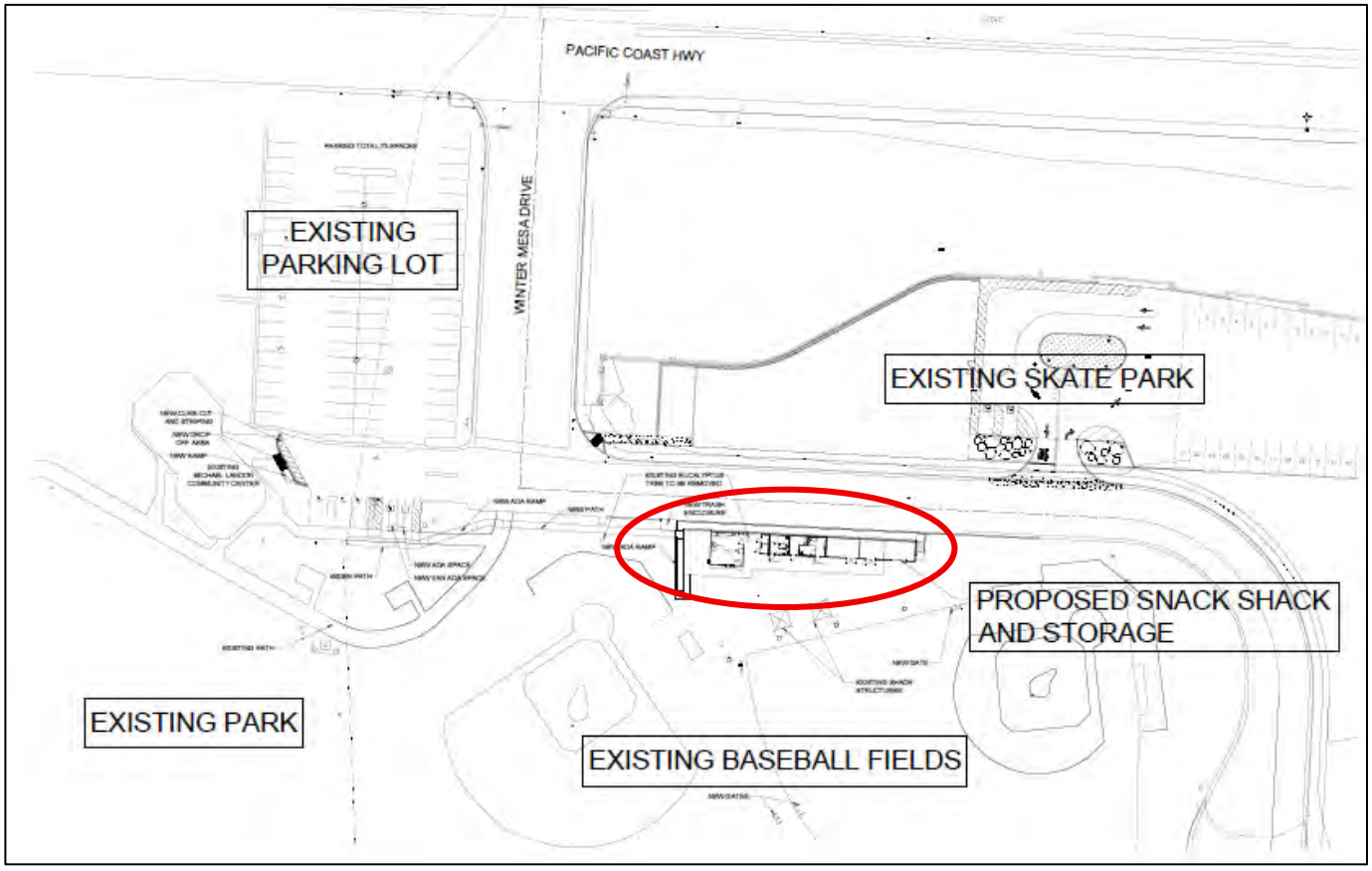


Source: City GIS, 2026

The parcel is accessed via Winter Mesa Drive, from either Malibu Canyon Road or PCH. The developed area of the parcel is primarily flat, with the southern and western edges sloping downward to the top of coastal bluffs overlooking Malibu Road, residential development, and the Pacific Ocean to the south. Malibu Bluffs Park is part of multiple parcels that comprise the larger Malibu Bluffs Recreational Area that includes the Skate Park to the northeast and hiking trails to the south and west.

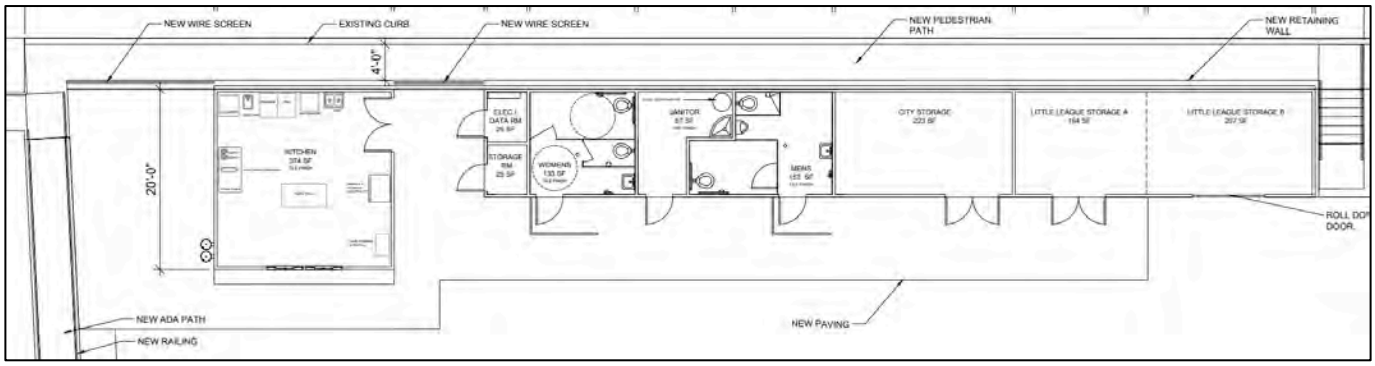
The proposed improvements are illustrated in the Site Plan, provided below in Figures 2 and 3. Additionally, a south-facing elevation view is provided in Figure 4, to show the proposed building heights and overall massing.

Figure 2 – Proposed Site Plan



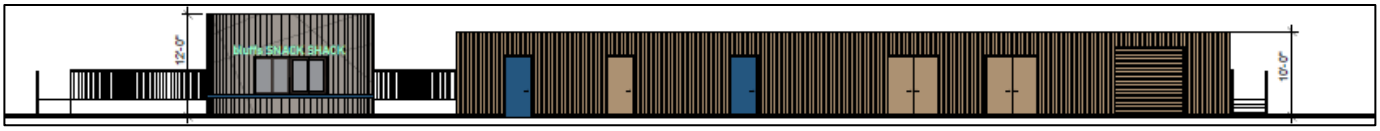
Source: Project Plans

Figure 3 – Proposed Layout



Source: Project Plans

Figure 4 – Proposed South Elevation



Source: Project Plans

The proposed snack shack structure is 12 feet (ft.) in height and the accompanying detached structure for bathrooms and storage is 10 ft. in height. The proposed structures will be sited in the same approximate location as the snack shack to be removed.

The proposed project includes CUP No. 26-007 for the snack shack's concessional use within the OS zone (pursuant to LCP Interpretation No. 22 LIP Sections 3.3(M) [Public Open Space] Appendix 1 Table B Permitted Uses, "Ancillary Food and Beverages within Recreational Facilities") and DP No. 26-021 to remove the existing snack shack and nearby storage containers. The required findings for these additional entitlements are included in Planning Commission Resolution No. 26-56 (Attachment 1).

Project Setting and Surrounding Land Uses

Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel.

Table 1 – Property Data	
Lot Depth	500 ft. (approx.)
Lot Width	850 ft. (approx.)
Gross Lot Area	482,052 sf. (11.07 acres)
Area of 1:1 Slopes	0 sf.
Area of Street Easements	31,206 sf. (0.72 acres)
Net Lot Area*	450,846 sf. (10.35 acres)

*Net Lot Area= Gross Lot Area minus the area of public or private street easements and 1:1 slopes.

The subject parcel is not within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map, but is appealable to the CCC per the definition of Appealable Coastal Development Permit in LCP Local Implementation Plan (LIP) Section 2.1 since the project constitutes a major public works project.

Onsite and Surrounding ESHA

The subject parcel contains mapped Environmentally Sensitive Habitat Area (ESHA) along its southerly and westerly property lines, approximately 320 ft. away from the proposed development. The project site is clustered generally within the center of the developed Malibu Bluffs Park recreational area. Given the sufficient distance from ESHA and ESHA buffer, the proposed development avoids impacts to ESHA in compliance with

LIP Chapter 4.

Onsite Native Trees

No protected native trees as defined in LIP Chapter 5 are located on or immediately adjacent to the subject parcel as defined in LIP Chapter 5. The project proposes the removal of two eucalyptus trees near the existing snack shack to accommodate the proposed snack shack; however, eucalyptus trees are not defined as protected native trees in the LIP.

Nearby Trails and Recreation

The proposed project will not encroach into established open space or trails surrounding Malibu Bluffs Park and would replace an existing snack shack building in the same general footprint. The proposed ADA improvements will also improve internal public access within the developed portion of Malibu Bluffs Park in the area around the snack shack and parking lot.

Scenic Analysis

The proposed project, including the removal of two eucalyptus trees and the construction of a new 12 ft. tall snack shack building and one 10 ft. tall storage and restroom building have been evaluated for impacts to scenic resources. The proposed buildings would occupy approximately the same general footprint as the existing structures, albeit increase the square footage from 800 sf. to 1,508 sf., with approximately the same height. With similar visual bulk as the existing structure and the removal of two eucalyptus trees, the proposed project is not expected to adversely impact public views or visual resources due to height, orientation on the site, and design. Site photographs of the project site, taken on August 21, 2026 and provided as Attachment 3, illustrate the existing conditions of the snack shack and surrounding storage units. The use of non-metallic, non-glare siding, natural colors, and minimized lighting, as required by the LCP, will minimize visual impacts of the proposed facility.

Neighborhood Character

The proposed improvements to Malibu Bluffs Park are intended to blend in with the existing recreational use of the park and to keep in scale with the existing snack shack building and storage containers. Neighborhood character analysis was not conducted for purposes of evaluating a discretionary request for height above 18 ft., or for a reduction in required setbacks. As proposed, the project heights range from 10 to 12 ft. and comply

with all required setbacks. Table 2 below provides a summary of the neighboring surrounding land uses.

Table 2 – Surrounding Land Uses				
Direction	**APN**	**Size**	**Zone**	**Land Use**
Northwest	4458-018-902	18,500 sf.	OS	Public Open Space
West and South	4458-018-905	823,720 sf. (18.91 AC)	OS	Public Open Space
East	4458-018-040	47,040 sf.	PD	Planned Development
Northeast	4458-018-907	54, 450 sf.	PD	Planned Development

Project Description

The proposed scope of work is as follows (Attachment 2 – Project Plans):

Removal/Demolition

a. Two eucalyptus trees;
b. Two 320 sf. storage containers; and
c. 160 sf. snack shack building

Total Demolition of Structures: 800 sf.

Construction

d. 400 sf. single-story snack shack building with kitchen, 12 ft. in height with a flat roof on a concrete slab foundation;
e. 1,408 sf. single-story accessory building with restrooms and storage, 10 ft. in height with a flat roof on a concrete slab foundation;
f. ADA improvements comprised of curb-cut modifications, parking space re-striping, and dedicated paths and ramp to connect ADA parking stalls to the snack shack facility and ballfields;
g. Hardscaping;
h. Low retaining wall (2 ft.) with screening;
i. Utility connections; and
j. New gate at ballfields.

Discretionary Requests

k. CUP No. 26-007 to authorize concession use in the OS zone (a detailed description of proposed snack operations are provided as Attachment 4); and
l. DP No. 26 to demolish an existing snack shack building and storage containers.

Proposed TDSF

- Snack Shack structure: 400 sf.
- Restroom and Storage structure: 1,108 sf.

Total: 1,508 sf.

Maximum TDSF

The LIP does not contain specific development standards for the OS zoning district, including maximum development square footage per parcel similar to that in residential zones or floor area ratio (FAR) in commercial and institutional zones. However, the Planning Division has historically applied LCP Interpretation No. 20 to OS development under the OS Zone in LIP Section 3.3(M) Appendix 1 – Table B Permitted Uses, "Park Administrative Offices". The LCP Interpretation acknowledges the need for ancillary uses that support the primary use of a publicly owned parcel in the OS zone. The LCP Interpretation limits the square footage of all structures associated with ancillary uses to a maximum of five percent of the lot size.

The existing structures at Malibu Bluffs Park were evaluated in 2019 to accommodate a new storage container at that time. The LCP Interpretation was applied to approve that structure and resulted in a total of 5,068 sf. of miscellaneous structures on the 482,052 sf. parcel, or approximately one percent of the total lot size (which complied with the maximum of five percent pursuant to the LCP Interpretation).

For the subject application, use of the LCP Interpretation results in the following total building square footages for the subject parcel:

- Existing enclosed structures: 5,068 sf.
- Structures to be removed: -800 sf.
- New structures proposed: 1,508 sf.

TDSF, resulting from project: 5,776 sf.
(1.2% of the parcel size)

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings:

1) Zoning; 2) Grading; 3) Archaeological/Cultural Resources; 4) Water Quality; and 5) OWTS. These chapters are discussed below.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work, and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; and Hazards. These findings are made in the attached resolution for the Commission's consideration.

The proposed project has been routed to the Planning Division, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), Los Angeles County Fire Department (LACFD), Los Angeles County Sheriff's Department (LACSD), and Los Angeles County Public Health Department (LACPHD) for review. Approvals received to-date are included as Attachment 5 – Department Review Sheets. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The OS zoning district does not provide specific development standards in the MMC or the LCP for OS development, such as maximum allowances for height, setbacks, or square footage. Two LCP interpretations have been adopted regarding park administrative offices and food and beverage services within recreational facilities. LCP Interpretation No. 20 was described above for how the Planning Division regulates the size of buildings in the OS zone. The second is LCP Interpretation No. 22 LIP Sections 3.3(M) [Public Open Space] Appendix 1 Table B Permitted Uses, "Ancillary Food and Beverages within Recreational Facilities", which conditionally permits permanent structures providing food and beverage service to support the primary recreational programming of the park. LCP Interpretation No. 22 does not extend to mobile refreshments stands and outdoor food vending stands.

Regarding height, non-beachfront buildings within residential and commercial zones in Malibu are limited to 18 ft. in height and are allowed to increase up to 28 ft. in height with a Site Plan Review (SPR). The Institutional Zoning District allows for non-beachfront development including flagpoles to be up to 35 ft. with an SPR. With no established height limit for new buildings within the OS zoning district, the Community Development Director has determined that the proposed 10 ft. and 12 ft. tall buildings to replace the existing 10 ft. tall structures is consistent with non-beachfront allowances in other zoning districts, while preserving compatibility with the park's primary recreational use.

Regarding setbacks, the proposed building footprints are consistent with the location of the existing buildings and building footprints. Absent building setback standards in the OS zoning district, the Community Development Director has determined that the proposed building footprints are consistent with existing building setbacks, while maintaining sufficient safety and accessibility standards.

Regarding parking requirements, the proposed ADA improvements do include re-striping the southern portion of the main parking lot to convert 2 regular parking spaces into ADA-compliant parking spaces. The main parking lot, including ADA-complaint spaces, will continue to provide 75 spaces. Additional parking exists nearby, including 36 parking spaces at the recently constructed Skate Park, and street parking along the curb of Winter Mesa Drive, abutting the baseball field. The construction of a new snack shack facility and second building with restrooms and storage, does not generate additional parking requirements as the construction replaces existing facilities that are ancillary to the existing recreational use.
Table 3 below provides a summary of the applicable standards for the proposed development and whether the project complies with those standards, inclusive of the requested SPR and MM.

Table 3 – Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
TDSF (sf.)	24,102 (max. at 5% of parcel size)	5,776	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards (c.y.) for a residential, commercial, or institutional parcel. Since the subject parcel is zoned OS, the maximum grading allowances in LIP Section 8.3 do not apply. Nonetheless, sensitive resources protections associated with grading within the LIP and LUP, as applicable, to minimize grading to the maximum extent feasible still applies to all development regardless of zoning. Grading quantities are documented for the project, which proposes 100 c.y. of non-exempt grading as stated on the Total Grading Yardage Certificate. With no previous grading quantities documented for the subject property, the proposed 100 cubic yards of non-exempt grading represents the cumulative total-to-date, which is consistent with allowances in other zoning districts.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. The project site has been evaluated for potential impacts to

archaeological resources per the adopted City of Malibu Cultural Resources Map and it has been determined the project area has a low probability of containing archaeological resources. Further, the project proposes minimal ground disturbance and depth of proposed grading for the concrete slab foundations. The proposed development within the project area is not anticipated to have adverse impacts on cultural resources. Nevertheless, conditions of approval are included in the resolution stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are added to the project to ensure the project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. This chapter does not apply, as the project will connect to the Civic Center Wastewater Treatment Facility.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301(l) – Existing Facilities, Section 15302 (b) – Replacement or Reconstruction, and Section 15303(c) – New Construction or Replacement of Small Structures. 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).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by staff concerning the proposed project.

PUBLIC NOTICE: On September 24, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 6).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and 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. 26-56. The proposed project has been reviewed and conditionally approved for conformance with the LCP by the Planning Division and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-56
2. Project Plans
3. Site Photographs
4. Description of Snack Shack operations
5. Department Review Sheets
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-56

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 COASTAL DEVELOPMENT PERMIT NO. 26-050 TO CONSTRUCT A NEW 1,508 SQUARE FOOT SINGLE-STORY SNACK SHACK FACILITY AT MALIBU BLUFFS PARK COMPRISED OF ONE BUILDING WITH A KITCHEN AND A SECOND BUILDING WITH RESTROOMS AND STORAGE, AMERICANS WITH DISABILITIES ACT ACCESSIBLITY IMPROVEMENTS, HARDSCAPING, UTILITY CONNECTIONS, LOW RETAINING WALL WITH SCREENING AND A GATE; INCLUDING CONDITIONAL USE PERMIT NO. 26-007 TO ALLOW CONCESSIONAL USE AND DEMOLITION PERMIT NO. 26-021 TO DEMOLISH AN EXISTING SNACK SHACK BUILDING AND STORAGE CONTAINERS LOCATED IN THE PUBLIC OPEN SPACE ZONING DISTRICT AT 24250 PACIFIC COAST HIGHWAY (CITY OF MALIBU)

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

SECTION 1. Recitals

A. On July 29, 2026, an application for Coastal Development Permit (CDP) No. 26-050 was submitted to the Planning Division by the property owner, City of Malibu. The application was routed to the City Biologist, City Public Works Department, Los Angeles County Fire Department (LACFD), Los Angeles County Waterworks District No. 29 (WD29), Los Angeles County Sheriff's Department (LACSD), and Los Angeles County Public Health Department (LACPHD) for review.

B. On August 21, 2026, Planning Division staff conducted a site visit to photograph and document site conditions, the subject parcel, and surrounding area.

C. On September 18, 2026, a Notice of CDP Application was posted on the subject parcel.

D. On September 24, 2026, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

E. On October 19, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301(l) – Existing Facilities, Section 15302 (b) – Replacement or Reconstruction, and Section 15303(c) – New Construction or Replacement of

Small Structures. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings of Fact

Based on evidence contained within the record, including the agenda report for the project and the hearing on October 19, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 26-050, to construct a new 1,508 square-foot (sf.) single-story snack shack facility at Malibu Bluffs Park comprised of one building with a kitchen and a second building with restrooms and storage, Americans with Disabilities Act (ADA) accessibility improvements, hardscaping, utility connections, a low retaining wall with screening and a gate; including CUP No. 26-007 to allow concessional use and Demolition Permit (DP) No. 26-021 to demolish the existing snack shack building and storage containers, located in the Public Open Space (OS) zoning district at 24250 Pacific Coast Highway (PCH). The project is considered a *major public works project* pursuant to LIP Section 2.1 and, therefore, is subject to the California Coastal Commission (CCC) Appealable Jurisdiction.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system requirements, as applicable. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

1. *The project as described in the application and accompanying materials, and as modified by any conditions of approval, conforms to the certified City of Malibu Local Coastal Program.*

The project is located in the OS zoning district, an area designated for public open space uses, and the proposed uses are permitted within the zone, inclusive of CUP No. 26-007. The project has been routed to the Planning Division, City Biologist, City Public Works Department, LACFD, WD29, LACSD, and LACPHD for review and conformance with the LCP and MMC. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable public open space development standards and objectives, inclusive of the CUP.

2. *If the project is located between the first public road and the sea, the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).*

The project is not located between the first public road and the sea. Therefore, this finding is not applicable.

3. *The project is the least environmentally damaging alternative.*

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new snack shack facility in place of an existing snack shack building and storage

containers and the installation of ADA improvements to support the recreational uses at Malibu Bluffs Park, which are consistent with the OS land use and zoning designation. Adjacent parcels to the northwest, west, and south are developed with similar OS uses. Adjacent parcels to the northeast and east are located in the Planned Development (PD) zoning district, which contain the Malibu Bluffs skatepark and single-family homes along Case Court. The project has been routed to the Planning Division, City Biologist, City Public Works Department, LACFD, WD29, LACSD, and LACPHD for review and is conditioned to obtain all remaining agency approvals prior to building permit issuance. The proposed project, as designed and conditioned, will comply with all applicable requirements of State and local law, including the requirements of the LCP and MMC. The project also represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible. No alternatives would substantially lessen environmental impacts as they have been accounted for due to project design and placement.

4. *The project is located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).*

The proposed project was analyzed for consistency with Malibu LIP Section 4.6.1(E), where new development shall provide a buffer of sufficient width to ensure that no required fuel modification area will extend into the ESHA. The proposed structures and fuel modification do not extend into mapped ESHA or ESHA buffer; therefore, the project was found to be consistent with Malibu LIP Section 4.6.1(E).

D. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The proposed project includes new structures located approximately 320 ft., from mapped ESHA located to the south and west. This distance assures the project will not impact mapped ESHA and the resulting fuel modification areas do not extend into mapped ESHA or ESHA buffer. The project site is clustered generally within the center of the developed Malibu Bluffs Park recreational area. Therefore, the project was determined not to be subject to the development standards of LIP Chapter 4. Pursuant to exceptions in LIP Section 4.4.4(C), the project is not eligible for review by the Environmental Review Board as all proposed structures are located over 200 ft. from the ESHA.

E. Native Tree Protection (LIP Chapter 5)

The project does not impact any native trees. Therefore, the findings of LIP Chapter 5 do not apply.

F. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provide views to or is visible from any scenic area, scenic road or public viewing area. The proposed improvements are located on a public park and visible from public trails and PCH; therefore, the project is visible from nearby public viewing areas and an LCP scenic road. Therefore, the findings of LIP Chapter 6 are applicable.

1. *The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site, or other reasons.*

LIP Chapter 6 requires maximum feasible protection of significant public views. Surrounding public viewing areas include all of Malibu Bluffs Park and a small segment of Pacific Coast Highway (identified as a scenic highway), travelling southbound just west of Winter Mesa Drive, looking south towards the Pacific Ocean. However, no significant mountain or bluewater views from these public viewing areas will be impacted by the proposed structures, given the presence of intervening topography, existing development, vegetation screening, and the neutral trade-off of replacing three structures with two structures of approximately the same vertical and horizontal coverage.

2. *The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.*

As conditioned, the project will not have significant adverse scenic or visual impacts. The proposed massing and location of the 12 ft. tall snack shack building and 10 ft. tall bathroom and storage building will be similar to the three structures to be removed. Additionally, the use of non-metallic, non-glare siding, natural colors and minimized lighting, as required by the LCP, will minimize visual impacts of the proposed facility. Therefore, no adverse impacts to scenic resources are anticipated.

3. *The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

As discussed in Finding A.3, the project is the least environmentally damaging alternative. Alternative locations for the proposed structures may include previously undisturbed portions of the property, which could potentially encroach into ESHA due to required fuel modification and/or additional grading for a structure footprint. The proposed improvements are contained to previously disturbed areas and similar locations to the outgoing structures to ensure minimum adverse impacts, if any, to the environment.

4. *There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.*

As described in Finding A.3, the project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

5. *Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.*

As described in Finding A.3, the project has been designed on the site to avoid sensitive resources and preserve public views. The proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies, while preserving public views.

G. Transfer of Development Credits (LIP Chapter 7)

The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Section 9.2(A) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project has the potential to create adverse impacts upon site stability or structural integrity.

The proposed project has been routed to the Planning Division, City Biologist, City Public Works Department, LACFD, WW29, LACSD, and LACPHD to evaluate hazards listed in LIP Chapter 9. The required findings are made as follows.

1. *The project, as proposed, will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.*

Geologic Hazards

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Flood Hazards

Based upon review of the Flood Risk and Vulnerability Maps prepared by the City Public Works Department and based on FEMA mapping, the subject parcel is at the lowest risk for flooding.

Fire Hazards

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to required use of appropriate building materials during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. In addition, a fuel modification plan shall be approved for the project site by the LACFD, as memorialized in the conditions of approval.

2. *The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.*

As stated in Finding H.1, the project as designed, conditioned, and approved by the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to the project design.

3. *The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

As previously stated in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative due to site characteristics, and there are no feasible project alternatives that would diminish any environmental effects beyond the proposed project.

4. *There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.*

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Public Works Department, LACFD, WW29, LACSD, and LACPHD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Finding A.3, there are no feasible alternatives to development and the proposed location avoids any encroachment into ESHA and ESHA buffer.

5. *Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.*

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated. There are no other feasible locations on the subject parcel to locate the proposed development to further reduce such hazards or further protect sensitive resources.

I. Shoreline and Bluff Development (LIP Chapter 10)

The project site is not located on or along the shoreline. The proposed improvements are located approximately 320 ft. from mapped ESHA, where the top of bluff begins to slope downward towards Malibu Road to the south. This buffer from the bluff edge far exceeds the minimum setback of 100 ft., nonetheless, findings for LIP Chapter 10 are provided below.

1. *The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons;*

The proposed project is located in a developed public park with buildings that have a lesser setback to the bluff than the proposed development. The limited landform alteration will have no impact on bluff conditions. The intent of the bluff setback is to protect the hillside and structure from geologic hazards. Given the topography of the site, and the intervening park development between the project site and the bluff, it is not expected that the proposed project will impact shoreline resources or access along the beach. Therefore, no significant adverse impacts on public access, shoreline sand supply or other resources are expected.

2. *The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions;*

The proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources. The development is not located on the beach and does not affect public access within the park.

3. *The project, as proposed or as conditioned, is the least environmentally damaging alternative;*

The project is located within a pre-existing public park owned and operated by the City of Malibu. There is no superior alternative location that would accommodate the proposed improvements to be constructed within the park.

4. *There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources;*

The project is located within a pre-existing public park owned and operated by the City of Malibu. There is no superior alternative location that would accommodate the proposed improvements to be constructed within the park.

J. Public Access (LIP Chapter 12)

In accordance with LIP Section 12.6(B)(2), the project is exempt from providing public lateral, vertical, bluff top, trail or recreational access for the following reasons:

A. Lateral and Vertical Access - The project is not located on or adjacent to a shoreline. No provision for vertical or lateral access is warranted.
B. Blufftop Access – The project is not located on or adjacent to a bluff fronting the ocean. No provision for blufftop access the beach is warranted.
C. Trail Access - The project site is located within Malibu Bluffs Park, which is located within the greater Malibu Bluffs Recreation Area with trails as shown on the LCP Park Lands Map. Sufficient trails are located through and around the subject parcel. No provision for additional trail access is warranted. However, the proposed ADA improvements will also improve internal public access within the developed portion of Malibu Bluffs Park in the area around the snack shack and parking lot.
D. Recreational Access - The project site is located within Malibu Bluffs Park, which is located within the greater Malibu Bluffs Recreation Area as shown on the LCP Park Lands Map. The proposed project is an ancillary use to the public park and will not impede upon existing recreational access. No provision for recreational access is warranted.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act of 1976. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

K. Land Divisions (LIP Chapter 15)

This project does not include a land division. Therefore, the findings of LIP Chapter 15 are not applicable.

L. Conditional Use Permit No. 26-007 for Concessional Use within the OS Zoning District (LIP Section 3.3(M)(2) and MMC Section 17.66.080)

CUP No. 26-007 would permit the operation of a concessional use on an OS-zoned parcel, which is conditionally permitted pursuant to LCP Interpretation No. 22 LIP Sections 3.3(M) [Public Open Space] Appendix 1 Table B Permitted Uses, "Ancillary Food and Beverages within Recreational Facilities". That interpretation acknowledges that ancillary permanent structures providing food service supports the recreational use within OS-zoned properties and shall be permitted as a conditionally permitted use subject to a CUP. This interpretation does not extend to mobile refreshment stands and outdoor food vending stands that are temporary in nature. The required CUP findings are provided below.

1. *The proposed use is one conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of this title.*

The project complies with the MMC as the project meets the required development standards for construction on an OS zoned parcel. OS zones are designated for uses that extend public recreation and facilities. The proposed ADA improvements and improved facilities help to extend the public recreation and facilities to the community. Furthermore, the upgraded snack shack facility is ancillary to the primary recreational use of the parcel.

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

The existing park already hosts public recreational infrastructure that existed prior to cityhood in 1991. The project includes several ADA access enhancements to improve the recreational infrastructure and the proposed replacement structures are consistent with the established integrity and character of the zone.

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

The subject site is physically suitable for the proposed improvements. The proposed improvements are located on previously disturbed surfaces, and replace development in approximately the same locations.

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

The proposed use is compatible with the existing land uses. The replacement structures provide identical uses as the existing structures to be replaced, with the addition of dedicated restrooms to serve the public. All proposed uses of the subject application are ancillary to the primary recreational use of the park.

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

The proposed use is compatible with the existing and future land uses. The upgraded ADA access and replacement structures will improve the public's ability to enjoy the park and will offer an improved recreational experience that is compatible and ancillary to existing and future land uses.

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 project is conditioned to obtain approvals from the City Biologist, City Public Works Department, LACFD, WW29, LACSD, and LACPHD prior to building permit issuance to ensure adequate provisions for water, sanitation, and public utilities and services exist to prevent detrimental impacts to public health and safety. Additionally, the project is designed to avoid adverse impacts to solar access or existing public and private views, as defined by the staff.

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

The proposed ADA improvements enhance public access to the park. Access will still be maintained via a public road and trail systems shared between the City and adjacent public recreational areas. Public access is improved and not affected by the proposed use.

8. *The proposed use is consistent with the goals, objectives, policies, and general land uses of the Malibu general plan, or, if the general plan is not yet adopted, that: (1) the project will not adversely affect the city's ability to prepare a general plan; (2) the project is likely to be consistent with the general plan being prepared; (3) even if the project is ultimately inconsistent with the general plan, there is no probability of a substantial detriment to or interference with the future adopted general plan; and (4) the city is proceeding toward completion of a general plan in a timely manner.*

The subject property is designated OS in the General Plan. The General Plan OS Policy 3.3.2 states that the City shall balance public access to open space and park lands with the privacy and property interests of abutting property owners. The proposed development will help protect both public and private interests of patrons within the City by providing much-needed improvements in building aesthetics and functionality, including public restrooms and improved ADA accessibility in the park.

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.

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

The proposed use will improve onsite ADA access and the capabilities to support the primary recreational use of the OS-zoned property. It serves the public interest and provides better resources for patrons related to safety and welfare of the community.

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.*

The project is not located in an area subject to landslides. A comprehensive review of the project will be conducted by the City's geotechnical consultant reviewers during building plan check to ensure the project meets the necessary requirements for safety and that there is clear and convincing evidence to allow the site to be improved from a geotechnical standpoint. Structural plan review will also be required in the building plan check phase with the City Building Safety Division to ensure that the development complies with the California Building code as adopted by the City of Malibu.

M. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The findings for DP No. 26-021 are made as follows:

1. *The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.*

Conditions of approval, including the recycling of demolished materials, have been included to ensure that the proposed project will not create significant adverse environmental impacts.

2. *A development plan has been approved or the requirement waived by the City.*

This CDP application is being processed concurrently with DP No. 26-021, and approval of the demolition permit is subject to the approval of CDP No. 26-050.

SECTION 4. Planning Commission Approval.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 26-050, CUP No. 26-007 and DP No. 26-021, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

1. Approval of this application is to allow for the project described herein. The scope of work approved includes:

   Removal/Demolition

   a. Two eucalyptus trees;
   b. Two 320 sf. storage containers; and
   c. 160 sf. snack shack building.

   Construction

   d. 400 sf. single-story snack shack building with kitchen, 12 ft. in height with a flat roof on a concrete slab foundation;

e. 1,408 sf. single-story accessory building with restrooms and storage, 10 ft. in height with a flat roof on a concrete slab foundation;
f. ADA improvements comprised of curb-cut modifications, parking space re-striping, and dedicated paths and ramp to connect ADA parking stalls to the snack shack facility and ballfields;
g. Hardscaping;
h. Low retaining wall (2 ft.) with screening;
i. Utility connections; and
j. New gate at ballfields.

Discretionary Requests

k. CUP No. 26-007 to authorize concession use in the OS zone; and
l. DP No. 26-021 to demolish an existing snack shack building and storage containers.

2. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **October 5, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

3. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

4. This CDP and 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.

5. 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.

6. The CDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

7. 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.

8. All development shall conform to the requirements of the City Community Development Department, City Biologist, City geotechnical consultant reviewers, City Public Works Department, WD29, LACFD, LACSD, and LACPHD as applicable. Notwithstanding this review, all required permits shall be secured.

9. 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 LCP and MMC. Revised plans reflecting the minor changes and additional fees shall be required.

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

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

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

Cultural Resources

13. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

14. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Lighting

15. Exterior lighting must comply with the 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.

16. Night lighting for sports courts or other private recreational facilities shall be prohibited.

17. 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.

18. 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.

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

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

21. 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.

22. Up-lighting of landscaping is prohibited.

Fencing/Walls/Screening

23. Any above-ground mechanical equipment shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

24. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six feet in height or 12 feet in height for a combination of two or more walls.

Demolition/Solid Waste

25. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

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

27. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Community Development Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

28. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.

29. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six-month period. Dust control measures must be in place if construction does not commence within 30 days.

30. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state, and local regulations.

31. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

Construction/Framing

32. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right of way unless otherwise approved. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

33. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

34. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.

35. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary and their tires rinsed prior to leaving the property.

36. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that

incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:

a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
b. Grading activities shall be planned during the southern California dry season (April through October).
c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

37. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on state highways, the applicant/property owner is required to obtain a transportation permit from the California Department of Transportation.

Colors and Materials

38. The project is visible from scenic roads or public viewing areas and, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape and the following:

a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.
b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
c. All windows shall be comprised of non-glare glass.

39. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing, and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining walls shall be reviewed and approved by the Community Development Director and clearly indicated on all grading, improvement and/or building plans.

40. All glass windows and doors shall incorporate the use of ultra-violet coating to minimize reflective glare that results in bird strikes.

Biology/Landscaping

41. 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 ESHA 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.

42. No portion of the project development shall be placed within the protected zone of a protected native tree.

43. Invasive plant species, as determined by the City of Malibu, are prohibited.

44. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).

45. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote or copper arsenate.

46. Construction fencing shall be placed within five feet of the limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

47. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the LCP. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

48. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 sf. or more of landscaping for a new residence, or 2,500 sf. or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

49. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000 ft. radius at any given time (given consideration of its future growth).

50. Any site preparation activities, including grading, excavation, and the removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

51. Earthmoving shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through

March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.

52. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

53. Prior to the issuance of a building permit, the project shall receive final approval from the City Biologist.

Fire Department/Fuel Modification

54. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

55. Prior to the issuance of a building permit, the project shall receive final approval from the LACFD.

Public Works

56. The use or distribution of expanded polystyrene foam packaging, also known as "Styrofoam", is prohibited. Applicant and all event contractors shall not use expanded polystyrene foam packaging for any aspect of their event including food preparation/distribution. Applicant shall comply with MMC Chapter 9.24 and shall be responsible for informing vendors of this ban.

57. The use or distribution of plastic shopping bags (compostable and non-compostable) is prohibited. Applicant and all event contractors shall not use plastic bags for any aspect of their event including food distribution, nor for any distribution of items or goods to the participants and/or attendees except as stated in MMC Chapter 9.28, Applicant shall comply with MMC Chapter 9.28 and shall be responsible for informing vendors of this ban.

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

59. The applicant shall obtain encroachment permits from the City Public Works Department prior to the commencement of any work within the public right-of-way. The driveway shall be constructed of either six inches of concrete over four inches of aggregate base, or four inches of asphalt concrete over six inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

60. Existing development within the public right-of-way are required to be removed as part of this project and must be shown on the plans. The applicant/property owner shall place notes on the development plans for the removal of existing encroachments within the public right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the removal of the private improvements within the public right-of-way.

61. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 ft. of the property limits, and post-construction BMPs shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlets, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

62. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:

    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.

    Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

63. The total grading yardage verification certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

64. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3.

65. The Building Official may approve grading during the rainy season to remediate hazardous geologic conditions that endanger public health and safety.

66. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage on the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

    a. Site Design Best Management Practices (BMPs):
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site;

d. Drainage improvements;
e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
g. Measures to treat and infiltrate runoff from impervious areas;
h. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measure installed during construction prior to the issuance of grading or building permits; and
i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior the Public Works Department's approval of the grading and drainage plan and/or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

67. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:

a. Public Works Department general notes;
b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan as required by the City Biologist;
f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

68. A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

All Best Management Practices (BMP) shall be in accordance with the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

69. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner/applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area
b. Methods used to protect native vegetation and trees
c. Sediment / erosion control
d. Controls to prevent tracking on- and off-site
e. Non-stormwater control
f. Material management (delivery and storage)
g. Spill prevention and control
h. Waste management
i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit
j. Landowner must sign the following statement on the ESCP:

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly

responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

70. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within LIP Section 17.3.2(B)(2).

71. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development and post-development drainage of the site. The SWMP shall identify the site design and source control BMPs that have been implemented in the design of the project. The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading or building permit for this project.

Geology

72. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.

73. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a CDP amendment or a new CDP.

Water Service

74. Prior to the issuance of a building permit, the applicant shall submit a valid Will Serve Letter from WD29 and final approval from WD29 to the Planning Division indicating the ability of the property to receive adequate water service.

75. Prior to final inspection (or project sign off, as applicable) by the Planning Division, the applicant shall demonstrate that all requirements of WD29 have been met, including installation of a meter, if applicable.

Public Health

76. Prior to the issuance of a building permit, the project shall receive final approval from the LACPHD

Prior to Occupancy

77. Prior to the issuance of a Certificate of Occupancy, the City Biologist shall inspect the project site and determine that all Planning Division conditions to protect natural resources are in compliance with the approved plans.

78. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

79. The applicant shall request a final Planning Division inspection prior to final inspection by the City Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this CDP. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

80. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

Site-Specific Conditions

81. No new signage is permitted under this application; a sign permit shall be submitted and approved by the Planning Division prior to installation of any new sign or modification of existing signage.

Conditional Use Permit

82. The CUP may be reviewed by the Community Development Director (or designee) and/or Planning Commission on an as-needed basis at the discretion of the Community Development Director (or designee) or Planning Commission. Should it be determined that a review is required, a planner will conduct a site visit to verify compliance with the provisions set forth in this resolution. If necessary, the Community Development Director (or designee) will determine whether the CUP may be brought back to the Planning Commission for additional conditions to mitigate and/or prevent nuisances that were identified during the site inspection or made aware of by members of the public. Possible mitigation measures can include:
    a. Modifying the hours of operation;
    b. Incorporate noise mitigating measures / devices;
    c. Traffic safety measures;
    d. Land use intensification or reconfiguration of any shared parking (if applicable) that would result in a parking demand greater than approved under this CUP; or
    e. Other measures deemed necessary by the Planning Commission.

83. The conditions under which this CUP was granted may be modified by the City if the Planning Commission finds that the use is creating a nuisance.

84. 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 any lawfully existing building or structure on the land.

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

86. 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.

87. 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 conditional use permit 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 CUP was obtained in a fraudulent manner.
    b. The use for which the CUP was granted has ceased or was suspended for at least six successive calendar months, absent a natural disaster.
    c. One or more of the conditions found within this resolution have not been substantially met.

88. 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.

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

90. Operating hours for the Snack Shack and restrooms shall be 1:00 PM to sunset (Monday-Friday) and 8:00 AM to sunset (Saturday-Sunday).

91. No onsite alcoholic beverage sales are proposed or approved.

92. No onsite live entertainment or amplified music is proposed or approved.

Fixed Conditions

93. This CDP and CUP shall run with the land and bind all future owners of the property.

94. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

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

PASSED, APPROVED AND ADOPTED this 19th day of October 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by 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 filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

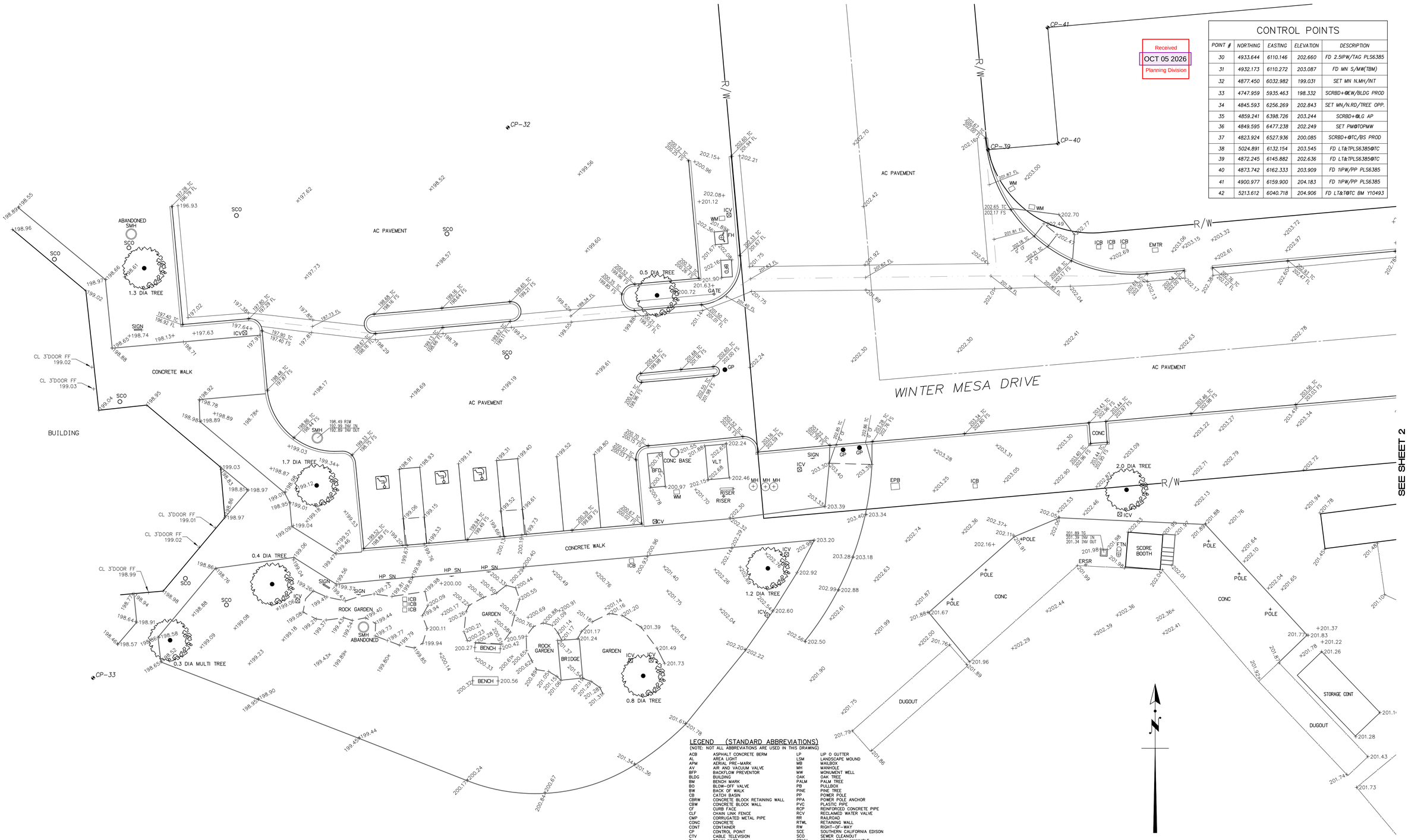
COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

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. 26-56 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 19th day of October 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary



LEGEND (STANDARD ABBREVIATIONS)

(NOTE: NOT ALL ABBREVIATIONS ARE USED IN THIS DRAWING)

ACB	ASPHALT CONCRETE BERM	LP	LIP O GUTTER
AL	AREA LIGHT	LSM	LANDSCAPE MOUND
APM	AERIAL PRE-MARK	MB	MAILBOX
AV	AIR AND VACUUM VALVE	MH	MANHOLE
BFP	BACKFLOW PREVENTOR	MW	MONUMENT WELL
BLDG	BUILDING	OAK	OAK TREE
BM	BENCH MARK	PALM	PALM TREE
BO	BLOW-OFF VALVE	PB	PULLBOX
BW	BACK OF WALK	PINE	PINE TREE
CB	CATCH BASIN	PP	POWER POLE
CBRW	CONCRETE BLOCK RETAINING WALL	PPA	POWER POLE ANCHOR
CBW	CONCRETE BLOCK WALL	PVC	PLASTIC PIPE
CF	CURB FACE	RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE	RCV	RECLAIMED WATER VALVE
CMP	CORRUGATED METAL PIPE	RR	RAILROAD
CONC	CONCRETE	RTWL	RETAINING WALL
CONT	CONTAINER	RW	RIGHT-OF-WAY
CP	CONTROL POINT	SCE	SOUTHERN CALIFORNIA EDISON
CTV	CABLE TELEVISION	SCO	SEWER CLEANOUT
DI	DRAIN INLET	SDMH	STORM DRAIN MANHOLE
DRWY	DRIVEWAY	SL	STREET LIGHT
EG	EXISTING GROUND	SLPB	STREET LIGHT PULLBOX
EMH	EDISON MANHOLE	SMH	SEWER MANHOLE
EMTR	ELECTRIC METER	SP	SIGN POST
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EPB	EDISON PULLBOX	T/R	TOP OF RAIL
EPNL	ELECTRIC PANEL	TC	TOP OF CURB
ERSR	ELECTRIC RISER	TG	TOP OF GRATE
EVT	EDISON VAULT	TL	TRAFFIC LANE STRIPE
FDC	FIRE DEPARTMENT CONNECTION	TMH	TELEPHONE MANHOLE
FH	FIRE HYDRANT	TOE	TOE OF SLOPE
FL	FLOWLINE	TOP	TOP OF SLOPE
FNC	FENCE	TR	TREE
FOW	FACE OF WALL	TSP	TRAFFIC SIGNAL POLE
FS	FINISHED SURFACE	TSPB	TRAFFIC SIGNAL PULLBOX
FTN	DRINKING FOUNTIAN	TVT	TELEPHONE VAULT
GB	GRADE BREAK	TW	TOP OF WALL
GM	GAS METER	VLT	VAULT
GP	GUARD POST	WDF	WOOD FENCE
GV	GAS VALVE	WF	WROUGHT IRON FENCE
HC	HANDICAP RAMP	WM	WATER METER
HDWL	HEADWALL	WV	WATER VALVE
HP SN	HANDICAP PARKING SIGN		
HR	HAND RAIL		
ICB	IRRIGATION CONTROL BOX		
ICV	IRRIGATION CONTROL VALVE		
INV	INVERT		

GRAPHIC SCALE

10 0 10 20 30

1 inch = 10 feet

ATTACHMENT 2

BOUNDARY

BOUNDARY LINES SHOWN HEREON WERE DERIVED FROM AVAILABLE RECORD INFORMATION AND MINIMALLY CONSTRAINED TO FOUND SURVEY MONUMENTS. A FULL AND RESOLVED BOUNDARY SURVEY WAS NOT PERFORMED FOR THIS PROJECT.

EASEMENTS

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY EXIST, ARE NOT SHOWN ON THIS SURVEY.

BENCH MARK DATA

MALIBU 2020 QUAD BENCH MARK NO. Y10493 ELEV.=204.906 (NAVD 88)

DWP BM TAG IN W CB MALIBU CANYON ROAD 43' W/O C/L & 111' N/O C/L PACIFIC COAST HIGHWAY 1' S/O CB

BENNER and CARPENTER, INC.
CIVIL ENGINEERS LAND SURVEYORS
400 W Ventura Blvd., Ste 255 Camarillo, CA 93010
(805) 525-3396

SCALE:	JOB No:	FILE:
1"=10'	26-033	26033TP1.DWG
DATE:	DATA:	DRAWN BY:
06/01/2026	26-033	DJT

CITY OF MALIBU

TOPOGRAPHIC SURVEY of MALIBU BLUFFS PARK

24250 PACIFIC COAST HIGHWAY

SHEET 1 OF 2 SHEETS

SEE SHEET 1

R/W

CP-34

CP-35

CP-36

CP-37

WINTER MESA DRIVE

AC PAVEMENT

1.7 DIA TREE

SHED

EPNL

STORAGE CONT

ICB

PAVERS

RCV

STORAGE CONT

ICB

DUGOUT

STORAGE CONT

DUGOUT

POLE

POLE

POLE

FLAG POLE

FOUL POLE

CHAIN LINK FENCE

CHAIN LINK FENCE

BATTING CAGE

BATTING CAGE

STEPS

SEE RIGHT

SEE LEFT

GRAPHIC SCALE

10 0 10 20 30

1 inch = 10 feet

LEGEND (STANDARD ABBREVIATIONS)

(NOTE: NOT ALL ABBREVIATIONS ARE USED IN THIS DRAWING)

ACB	ASPHALT CONCRETE BERM	LP	LIP O GUTTER
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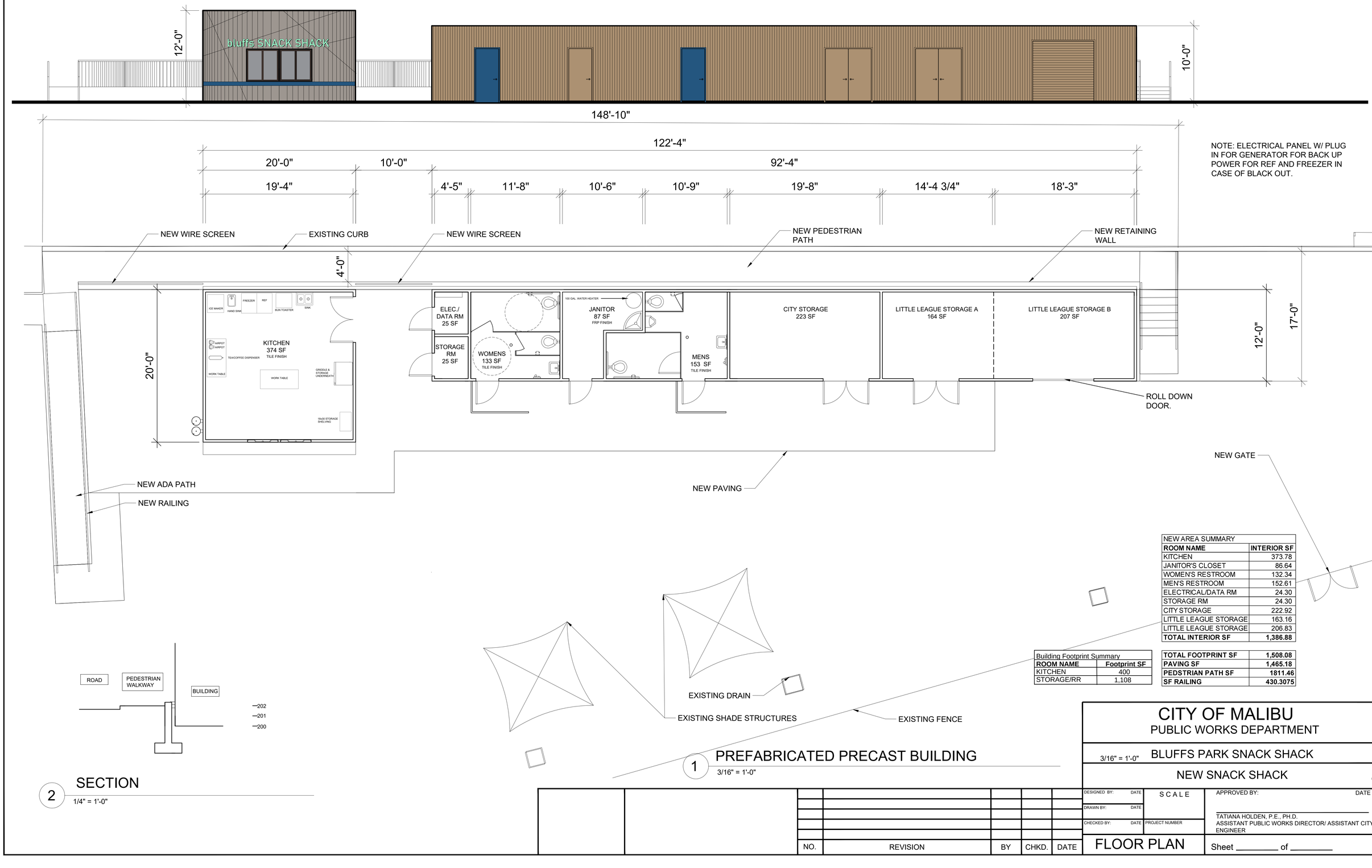
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06/01/2026	26-033	DJT

CITY OF MALIBU

TOPOGRAPHIC SURVEY of MALIBU BLUFFS PARK

24250 PACIFIC COAST HIGHWAY

SHEET 2 OF 2 SHEETS



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

Building Footprint Summary	
ROOM NAME	**Footprint SF**
KITCHEN	400
STORAGE/RR	1,108

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

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

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

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT

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

NEW SNACK SHACK

NO.	REVISION	BY	CHKD.	DATE

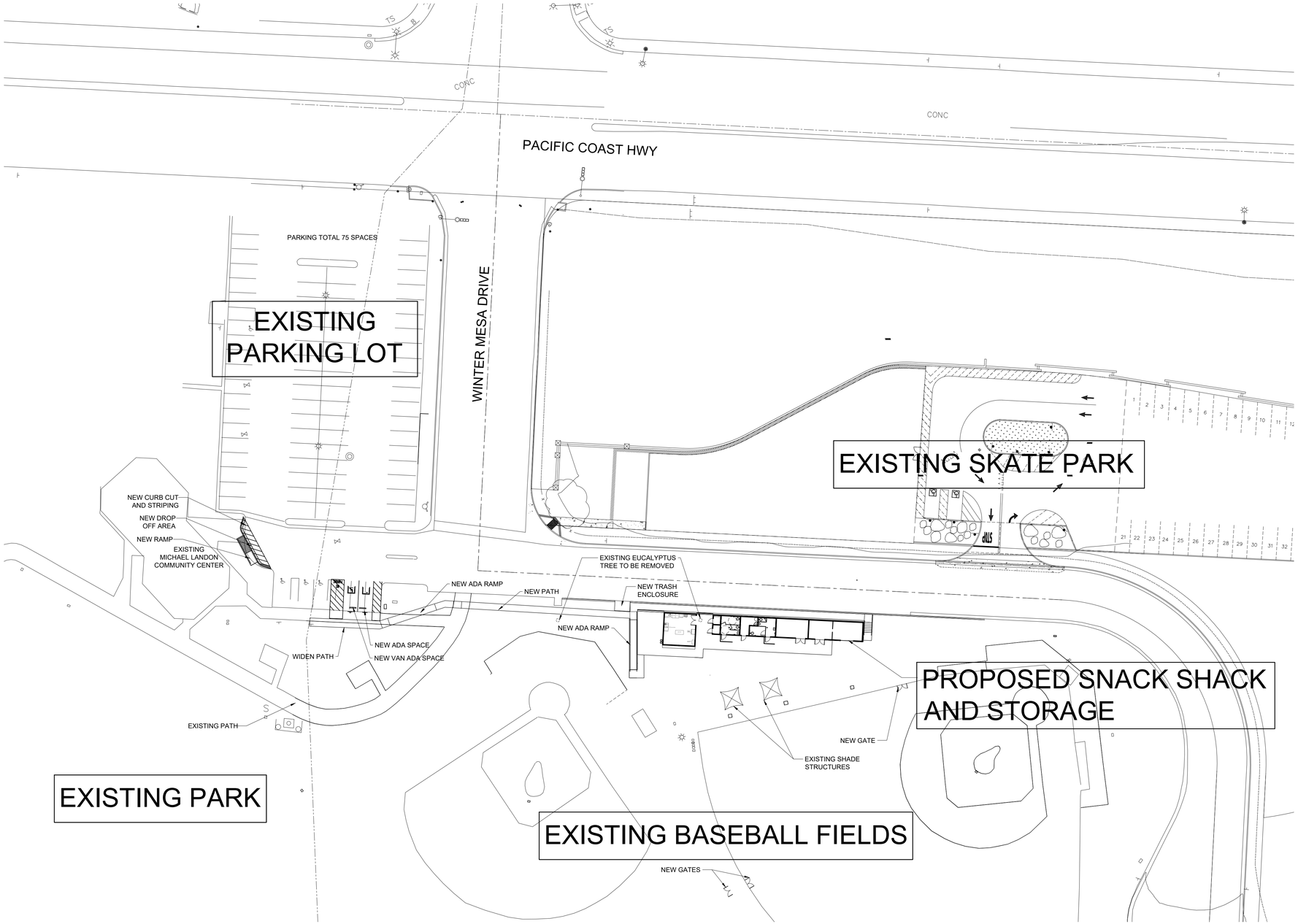
DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE
PROJECT NUMBER

APPROVED BY: DATE

TATIANA HOLDEN, P.E., PH.D.
ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER

FLOOR PLAN

Sheet _____ of _____



1 SITE PLAN
PREFABRICATED PRECAST BUILDING
1/32" = 1'-0"

NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT

BLUFFS PARK SNACK SHACK

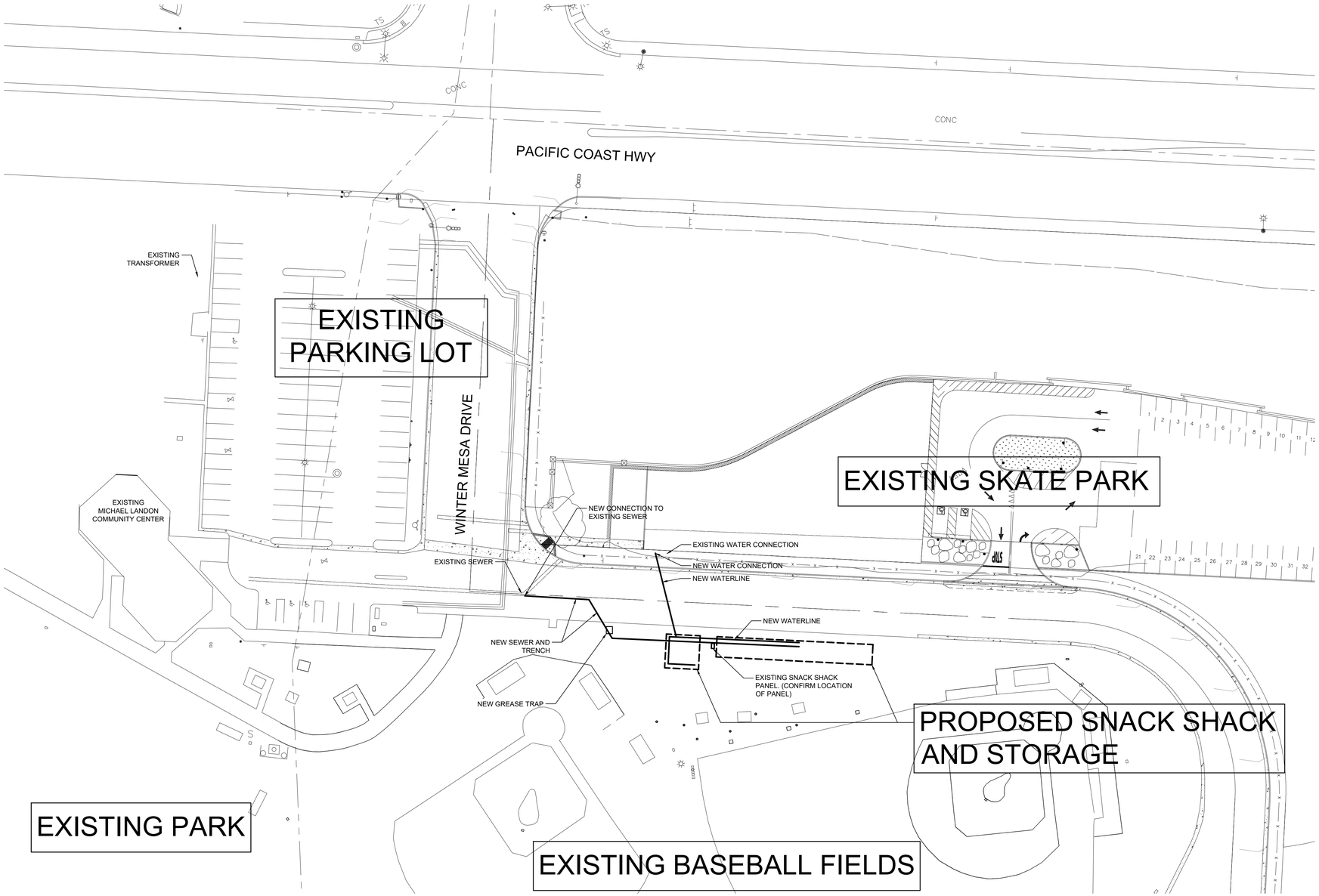
NEW SNACK SHACK

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE
PROJECT NUMBER

APPROVED BY: DATE

TATIANA HOLDEN, P.E., PH.D.
ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER

Sheet _____ of _____



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

NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT

BLUFFS PARK SNACK SHACK

NEW SNACK SHACK

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE
PROJECT NUMBER

APPROVED BY: DATE

TATIANA HOLDEN, P.E., PH.D.
ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER

Sheet _____ of _____



ATTACHMENT 3


WHERE
THE OUTFIELD
MEETS
THE OCEAN
Malibu
LITTLE LEAGUE
Malibu
SOFTBALL


HOME OF MALIBU
LITTLE LEAGUE
EST.
1955
STEINBERG FAMILY


City of Malibu Recreation Programs and Events
GIRLS SOCCER CLINIC


City of Malibu Recreation Programs and Events
GIRLS SOCCER CLINIC
CLEAN UP AFTER YOUR PET










KEEP OUT
PRIVATE PROPERTY
NO CLIMBING
KEEP OUT
KEEP OUT




WM
WM


City of Malibu Recreation Programs and Events
GIRLS SOCCER CLINIC


DODGE

City of Malibu

23825 Stuart Ranch Road ♦ Malibu, California ♦ 90265-4861
Phone (310) 456-2489 ♦ Fax (310) 317-0950 ♦ www.malibucity.org

Received
OCT 05 2026
Planning Division

Malibu Bluffs Park
24250 Pacific Coast Highway, Malibu, CA 90265
CDP 26-050
CUP 26-007

The Malibu Bluffs Park snack shack will provide an option for community groups to serve and sell prepared hot meals, snacks, and nonalcoholic beverages during programs and special events. Organizations that will primarily use the Snack Shack include, the City of Malibu, Malibu Little League and Malibu American Youth Soccer Organization (AYSO).

1. **Daily operations:** The Snack Shack will function as a concession facility supporting youth sports activities. Daily operations will include food preparation, counter service, restocking, cleaning, and disposal of food waste and refuse. Concession service will primarily coincide with scheduled practices and games, with operating days varying according to league schedules and seasonal demand.

2. **Hours of operation:** Open Monday through Friday, from 1:00 PM to sunset and Saturdays and Sundays from 8:00 AM to sunset. Alterations to the schedule may take place on holidays, special programming, and during City special events.

3. **Liquor sales:** No alcoholic beverage sales are proposed as part of the snack shack operation.

4. **Number of employees:** Staffing will consist of volunteers and/or City employees. The Snack Shack will include no less than 2 people and no more than 20 people.

5. **Music or entertainment:** No live entertainment or amplified music is proposed as part of the snack shack operation. The facility's purpose is to provide concession service in support of recreational activities and special events.

6. **Private events:** The Snack Shack may be rented for private events through the City's Community Services Department. Fees will be determined through the Council approved fee-schedule.

7. **Recurring planned events:** The snack shack will provide concession service during regularly scheduled Malibu Little League and AYSO activities in addition to City special events.

ATTACHMENT 4

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:** 07/29/2026

PROJECT NUMBER:	CDP 26-050
JOB ADDRESS:	24250 PACIFIC COAST HWY
APPLICANT / CONTACT:	Nathaniel McLean, City of Malibu - Public Works
APPLICANT EMAIL:	nmcLean@malibucity.org
PROJECT DESCRIPTION:	Construction of a 1,400 sq ft Snack Shack at Malibu Bluffs Park

---

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

✓ **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 $_____

Nicolia Fahrum
SIGNATURE

8/12/2026
DATE

ATTACHMENT 5

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nadia Fahoum, Associate Engineer

Date: August 12, 2026

Re: Proposed Conditions of Approval for 24250 Pacific Coast Hwy, CDP 26-050

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

2. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

https://malibucity-my.sharepoint.com/personal/nmclean_malibucity_org/Documents/Documents/Planning Reviews/24250 Pacific Coast Hwy - _CDP 26-050 COA.doc
Recycled Paper

- Public Works Department General Notes
- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

4. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

STORMWATER

5. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations

Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

MISCELLANOUS

6. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

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:** 7/29/2026

PROJECT NUMBER: CDP 26-050

JOB ADDRESS: 24250 PACIFIC COAST HWY

APPLICANT / CONTACT: Nathaniel McLean, City of Malibu - Public Works

APPLICANT ADDRESS: 23465 Stuart Ranch Rd
Malibu, CA 90265

APPLICANT PHONE #: (310)456-2489

APPLICANT FAX #:

PROJECT DESCRIPTION: Construction of a 1,400 sq ft Snack Shack at Malibu Bluffs Park

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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 9/22/26
NAME DATE

Sergeant
SIGNATURE TITLE

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, October 19, 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.

COASTAL DEVELOPMENT PERMIT NO. 26-050, CONDITIONAL USE PERMIT NO. 26-007, AND DEMOLITION PERMIT NO. 26-021 - An application for the construction of an approximately 1,508 square-foot, single-story snack shack facility, associated Americans with Disabilities Act site improvements and demolition of the abandoned snack shack at Malibu Bluffs Park; including a conditional use permit to allow the use on a property zoned Public Open Space

LOCATION / APN:	**24250 Pacific Coast Hwy** / 4458-018-904
ZONING:	Public Open Space (OS)
APPLICANT / OWNER:	City of Malibu Public Works / City of Malibu
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(l), 15302(b), and 15303(c)
APPLICATION FILED:	July 29, 2026
CASE PLANNER:	Fletcher Allen, Senior Planner, fallen@malibucity.org / (310) 456-2489, ext. 233

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

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

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Commission's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

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: September 24, 2026

ATTACHMENT 6