



Planning Commission  
Meeting  
07-19-21

**Item  
5.A.**

# Commission Agenda Report

To: Chair Jennings and Members of the Planning Commission

Prepared by: Jessica Thompson, Associate Planner

Approved by: Richard Mollica, Planning Director

Date prepared: July 8, 2021 Meeting date: July 19, 2021

Subject: Coastal Development Permit No. 21-027 and Temporary Use Permit No. 21-005 – An application for the 39<sup>th</sup> Annual Chili Cook-Off and Carnival, a four-day event, Labor Day weekend, and a one-day private fundraising event

Event Location: 23575 Civic Center Way, not within the appealable coastal zone

APN: 4458-022-907

Property Owner: City of Malibu

Applicant: The Boys and Girls Club of Malibu

Parking Locations: 23519 W. Civic Center Way (APN 4458-022-906)  
23825 Stuart Ranch Road (APN 4458-021-901)  
23805 Stuart Ranch Road (APN 4458-021-173)  
3542 Coast View Drive (APN 4458-021-003)  
3806 Cross Creek Road (APN 4452-011-035)

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**RECOMMENDED ACTION:** Adopt Planning Commission Resolution No. 21-56 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 21-027 and Temporary Use Permit (TUP) No. 21-005 to allow for the 39<sup>th</sup> Annual Chili Cook-Off and Carnival proposed to take place Friday, September 3, 2021, through Monday, September 6, 2021 (Labor Day Weekend) and a private fundraising event to take place Thursday, September 2, 2021, located in the Community Commercial (CC) zoning district at 23575 Civic Center Way (City of Malibu) and nearby offsite parking lots.

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

CEQA. The analysis and findings contained herein demonstrate the proposed project is consistent with the LCP and MMC.

Pursuant to LCP Local Implementation Plan (LIP) Section 13.13.1, the Planning Director may process this permit application administratively, as an administrative coastal development permit, because the scope of work is for a temporary event and the permit is not appealable to the California Coastal Commission. However, the Planning Director, with the concurrence of the applicant, may accept the application for filing as a regular coastal development permit pursuant to LIP Section 13.13.2(B). The application will be processed as a regular coastal development permit under LIP Section 13.6, subject to the provisions for hearing and appeal set forth in LIP Sections 13.11 and 13.12.

### Project Overview

The project proposes the temporary use of the site located at 23575 Civic Center Way for the 39<sup>th</sup> annual Chili Cook-Off and Carnival, a four-day event, Labor Day weekend, and a one-day private fundraising event, sponsored by the Malibu Boys and Girls Club. Offsite parking is proposed on additional nearby parcels. The private fundraising event will take place prior to the public carnival event. The event will take place on a vacant parcel owned by the City of Malibu. Staff is only permitting the event as scheduled below:

<b>Table 1 – Event Schedule</b>		
<b>Date</b>	<b>Activity</b>	<b>Time</b>
Friday, August 27, 2021 to Thursday, September 2, 2021 [excluding Sundays per MMC Section 8.24.050(G)]	Event Set-Up	7:00 a.m. to 7:00 p.m.
Thursday, September 2, 2021	Private Fundraiser	5:00 p.m. to 9:00 p.m.
Friday, September 3, 2021	Carnival	4:00 p.m. to 10:00 p.m.
Saturday, September 4, 2021	Chili Cook-Off and Carnival	11:00 a.m. to 10:00 p.m.
Sunday, September 5, 2021	Chili Cook-Off and Carnival	11:00 a.m. to 10:00 p.m.
Monday, September 6, 2021	Carnival *Amplified music not permitted	11:00 a.m. to 8:00 p.m.
Tuesday, September 7, 2021 to Thursday, September 9, 2021	Event Break-Down	7:00 a.m. to 7:00 p.m.

Historically, the Chili Cook-Off and Carnival was held where Legacy Park is currently located. Since 2010, the event has taken place on the parcel located at 23575 Civic Center Way, which is now owned by the City. The event will include a carnival with amusement rides, a chili cook-off competition, live music entertainment, and various booths that will be occupied by merchandise, food, and public service groups. New to the event is the private fundraising concert.

As in 2019, the applicant has requested to expand the event to host a one-day private fundraiser, to take place Thursday, September 2, 2021, with approximately 400 guests. The event will feature live music, food and beverages, and auction items.

Starting the following day, the public Chili Cook-Off event will include approximately 45 to 65 vendors and an estimated 8,000 guests Friday and 5,000 guests per day Saturday through Monday.<sup>1</sup> Approximately 100 total volunteers are expected, with a maximum of 100 volunteers on site at any one time. Event vendors will erect temporary tents, booths, and canopies. Between 10 and 20 booths will be placed by the Boys and Girls Club of Malibu for community groups at no charge. These community groups will be allowed to sell a variety of items to earn funds for their organizations. The event location will be secured with temporary fencing to control access to the event (Attachment 2 – Event Site Plan). Event attendees will be required to pay a \$15.00 admission fee, with children five years old and under admitted for free.

Attendees will access the event via pedestrian gates along Civic Center Way. The Carnival portion of the event will include up to 24 carnival rides and games, with 10 to 15 large rides. Carnival related vehicles, including motorhomes and trailers, will be parked on the western portion of the event site. Beer and wine will be sold at the event in booths located on the northeast side of the property and will be fenced off for guests 21 and over only. Additionally, alcohol service is conditioned to cease one hour prior to the closing of the event.

There will be an opening in the fence along Stuart Ranch Road that specifically allows for equipment drop-off and pick-up to the stage area but will not be open to public parking. The event security controlling this access point will also ensure that cars do not park along Stuart Ranch Road and are directed to one of the five approved offsite parking locations.

The event stage measures 24 feet long by 24 feet wide and will be located along the north side of the property, with all sound speakers to be pointed towards Civic Center Way and Pacific Coast Highway (PCH), away from the neighborhoods to the north and east. The applicant has requested the ability to host performances on the event stage with amplified sound from 5:00 p.m. to 9:00 p.m. on Thursday for the fundraising event, 4:00 p.m. to 9:00 p.m. on Friday, 11:00 a.m. to 9:00 p.m. Saturday and Sunday. Amplified music or entertainment is not permitted Monday, September 6, 2021.

Additional offsite parking lots are available as demonstrated in Figure 1, parking will take place on five parcels in the surrounding area: 1) at 23825 Stuart Ranch Road (City Hall property, vacant); 2) 23805 Stuart Ranch Road (Wave Enterprises Inc, medical offices); 3) 3542 Coast View Drive (Wave Enterprises Inc, vacant); 4) 3806 Cross Creek Road (APN 4452-011-035) (Cross Creek Courtyard, commercial - pending); and 5) 23525 Civic

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<sup>1</sup> Attendance estimates are based on the gate counts taken by the applicant for the 2018 and 2019 Chili Cook-Off events. In 2019 the attendance, based on front entrance ticket scans, was the following - Friday: 5,567 people, Saturday: 6,925 people, Sunday: 3,494 people, Monday: 2,809 people.

Center Way for ADA parking (Los Angeles County Property - pending) (Attachment 3-Parking Plans). Parking for event staff, including Los Angeles County Sheriff’s Department vehicles, will be located at 23825 Stuart Ranch Road (Malibu City Hall). A total of 566 parking spaces will be available at these five locations for event guests and participants; vehicles will be directed from Pacific Coast Highway (PCH) and Civic Center Way into the parking areas by signs and volunteers.

**Figure 1 – Aerial Parking Exhibit**



Event volunteers will work with the event security staff, to implement the conditions of approval that pertain to parking: 1) no parking is permitted on Stuart Ranch Road; 2) patrons of the Malibu Library shall be allowed to park for free in specifically designated parking spaces while utilizing library services; and 3) parking will remain available for Legacy Park visitors along the south side of Civic Center Way. Event staff will be required to be stationed along Stuart Ranch Road to ensure that no vehicles are parked along the road or on private property where parking has not been approved. There will be an area dedicated to emergency vehicles only located on the north side of Civic Center Way. There will be a ride share pick-up and drop-off area located on the west side of Civic Center Way.

Fourteen portable light stands will be provided on the evenings of Thursday, Friday, Saturday and Sunday during the event to provide visibility for attendees walking along

Stuart Ranch Road to one of the approved parking lots, as well as at the parking area of 23801 Stuart Ranch Road. As a condition of approval, all lighting is required to be directed towards PCH, away from the surrounding neighborhood and residential properties to the north, and at an angle as to not impair drivers' visibility.

**Surrounding Land Uses and Project Setting**

As shown in Figure 1, the subject parcel is a vacant lot located at 23575 Civic Center Way. The parcel is approximately 9.65 acres in area and is located on the west side of Civic Center Way which is accessed via either Webb Way or Cross Creek Road.

Table 1 provides a summary of the lot dimensions and lot area of the event site.

<b>Table 1 – Total Property Data for the Event Site</b>	
Lot Depth	858.6 feet
Lot Width	492.8 feet
Gross Lot Area	420,263 square feet (9.65 acres)
Area Comprised of 1:1 Slopes	0 square feet

**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 coastal development permit must adhere.

There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed event. 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 in the *LIP Conformance Analysis* section.

The nine remaining LIP chapters contain required findings: 1) Coastal Development Permit; 2) Environmentally Sensitive Habitat Area (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, 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: Coastal Development Permit and Scenic, Visual and Hillside Resource Protection.<sup>2</sup> These chapters are discussed in the *LIP Findings* section of this report.

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<sup>2</sup> The ESHA, Native Tree Protection, Hazards, Transfer of Development Credits, Shoreline and Bluff Development, Public Access, and Land Division findings are neither applicable nor required for the proposed project.

## ***LIP Conformance Analysis***

The proposed project has been reviewed by the Planning Department. The City Environmental Sustainability Department, the City Public Works Department, The Los Angeles County Health Department, the Los Angeles County Fire Department (LACFD), and the Los Angeles Sherriff's Department (LASD) are currently reviewing the application, which is conditioned to obtain this approval prior to the event. 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)

LIP Chapter 3 requires conformance to zoning standards. This project is for a four-day temporary use event, a Chili Cook-Off and Carnival, and a one-day private event for a total of a five-day event. There will be no permanent structures or development constructed on the event site or parking locations. The event will utilize the event site for a total of 14 days, less than prior years, consisting of six days of setup with the private event taking place in the evening of the last day of set-up, four days for the event and four days for clean-up and carnival equipment removal. Parking for event attendees will only occur during the private fundraising event and the four-day Chili Cook-Off and Carnival.

### Grading (LIP Chapter 8)

There is no grading proposed for this event. Therefore, this LIP chapter does not apply.

### Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. There are no earth-moving or disturbing activities proposed for this event; therefore, LIP Chapter 11 is not applicable.

### Water Quality (LIP Chapter 17)

This event does not include any new development as defined in LIP Chapter 17. As proposed and conditioned, none of the proposed activities has the potential to adversely impact water quality. Conditions of approval will be imposed to require the applicant to contain and properly dispose of water collected from food vendors and hand washing stations.

### Wastewater Treatment System Standards (LIP Chapter 18)

No existing or proposed onsite wastewater treatment systems are part of the subject application and therefore, LIP Chapter 18 does not apply. The applicant will be required

to provide at minimum 64 portable restrooms for event vendors and participants with 10 hand-washing stations and each station shall contain two sink basins.

## ***LIP Findings***

### **A. Coastal Development Permit (LIP Chapter 13)**

LIP Section 13.9 requires that the following four findings be made for all coastal development permits.

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

The proposed event is located in the CC zoning district, an area designated for commercial uses. The proposed project has been reviewed for conformance with the LCP by the Planning Department. The City Environmental Sustainability Department, the City Public Works Department, LACFD, and LASD are currently reviewing the application, which is conditioned to obtain this approval prior to the event. As discussed herein, based on submitted project site plans and parking plans, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable standards for events.

*Finding 2. If the project is located between the first public road and the sea, that the project is in conformity to 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 event as well as the parking sites are not located between the first public road and the sea and there are no recreational opportunities within the event site as described on the LCP Park Lands Map. Parking for event attendees will be located at five separate properties located adjacent or within short walking distance of the event site. The event is near Legacy Park. However, the event has been conditioned to not block access to the Park or any public trails, as access along Civic Center Way will be maintained. The project will not impact the public's access to coastal resources. Therefore, the project conforms to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

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

This analysis assesses whether alternatives to the proposed project would significantly lessen adverse impacts to coastal resources.

The proposed event would not result in significant adverse effects on the environment, as it involves the minor temporary use of land having negligible or no permanent effect on the environment. Additionally, the event is providing additional parking lots in comparison

to previous years to accommodate the increase in attendance and to ensure traffic impacts are properly mitigated. The applicant will be required to clean and restore the event site to its pre-event condition. The event will not result in potentially significant impacts on the physical environment.

*Finding 4. If the project is located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.*

The subject property and parking sites are not designated as containing ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required, and this finding does not apply.

#### **B. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)**

The subject property and project sites are not designated as containing ESHA, or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Based on site specific analysis by the City Biologist, it has been determined that there is no ESHA on the property and that review by the Environmental Review Board was not required. As conditioned, the proposed project will not result in significant impacts to sensitive resources, and no significant loss of vegetation or wildlife, or encroachments into an ESHA. Therefore, the findings of LIP Section 4.7.6 are not applicable.

#### **C. Native Tree Protection (LIP Chapter 5)**

As the event is sited on the southern portion of the property where there are no existing trees, this event does not include any structures or development that will impact protected trees at the subject site.

#### **D. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)**

Since the event will be visible from PCH, an LCP-designated scenic road and Legacy Park, the required findings are made as follows:

*Finding 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.*

The project is a four-day temporary event and a one-day private fundraising event with offsite parking, which will not include any permanent structures or development. The event location will be returned to its pre-event condition following clean-up of all event activities. With the exception of the carnival rides, all tents, booths, and canopies will be below 12 feet in height and will not have a significant adverse impact on scenic or visual resources

visible from PCH. The event includes temporary security and amusement lighting, and a small amount of carnival rides that exceed 18 feet in height. The tallest rides are approximately 50 feet in height. The carnival rides will be visible from PCH, and Legacy Park. Lighting from the amusement rides and tents will also be visible during permitted night-time event hours, until 10:00 p.m. However, due to the temporary nature of the event and that no permanent structures or lighting will remain on site subsequent to the event, significant adverse scenic or visual impacts visible from PCH or Legacy Park are not anticipated.

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

The project is for a four-day event and a one-day private fundraising event, which will not include any permanent structures or development. Conditions of approval will require that upon completion of the event, the site shall be returned to its pre-event condition. In addition, lighting associated with the event will be directed towards the event area and not the hillside behind. As discussed previously, the temporary structures will not have a significant adverse impact on scenic or visual resources.

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

Due to the temporary nature of the event and its proposed location within the Civic Center area, it is anticipated that the event will not result in potentially significant impacts on the physical environment. This project does not propose any permanent structures or landform alterations and the event location will be returned to its pre-event condition following clean-up of all event activities.

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

The project is for a four-day event, and a one-day private event, which will not include any permanent structures or development constructed on site. Upon completion of the event, the site will be returned to its pre-event condition. As proposed and with the incorporated conditions of approval, the temporary structures and event activities are not anticipated to have significant adverse impacts on scenic or visual resources visible from PCH or Legacy Park.

*Finding 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.*

The project is for a four-day event, and a one-day private event, which will not include any permanent structures or development constructed on site. As conditioned, the temporary structures will not have a significant adverse impact on scenic or visual resources.

**E. Transfer of Development Credit (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.

**F. Hazards (LIP Chapter 9)**

There are no permanent structures or other development proposed for this event. Therefore, this LIP chapter does not apply.

**G. Shoreline and Bluff Development (LIP Chapter 10)**

The project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. Therefore, the findings of LIP Chapter 10 are not applicable.

**H. Public Access (LIP Chapter 12)**

LIP Chapter 12 requires public access for lateral, bluff-top, and vertical access near the ocean, trail access, and recreational access. Since the event and its associated parking is not located near the shore, there are no impacts or requirements to provide lateral, bluff-top, or vertical access. In addition, there are no public trails or recreational areas located within the event site pursuant to the LCP Park Lands Map. Therefore, the project conforms to LIP Chapter 12 and the findings do not apply.

**I. Land Division (LIP Chapter 15)**

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

**MALIBU MUNICIPAL CODE (MMC) CONFORMANCE**

Pursuant to MMC Section 17.68.010, a TUP is intended to allow for the short-term placement of activities, many of which would be prohibited as permanent placements, in temporary facilities, public or private buildings or open spaces, or outside of buildings. The Planning Director hereby makes the following findings of fact in support of TUP No.21-005.

## **A. Temporary Use Permit Findings (MMC Section 17.68.060)**

*Finding 1. The operation of the requested use at the location proposed and within the time period specified is compatible with the surrounding neighborhood uses.*

The event parcel is located on a non-residential street located in the CC zoning district. The parcels associated with the event have been used in the past for parking for special events, filming, and prior Chili Cook-Off and Carnival events. Nevertheless, the event will be conditioned so that the applicant shall abide with the City's Noise Ordinance pursuant to MMC Chapter 8.24. Therefore, the proposed event is compatible with the uses surrounding the site.

*Finding 2. The proposed site is adequate in size and shape to accommodate the temporary use.*

The event will take place on a parcel of land that is vacant. In the past, the event site and additional parking lots have proved to be adequate for the event as proposed and as conditioned. This year the event parking proposes to use five locations to accommodate in the number of attendees. The parking locations consist of the City Hall parking lot, the commercial lot south of City Hall, 3542 Coast View Drive, Cross Creek Courtyard, and 23525 Civic Center Way (pending). As conditioned, each site shall provide the parking needed for the event dates and not impede any uses of Legacy Park or of the Malibu Library, as 20 parking spaces will be designated on the County Services parcel specifically for use of Malibu library patrons.

*Finding 3. The proposed site is adequately served by the streets or highways, having sufficient width and improvements to accommodate the kind and quantity of traffic that such temporary use will or could reasonably generate.*

The event parcel will be accessed from Civic Center Way, a public street with direct access to PCH, Webb Way and Malibu Canyon Road. Traffic from the parking locations will be routed to exit onto PCH. Adequate conditions, including an agreement with the Los Angeles County Sheriff's Department for use of deputies to direct traffic during the event, will be imposed to assure that traffic does not become congested.

*Finding 4. Adequate temporary parking will be available to accommodate vehicular traffic to be generated by such use.*

Parking will take place on five parcels in the surrounding area: 1) at 23825 Stuart Ranch Road (City Hall property, vacant); 2) 23805 Stuart Ranch Road (Wave Enterprises Inc, medical offices); 3) 3542 Coast View Drive (Wave Enterprises Inc, vacant); 4) 3806 Cross Creek Road (APN 4452-011-035) (Cross Creek Courtyard, commercial); and 5) 23525 Civic Center Way for ADA parking ( Los Angeles County Property - pending). Parking for staff, including Los Angeles County Sheriff's Department vehicles, will be located at 23825

Stuart Ranch Road (Malibu City Hall). A total of approximately 611 parking spaces will be available for event guests and participants. The City Public Works Department is reviewing the proposed parking to accommodate traffic during the event. Conditions will be imposed to mitigate any possible dust caused by vehicles on the vacant lots.

*Finding 5. The proposed use will not jeopardize the public peace, safety or general welfare, or be injurious or detrimental to properties adjacent to, or in the vicinity of, the proposed location of the activity.*

The proposed project has been reviewed by the City Planning Department. The City Environmental Sustainability Department, the City Public Works Department, the Los Angeles County Health Department, LACFD, and LACSD are currently reviewing the application and is anticipated to approve the project prior to the event. Appropriate conditions have been imposed to mitigate any health or safety issues and require approval from outstanding reviewers.

*Finding 6. The event shall not exceed a total of 14 calendar days and the proposed site has not been used for permitted temporary uses for more than 60 days within any one calendar year.*

The Chili Cook-Off event will be held over a four-day period from Friday, September 2, 2021 to Monday September 6, 2021 and a private fundraising event Thursday, September 2, 2021. Set-up will start on Saturday, August 27, 2021 and cleanup will be complete by Friday, September 9, 2021. City records indicate that the site has not been used for permitted temporary uses for more than 60 days this year.

*Finding 7. No complaints have been filed against the current property owner with the Los Angeles County district attorney's office during the twenty-four months preceding the date of this application submittal.*

No available information contradicts this finding.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Planning Department has analyzed the proposed project. The Planning Department 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 proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15304 (e) – Minor Alterations to Land. The Planning Department 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: To date, no correspondence has been received.

PUBLIC NOTICE: On July 8, 2021, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and on July 8, 2021, a notice was mailed to all property owners and occupants within a 500-foot radius (Attachment 4) of the subject property (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Department'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. 21-56. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Department staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 21-56
2. Event Site Plan
3. Parking Plan
4. Radius Map
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION  
RESOLUTION NO. 21-56

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. 21-027 AND TEMPORARY USE PERMIT NO. 21-005 TO ALLOW FOR THE 39<sup>TH</sup> ANNUAL CHILI COOK-OFF AND CARNIVAL, A FOUR-DAY EVENT, LABOR DAY WEEKEND, AND A ONE-DAY PRIVATE FUNDRAISING EVENT, LOCATED IN COMMUNITY COMMERCIAL ZONING DISTRICT AT 23575 CIVIC CENTER WAY (CITY OF MALIBU) AND NEARBY OFFSITE PARKING LOTS

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

SECTION 1. Recitals.

A. On June 22, 2021, an application for a Coastal Development Permit (CDP) No. 21-027 and Temporary Use Permit (TUP) No. 21-005, was submitted to the Planning Department by the applicant Boys and Girls Club of Malibu. The application was routed to the City Public Works Department, the City Environment Sustainability Department, the Los Angeles County Health Department, the Los Angeles County Fire Department (LACFD) and the Los Angeles County Sherriff's Department (LASD) for review.

B. On July 8, 2021, a Notice of Application was mailed to all property owners and occupants within a 500-foot radius of the subject property.

C. On July 6, 2021, a Notice of Coastal Development Permit Application was posted on the subject property.

D. On July 8, 2021, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and a Notice of Planning Commission Public Hearing was mailed to all property owners and occupants within a 500-foot radius of the subject property.

E. On July 19, 2021, 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 Sections 15304 (e) - Minor Alterations to Land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

**SECTION 3. Coastal Development Permit Findings.**

Based on substantial evidence contained within the record and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Sections 13.7(B) and 13.9, the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 21-027 and TUP No. 21-005 to allow for the 39<sup>th</sup> annual Chili Cook-off and Carnival proposed to take place Friday, September 3, 2021 through Monday, September 6, 2021 (Labor Day Weekend) and a private fundraising event to take place Thursday, September 2, 2021, located in the Community Commercial (CC) zoning district at 23575 Civic Center Way (City of Malibu).

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. 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 proposed project is located in the CC zoning district, an area designated for commercial uses. The proposed project has been reviewed for conformance with the LCP and Malibu Municipal Code (MMC) by the Planning Department. The City Environmental Sustainability Department, City Public Works Department, LAFD, LASD, and pending approval from the Los Angeles County Health Department. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards.

2. Evidence in the record demonstrates that as conditioned, the project is temporary in nature and will not result in adverse biological or visual impacts. The proposed event is the least damaging environmental alternative.

**B. Scenic, Visual, and Hillside Resource Protection Findings (LIP Section 6.4)**

1. The project is a four-day temporary event and a one-day private fundraising event, which will not include any permanent structures or development. The carnival rides will be visible from Pacific Coast Highway (PCH), and Legacy Park. However, due to the temporary nature of the event and that no permanent structures or lighting will remain on site subsequent to the event, significant adverse scenic or visual impacts visible from PCH are not anticipated. The project meets City requirements and standards.

2. Conditions of approval will require that upon completion of the event, the site shall be returned to its pre-event condition. As discussed previously, the temporary structures will not have a significant adverse impact on scenic or visual resources.

3. Due to the temporary nature of the event and its proposed location within the Civic Center area, it is anticipated that the event will not result in potentially significant impacts on the physical environment. This project does not propose any permanent structures or landform alterations and the event location will be returned to its previous condition following clean-up of all event activities.

**C. Temporary Use Permit Findings (MMC Section 17.68.060)**

1. The event parcel is located on a non-residential street located in the CC zoning district. The parcels associated with the event have been used in the past for parking for special events, filming, and prior Chili Cook-Off and Carnival events. Therefore, the event as proposed is compatible with the surrounding the site.

2. The event will take place on a parcel of land that is vacant. In the past, the event site has proved to be adequate for the event as proposed and as conditioned.

3. Adequate conditions by the City Public Works Department, including an agreement with the LASD for use of deputies to direct traffic during the event, will be imposed to assure that traffic does not become congested.

4. The City Public Works Department has reviewed the proposed parking and found that this is sufficient parking to accommodate traffic during the event. Conditions will be imposed to mitigate any possible dust caused by vehicles on the vacant lots.

5. The proposed project has been reviewed by the City Planning Department, the City Environmental Sustainability Department, the City Public Works Department, LACFD and LACSD. The Los Angeles County Health Department is currently reviewing the application and is anticipated to approve the project prior to the event. Appropriate conditions have been imposed to mitigate any health or safety issues and require approval from outstanding reviewers.

6. The Chili Cook-Off event will be held over a four-day period from Friday, September 3, 2021, through Monday, September 6, 2021 (Labor Day Weekend) and a private fundraising event to take place Thursday, September 2, 2021. Set-up will start on Friday, August 27, 2021, and cleanup will be complete by Thursday, September 9, 2021. City records indicate that the site has not been used for permitted temporary uses for more than 60 days this year.

7. No available information contradicts this finding.

**SECTION 4. Planning Commission Action.**

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 21-027 and TUP No. 21-005 subject to the following conditions.

**SECTION 5. Conditions of Approval.**

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

Approval of this application is to allow for the project described herein. The scope of the event is as follows:

Date	Activity	Time
Friday, August 27, 2021 to Thursday, September 2, 2021 [excluding Sundays per MMC Section 8.24.050(G)]	Event Set-Up	7:00 a.m. to 7:00 p.m.
Thursday, September 2, 2021	Private Fundraiser	5:00 p.m. to 9:00 p.m.
Friday, September 3, 2021	Carnival	4:00 p.m. to 10:00 p.m.
Saturday, September 4, 2021	Chili Cook-Off and Carnival	11:00 a.m. to 10:00 p.m.
Sunday, September 5, 2021	Chili Cook-Off and Carnival	11:00 a.m. to 10:00 p.m.
Monday, September 6, 2021	Carnival *Amplified music not permitted	11:00 a.m. to 8:00 p.m.
Tuesday, September 7, 2021 to Thursday, September 9, 2021	Event Break-Down	7:00 a.m. to 7:00 p.m.

2. Subsequent submittals for this project shall be in substantial compliance with the event plans date-stamped received by the Planning Department on **June 22, 2021**. The project shall comply with all conditions of approval stipulated in the department referral sheets attached to the agenda report for this project. In the event the 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 applicant signs and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Department within 10 days of this decision and/or prior to the event.
4. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Director upon written request of such interpretation.
5. The event shall conform to requirements of the City Planning Department, City of Malibu Environmental Sustainability Department, the City Public Works Department, the Los Angeles County Health Department (pending), LACFD (pending), and LASD (pending) as applicable. Notwithstanding this review, all required permits shall be secured. Notwithstanding this review, all required permits shall be secured.
6. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.
7. 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, 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.
8. All residents within 1,000 feet of the event or parking areas shall be sent a notification providing the telephone numbers for both the Los Angeles County Sheriff Department Lost Hills Station and a City Code Enforcement officer that would be available during event hours.

9. The event to be compliant with all State of California and Los Angeles County COVID-19 social distancing requirements

*Parking and Circulation*

10. Ride Share drop-off and pick-up areas shall be relocated.
11. Guests will be directed to park at 23825 Stuart Ranch Road (City Hall property); 23805 Stuart Ranch Road (Wave Enterprises Inc, medical offices); 3542 Coast View Drive (Wave Enterprises Inc, vacant); 3806 Cross Creek Road (APN 4452-011-035) (Cross Creek Courtyard, commercial - pending); and 23525 Civic Center Way for Americans with Disabilities Act (ADA) parking (Los Angeles County Property - pending) Sufficient event staff will be provided at the event location to direct vehicles to these locations. Sufficient event signs will be placed to direct vehicles to the above-mentioned areas for parking. Applicant will allow persons with disabled person placards to park at the event location.
12. The parking lot of 23525 Civic Center Way (Los Angeles County property) is to be used only for ADA parking and shall remain open and accessible to the public and library users, with 20 parking spaces nearest to the library designated specifically for use by library patrons. Patrons of the Malibu Library shall be allowed to park for free while utilizing library services, and event staff shall make sure library patrons have access to the 20 designated parking spaces.
13. The applicant shall provide 4 changeable message boards that read “SPECIAL EVENT AHEAD SEP 2 – SEP 6”. The locations of the signs will be finalized with the Public Works Department. The applicant shall have directional message signs directing the public to park at Malibu City Hall; 23805 Stuart Ranch Road (Wave Enterprises Inc, medical offices); 3542 Coast View Drive (Wave Enterprises Inc, vacant); 3806 Cross Creek Road (APN 4452-011-035) (Cross Creek Courtyard, commercial - pending); and 23525 Civic Center Way for ADA parking (Los Angeles County Property - pending) where parking will be controlled by the applicant.
14. During event times (with weekdays prohibited), the traffic signal at the intersection of Stuart Ranch Road and Civic Center Way shall be placed on all flashing reds and traffic control will be provided by the applicant.
15. No signs shall be placed in the California Department of Transportation (Caltrans) right-of-way unless all required encroachment permits are first obtained from Caltrans. No signs shall be placed in the public right of way without required City of Malibu encroachment permits.
16. Sufficient event staff shall be provided to assure that traffic does not back up onto PCH, Civic Center Way, Cross Creek Road or any public street and to assure the sound level is maintained at a level that does not disturb the peace of residents or tenants in the surrounding area.
17. Emergency vehicle access to all sites shall be maintained at all times. A fire lane shall be maintained along the west side of the property connecting the driveway along Civic Center Way to the gate at the top of Stuart Ranch Road. The safety zones around the rides shall not

reduce the width of the fire lane below the width required by the Fire Marshal.

18. Sufficient event staff shall be provided to assure that event attendees do not park on Stuart Ranch Road. Applicant shall place “NO EVENT PARKING ON STUART RANCH ROAD” signs at the intersection of Civic Center Way and Stuart Ranch Road, with event staff placed along the road to direct traffic to approved parking locations and discourage people from parking along Stuart Ranch Road.
19. There shall be no lane closures, obstruction of public streets, parking restrictions or other encroachments into the public right of way without the prior approval and permits from the City of Malibu Public Works Department or Caltrans. Any issued Public Works permits shall be maintained on site and presented on request of a City employee or agent.
20. Any signs posted in conjunction with this event must be removed by 12:00 p.m. on Tuesday, September 7, 2021.
21. “NO EVENT PARKING SIGNS” shall be placed on adjacent properties to ensure that guests park at the intended event parking lots.
22. “NO PARKING” signs shall be placed along Malibu Canyon Road, west of Stuart Ranch Road.
23. “NO STOPPING” signs shall be placed along the frontage of the event entrance on the north side of Civic Center Way.
24. The applicant shall provide a designated drop off/pick up area. The area shall not impede the flow of vehicle or pedestrian traffic.
25. A flagger shall be placed on Stuart Ranch Road in order to monitor safety and ensure that pedestrians do not walk on the roadway.
26. The applicant shall comply with all traffic control requirements imposed by the City’s Public Works Department and the Los Angeles County Sheriff’s Department. The applicant shall contact the Public Works Department to determine traffic control requirements 14 days prior to the start of the event.
27. Riding bikes in Legacy Park is prohibited.
28. The event operator will comply with Chapter 3.12 of the Malibu Municipal Code.

*Fire*

29. Tents exceeding 200 square feet and canopies exceeding 400 square feet will require a separate permit from the Los Angeles County Fire Prevention Division.

*Food and Beverage Service*

30. All potentially hazardous food items shall be maintained at proper temperatures. Hot food shall be maintained at 135 degrees Fahrenheit or above; cold food shall be maintained at 41

degrees Fahrenheit or below. Adequate hand washing facilities shall be provided, and food handlers shall frequently wash hands with hot water and soap.

31. Los Angeles County Health Department permits shall be obtained by all for-profit food booths and shall be maintained on site at each booth.
32. Alcohol (beer and wine only) may only be served, but not sold Thursday, September 2, 2021, for a private event and sold Friday September 3 through Monday September 6, 2021. The applicant must be in possession of a valid permit from the California Department of Alcoholic Beverage Control in order to serve beer. Event staff shall assure that alcohol is not sold to nor consumed by any underage person.
33. Alcohol (beer and wine only) service shall cease one hour prior to the event closing.
34. Event staff shall not serve alcohol to any obviously intoxicated person and shall remove any guest who is intoxicated. Any guest removed due to intoxication shall be removed to a safe location, as predetermined by the onsite Los Angeles County Sheriff's Deputy.
35. Applicant is to comply with the terms of the license issued by the California Department of Alcoholic Beverage Control.
36. Event attendees shall not be allowed to take alcohol outside of the designated serving area.
37. Any wastewater generated by food vendors or by portable hand washing stations shall be contained and properly disposed of.

#### *Restrooms*

38. Temporary bathroom facilities shall be provided to accommodate all event guests, vendors and staff. A minimum of 64 portable toilets must be provided. Hand washing facilities shall be provided as well. Temporary bathroom facilities shall be pumped and removed by Tuesday, September 7, 2021, at 5:00 p.m.
39. Temporary bathroom facilities shall have secondary containment and be sited and maintained to prevent any spills to the environment. Temporary bathroom facilities shall be properly maintained in a sanitary condition and shall be serviced regularly.

#### *Lighting*

40. All amusement and site lighting shall be directed away from the Malibu Knolls neighborhood, located immediately to the north, and shall not illuminate areas beyond the event and parking site. In addition, all carnival lighting shall be extinguished by 11:00 p.m.

#### *Resources Management*

41. Pursuant to the State of California, all large venues (events with more than 2,000 attendees) shall report to the City of Malibu the tonnage of total waste material generated and the tonnage of material recycled. The goal of the State of California is to reduce quantity of materials disposed at landfills by 50 percent or more. The applicant and all event contractors are required to meet or exceed this goal. The applicant shall report to the City of Malibu, in

an approved format within ten (10) days of the conclusion of the event, the total tons of material recycled and disposed from the event. The report shall include copies of detailed hauling receipts and related documentation. The applicant shall present any recycling and debris facility receipts on request of any City employee or agent.

42. The applicant and all event contractors shall only contract with waste haulers permitted by the City to provide solid waste and recycling services within the City limits.
43. Sufficient waste receptacles should be placed on the event site, along the pedestrian route and throughout the parking lots to provide participants with the opportunity to legally dispose of their trash as well as separate the recyclable portion of the waste. The event organizers should police the area to ensure that the waste that does not find its way into the trash receptacles will not distract from the appearance of the City.
44. Applicant is required to properly manage and dispose of recyclables, trash and associated litter generated during the event by providing an adequate number of recycling and trash containers. There shall be a minimum of one container for collection of recyclables located next to each trash container through the event.
45. Containers for collection of recyclables (including metal, glass, plastic, and paper) shall be clearly delineated and labeled to assure that all recyclable materials are properly processed.
46. All recyclables and trash shall be kept in leak-proof, animal-proof containers with tight fitting covers. Recyclables and trash shall be kept overnight in animal-proof containers with tightly closed lids. An adequate number of such containers shall be provided and the contents shall be placed for regular pickup by an authorized solid waste hauler.
47. All material, including solids and liquids, are prohibited from entering the storm drain system. Applicant shall employ methods to prevent the discharge of materials to the storm drain system which may include screens or other equivalent methods to limit the deposit of litter or other materials.
48. The event grounds including parking areas shall be left clean and free of litter and debris. The premises shall be returned to their pre-event condition. All event generated recyclables, trash and associated litter must be picked up and removed at the conclusion of the event.
49. 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. The applicant shall be responsible for informing vendors of this ban.
50. 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.
51. Applicant will provide cigarette receptacles and post designated smoking sections to assure that smokers do not dispose of cigarettes on the ground, in the public roadway, on the beach,

or in brush areas. Applicant shall comply with MMC Section 12.08.035.

52. The sale or distribution of plastic/bioplastic straws, stirrers, and cutlery is prohibited. Applicant and all event contractors shall not use, sell, or distribute plastic/bioplastic straws, stirrers, and cutlery for any aspect of the event including food distribution. Non-plastic alternatives such as paper, sugar cane, or bamboo are allowed for straws, stirrers, and cutlery. Applicant shall comply with MMC Chapter 9.24 and shall be responsible for informing vendors of this ban.

*Site-Specific Conditions*

53. The applicant has requested permission for performances from live bands, variety acts and other entertainment on the event stage in the middle of the site with amplified sound from 5:00 p.m. to 9:00 p.m. on Thursday for a private concert, 4:00 p.m. to 9:00 p.m. on Friday, 11:00 a.m. to 9:00 p.m. Saturday and Sunday. Amplified music is not permitted Monday. All speakers shall face south toward PCH. All noise shall be subject to the provisions of MMC Chapter 8.24 (Noise). Violation of the noise ordinance shall be cause for revocation of this permit and may result in denial of permits in the future. Applicant shall comply with any request by any agent of the City of Malibu or Sheriff's Department to reduce the volume of the music or public address system.
54. Any portable lighting used for the event during the evenings of September 2, 2021 through September 6, 2021, must be directed towards Pacific Coast Highway, away from residential properties, and at an angle as to not impair cars driving along Stuart Ranch Road.
55. The applicant shall make a deposit with the City of Malibu for two Los Angeles County Sheriff's Deputies for crowd control, traffic and permit enforcement on Thursday, September 2, 2021, Friday, September 3, 2021, Saturday, September 4, 2021, and Sunday September 5, 2021. The applicant shall be billed for any additional charges they may accrue at the current hourly rate, and agree to pay those added charges within seven days of the date billed. Unused funds will be refunded to the applicant.
56. The applicant shall mitigate dust by wetting the parcel located at 23575 Civic Center Way in advance of the event and shall comply with all provisions in the use agreement with the property owner.
57. All event attendees shall be offsite by 10:30 p.m. each night during the event.
58. The property shall be restored to its original condition by no later than 8:00 p.m. on Thursday, September 9, 2021.
59. Event breakdown is limited to the hours outlined in condition number 2 and shall be prohibited after Thursday, September 9, 2021.

*Required Submittals Prior to Event*

60. This permit shall not be effective until the following additional documentation is provided to

City Planning Department staff:

- a. Copy of permit issued by the California Department of Alcoholic Beverage Control;  
and
  - b. Copy of the approval from the Los Angeles County Health Department.
61. The Applicant, Kasey Earnest, shall be available by telephone at (310) 924-4387 for the duration of the event, onsite during the event, and available to take calls and respond to concerns 24 hours a day.

*Prior to Final Sign-Off*

62. The applicant shall request a final Planning Department inspection prior to the start of the event. A final approval shall not be issued until the Planning Department has determined that the project complies with this CDP.
63. 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.

*Fixed Conditions*

64. Violation of any of the conditions of this approval shall be cause for revocation and termination of all rights thereunder.
65. A copy of this permit shall be kept onsite and shall be produced on request of any agent of the City of Malibu, Fire Department or Sheriff's Department.

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

PASSED, APPROVED AND ADOPTED this 19<sup>th</sup> day of July 2021.

  
\_\_\_\_\_  
JEFFREY JENNINGS, Planning Commission Chair

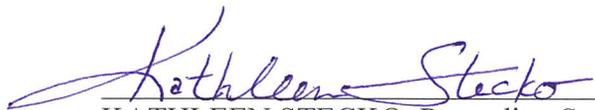
ATTEST:

  
\_\_\_\_\_  
KATHLEEN STECKO, 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](http://www.malibucity.org), in person, or by calling (310) 456-2489, ext. 245.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 21-56 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 19<sup>th</sup> day of July 2021 by the following vote:

AYES:	3	Commissioners:	Hill, Mazza, Jennings
NOES:	2	Commissioners:	Smith, Weil
ABSTAIN:	0		
ABSENT:	0		

  
KATHLEEN STECKO, Recording Secretary



# 2021 MALIBU CHILI COOK-OFF PARKING MAP

Malibu City Hall

**CITY HALL LOT**  
SPACES: 146

**MIRAMAR LOT**  
SPACES: 160

UCLA Health Malibu  
Primary Care &...

Buzz Wax  
automotive hygiene

Stuart Ranch Rd

Stuart Ranch Rd

Malibu Farmers Market

Whole Foods Market  
Takeout • Delivery

Cross Creek Rd

**LIBRARY LOT**  
**ADA ONLY**  
SPACES: 55

**URBAN  
OUTFITTERS LOT**  
SPACES: 55

**WAVE LOT**  
SPACES: 150

**EVENT SPACE**  
Box Office and Will Call on  
Civic Center Way



Urban Outfitters  
Clothing store

**RIDE SHARE DROP-OFF**  
23901 Civic Center Way

Blue Bottle  
Takeout • Delivery

Howdy's  
Takeout • Delivery

Tesla Super

Civic Center Way

Taverna Tony  
Takeout • Delivery

Chipotle Mex  
Takeout • Delivery

change Malibu

Civic Center Way

Civic Center Way

Legacy Park

Malibu Car  
Wash & Detail

Malibu Country Mart  
Shopping mall

Lucky's Malibu  
Takeout

Malibu Lumber Yard  
Shopping mall

Malibu Village  
Shopping mall

Super Care  
Drugs Pharmacy

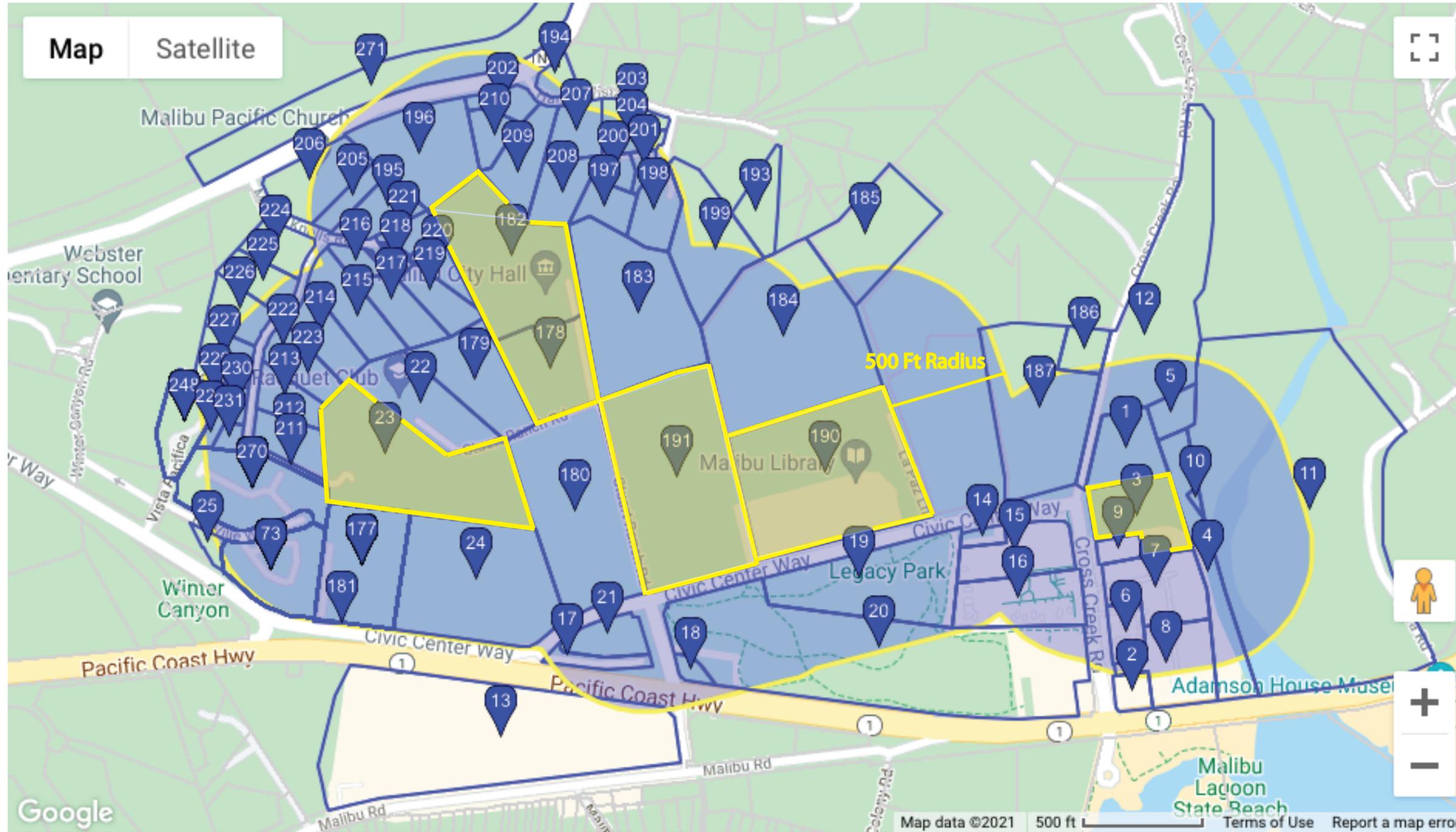
Webb Way

Civic Center Way

Civic Center Way

Pacific Coast Hwy

# RADIUS MAP



SCALE: 1" = 500'

## N.P.S. + ASSOCIATES

Address: 396 W. Avenue 44  
Los Angeles, CA 90065

Telephone: (323) 801-6393  
Email: contact.npsassociates@gmail.com

### PROPERTY OWNER(S):

MALIBU CITY  
23825 STUART RANCH RD  
MALIBU CA 90265

RO TOPANGA MALIBU SEQUIT FOR DESC SEE ASSESSOR'S  
MAPS POR OF LOT 3

SITE ADDRESS:  
23825 STUART RANCH RD  
(23575 CIVIC CENTER WAY)  
MALIBU CA 90265

LEGAL DESCRIPTION:

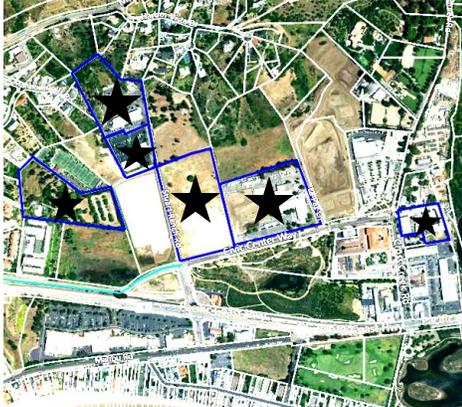
APN: 4458-022-907

RADIUS: 500 Feet



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

**PLANNING DEPARTMENT**  
**NOTICE OF PUBLIC HEARING**



**NOTICE OF PUBLIC HEARING**

The Malibu Planning Commission will hold a public hearing on **Monday, July 19, 2021, at 6:30 p.m.** on the project identified below via teleconference only in order to reduce the risk of spreading COVID-19, pursuant to the Governor's Executive Orders N-25-20 & N-29-20 and the County of Los Angeles Public Health Officer's Safer at Home Order.

**COASTAL DEVELOPMENT PERMIT NO. 21-027 AND TEMPORARY USE PERMIT NO. 21-005** - An application by the Boys and Girls Club of Malibu for the 39th Annual Chili Cook-Off and Carnival and one-day private fundraising event Labor Day weekend. The event will take place on a vacant parcel owned by the City of Malibu located at 23575 Civic Center Way. The event and its parking will take place on parcels outside the Appeal Jurisdiction of the California Coastal Commission as depicted in the Post-Local Coastal Program Certification Permit and Appeal Jurisdiction Map of the City of Malibu and the site does not map Environmentally Sensitive Habitat Area. Additional parking will be located in several locations.

**EVENT AND PARKING LOCATION:** 23789 Stuart Ranch Road (APN 4458-022-907) / CC (Community Commercial)  
**ADDITIONAL LOCATION FOR PARKING:** 23519 W. Civic Center Way (APN 4458-022-906) / CC and I (Institutional)  
 23825 Stuart Ranch Road (APN 4458-021-901) / CC  
 23805 Stuart Ranch Road (APN 4458-021-173) / CC  
 3542 Coast View Drive (APN 4458-021-003) / CC  
 3806 Cross Creek Road (APN 4452-011-035) / CV-1 (Commercial Visitor Serving-1)  
 Boys and Girls Club of Malibu / City of Malibu  
**APPLICANT / PROPERTY OWNER:** City Council  
**APPEALABLE TO:** Categorical Exemption CEQA Guidelines Section 15304(e)  
**ENVIRONMENTAL REVIEW:** June 22, 2021  
**APPLICATION FILED:** September 3, 2021 – September 6, 2021  
**EVENT DATES:** September 3, 2021 4:00 PM – 10:00 PM  
**EVENT TIMES:** September 4-5, 2021 11:00 AM – 10:00 PM  
 September 6, 2021 11:00 AM – 8:00 PM  
 September 2, 2021 5:00 PM – 9:00 PM  
**PRIVATE EVENT DATE:** August 26, 2021 – September 2, 2021  
**SET-UP:** September 7, 2021 – September 9, 2021  
**CLEAN-UP:** Jessica Thompson, Associate Planner, [jthompson@malibucity.org](mailto:jthompson@malibucity.org) (310) 456-2489, ext. 280  
**CASE PLANNER:**

A written staff report will be available at or before the hearing for the project, typically 10 days before the hearing in the Agenda Center: <http://www.malibucity.org/agendacenter>. Related documents are available for review by contacting the case planner during regular business hours. You will have an opportunity to testify at the public hearing; written comments which shall be considered public record, may be submitted any time prior to the beginning of the public hearing. If the City's action is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**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/planningforms](http://www.malibucity.org/planningforms), in person, or by calling (310) 456-2489, ext. 245.

RICHARD MOLLICA, Planning Director

Date: July 8, 2021