PLEASE DOWNLOAD THE AGENDA DOCUMENT FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING

1. Meeting Agenda

   Documents:

   CC_260427_AGENDA.PDF

2. Item 1B2

   Approve Warrants

   Documents:

   CC_260427_ITEM_1B2.PDF

3. Item 1B3

   Approval of Minutes

   Documents:

   CC_260427_ITEM_1B3.PDF

4. Item 1B4

   2025 Housing Annual Progress Report

   Documents:

   CC_260427_ITEM_1B4.PDF

5. Item 1B5

   Initiate Code Consistency and Reorganization Zoning Text and Local Coastal Program Amendments

   Documents:

   CC_260427_ITEM_1B5.PDF

6. Item 1B6

   Acceptance of Malibu Coast Animal Hospital Roof Repair Project

   Documents:

CC_260427_ITEM_1B6.PDF

7. Item 1B7

   Award Westward Beach Road Embankment Repairs Project

   Documents:

   CC_260427_ITEM_1B7.PDF

8. Item 1B8

   Resolution to Rename the Charmlee Wilderness Park Nature Center

   Documents:

   CC_260427_ITEM_1B8.PDF

9. Item 1B9

   Letter of Support for SB 1343

   Documents:

   CC_260427_ITEM_1B9.PDF

10. Item 1B10

    Resolution Extending the Declaration of the Existence of a Local Emergency Regarding Conditions on Pacific Coast Highway (PCH)

    Documents:

    CC_260427_ITEM_1B10.PDF

11. Item 1B11

    Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Franklin Fire

    Documents:

    CC_260427_ITEM_1B11.PDF

12. Item 1B12

    Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Palisades Fire

Documents:

CC_260427_ITEM_1B12.PDF

13. Item 5A

Zoning Text Amendment No. 26-001 – An amendment to the Malibu Municipal Code Title 17 (Zoning) modifying standards and procedures related to Temporary Use Permits and Sign Permits

Documents:

CC_260427_ITEM_5A.PDF

14. Item 7A

Professional Services Agreement with Blue Line Solutions

Documents:

CC_260427_ITEM_7A.PDF

HOW TO VIEW THE MEETING: The meeting will be live streamed at www.malibucity.org/video and via Zoom Webinar.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence to citycouncil@malibucity.org before the meeting begins.

HOW TO PARTICIPATE IN-PERSON DURING THE MEETING: In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form. In-person participants may also surrender their opportunity to speak on a particular item to defer one minute to another in-person speaker. Meeting room doors will open 30 minutes before the meeting.

HOW TO PARTICIPATE REMOTELY DURING THE MEETING: The City has been experiencing extreme technical issues with its broadcast and zoom capabilities. It is strongly recommended that those who wish to participate do so in person as zoom participation is not guaranteed. While the City intends to allow zoom participation if possible, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public participation over Zoom. In such case only in-person participation will be allowed. In order to participate remotely, you must be present in the Zoom Webinar during the item that you would like to speak on and use the Raise Hand feature to request to speak when the Mayor calls the item. When you join the Zoom Webinar you may see a pop-up asking you to enter an email address, but a valid email address is not required.

Malibu City Council
Regular Meeting Agenda

Monday, April 27, 2026

5:30 P.M. – CITY COUNCIL REGULAR MEETING
City Hall – Council Chambers
23825 Stuart Ranch Road

Zoom Webinar Link:
https://us02web.zoom.us/j/87985644870

Five-thirty p.m. **Regular Session**

Call to Order - Mayor

Roll Call - Recording Secretary

Pledge of Allegiance

Closed Session Report

Report on Posting of Agenda – April 17, 2026

Approval of Agenda

1. Consent Calendar

Items in Consent Calendar Section A have already been considered by the Council at a previous meeting where the public was invited to comment, after which a decision was made. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed. Items in Consent Calendar Section B have not been discussed previously by the Council. Members of the public may comment on the consent calendar as a whole. After public comment, the Council may remove items from the Consent Calendar for individual consideration before adopting the Consent Calendar.

A. Previously Discussed Items

None.

B. New Items

1. Waive Further Reading

Recommended Action: After the City Attorney has read the title, waive full reading of ordinances considered on this agenda for introduction on first reading and/or second reading and adoption.

Staff Contact: Interim City Attorney Rusin, 456-2489, ext. 228

2. Approve Warrants

Recommended Action: Allow and approve warrant demand numbers 78696-78847 on the register from the General Fund and direct the City Manager to pay out the funds to each of the claimants listed in Warrant Register No. 788 in the amount of the warrant appearing opposite their names, for the purposes stated on the respective demands in a total amount of $1,059,007.56. City of Malibu payroll check number 5572-5575 and ACH deposits were issued in the amount of $564,625.03.

Staff Contact: Assistant City Manager Smith, 456-2489, ext. 239

3. Approval of Minutes

Recommended Action: Approve the minutes for the August 25, 2025 Regular Meeting.

Staff Contact: City Clerk Pettijohn, 456-2489, ext. 228

4. 2025 Housing Annual Progress Report

Recommended Action: 1) Review the 2025 Housing Element Annual Progress Report (APR); and 2) Authorize submittal of the 2025 APR to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI) in accordance with Gov. Code § 65400.

Staff Contact: Community Development Director Bundy, 456-2489, ext. 229

5. Initiate Code Consistency and Reorganization Zoning Text and Local Coastal Program Amendments

   Recommended Action: 1) Adopt Resolution No. 26-19 (Attachment 1) initiating amendments to the Local Coastal Program (LCP) and Title 17 of the Malibu Municipal Code (MMC) to modify development standards related to height, setbacks, view impacts, parking, signs, findings, definitions, and related issues and to codify existing policies in order to create harmonious code requirements while maintaining the intent of the distinct LCP and MMC; 2) Direct staff to schedule a Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES) meeting to discuss the matter; and 3) Direct the Planning Commission to schedule a public hearing regarding the same.

   Staff Contact: Community Development Director Bundy, 456-2489, ext. 229

6. Acceptance of Malibu Coast Animal Hospital Roof Repair Project

   Recommended Action: 1) Accept the work performed by Felson Group, Inc. for the Malibu Coast Animal Hospital Roof Repair Project, Specification 2114 as complete; and 2) Authorize the Public Works Director to submit for recordation a Notice of Completion.

   Staff Contact: Interim Public Works Director Holden, 456-2489, ext. 338

7. Award Westward Beach Road Embankment Repairs Project

   Recommended Action: 1) Approve the award and authorize the Mayor to execute a construction contract with The Adjul Corporation, dba Lee Construction Co. (Lee Construction), in the amount of $529,836 for the construction of the Westward Beach Road Embankment Repairs Project Specification No. 2100; and 2) Authorize the Public Works Director to approve any potential change orders up to 20% of the contract amount.

   Staff Contact: Interim Public Works Director Holden, 456-2489, ext. 338

8. Resolution to Rename the Charmlee Wilderness Park Nature Center

   Recommended Action: Adopt Resolution No. 26-20, renaming the Charmlee Wilderness Park Nature Center in honor of Walt and Lucile Keller and changing the name to the Walt and Lucille Keller Nature Center.

   Staff Contact: Community Services Director Riesgo, 456-2489, ext. 350

9. Letter of Support for SB 1343

   Recommended Action: Authorize the Mayor to sign a letter of support for Senate Bill 1343, legislation to provide a tax credit for sales and use tax paid on disaster rebuilding-related purchases

   Staff Contact: Assistant to the City Manager Kajszo, 456-2489, ext. 224

10. Resolution Extending the Declaration of the Existence of a Local Emergency Regarding Conditions on Pacific Coast Highway (PCH)

    Recommended Action: Adopt Resolution No. 26-21 extending the declaration of the existence of a local emergency related to the increase of reckless and illegal driving on Pacific Coast Highway and directing staff to coordinate efforts with other governmental agencies to increase attention and create programs to reduce the risk and danger associated with Pacific Coast Highway in the City.

    Staff Contact: City Clerk Pettijohn, 456-2489, ext. 228

11. Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Franklin Fire

    Recommended Action: Adopt Resolution No. 26-22, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

    Staff Contact: City Clerk Pettijohn, 456-2489, ext. 228

12. Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Palisades Fire

    Recommended Action: Adopt Resolution No. 26-23, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

    Staff Contact: City Clerk Pettijohn, 456-2489, ext. 228

2. Ceremonial/Presentations

A. Community Services Department, California Parks and Recreation Society Marketing & Communications Award of Excellence

B. Presentation of City Tile to Chris Orosz for Seven Years of Service to the City of Malibu

3. Commission / Committee / City Manager Updates

4. Written and Oral Communications from the Public (Subsequent items to be heard after 6:30 p.m.)

The Oral Communication portion of the agenda is for members of the public to present items, which are not listed on the agenda but are under the subject matter jurisdiction of the City Council. No action may be taken under, except to direct staff, unless the Council, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Council and staff will follow up, at an appropriate time, on those items needing response.

A. Communications from the Public concerning matters which are not on the agenda but for which the City Council has subject matter jurisdiction. City Council may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda.

B. City Council Subcommittee reports / Mayor and Councilmember meeting attendance, reports and inquiries

5. Ordinances and Public Hearings

For Public Hearings involving zoning matters the appellant and applicant will be given 15 minutes each to present their position to the City Council, including rebuttal time.

A. Zoning Text Amendment No. 26-001 – An amendment to the Malibu Municipal Code Title 17 (Zoning) modifying standards and procedures related to Temporary Use Permits and Sign Permits

Recommended Action: 1) After the City Attorney reads the title of the ordinance, introduce on first reading Ordinance No. 534 (Attachment 1) approving Zoning Text Amendment (ZTA) No. 26-001 to amend Title 17 (Zoning) of the Malibu Municipal Code (MMC) to modify standards and procedures related to Temporary Use Permits (TUP) and Sign Permits (SP), and finding the action exempt from the California Environmental Quality Act; and 2) Direct staff to schedule second reading and adoption of Ordinance No. 534 for the May 11, 2026 City Council Regular Meeting.

Staff Contact: Community Development Director Bundy, 456-2489, ext. 229

6. Old Business

Old Business items have appeared on previous agendas with no final action having been taken.

None.

7. New Business

New Business items are appearing for the first time for formal action.

A. Professional Services Agreement with Blue Line Solutions

Recommended Action: Authorize the Mayor to execute a Professional Services Agreement with Blue Line Solutions-CA, LLC (Blue Line) to implement and operate a Speed Safety Camera System Pilot Program for an approximately six-year term including five years of camera operations.

Staff Contact: Interim Public Works Director Holden, 456-2489, ext. 338

8. Council Items

City Council Items are items, which individual members of the City Council may bring up for action, to propose future agenda items or to suggest future staff assignments.

None.

Adjournment

Future Meetings

Monday, May 11, 2026	5:30 p.m.	Regular City Council Meeting	City Hall Council Chambers
Monday, May 20, 2026	2:00 p.m.	Special City Council Meeting	City Hall Council Chambers
Monday, May 26, 2026	5:30 p.m.	Regular City Council Meeting	City Hall Council Chambers

Guide to the City Council Proceedings and Decorum

Public Communications: Each speaker is limited to three (3) minutes. Members of the public may speak during the meeting in-person or through the Zoom application, although it is strongly recommended that those who wish to participate

do so in person. While the City intends to allow zoom participation, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public comment over Zoom. In order to participate remotely, you must be present in the Zoom Webinar during the item that you would like to speak on and use the Raise Hand feature to request to speak when the Mayor calls the item. In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form *prior* to the beginning of the item being announced by the Mayor. In-person participants may surrender their time by deferring one (1) minute to another in-person speaker, not to exceed a total of eight (8) minutes. The speaker wishing to defer time must be present when the item is heard and their form must be submitted with the speaker form for the individual they are deferring time to. Speakers are taken in the order slips are submitted or hands are raised.

On specific agenda items Councilmembers may question any person addressing the City Council at the conclusion of all public testimony on that agenda item before the Council. Councilmembers shall not engage any member of the public in a dialogue with themselves other Councilmembers, city staff or other members of the public.

Role of the Presiding Officer: The presiding officer of the City Council, who shall be the Mayor, shall be responsible for maintaining the order and decorum of meetings. It shall be the duty of the presiding officer to ensure that these rules of procedure and decorum are followed at all times. The presiding officer shall maintain control of communication between Councilmembers, between the Council and the public, and chair each meeting in a fair and impartial manner. It shall be the duty of each Councilmember to support the presiding officer in maintaining the order and decorum of Council meetings.

Members of the Audience: Members of the audience shall not engage in disorderly or boisterous conduct, including clapping, whistling, stamping of feet, or other acts which disturb, disrupt, impede or otherwise disturb the orderly conduct of the City Council meeting. Persons addressing the City Council shall not engage in disorderly conduct which disrupts, or otherwise impedes the orderly conduct or Council meetings. Any person who so disrupts a Council meeting may, at the discretion of the presiding officer or a majority of the City Council, be subject to ejection from that meeting.

No new items will be taken-up after 10:30 p.m. without a two-thirds vote of the City Council.

City Council meetings are aired live and replayed on City of Malibu Government Access Channel 3 and are available on demand on the City's website at www.malibucity.org/video. Copies of the staff reports or other written documentation relating to each item of business described above are on file in the office of the City Clerk, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California, and are available for public inspection during regular office hours, which are 7:30 a.m. to 5:30 p.m. Monday through Thursday and 7:30 a.m. to 4:30 p.m. Friday. Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office at 23825 Stuart Ranch Road, Malibu, California (Government Code Section 54957.5.b.2). Copies of staff reports and written materials may be purchased for $0.10 per page.

The City Hall phone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Environmental Sustainability Director Yolanda Bundy, (310) 456-2489, ext. 229. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II].

Requests to show an audio or video presentation during a Council meeting should be directed to the Media Team at media@malibucity.org. Material must be submitted by 12:00 p.m. on the meeting day.

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 17th day of April 2026 at 3:00 p.m.

Kelsey Pettijohn, City Clerk

Docusign Envelope ID: F5A41B6A-C20B-432C-971C-99916FC0A333

City Council Meeting
4-27-26
Item
1.B.2.

WARRANT REGISTER NO. 788

On April 27, 2026, the Malibu City Council allowed and approved warrant demand numbers 78696-78847 from the General Fund. The City Manager is hereby directed to pay out the funds named hereon to each of the claimants listed, the amount appearing opposite their name for the purpose stated on the respective demands, making a total of $1,059,007.56. City of Malibu payroll check numbers 5572-5575 and ACH deposits were issued in the amount of $564,625.03.

PASSED, APPROVED and ADOPTED this 27th day of April 2026.

_____
Bruce Silverstein
Mayor

ATTEST:

_____
Kelsey Pettijohn
City Clerk

CERTIFICATE

In accordance with Government Code Sections 37202 and Malibu Municipal Code 3.08.050, I hereby certify that: (1) the claims or demands set forth in the warrant register(s) listed below and attached hereto and incorporated herein by this reference in the aggregate amount of $1,623,632.59 have been audited as to their accuracy; and (2) sufficient funds have been appropriated by the City Council and are available for the payment thereof.

EXECUTED this 16th day of April 2026, AT MALIBU, CALIFORNIA

Signed by:
Joseph Irvin
F849C5C36AED48F...

Joseph D. Irvin
City Manager

Docusign Envelope ID: F5A41B6A-C20B-432C-971C-99916FC0A333

Accounts Payable

Checks by Date - Summary by Check Number

User: craspe
Printed: 4/14/2026 5:25 PM

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
78696	AMERGLOE	AMERICAN GLOBAL SECURITY INC	04/02/2026	0.00	4,589.76
78697	ANAWALT	ANAWALT LUMBER CO INC	04/02/2026	0.00	26.96
78698	CASGAY	GAYLENE CASCIONE	04/02/2026	0.00	630.00
78699	CROCKERJ	JUSTINE CROCKER	04/02/2026	0.00	25.00
78700	DONKEL	KELSEY DONFELD	04/02/2026	0.00	75.00
78701	ENHANCE2	ENHANCED LANDSCAPE MANAGEMI	04/02/2026	0.00	16,784.25
78702	KAUWAL	WALTER KAUFMAN	04/02/2026	0.00	25.00
78703	LACOWAT	LA CO MALIBU TREASURER-WATERW	04/02/2026	0.00	8,262.42
78704	MANMIC	MICHAEL ANTHONY MANFREDO	04/02/2026	0.00	250.00
78705	MELTINGP	FLOWERS HOTEL GROUP INC	04/02/2026	0.00	660.00
78706	MORBLA	BLAIR MORRISON	04/02/2026	0.00	50.00
78707	NATIONA	NATIONAL CONSTRUCTION RENTALS	04/02/2026	0.00	941.10
78708	PARKERAN	PARKER-ANDERSON LEARNING CEN	04/02/2026	0.00	600.00
78709	RPBARRI	R P BARRICADE INC	04/02/2026	0.00	1,281.59
78710	SCEDISO	SOUTHERN CALIFORNIA EDISON CO	04/02/2026	0.00	32.63
78711	SETMED	SET MEDICS LLC	04/02/2026	0.00	3,357.50
78712	STAPLES	STAPLES CONTRACT & COMMERCIAI	04/02/2026	0.00	1,256.77
78713	STOVER	STOVER SEED COMPANY	04/02/2026	0.00	2,074.28
78714	TOTALGRA	BRIAN SHORE	04/02/2026	0.00	1,631.99
78715	13STARS	13 STARS MEDIA	04/02/2026	0.00	312.12
78716	AMAZON	AMAZON CAPITAL SERVICES INC	04/02/2026	0.00	1,473.75
78717	CHEVRON2	WRIGHT EXPRESS FSC WEX BANK	04/02/2026	0.00	1,396.44
78718	COMMLINE	COMMLINE INC	04/02/2026	0.00	6,838.74
78719	COMMRE	COMMUNICATIONS RELAY LLC	04/02/2026	0.00	450.00
78720	EARTHCAM	EARTHCAM INC	04/02/2026	0.00	832.75
78721	ETCHGAB	GABRIEL ETCHEVERRY	04/02/2026	0.00	1,047.60
78722	FRONTIER	FRONTIER CALIFORNIA INC	04/02/2026	0.00	154.60
78723	GUTSTE	STEVEN GUTIERREZ	04/02/2026	0.00	1,000.00
78724	KIMLEY	KIMLEY-HORN AND ASSOC INC	04/02/2026	0.00	82,100.00
78725	KONICA	KONICA MINOLTA BUSINESS SOLUTI	04/02/2026	0.00	12,500.00
78726	LACOCLE	LA COUNTY REGISTRAR-RECORDER	04/02/2026	0.00	25.00
78727	LACOCLE	LA COUNTY REGISTRAR-RECORDER	04/02/2026	0.00	25.00
78728	NEXTIVA	NEXTIVA INC	04/02/2026	0.00	5,862.05
78729	ROJRIC	RICHARD ROJAS	04/02/2026	0.00	360.24
78730	WOODCURI	WOODARD & CURRAN INC	04/02/2026	0.00	2,952.75
78731	13STARS	13 STARS MEDIA	04/02/2026	0.00	2,541.00
78732	AKUVIK	VIKRAM AKULA	04/02/2026	0.00	25.00
78733	ANAWALT	ANAWALT LUMBER CO INC	04/02/2026	0.00	24.99
78734	BATESC	CARLA BATES	04/02/2026	0.00	1,000.00
78735	BEHWOLF	WOLFGANG BEHR	04/02/2026	0.00	25.00
78736	BOUSAR	SARAH BOULAVSKY	04/02/2026	0.00	25.00
78737	COHENJAR	JARED COHEN	04/02/2026	0.00	50.00
78738	CORTIM	TIM CORLISS	04/02/2026	0.00	25.00
78739	DELTOR	TORI DELLI SANTI	04/02/2026	0.00	100.00
78740	EXCELOFF	EXCEL OFFICE SERVICES	04/02/2026	0.00	840.40
78741	FARKEL	KELSEY FARRAR	04/02/2026	0.00	25.00
78742	GAFAP	APRIL GAFNI	04/02/2026	0.00	25.00

Docusign Envelope ID: F5A41B6A-C20B-432C-971C-99916FC0A333

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
78743	GALCAM	CAMILLA GALLACHER	04/02/2026	0.00	50.00
78744	GILJAS	JASON GILBERT	04/02/2026	0.00	75.00
78745	GINTIE	TIERRA GINDT	04/02/2026	0.00	25.00
78746	GRIGHEL	HELEN GRIGOROVICH	04/02/2026	0.00	25.00
78747	GROZDAN	DANIELA GROZDICH	04/02/2026	0.00	25.00
78748	HASSNAT	NATHAN HASSALL	04/02/2026	0.00	750.00
78749	HEBRAC	RACHEL HEBERT	04/02/2026	0.00	50.00
78750	HYDMAR	MARISSA HYDE	04/02/2026	0.00	25.00
78751	LEVINJES	JESSICA LEVIN	04/02/2026	0.00	25.00
78752	LICBRO	BROOKE LICHTENSTEIN	04/02/2026	0.00	25.00
78753	LINJOH	JOHN LINSON	04/02/2026	0.00	25.00
78754	LOCYAN	YANA LOCKTON	04/02/2026	0.00	25.00
78755	LUCLIN	LINDSEY LUCIBELLA	04/02/2026	0.00	25.00
78756	MASTERCO	MASTER COOLING CORPORATION	04/02/2026	0.00	377.09
78757	MEANSRIC	RICARDO MEANS	04/02/2026	0.00	1,500.00
78758	PRAMEL	MELISSA PRADO	04/02/2026	0.00	80.00
78759	RAPHAELL	LEE RAPHAEL	04/02/2026	0.00	25.00
78760	REGAJ	JOLYNN M FREED REGAN	04/02/2026	0.00	3,000.00
78761	RESSAM	SAM RESTAGNO	04/02/2026	0.00	25.00
78762	RHOAHE	HEIDI RHOADES	04/02/2026	0.00	25.00
78763	RICHCAM	CAMERON RICHARDSON	04/02/2026	0.00	25.00
78764	ROTVAN	VANESSA ROTHHOLTZ	04/02/2026	0.00	25.00
78765	RUSINKOJ	JENNY RUSINKO	04/02/2026	0.00	25.00
78766	SCEDISO	SOUTHERN CALIFORNIA EDISON COI	04/02/2026	0.00	116.35
78767	SEMKAT	KATE SEMLER	04/02/2026	0.00	25.00
78768	SHOSING	INGRID SHOSHAN	04/02/2026	0.00	25.00
78769	SICKSH	KSHAMICA SICARD	04/02/2026	0.00	25.00
78770	SKEDAM	DAMON SKELTON	04/02/2026	0.00	25.00
78771	SLOLIS	LISA SLOAN VEENSTRA	04/02/2026	0.00	25.00
78772	SPAEMM	EMMA SPALDING	04/02/2026	0.00	25.00
78773	TATSCO	SCOTT TATE	04/02/2026	0.00	25.00
78774	WANPER	PERRY WANDER	04/02/2026	0.00	25.00
78775	WELLSSAR	SARAH WELLS	04/02/2026	0.00	25.00
78776	WITPRE	PRESTIN WITTBRODT	04/02/2026	0.00	25.00
78777	WOLSKIB	BECKS WOLSKI	04/02/2026	0.00	25.00
78778	SALONSEA	SADE BAYATI	04/07/2026	0.00	4,000.00
78779	USBANK2	US BANK	04/09/2026	0.00	1,430.65
78780	13STARS	13 STARS MEDIA	04/13/2026	0.00	580.62
78781	4LEAF	4LEAF INC	04/13/2026	0.00	47,820.00
78782	ACCESS	ACCESS INFORMATION INTERMEDIA	04/13/2026	0.00	4,824.18
78783	ADAINV	ADAM INVESTIGATIONS COUNSEL PI	04/13/2026	0.00	24,210.00
78784	AMTECH	PACIFIC COAST ELEVATOR CORP	04/13/2026	0.00	866.40
78785	BADMET	BADGER METER INC	04/13/2026	0.00	39.99
78786	BEARCON	BEAR CONTRACTORS INC	04/13/2026	0.00	3,200.00
78787	CALCHAMI	CALIFORNIA CHAMBER OF COMMER	04/13/2026	0.00	499.00
78788	CJBIOMON	COURTNEY JEAN MCCAMMON	04/13/2026	0.00	15,679.50
78789	COOKALI	ALLISON COOK	04/13/2026	0.00	4,413.75
78790	ESA	ENVIRONMENTAL SCIENCE ASSOCIA	04/13/2026	0.00	1,990.00
78791	FILIPPIN	FILIPPIN ENGINEERING INC	04/13/2026	0.00	63,225.00
78792	FOXONSIT	FOX ONSITE SOLUTIONS INC	04/13/2026	0.00	29,900.00
78793	ICCCODIF	ICC CODIFICATION INC	04/13/2026	0.00	1,495.00
78794	INDEPEND	INDEPENDENT CITIES ASSOCIATION	04/13/2026	0.00	750.00
78795	KIMLEY	KIMLEY-HORN AND ASSOC INC	04/13/2026	0.00	12,422.50
78796	KOSMONT	KOSMONT & ASSOCIATES INC	04/13/2026	0.00	19,254.30
78797	LACOFIR	LOS ANGELES COUNTY FIRE DEPART	04/13/2026	0.00	15,627.00
78798	LACOREG	LA CO REGISTRAR RECCORDER/CITY	04/13/2026	0.00	93.00
78799	LACOSHE	LA CO SHERIFF'S DEPARTMENT	04/13/2026	0.00	121,904.10

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Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
78800	LARICS	COUNTY OF LOS ANGELES LA-RICS	04/13/2026	0.00	860.00
78801	RINCONC	RINCON CONSULTANTS INC	04/13/2026	0.00	83,465.75
78802	ROSSEMPL	ROSS EMPLOYMENT LAW	04/13/2026	0.00	1,898.00
78803	SMASH	SMASH ATHLETICS INC	04/13/2026	0.00	164.09
78804	SOLIDWA	SOLID WASTE SOLUTIONS INC	04/13/2026	0.00	29,164.23
78805	SPRING	SPRINGBROOK HOLDING COMPANY I	04/13/2026	0.00	1,620.00
78806	SUNSTONE	SUNSTONE CITIES LLC	04/13/2026	0.00	6,000.00
78807	TRIPEPIS	TRIPEPI SMITH & ASSOCIATES	04/13/2026	0.00	16,579.75
78808	USLABS	BUREAU VERITAS NORTH AMERICA I	04/13/2026	0.00	54,055.50
78809	VALLEYBA	VALLEY BACKFLOW INC.	04/13/2026	0.00	70.00
78810	WAVEENTE	WAVE ENTERPRISES INC	04/13/2026	0.00	15,711.98
78811	WILLSCOT	WILLIAMS SCOTSMAN INC	04/13/2026	0.00	6,905.49
78812	YOCBRAD	BRADLEY YOCUM	04/13/2026	0.00	606.90
78813	AMERGLOE	AMERICAN GLOBAL SECURITY INC	04/14/2026	0.00	2,100.00
78814	BUNNMIKE	MIKE BUNN	04/14/2026	0.00	195.00
78815	CROSSING	CROSSING GUARD SERVICES LLC	04/14/2026	0.00	4,256.00
78816	ENHANCE2	ENHANCED LANDSCAPE MANAGEMI	04/14/2026	0.00	44,334.89
78817	FENCE	FENCE FACTORY RENTALS	04/14/2026	0.00	5,757.24
78818	SCMAF	SO CAL MUNICIPAL ATHLETIC FEDER	04/14/2026	0.00	200.00
78819	ULTMAINT	ULTIMATE MAINTENANCE SERVICES	04/14/2026	0.00	5,682.00
78820	VERAPR	APRYL VERNILLE	04/14/2026	0.00	100.00
78821	ZAVJUA	JUAN S ZAVALA	04/14/2026	0.00	220.00
78822	ACCOUNTE	OFFICE TEAM A ROBERT HALF COMP	04/14/2026	0.00	3,946.25
78823	APPLE	APPLEONE	04/14/2026	0.00	13,445.98
78824	COASTALW	CALIFORNIA COASTAL WORKS LLC	04/14/2026	0.00	76,838.83
78825	CRPRINT	EARTH PRINT INC	04/14/2026	0.00	2,046.30
78826	CSTASC	CONSTANT AND ASSOCIATES INC	04/14/2026	0.00	22,650.10
78827	DUTHIEEL	DUTHIE ELECTRICAL SERVICES	04/14/2026	0.00	3,821.61
78828	ERGOSOLU	ERGO SOLUTION INC	04/14/2026	0.00	1,100.00
78829	FENCE	FENCE FACTORY RENTALS	04/14/2026	0.00	6,217.88
78830	FRONTIER	FRONTIER CALIFORNIA INC	04/14/2026	0.00	99.30
78831	GIINDUS	GI INDUSTRIES	04/14/2026	0.00	6,400.00
78832	GOVJOBS	GOVERNMENTJOBS.COM INC	04/14/2026	0.00	15,799.36
78833	HARTSEL	BOB HARTS ELECTRIC INC	04/14/2026	0.00	837.14
78834	HDSUPPLY	HD SUPPLY INC	04/14/2026	0.00	787.77
78835	KIMLEY	KIMLEY-HORN AND ASSOC INC	04/14/2026	0.00	8,757.50
78836	LACOCLE	LA COUNTY REGISTRAR-RECORDER	04/14/2026	0.00	25.00
78837	LACOCLE	LA COUNTY REGISTRAR-RECORDER	04/14/2026	0.00	25.00
78838	LIVESCAN	PAIGE S APAR	04/14/2026	0.00	55.00
78839	MCMASTEF	MCMASTER-CARR SUPPLY COMPANY	04/14/2026	0.00	27.44
78840	MNS	MNS ENGINEERS INC	04/14/2026	0.00	7,910.00
78841	PEGASUSS	PEGASUS STUDIOS	04/14/2026	0.00	11,400.00
78842	REGENCYL	REGENCY ENTERPRISES INC	04/14/2026	0.00	183.24
78843	RIERCASS	CASSANDRA RIERA	04/14/2026	0.00	6,731.00
78844	RWCLTRUS	ROBERT W CRAMER LIVING TRUST	04/14/2026	0.00	728.83
78845	SCEDISO	SOUTHERN CALIFORNIA EDISON CO	04/14/2026	0.00	33,549.10
78846	TICKIOT	TICKIOT INC	04/14/2026	0.00	8,687.00
78847	TRIPEPIS	TRIPEPI SMITH & ASSOCIATES	04/14/2026	0.00	1,526.00
			Report Total (152 checks):	0.00	1,059,007.56

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Accounts Payable

Transactions by Account

User: craspe
Printed: 04/14/2026 - 5:52PM
Batch: 00000.00.0000

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-0000-3202-00	LOS ANGELES COUNTY FIRE DI	Fire District Permit Fees Jan-Mar'26	04/13/2026	78797	15,627.00	000004694
		Vendor Subtotal:			15,627.00	
100-0000-3431-00	CASSANDRA RIERA	Palisades Fee Waiver APR 25-033	04/14/2026	78843	762.00	
		Vendor Subtotal:			762.00	
100-0000-3431-00	ROBERT W CRAMER LIVING TR	Palisades Fee Waiver PVPF 25-223	04/14/2026	78844	508.00	
		Vendor Subtotal:			508.00	
100-0000-3464-00	WOLFGANG BEHR	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78735	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	SARAH BOULAVSKY	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78736	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	JARED COHEN	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78737	50.00	
		Vendor Subtotal:			50.00	
100-0000-3464-00	TIM CORLISS	Ref - Youth Basketball 6-8; 2/14/26	04/02/2026	78738	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	JUSTINE CROCKER	Ref - Youth Basketball Grades 4-5; 2/1	04/02/2026	78699	25.00	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			25.00	
100-0000-3464-00	TORI DELLI SANTI	Ref - Basketball Grades 6-8; 1/31-2/21	04/02/2026	78739	100.00	
		Vendor Subtotal:			100.00	
100-0000-3464-00	KELSEY DONFELD	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78700	25.00	
100-0000-3464-00	KELSEY DONFELD	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78700	50.00	
		Vendor Subtotal:			75.00	
100-0000-3464-00	KELSEY FARRAR	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78741	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	APRIL GAFNI	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78742	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	CAMILLA GALLACHER	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78743	50.00	
		Vendor Subtotal:			50.00	
100-0000-3464-00	JASON GILBERT	Ref - Youth Basketball Grades 2-3 & 6	04/02/2026	78744	75.00	
		Vendor Subtotal:			75.00	
100-0000-3464-00	HELEN GRIGOROVICH	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78746	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	DANIELA GROZDICH	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78747	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	RACHEL HEBERT	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78749	25.00	
100-0000-3464-00	RACHEL HEBERT	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78749	25.00	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			50.00	
100-0000-3464-00	WALTER KAUFMAN	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78702	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	JESSICA LEVIN	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78751	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	BROOKE LICHTENSTEIN	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78752	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	JOHN LINSON	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78753	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	YANA LOCKTON	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78754	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	LINDSEY LUCIBELLA	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78755	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	BLAIR MORRISON	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78706	50.00	
		Vendor Subtotal:			50.00	
100-0000-3464-00	LEE RAPHAEL	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78759	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	HEIDI RHOADES	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78762	25.00	
		Vendor Subtotal:			25.00	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-0000-3464-00	CAMERON RICHARDSON	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78763	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	VANESSA ROTHHOLTZ	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78764	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	JENNY RUSINKO	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78765	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	KATE SEMLER	Ref - Youth Basketball Grades k-1; 2/1	04/02/2026	78767	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	INGRID SHOSHAN	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78768	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	KSHAMICA SICARD	Ref - Parent & Me Tennis 3/7/26	04/02/2026	78769	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	DAMON SKELTON	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78770	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	LISA SLOAN VEENSTRA	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78771	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	EMMA SPALDING	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78772	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	SCOTT TATE	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78773	25.00	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			25.00	
100-0000-3464-00	PERRY WANDER	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78774	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	SARAH WELLS	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78775	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	PRESTIN WITTBRODT	Ref - Youth Basketball Grades 2-3; 2/1	04/02/2026	78776	25.00	
		Vendor Subtotal:			25.00	
100-0000-3464-00	BECKS WOLSKI	Ref - Youth Basketball Grades 6-8; 2/1	04/02/2026	78777	25.00	
		Vendor Subtotal:			25.00	
100-0000-3467-00	MIKE BUNN	Ref - Ultimate Sports Camp 3/31 - 4/2	04/14/2026	78814	195.00	
		Vendor Subtotal:			195.00	
100-0000-3470-00	VIKRAM AKULA	Ref - Soccer Ages 2-3; 3/8/26	04/02/2026	78732	25.00	
		Vendor Subtotal:			25.00	
100-0000-3470-00	TIERRA GINDT	Ref - Soccer Ages 2-3; 3/8/26	04/02/2026	78745	25.00	
		Vendor Subtotal:			25.00	
100-0000-3470-00	MARISSA HYDE	Ref - Soccer Ages 2-3; 3/8/26	04/02/2026	78750	25.00	
		Vendor Subtotal:			25.00	
100-0000-3470-00	MELISSA PRADO	Ref - Soccer Ages 3-4; 3/8 - 3/15/26	04/02/2026	78758	40.00	
100-0000-3470-00	MELISSA PRADO	Ref - Soccer Ages 2-3; 3/8 - 3/15/26	04/02/2026	78758	40.00	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			80.00	
100-0000-3470-00	SAM RESTAGNO	Ref - Soccer Ages 2-3; 3/8/26	04/02/2026	78761	25.00	
		Vendor Subtotal:			25.00	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Broad Beach - Feb '26	04/14/2026	78845	28.55	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	St Lighting - Feb '26	04/14/2026	78845	3,397.22	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Traffic Control - Feb '26	04/14/2026	78845	135.71	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Cross Creek Rd Ped - Feb '26	04/14/2026	78845	14.04	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Webb Way Signal - Feb '26	04/14/2026	78845	194.65	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Winter Cyn - Feb '26	04/14/2026	78845	98.42	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Street Lamps - Mar '26	04/14/2026	78845	16.45	
		Vendor Subtotal:			3,885.04	
100-3007-5610-00	VALLEY BACKFLOW INC.	31101 W Broad Beach Rd - Backflow	04/13/2026	78809	70.00	
		Vendor Subtotal:			70.00	
100-3007-5722-00	SOUTHERN CALIFORNIA EDISO	CCSTF - Feb '26	04/14/2026	78845	722.19	
		Vendor Subtotal:			722.19	
100-4001-5107-00	CROSSING GUARD SERVICES LI	Crossing Guard Svcs 3/21/26	04/14/2026	78815	456.00	
		Vendor Subtotal:			456.00	
100-4005-5401-00	BRIAN SHORE	Signs - Closed Skate Park for Chumas	04/02/2026	78714	62.56	000004684
		Vendor Subtotal:			62.56	
100-4005-6160-00	R P BARRICADE INC	CS - Permanent Skate Park Barricades	04/02/2026	78709	1,281.59	
		Vendor Subtotal:			1,281.59	
100-4006-5330-00	SO CAL MUNICIPAL ATHLETIC F	FY 25/26 Membership - Community S	04/14/2026	78818	200.00	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			200.00	
100-4007-5107-00	GAYLENE CASCIONE	Instructor - Parent & Me Ballet 1/23 -	04/02/2026	78698	630.00	
		Vendor Subtotal:			630.00	
100-4007-5107-00	MICHAEL ANTHONY MANFRED(	Instructor - Nature Photography 3/23/2	04/02/2026	78704	250.00	
		Vendor Subtotal:			250.00	
100-4007-5107-00	PARKER-ANDERSON LEARNINC	Instructor - Pokemon Art Workshop 3/	04/02/2026	78708	600.00	
		Vendor Subtotal:			600.00	
100-4008-6176-00	FLOWERS HOTEL GROUP INC	Sr Excursion - Old Pasadena Food Tru	04/02/2026	78705	660.00	
		Vendor Subtotal:			660.00	
100-4010-5100-00	AMERICAN GLOBAL SECURITY	Bluffs - Security Svcs 3/15 - 3/21/26	04/02/2026	78696	2,294.88	000004128
100-4010-5100-00	AMERICAN GLOBAL SECURITY	Equestrian - Security Svcs - Mar '26	04/14/2026	78813	1,050.00	000004128
100-4010-5100-00	AMERICAN GLOBAL SECURITY	Trancas - Security Svcs - Mar '26	04/14/2026	78813	1,050.00	000004128
		Vendor Subtotal:			4,394.88	
100-4010-5100-00	ENHANCED LANDSCAPE MANA	City Parks Landscape Maint/Liners - M	04/14/2026	78816	26,020.32	000004317
		Vendor Subtotal:			26,020.32	
100-4010-5100-00	ULTIMATE MAINTENANCE SER'	City Parks Janitorial Svcs - Mar '26	04/14/2026	78819	3,250.00	000004018
		Vendor Subtotal:			3,250.00	
100-4010-5121-00	ENHANCED LANDSCAPE MANA	PCH Median - Plant Installation	04/02/2026	78701	2,348.25	
100-4010-5121-00	ENHANCED LANDSCAPE MANA	PCH Median - Plant Removal/Installat	04/02/2026	78701	3,449.00	
		Vendor Subtotal:			5,797.25	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-4010-5130-00	ANAWALT LUMBER CO INC	Bluffs - Score Board Repair	04/02/2026	78697	26.96	
		Vendor Subtotal:			26.96	
100-4010-5130-00	ENHANCED LANDSCAPE MANA	Charmlee - Trail Maint	04/02/2026	78701	1,065.00	
		Vendor Subtotal:			1,065.00	
100-4010-5130-00	STOVER SEED COMPANY	Trancas - Field Seed Topper 3/18/26	04/02/2026	78713	2,074.28	
		Vendor Subtotal:			2,074.28	
100-4010-5710-00	NATIONAL CONSTRUCTION REI	Bluffs Portable Toilets 3/5 - 4/1/26	04/02/2026	78707	941.10	
		Vendor Subtotal:			941.10	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	Rambla Pacifico - Feb '26	04/14/2026	78845	16.93	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	Bluffs Park Lift Station - Feb '26	04/14/2026	78845	96.56	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	Community Services - Feb '26	04/14/2026	78845	684.30	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	PCH Median - Feb '26	04/14/2026	78845	15.73	
		Vendor Subtotal:			813.52	
100-4010-5723-00	LA CO MALIBU TREASURER-WA	Water - Equestrian 1/13-3/16/26 Acct#	04/02/2026	78703	564.24	
100-4010-5723-00	LA CO MALIBU TREASURER-WA	Water - Fireline Equestrian 1/13-3/16/2	04/02/2026	78703	1,476.98	
100-4010-5723-00	LA CO MALIBU TREASURER-WA	Water - Irrigation Cross Creek 1/6-3/9/	04/02/2026	78703	962.14	
100-4010-5723-00	LA CO MALIBU TREASURER-WA	Water - PCH Median 1/6-3/9/26 Acct#	04/02/2026	78703	470.12	
		Vendor Subtotal:			3,473.48	
100-4010-7910-00	ENHANCED LANDSCAPE MANA	Bluffs - Irrigation Installation	04/02/2026	78701	6,318.00	
		Vendor Subtotal:			6,318.00	
100-4011-5107-00	CROSSING GUARD SERVICES LI	Crossing Guard Svcs 3/28 - 3/29/26	04/14/2026	78815	3,800.00	
		Vendor Subtotal:			3,800.00	
100-4011-5107-00	SET MEDICS LLC	Chumash Day - Onsite Medics 3/28 - :	04/02/2026	78711	3,357.50	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			3,357.50	
100-4011-5107-00	ULTIMATE MAINTENANCE SER'	Chumash Day Porter Hours 3/28 - 3/2	04/14/2026	78819	2,432.00	
		Vendor Subtotal:			2,432.00	
100-4011-5401-00	BRIAN SHORE	Signs - Chumash Day Parking	04/02/2026	78714	1,569.43	000004684
		Vendor Subtotal:			1,569.43	
100-4011-6160-00	FENCE FACTORY RENTALS	Chumash Day - Restroom/Sink Rental	04/14/2026	78817	5,757.24	
		Vendor Subtotal:			5,757.24	
100-4012-5107-00	JUAN S ZAVALA	Gay Summer Rick - Art Transport	04/14/2026	78821	220.00	
		Vendor Subtotal:			220.00	
100-7001-5330-00	INDEPENDENT CITIES ASSOCIA'	Membership Dues FY 26/2027	04/13/2026	78794	750.00	
		Vendor Subtotal:			750.00	
100-7001-5930-04	SADE BAYATI	Reissue Ck 76795 - Small Business M	04/07/2026	78778	4,000.00	
		Vendor Subtotal:			4,000.00	
100-7002-5100-00	PEGASUS STUDIOS	Video Brodcast Svcs - Mar '26	04/14/2026	78841	11,400.00	000004427
		Vendor Subtotal:			11,400.00	
100-7002-5107-00	OFFICE TEAM A ROBERT HALF C	Temp Staff - K. Franklin 3/27/26	04/14/2026	78822	1,896.25	
100-7002-5107-00	OFFICE TEAM A ROBERT HALF C	Temp Staff - K. Franklin 3/20/26	04/14/2026	78822	2,050.00	
		Vendor Subtotal:			3,946.25	
100-7003-5100-00	KOSMONT & ASSOCIATES INC	Economic/Funding Advisory Svcs - Ja	04/13/2026	78796	10,511.80	000004501
100-7003-5100-00	KOSMONT & ASSOCIATES INC	Economic/Funding Advisory Svcs - D	04/13/2026	78796	8,742.50	000004501

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			19,254.30	
100-7003-5100-00	SUNSTONE CITIES LLC	Economic Recovery Strategy - Mar '2(	04/13/2026	78806	6,000.00	000004642
		Vendor Subtotal:			6,000.00	
100-7003-5300-00	RICHARD ROJAS	Reimb - CCCA Jan '26 Legislative Tou	04/02/2026	78729	360.24	
		Vendor Subtotal:			360.24	
100-7003-6160-00	STAPLES CONTRACT & COMME	Office Supplies - City Manager	04/02/2026	78712	25.25	
		Vendor Subtotal:			25.25	
100-7007-5100-00	ICC CODIFICATION INC	eCode/Ordinance Annual Maintenance	04/13/2026	78793	1,495.00	
		Vendor Subtotal:			1,495.00	
100-7007-5401-00	13 STARS MEDIA	Legal Notice - Ordinance No. 533 3/1!	04/02/2026	78731	2,541.00	
		Vendor Subtotal:			2,541.00	
100-7021-5100-00	ALLISON COOK	Safety Element - Mar '26	04/13/2026	78789	4,413.75	000004334
		Vendor Subtotal:			4,413.75	
100-7021-5100-00	CONSTANT AND ASSOCIATES IN	Reissue CK 78578 - City Evacuation F	04/14/2026	78826	7,359.56	000004610
100-7021-5100-00	CONSTANT AND ASSOCIATES IN	City Evacuation Plan Update - Mar '2(	04/14/2026	78826	15,290.54	000004610
		Vendor Subtotal:			22,650.10	
100-7021-5100-00	STEVEN GUTIERREZ	Parking Enforcement Hearings - Mar ':	04/02/2026	78723	1,000.00	000004374
		Vendor Subtotal:			1,000.00	
100-7021-5100-00	COUNTY OF LOS ANGELES LA-R	LARICS Radios - Mar '26	04/13/2026	78800	860.00	000004646

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			860.00	
100-7021-5115-00	LA CO SHERIFF'S DEPARTMENT	Sheriff's Svcs - Liaison 12/2 - 12/18/2:	04/13/2026	78799	26,778.74	000004586
100-7021-5115-00	LA CO SHERIFF'S DEPARTMENT	Sheriff's Svcs - Liaison 1/1 - 1/29/26	04/13/2026	78799	27,198.64	000004586
100-7021-5115-00	LA CO SHERIFF'S DEPARTMENT	Sheriff's Svcs - Traffic Enforcement - 1	04/13/2026	78799	26,023.78	000004586
100-7021-5115-00	LA CO SHERIFF'S DEPARTMENT	Sheriff's Svcs - Traffic Enforcement 1/	04/13/2026	78799	41,224.53	000004586
		Vendor Subtotal:			121,225.69	
100-7021-5116-00	LA CO SHERIFF'S DEPARTMENT	Sheriff's Svcs - Beach Team 1/14/26	04/13/2026	78799	678.41	000004586
		Vendor Subtotal:			678.41	
100-7021-5300-00	GABRIEL ETCHEVERRY	Reimb - Peppermill Lodging/WUI Coı	04/02/2026	78721	1,047.60	
		Vendor Subtotal:			1,047.60	
100-7021-5300-00	BRADLEY YOCUM	Reimb - Peppermill Lodging/WUI Coı	04/13/2026	78812	606.90	
		Vendor Subtotal:			606.90	
100-7021-5640-00	SOUTHERN CALIFORNIA EDISO	Tier - Feb '26	04/14/2026	78845	138.85	
		Vendor Subtotal:			138.85	
100-7021-5710-00	COMMUNICATIONS RELAY LLC	Quarterly Space Rental - Container D	04/02/2026	78719	450.00	
		Vendor Subtotal:			450.00	
100-7021-7800-00	COMMLINE INC	Radio Hardware and Accessories	04/02/2026	78718	6,838.74	000004673
		Vendor Subtotal:			6,838.74	
100-7054-5117-00	SOLID WASTE SOLUTIONS INC	Film Permits - Mar '26	04/13/2026	78804	29,164.23	000004067
		Vendor Subtotal:			29,164.23	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7054-5300-00	SPRINGBROOK HOLDING COMF	PM Module - Jan '26	04/13/2026	78805	540.00	000004311
100-7054-5300-00	SPRINGBROOK HOLDING COMF	PM Module - Dec '25	04/13/2026	78805	180.00	000004311
		Vendor Subtotal:			720.00	
100-7054-5405-00	EARTH PRINT INC	Finance - City of Malibu ACFR 2026	04/14/2026	78825	1,563.94	000004679
		Vendor Subtotal:			1,563.94	
100-7054-6160-00	STAPLES CONTRACT & COMME	Office Supplies - Finance	04/02/2026	78712	17.02	
		Vendor Subtotal:			17.02	
100-7058-5100-00	ADAM INVESTIGATIONS COUNS	HR Investigation - Jan/Feb '26	04/13/2026	78783	24,210.00	000004693
		Vendor Subtotal:			24,210.00	
100-7058-5100-00	ERGO SOLUTION INC	Ergonomic Evaluations 3/30/26	04/14/2026	78828	1,100.00	
		Vendor Subtotal:			1,100.00	
100-7058-5100-00	ROSS EMPLOYMENT LAW	HR Consulting Svcs - Mar '26	04/13/2026	78802	1,898.00	
		Vendor Subtotal:			1,898.00	
100-7058-5107-00	APPLEONE	Temp Staff - M. Brown 3/14/26	04/14/2026	78823	912.96	
		Vendor Subtotal:			912.96	
100-7058-5300-00	SPRINGBROOK HOLDING COMF	HR Module - Jan '26	04/13/2026	78805	420.00	000004312
100-7058-5300-00	SPRINGBROOK HOLDING COMF	HR Module - Dec '25	04/13/2026	78805	480.00	000004312
		Vendor Subtotal:			900.00	
100-7058-5320-00	GOVERNMENTJOBS.COM INC	Recruitment Subscriptions 12/5/25 - 1:	04/14/2026	78832	15,799.36	000004695
		Vendor Subtotal:			15,799.36	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7058-5320-00	PAIGE S APAR	Fingerprinting - New Employee	04/14/2026	78838	55.00	
		Vendor Subtotal:			55.00	
100-7058-5330-00	CALIFORNIA CHAMBER OF COM	125485 - Membership 5/26/26 - 5/26/2	04/13/2026	78787	499.00	
		Vendor Subtotal:			499.00	
100-7058-6160-00	STAPLES CONTRACT & COMME	Office Supplies - HR Ergonomics	04/02/2026	78712	184.09	
		Vendor Subtotal:			184.09	
100-7059-5107-00	APPLEONE	Temp Staff - A. Miller 3/21/26	04/14/2026	78823	1,632.34	
100-7059-5107-00	APPLEONE	Temp Staff - A. Miller 3/28/26	04/14/2026	78823	1,524.70	
100-7059-5107-00	APPLEONE	Temp Staff - S. Butler 3/28/26	04/14/2026	78823	1,578.39	
100-7059-5107-00	APPLEONE	Temp Staff - S. Parsa 3/14/26	04/14/2026	78823	1,748.76	
100-7059-5107-00	APPLEONE	Temp Staff - A. Miller 3/14/26	04/14/2026	78823	1,521.60	
		Vendor Subtotal:			8,005.79	
100-7059-5210-00	SOUTHERN CALIFORNIA EDISO	Service Fee - Feb '26	04/14/2026	78845	0.09	
		Vendor Subtotal:			0.09	
100-7059-5640-00	EXCEL OFFICE SERVICES	Copier Maint 2/17 - 3/16/26	04/02/2026	78740	840.40	
		Vendor Subtotal:			840.40	
100-7059-5720-00	ACCESS INFORMATION INTERM	Offsite Records Svcs - Mar '26	04/13/2026	78782	4,824.18	000003532
		Vendor Subtotal:			4,824.18	
100-7059-5721-00	FRONTIER CALIFORNIA INC	Bluffs Park Wifi 3/17 - 4/16/26	04/02/2026	78722	154.60	
		Vendor Subtotal:			154.60	
100-7059-5721-00	NEXTIVA INC	City Hall Phone Svcs 3/18 - 4/17/26	04/02/2026	78728	5,862.05	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			5,862.05	
100-7059-6160-00	EARTH PRINT INC	Business Cards	04/14/2026	78825	482.36	000004679
		Vendor Subtotal:			482.36	
100-7059-6160-00	STAPLES CONTRACT & COMME	Office Supplies - Non Departmental	04/02/2026	78712	1,030.41	
		Vendor Subtotal:			1,030.41	
		Subtotal for Section 1: 100			406,505.90	
101-0000-3408-00	CASSANDRA RIERA	Palisades Fee Waiver APR 25-033	04/14/2026	78843	430.00	
		Vendor Subtotal:			430.00	
101-0000-3409-00	CASSANDRA RIERA	Palisades Fee Waiver APR 25-033	04/14/2026	78843	29.00	
		Vendor Subtotal:			29.00	
101-0000-3412-00	CASSANDRA RIERA	Palisades Fee Waiver APR 25-033	04/14/2026	78843	3,367.00	
		Vendor Subtotal:			3,367.00	
101-0000-3414-00	CASSANDRA RIERA	Palisades Fee Waiver APR 25-033	04/14/2026	78843	478.00	
		Vendor Subtotal:			478.00	
101-0000-3419-00	ROBERT W CRAMER LIVING TR	Palisades Fee Waiver PVPF 25-223	04/14/2026	78844	20.83	
		Vendor Subtotal:			20.83	
101-0000-3421-00	CASSANDRA RIERA	Palisades Fee Waiver APR 25-033	04/14/2026	78843	1,665.00	
		Vendor Subtotal:			1,665.00	
101-0000-3421-00	ROBERT W CRAMER LIVING TR	Palisades Fee Waiver PVPF 25-223	04/14/2026	78844	200.00	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			200.00	
101-2001-5100-00	4LEAF INC	Planning Svcs - Jan '26	04/13/2026	78781	15,900.00	000004387
		Vendor Subtotal:			15,900.00	
101-2001-5100-00	COURTNEY JEAN MCCAMMON	City Proj Biologist - Feb '26	04/13/2026	78788	2,217.50	000004442
		Vendor Subtotal:			2,217.50	
101-2001-5100-01	COURTNEY JEAN MCCAMMON	Contract Biologist - Feb '26	04/13/2026	78788	11,812.00	000004442
		Vendor Subtotal:			11,812.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 6317 Cavalleri Rd - AF	04/02/2026	78727	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 27740 Pacific Coast Hv	04/02/2026	78726	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 24460 Malibu Rd - AP.	04/14/2026	78837	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 5916 Filaree Ht - APR	04/14/2026	78836	25.00	
		Vendor Subtotal:			100.00	
101-2001-5401-00	13 STARS MEDIA	Legal Notice - Public Hearing 2/19/26	04/13/2026	78780	141.52	
101-2001-5401-00	13 STARS MEDIA	Legal Notice - Public Hearing 2/26/26	04/13/2026	78780	141.52	
101-2001-5401-00	13 STARS MEDIA	Legal Notice - Public Hearing Public S	04/13/2026	78780	141.52	
101-2001-5401-00	13 STARS MEDIA	Legal Notice - Public Hearing 2/12/26	04/13/2026	78780	156.06	
		Vendor Subtotal:			580.62	
101-2004-4210-00	EMPOWER RETIREMENT LLC	PR 09.04.2026 457 Retirement - ER-M	04/09/2026	0	-50.00	
		Vendor Subtotal:			-50.00	
101-2004-5100-00	ENVIRONMENTAL SCIENCE ASS	Coastal Vulnerability Assessment - Th	04/13/2026	78790	1,990.00	000003504
		Vendor Subtotal:			1,990.00	
101-2004-5100-00	BUREAU VERITAS NORTH AMEI	Bldg Permit Tech - Feb '26	04/13/2026	78808	26,365.50	000004398
101-2004-5100-00	BUREAU VERITAS NORTH AMEI	Onsite Plans Examiner - Feb '26	04/13/2026	78808	11,017.50	000004398

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-2004-5100-00	BUREAU VERITAS NORTH AMEI	Bldg Inspector - Feb '26	04/13/2026	78808	16,672.50	000004398
		Vendor Subtotal:			54,055.50	
101-2004-5107-00	APPLEONE	Temp Staff - G. Medrano 3/14/26	04/14/2026	78823	1,524.50	
101-2004-5107-00	APPLEONE	Temp Staff - G. Medrano 3/21/26	04/14/2026	78823	1,554.69	
101-2004-5107-00	APPLEONE	Temp Staff - G. Medrano 3/28/26	04/14/2026	78823	1,448.04	
		Vendor Subtotal:			4,527.23	
101-3003-5100-00	RINCON CONSULTANTS INC	On-Call Environmental Svcs T5 - Feb	04/13/2026	78801	51,541.00	000004337
101-3003-5100-00	RINCON CONSULTANTS INC	On-Call Environmental Svcs - Feb '26	04/13/2026	78801	31,924.75	000004337
		Vendor Subtotal:			83,465.75	
		Subtotal for Section 1: 101			180,788.43	
102-3002-5100-01	COURTNEY JEAN MCCAMMON	WF Biologist - Feb '26	04/13/2026	78788	1,650.00	000004442
		Vendor Subtotal:			1,650.00	
102-3002-5100-02	4LEAF INC	WF Planning Svcs - Jan '26	04/13/2026	78781	11,760.00	000004387
		Vendor Subtotal:			11,760.00	
102-3102-5100-00	TRIPEPI SMITH & ASSOCIATES	Palisades Fire Communications Retain	04/13/2026	78807	14,100.00	000004457
102-3102-5100-00	TRIPEPI SMITH & ASSOCIATES	Palisades Fire Communication Svcs - 1	04/13/2026	78807	1,769.75	000004457
102-3102-5100-00	TRIPEPI SMITH & ASSOCIATES	Palisades Fire Communication Svcs - 1	04/14/2026	78847	1,526.00	000004457
		Vendor Subtotal:			17,395.75	
102-3102-5100-02	4LEAF INC	HCD Grant Recovery Permit Liaison 1	04/13/2026	78781	20,160.00	000004521
		Vendor Subtotal:			20,160.00	
102-3102-5100-02	CALIFORNIA COASTAL WORKS	Fire Recovery/Rebuild Planning - Jan	04/14/2026	78824	24,355.50	000004476
102-3102-5100-02	CALIFORNIA COASTAL WORKS	Fire Recovery/Rebuild Planning - Dec	04/14/2026	78824	23,500.00	000004476
102-3102-5100-02	CALIFORNIA COASTAL WORKS	Fire Recovery/Rebuild Planning - Feb	04/14/2026	78824	23,500.00	000004476
102-3102-5100-02	CALIFORNIA COASTAL WORKS	Fire Recovery/Rebuild Planning - 11/2	04/14/2026	78824	5,483.33	000004476

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			76,838.83	
102-3102-5100-03	FOX ONSITE SOLUTIONS INC	Recovery Effort EH Review 2/1 - 2/28	04/13/2026	78792	29,900.00	000004691
		Vendor Subtotal:			29,900.00	
102-3102-5710-00	WAVE ENTERPRISES INC	Rebuild Ctr Rent - May '26	04/13/2026	78810	15,711.98	000004447
		Vendor Subtotal:			15,711.98	
102-9216-5100-00	13 STARS MEDIA	Legal Notice - NIB Westward Beach 3	04/02/2026	78715	312.12	
		Vendor Subtotal:			312.12	
102-9223-5100-00	FILIPPIN ENGINEERING INC	Task 1: Big Rock Drainage - Through	04/13/2026	78791	34,983.75	000004505
102-9223-5100-00	FILIPPIN ENGINEERING INC	Task 1: Big Rock Drainage - Through	04/13/2026	78791	28,241.25	000004505
		Vendor Subtotal:			63,225.00	
		Subtotal for Section 1: 102			236,953.68	
103-9050-5100-00	PACIFIC COAST ELEVATOR COR	City Hall Elevator/Lift Maint 4/1 - 6/3	04/13/2026	78784	866.40	000003836
		Vendor Subtotal:			866.40	
103-9050-5100-00	ENHANCED LANDSCAPE MANA	City Hall Landscape Maint - Mar '26	04/14/2026	78816	1,094.81	000004317
		Vendor Subtotal:			1,094.81	
103-9050-5100-00	BOB HARTS ELECTRIC INC	City Hall - Ceiling Light Relocation M	04/14/2026	78833	837.14	
		Vendor Subtotal:			837.14	
103-9050-5610-00	ANAWALT LUMBER CO INC	City Hall - Supplies	04/02/2026	78733	24.99	
		Vendor Subtotal:			24.99	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
103-9050-5610-00	BEAR CONTRACTORS INC	Annual Fire Inspection	04/13/2026	78786	3,200.00	
		Vendor Subtotal:			3,200.00	
103-9050-5610-00	DUTHIE ELECTRICAL SERVICES	Automatic Transfer Switch (1) '26	04/14/2026	78827	1,332.60	
103-9050-5610-00	DUTHIE ELECTRICAL SERVICES	Annual Generator Preventative Mainte	04/14/2026	78827	1,161.47	
103-9050-5610-00	DUTHIE ELECTRICAL SERVICES	Automatic Transfer Switch (2) '26	04/14/2026	78827	1,327.54	
		Vendor Subtotal:			3,821.61	
103-9050-5610-00	ENHANCED LANDSCAPE MANA	City Hall - Plant Removal/Installation	04/02/2026	78701	3,604.00	
		Vendor Subtotal:			3,604.00	
103-9050-5610-00	MASTER COOLING CORPORATI	HVAC Repair	04/02/2026	78756	377.09	
		Vendor Subtotal:			377.09	
103-9050-5721-00	FRONTIER CALIFORNIA INC	City Hall Elevator Final Bill - Mar '26	04/14/2026	78830	99.30	
		Vendor Subtotal:			99.30	
103-9050-5722-00	SOUTHERN CALIFORNIA EDISO	City Hall - Feb '26	04/14/2026	78845	9,150.80	
		Vendor Subtotal:			9,150.80	
103-9050-6160-00	HD SUPPLY INC	City Hall - Janitorial Supplies	04/14/2026	78834	787.77	
		Vendor Subtotal:			787.77	
103-9050-6160-00	MCMASTER-CARR SUPPLY COM	City Hall - ESD Modesty Panels	04/14/2026	78839	27.44	
		Vendor Subtotal:			27.44	
103-9050-6160-00	REGENCY ENTERPRISES INC	City Hall - Light Bulbs	04/14/2026	78842	183.24	
		Vendor Subtotal:			183.24	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
103-9050-6400-00	SMASH ATHLETICS INC	Sr Maint Tech - Polos	04/13/2026	78803	164.09	
			Vendor Subtotal:		164.09	
			Subtotal for Section 1: 103		24,238.68	
105-9088-5100-00	TRIPEPI SMITH & ASSOCIATES	Community Lands Outreach - Jan '26	04/13/2026	78807	710.00	000004209
			Vendor Subtotal:		710.00	
			Subtotal for Section 1: 105		710.00	
207-3004-5100-00	GI INDUSTRIES	ABOP Events Aug'25 & Oct '25	04/14/2026	78831	6,400.00	000004687
			Vendor Subtotal:		6,400.00	
			Subtotal for Section 1: 207		6,400.00	
215-7070-7800-00	WILLIAMS SCOTSMAN INC	Temp Office Trailer 3/28 - 4/27/26	04/13/2026	78811	2,347.95	
215-7070-7800-00	WILLIAMS SCOTSMAN INC	Temp Office Trailer 1/28 - 2/27/26	04/13/2026	78811	2,278.77	
215-7070-7800-00	WILLIAMS SCOTSMAN INC	Temp Office Trailer 2/28 - 3/27/26	04/13/2026	78811	2,278.77	
			Vendor Subtotal:		6,905.49	
			Subtotal for Section 1: 215		6,905.49	
290-6002-5722-00	SOUTHERN CALIFORNIA EDISO	Big Rock Inland Pump - Feb '26	04/14/2026	78845	37.15	
290-6002-5722-00	SOUTHERN CALIFORNIA EDISO	Asmt Dist Big Rock - Feb '26	04/14/2026	78845	998.81	
			Vendor Subtotal:		1,035.96	
			Subtotal for Section 1: 290		1,035.96	
291-6003-5722-00	SOUTHERN CALIFORNIA EDISO	Asmt dst Malibu Rd - Feb '26	04/14/2026	78845	82.40	
			Vendor Subtotal:		82.40	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
			Subtotal for Section 1: 291		82.40	
292-6004-5722-00	SOUTHERN CALIFORNIA EDISO	Calle Del Barco - Feb '26	04/14/2026	78845	14.04	
292-6004-5722-00	SOUTHERN CALIFORNIA EDISO	Asmt Dist Rambla-Calle - Feb '26	04/14/2026	78845	20.25	
			Vendor Subtotal:		34.29	
			Subtotal for Section 1: 292		34.29	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	20137 1/2 PCH 11/17/25 - 2/11/26	04/02/2026	78766	81.22	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	19019 1/2 PCH 2/12 - 3/15/26	04/02/2026	78710	32.63	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	20137 1/2 PCH 2/12 - 3/15/26	04/02/2026	78766	35.13	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	23707 1/4 PCH CCTV 9/17 - 10/15/2:	04/14/2026	78845	24.37	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	19901 1/4 PCH CCTV 9/12 - 10/12/25	04/14/2026	78845	40.76	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	21033 1/2 PCH 2/12 - 3/15/26	04/14/2026	78845	198.74	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	22960 1/4 PCH 2/19 - 3/19/26	04/14/2026	78845	44.20	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	22878 1/4 PCH 2/18 - 3/18/26	04/14/2026	78845	31.88	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	24251 1/4 PCH 2/18 - 3/18/26	04/14/2026	78845	48.61	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	24258 1/4 PCH 2/18 - 3/18/26	04/14/2026	78845	41.53	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	23035 1/4 PCH 2/18 - 3/18/26	04/14/2026	78845	31.58	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	19455 1/4 PCH 2/13 - 3/16/26	04/14/2026	78845	40.57	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	22310 1/4 PCH 2/17 - 3/17/26	04/14/2026	78845	32.26	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	23707 1/4 PCH 2/18 - 3/18/26	04/14/2026	78845	150.71	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	21825 1/4 PCH 2/17 - 3/17/26	04/14/2026	78845	36.85	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	21434 1/4 PCH 2/17 - 3/17/26	04/14/2026	78845	34.26	
			Vendor Subtotal:		905.30	
310-9075-5100-00	WOODARD & CURRAN INC	CCWTF Phase 2 - Through 2/28/26	04/02/2026	78730	2,952.75	000003489
			Vendor Subtotal:		2,952.75	
310-9090-5100-00	EARTHCAM INC	89290 -Skate Park Camera Software 4.	04/02/2026	78720	550.00	
310-9090-5100-00	EARTHCAM INC	89290 -Skate Park Camera Rental 4/1(	04/02/2026	78720	282.75	
			Vendor Subtotal:		832.75	
310-9101-5100-00	KIMLEY-HORN AND ASSOC INC	PCH Crosswalk at Big Rock - Througl	04/02/2026	78724	50,630.00	000004631
310-9101-5100-00	KIMLEY-HORN AND ASSOC INC	PCH Crosswalk at Big Rock - Througl	04/14/2026	78835	8,757.50	000004631

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			59,387.50	
310-9109-5100-00	KIMLEY-HORN AND ASSOC INC	Las Flores Cyn Rd/Rambla Pacifico In	04/02/2026	78724	31,470.00	000004573
310-9109-5100-00	KIMLEY-HORN AND ASSOC INC	Las Flores Cyn Rd/Rambla Pacifico In	04/13/2026	78795	12,422.50	000004573
		Vendor Subtotal:			43,892.50	
310-9114-5100-00	MNS ENGINEERS INC	Malibu Seafood Pedestrian Undercros	04/14/2026	78840	7,910.00	000004575
		Vendor Subtotal:			7,910.00	
		Subtotal for Section 1: 310			115,880.80	
500-7008-5100-00	AMERICAN GLOBAL SECURITY	Legacy - Security Svcs 3/15 - 3/21/26	04/02/2026	78696	2,294.88	000004128
		Vendor Subtotal:			2,294.88	
500-7008-5100-00	ENHANCED LANDSCAPE MANA	Legacy Park Landscape Maint/Liners -	04/14/2026	78816	17,219.76	000004317
		Vendor Subtotal:			17,219.76	
500-7008-5722-00	SOUTHERN CALIFORNIA EDISO	Legacy Park Lift Station - Feb '26	04/14/2026	78845	1,024.68	
500-7008-5722-00	SOUTHERN CALIFORNIA EDISO	23661 PCH - Feb '26	04/14/2026	78845	830.37	
		Vendor Subtotal:			1,855.05	
500-7008-5723-00	LA CO MALIBU TREASURER-WA	Water - Supercare Pharmacy 1/6-3/9/2	04/02/2026	78703	233.05	
500-7008-5723-00	LA CO MALIBU TREASURER-WA	Water - Legacy 1/6-3/9/26 Acct#2964	04/02/2026	78703	3,952.70	
500-7008-5723-00	LA CO MALIBU TREASURER-WA	Water - Legacy Irrigation 1/6-3/9/26 A	04/02/2026	78703	603.19	
		Vendor Subtotal:			4,788.94	
500-7008-7300-00	FENCE FACTORY RENTALS	Animal Hospital - Roof Railing Modif	04/14/2026	78829	6,217.88	
		Vendor Subtotal:			6,217.88	
		Subtotal for Section 1: 500			32,376.51	

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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
515-3010-5721-00	BADGER METER INC	Meter Monitoring - Mar '26	04/13/2026	78785	39.99	
		Vendor Subtotal:			39.99	
515-3010-5722-00	SOUTHERN CALIFORNIA EDISO	Injection Wells/CCWWTF - Feb '26	04/14/2026	78845	323.19	
515-3010-5722-00	SOUTHERN CALIFORNIA EDISO	CCWWTF - Feb '26	04/14/2026	78845	14,278.07	
		Vendor Subtotal:			14,601.26	
		Subtotal for Section 1: 515			14,641.25	
601-3005-5722-00	SOUTHERN CALIFORNIA EDISO	Electric Car Charger - Feb '26	04/14/2026	78845	473.33	
		Vendor Subtotal:			473.33	
601-3005-6500-00	WRIGHT EXPRESS FSC WEX BAI	Gas Receipts 2/24 - 3/23/26	04/02/2026	78717	1,396.44	
		Vendor Subtotal:			1,396.44	
		Subtotal for Section 1: 601			1,869.77	
602-7060-5100-00	KONICA MINOLTA BUSINESS SC	City Clerk Proj - Agenda Power Autor	04/02/2026	78725	12,500.00	000004670
		Vendor Subtotal:			12,500.00	
602-7060-7400-00	AMAZON CAPITAL SERVICES IN	Bluetooth Headset	04/02/2026	78716	33.05	
602-7060-7400-00	AMAZON CAPITAL SERVICES IN	Anker USB C Adapter	04/02/2026	78716	9.81	
602-7060-7400-00	AMAZON CAPITAL SERVICES IN	Misc Hardware	04/02/2026	78716	1,430.89	
		Vendor Subtotal:			1,473.75	
602-7060-7400-00	TICKIOT INC	Bluffs Park - Wifi Equipment	04/14/2026	78846	8,687.00	
		Vendor Subtotal:			8,687.00	
		Subtotal for Section 1: 602			22,660.75	

Docusign Envelope ID: F5A41B6A-C20B-432C-971C-99916FC0A333

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
710-0000-2270-12	APRYL VERNILLE	Ref - A. VERNILLE Security Deposit	04/14/2026	78820	100.00	
		Vendor Subtotal:			100.00	
710-0000-2270-44	CARLA BATES	Arts - Art Teacher 2/4 - 2/25/26	04/02/2026	78734	1,000.00	
		Vendor Subtotal:			1,000.00	
710-0000-2270-44	NATHAN HASSALL	Arts - Guest Teacher 2/6 - 3/2/26	04/02/2026	78748	750.00	
		Vendor Subtotal:			750.00	
710-0000-2270-44	RICARDO MEANS	Arts - Poet Lauret 1/23 - 3/2/26	04/02/2026	78757	1,500.00	
		Vendor Subtotal:			1,500.00	
710-0000-2270-44	JOLYNN M FREED REGAN	Arts - Poetry Teacher 1/23 - 3/2/26	04/02/2026	78760	3,000.00	
		Vendor Subtotal:			3,000.00	
710-0000-2270-54	LA CO REGISTRAR RECCORDER	Recorded Doc Fees - Feb '26	04/13/2026	78798	93.00	
		Vendor Subtotal:			93.00	
		Subtotal for Section 1: 710			6,443.00	
900-0000-2040-00	CalPERS Retirement	PR Batch 70009.04.2026 PEPRA Addl	04/09/2026	0	49.61	
900-0000-2040-00	CalPERS Retirement	PR Batch 70009.04.2026 PERS EESh	04/09/2026	0	12,284.13	
		Vendor Subtotal:			12,333.74	
900-0000-2040-01	CalPERS Retirement	PR Batch 70009.04.2026 PEPRA ER (	04/09/2026	0	23,836.11	
900-0000-2040-01	CalPERS Retirement	PR Batch 70009.04.2026 PERS ERSh	04/09/2026	0	23,480.21	
		Vendor Subtotal:			47,316.32	
900-0000-2040-02	CalPERS Retirement	PR Batch 70009.04.2026 PEPRA EE (	04/09/2026	0	23,778.40	

Docusign Envelope ID: F5A41B6A-C20B-432C-971C-99916FC0A333

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			23,778.40	
900-0000-2041-00	US BANK	PR Batch 70009.04.2026 PARS - EE S	04/09/2026	78779	1,182.66	
900-0000-2041-00	US BANK	PR Batch 70009.04.2026 PARS - ER S	04/09/2026	78779	247.99	
		Vendor Subtotal:			1,430.65	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70009.04.2026 Roth-457 Re	04/09/2026	0	1,811.18	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70009.04.2026 457 Retirem	04/09/2026	0	3,800.00	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70009.04.2026 457 Retirem	04/09/2026	0	14,239.00	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70009.04.2026 457 Retirem	04/09/2026	0	1,941.04	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70009.04.2026 Roth-457 Re	04/09/2026	0	695.00	
		Vendor Subtotal:			22,486.22	
900-0000-2042-01	EMPOWER RETIREMENT LLC	PR Batch 70009.04.2026 457 Loan Pr	04/09/2026	0	718.88	
		Vendor Subtotal:			718.88	
900-0000-2043-00	EMPOWER RETIREMENT LLC	PR Batch 70009.04.2026 401 Retirem	04/09/2026	0	750.00	
900-0000-2043-00	EMPOWER RETIREMENT LLC	PR Batch 70009.04.2026 401 Retirem	04/09/2026	0	715.38	
		Vendor Subtotal:			1,465.38	
900-0000-2050-00	Federal Taxes from PR	PR Batch 70009.04.2026 Federal Inco	04/09/2026	0	59,956.91	
		Vendor Subtotal:			59,956.91	
900-0000-2051-00	State of California PR Taxes	PR Batch 70009.04.2026 State Income	04/09/2026	0	24,775.79	
		Vendor Subtotal:			24,775.79	
900-0000-2053-00	Federal Taxes from PR	PR Batch 70009.04.2026 Medicare EE	04/09/2026	0	7,169.26	
900-0000-2053-00	Federal Taxes from PR	PR Batch 70009.04.2026 Medicare ER	04/09/2026	0	7,169.26	
		Vendor Subtotal:			14,338.52	

Docusign Envelope ID: F5A41B6A-C20B-432C-971C-99916FC0A333

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
			Subtotal for Section 1: 900		208,600.81	
			Report Total:		1,266,127.72	

Report Total:	1,266,127.72
Less Clearing House Electronic AP Proof List:	(207,120.16)
Transactions by Account Total:	1,059,007.56

City Council Meeting
04-27-26
Item 1.B.3.

Council Agenda Report

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

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 16, 2026 Meeting date: April 27, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes for the August 25, 2025 Regular Meeting.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: Staff has prepared draft minutes for the Council meetings on August 25, 2025.

ATTACHMENTS:
August 25, 2025 Regular Meeting

MINUTES
MALIBU CITY COUNCIL
REGULAR MEETING
AUGUST 25, 2025
COUNCIL CHAMBERS
5:30 P.M.

MEETING CALL TO ORDER

Mayor Riggins called the meeting to order at 4:02 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Mayor Marianne Riggins; Mayor Pro Tem Bruce Silverstein; and Councilmembers Haylynn Conrad, Doug Stewart and Steve Uhring.

PUBLIC COMMENT ON CLOSED SESSION

Mayor Riggins opened the floor to public comment.

Speakers: Anne K.

RECESS TO CLOSED SESSION

At 4:04 p.m., the Council recessed to Closed Session to discuss the following items listed on the Closed Session agenda:

Conference with Legal Counsel – Existing litigation pursuant to Government Code Section 54956.9(d)(1):

1. Case Name: City's Petition to Form Malibu USD from Territory in the Santa Monica-Malibu USD

Personnel Matters pursuant to Government Code Section 54957:

1. Public Employee Appointment
   Title: City Manager

Conference with Labor Negotiator pursuant to Government Code Section 54957.6:

1. City representative: Interim City Attorney Trevor Rusin
   Unrepresented employee: City Manager

REGULAR SESSION CALL TO ORDER

Mayor Riggins called the meeting to order at 5:55 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Mayor Marianne Riggins; Mayor Pro Tem Bruce Silverstein; and Councilmembers Haylynn Conrad, Doug Stewart and Steve Uhring.

ALSO PRESENT: Trevor Rusin, Interim City Attorney; Candace Bond, Interim City Manager; Richard Rojas, Deputy City Manager; Kelsey Pettijohn, City Clerk; Kristin Riesgo, Community Services Director; Yolanda Bundy, Community Development Director; Susan Dueñas, Public Safety Director; Rob DuBoux, Public Works Director; Nicholas Sanchez; Management Analyst; Christina Muñoz, Deputy City Clerk; Larbi Azzaz, Associate Planner; and Tyler Eaton, Principal Planner

PLEDGE OF ALLEGIANCE

Mayor Riggins led the Pledge of Allegiance.

CLOSED SESSION REPORT

Interim City Attorney Rusin reported that the meeting convened at 4:00 p.m., after which time the City Council recessed to a Closed Session pursuant to Government Code Sections 54956.9(d)(1), 54957, 54957.6, with all Councilmembers present. He stated the Council discussed the items on the Closed Session agenda and took no reportable action. The Council unanimously directed him to share the following statement: the City of Malibu has been informed that Ronda Perez has withdrawn her candidacy for the City Manager position. The City thanks Ms. Perez for her original interest in the position and wishes her success in her future endeavors. The City will now consider other applicants for the position and expand its search for a City Manager candidate.

REPORT ON POSTING OF AGENDA

City Clerk Pettijohn reported that the agenda for the meeting was properly posted on August 15, 2025, with the amended agenda posted on August 22, 2025.

APPROVAL OF AGENDA

MOTION Councilmember Stewart moved, and Councilmember Uhring seconded a motion to approve the agenda. The motion carried unanimously.

ITEM 1 CONSENT CALENDAR

Mayor Riggins opened the floor to public comment on the Consent Calendar.

Speakers: Darren Graves, Hamish Patterson, Ryan Embree, Meril Maye, and Andy Lyon

As there were no other speakers present, Mayor Riggins closed public comment and returned the matter to the table for discussion.

Item Nos. 1.B.2, 1.B.4, 1.B.5, 1.B.6, 1.B.7., and 1.B.8. were pulled by the Council.

MOTION Mayor Pro Tem Silverstein moved, and Councilmember Stewart seconded a motion to approve the Consent Calendar, pulling Item Nos. 1.B.2, 1.B.4, 1.B.5, 1.B.6, 1.B.7., and 1.B.8. The motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items
None.

B. New Items

1. Waive Further Reading
Recommended Action: After the City Attorney has read the title, waive full reading of ordinances considered on this agenda for introduction on first reading and/or second reading and adoption.

3. Approval of Minutes
Recommended Action: Approve the minutes for the April 3, 2025 Special Meeting, April 10, 2025 3:00 p.m. Special Meeting, and April 10, 2025 6:00 p.m. Special Meeting.

The following items were pulled from the consent calendar for individual consideration:

2. Approve Warrants
Recommended Action: Allow and approve warrant demand numbers 76360-76406 on the register from the General Fund and direct the City Manager to pay out the funds to each of the claimants listed in Warrant Register No. 773 in the amount of the warrant appearing opposite their names, for the purposes stated on the respective demands in a total amount of $5,650,970.12. City of Malibu payroll check number 5517-5518 and ACH deposits were issued in the amount of $500,405.75.

The Council discussed the item and directed questions to staff.

MOTION Councilmember Stewart moved, and Mayor Pro Tem Silverstein seconded a motion to allow and approve warrant demand numbers 76360-76406 on the register from the General Fund and direct the City Manager to pay out the funds to each of the claimants listed in Warrant Register No. 773 in the amount of the warrant appearing opposite their names, for the purposes stated on the respective demands in a total amount of $5,650,970.12. City of Malibu payroll check number 5517-5518 and ACH deposits were issued in the amount of $500,405.75. The motion carried unanimously.

4. First Amendment to Professional Services Agreement with Townsend Public Affairs, INC for Grant Writing Services

Recommended Action: Authorize the Mayor to execute Amendment No. 1 to the Professional Services Agreement with Townsend Public Affairs to extend the contract term through July 31, 2026, and to increase the total not-to-exceed amount by $78,000, reflecting the existing rate of $6,500 per month (annual total $78,000), for a revised total of $234,000 over the full term.

Deputy City Manager Rojas presented the staff report.

The Council discussed the item and directed questions to staff and Alex Gibbs (Townsend Public Affairs).

MOTION Councilmember Stewart moved, and Mayor Pro Tem Silverstein seconded a motion to authorize the Mayor to execute Amendment No. 1 to the Professional Services Agreement with Townsend Public Affairs to extend the contract term through July 31, 2026, and to increase the total not-to-exceed amount by $78,000, reflecting the existing rate of $6,500 per month (annual total $78,000), for a revised total of $234,000 over the full term. The motion carried unanimously.

5. Update of the City's Evacuation Plan
Recommended Action: Authorize the Mayor to execute a professional services agreement with Constant Associates, Inc. to update the City's Evacuation Plan.

The Council discussed the item and directed questions to staff.

MOTION Councilmember Conrad moved, and Mayor Riggins seconded a motion to authorize the Mayor to execute a professional services agreement with Constant Associates, Inc. to update the City's Evacuation Plan. The motion carried unanimously.

6. Disposal of Surplus Property
Recommended Action: Approve the disposal of Skate Park equipment per City Council Policy #39.

The Council discussed the item and directed questions to staff.

MOTION Mayor Pro Tem Silverstein moved, and Councilmember Stewart seconded a motion to approve the disposal of Skate Park equipment per City Council Policy #39. The motion carried 3-2, Councilmember Uhring and Councilmember Conrad opposed.

7. City Council Chamber Screen Projector and Projector Lens Options
Recommended Action: 1) Approve the acceptance of a donation consisting of a projector screen and lens for use in the City Council Chamber; and 2) Provide direction on the screen size.

Deputy City Manager Rojas presented the staff report.

The Council discussed the item and directed questions to staff and Scott Tallal (Malibu Film Society).

MOTION Councilmember Stewart moved, and Mayor Pro Tem Silverstein seconded a motion to: 1) approve the acceptance of a donation consisting of a projector screen and lens for use in the City Council Chamber; and 2) select option 2 for the screen: ultra-widescreen, constant image height of 10' for all formats. The motion carried unanimously.

8. Donation from Southern California Edison
Recommended Action: Approve the acceptance of a donation of $10,000 from Southern California Edison (SCE) to support the 2025 Safety and Preparedness Fair.

Public Safety Director Dueñas presented the staff report.

The Council discussed the item and directed questions to staff.

MOTION Councilmember Uhring moved, and Councilmember Stewart seconded a motion to approve the acceptance of a donation of $10,000 from Southern California Edison (SCE) to support the 2025 Safety and Preparedness Fair. The motion carried unanimously.

ITEM 2 CEREMONIAL/PRESENTATIONS

A. Presentation of commendation to Barbara Bruderlin in recognition of her service with the Malibu Pacific Palisades Chamber of Commerce

Mayor Riggins presented the commendation to Barbara Bruderlin.

B. Presentation by Fire Rebuild Ambassador Abe Roy

Fire Rebuild Ambassador Abe Roy presented and update on rebuild permit statistics and the barriers and challenges to residents rebuilding.

The Council directed questions to Fire Rebuild Ambassador Roy.

ITEM 3 COMMISSION / COMMITTEE / CITY MANAGER UPDATES

Kevin Shenkman, Mobilehome Park Rent Stabilization Commission (MPRSC), stated the Commissioners are available for a meeting on September 11, 2025, and staff confirmed the next meeting will be scheduled that date. He recommended the MPRSC adopt a regular meeting date at its next meeting.

Interim City Manager Bond discussed public safety power shutoffs (PSPS) and the City's lobbying efforts with the State. She stated the City sent a letter of support to the California Public Utilities Commission (CPUC) to designate Malibu High School (MHS) as a resiliency center. She thanked Public Works Director DuBoux for working with Caltrans to delay the removal of the traffic light at Guernsey Avenue and Pacific Coast Highway (PCH). She announced Community Development Director Bundy had been award the 2025 Ethics and Leadership Award from the American Society of Civil Engineers. She announced the Rebuild Center had received its 100th permit application. She discussed the recent household hazardous waste event. She announced an upcoming beach cleanup day with Heal the Bay. She discussed staff outreach to businesses to explain the temporary use permit ordinance that allowed additional events to support business recovery. She stated the accessory dwelling unit ordinance was scheduled for the October 27, 2025 Regular Meeting. She encouraged the public to participate in the August 27, 2025 Special Meeting on rebuild policies. She provided an update on skate park construction and Clover Heights storm drain improvements. She announced the Public Safety Fair on September 27, 2025. She announced that the City of Los Angeles would be loaning two mobile sirens in the City of Malibu. She announced upcoming youth and senior recreation programs.

Sergeant Chris Soderlund, Los Angeles County Sheriff Department, presented the monthly crime report and discussed significant incidents.

The Council directed questions to Sergeant Soderlund.

ITEM 4.A. PUBLIC COMMENTS

Melissa Ireland discussed challenges to obtain a plan check and geology approval for her Woolsey Fire rebuild and the impact delays have had on her life.

Peter Ireland discussed human impact of the fires and the long rebuilding process.

Anne K. expressed sympathy for everyone affected by the fires. She discussed her run for Governor of California.

Jo Drummond stated only one rebuild permit had been issued since the Palisades fire and discussed the challenges to rebuilding.

Darren Graves discussed the challenges to rebuilding and the Malibu Rebuild Taskforce's efforts to disseminate accurate information to the public to help them rebuild.

Mohammad Momand deferred time to Jefferson Wagner.

Norm Haynie deferred time to Jefferson Wagner.

Zuma Jay deferred time to Jefferson Wagner.

Alexandra Ladesich deferred time to Jefferson Wagner.

Jefferson Wagner and Ahmad Momand discussed how their AI system could be used to provide more accurate fire fuel level data and fire models. He requested an MOU with the City to access more up to date images and data that can be used by the system.

Kraig Hill discussed how he is still recovering from the Palisades Fire. He requested an update on Southern California Edisons underground effort and delays related to the easement documents.

Hamish Patterson discussed the surplus of the temporary skate park equipment and problems with the process.

Andy Lyon discussed people experiencing homelessness at Surfrider Beach. He discussed issues with the Malibu Lagoon restoration project. He discussed problems with the skate park projects.

Ryan Embree discussed the items scheduled for the consent calendar and indicated the items should be scheduled for discussion. He discussed prior direction for Caltrans to attend Public Safety Commission meetings quarterly and recommended returning to that schedule. He suggested building a crosswalk at Guernsey Avenue instead of Moonshadows. He discussed CPUC standards for PSPS. He stated the fire developer fee revenue should be directed to the City. He recommended revisiting the agreement with California Highway Patrol. He recommended directing the Public Works Director to install a reactive radar sign in front of the Civic Center Water Treatment Facility.

ITEM 4.B. SUBCOMMITTEE REPORTS / COUNCIL COMMENTS

Councilmember Uhring congratulated Community Development Director Bundy for her award and Public Works Director DuBoux for his work with Caltrans to keep the Guernsey Avenue traffic signal in place. He discussed Ronda Perez's candidacy for the City Manager position, the City Council's consideration of her candidacy, statements made by Kevin Shenkman regarding Ronda Perez, and the Malibu Times articles regarding Ronda Perez.

Councilmember Stewart congratulated Community Development Director Bundy for her award. He thanked Public Works Director DuBoux for his work with Caltrans to keep the Guernsey Avenue traffic signal in place. He recommended bringing back an item to review the agreement with Covered 6 for security patrols in the fire damaged area. He discussed progress on the Alert FM project. He discussed Ronda Perez's experience and qualifications and expressed disappointment that she withdrew her candidacy.

Councilmember Conrad indicated support for bringing back an item on the

agreement with Covered 6. She discussed her work to bring more horses and equestrian activities to the City.

In response to Councilmember Conrad, Interim City Manager Bond stated MHS may serve as a resiliency center in the future for PSPS events.

In response to Councilmember Conrad, City Clerk Pettijohn that the August 27, 2025 Special Meeting would be held in the Council Chambers at the dais and there would be an opportunity for members of the public to speak on each policy item.

Councilmember Conrad proposed re-establishing the Homelessness Task Force or another advisory group that would not be subject to the Brown Act.

In response to Councilmember Conrad, Interim City Manager Bond stated the Public Safety Department had successfully reduced the number of people experiencing homelessness in the City. Councilmember Stewart stated the responsibilities of the Homelessness Task Force had been assigned to the Public Safety Commission and Public Safety Department. He expressed concern that the City did not have the staff resources to support another commission or task force.

In response to Councilmember Conrad, Community Development Director Bundy discussed fire debris removal and soil testing requirements.

Mayor Pro Tem Silverstein congratulated Community Development Director Bundy for her award and Public Works Director DuBoux for his work with Caltrans to keep the Guernsey Avenue traffic signal in place. He discussed the Supreme Court decision on the Grants Pass v. Johnson case. He discussed the purpose of the Homelessness Task Force at the time it was formed. He recommended the City review the No Camping ordinance in light of the Grants Pass v. Johnson case.

Mayor Riggins congratulated Community Development Director Bundy for her award and Public Works Director DuBoux for his work with Caltrans to keep the Guernsey Avenue traffic signal in place. She stated she attended a Public Works conference and attended the City's presentation on the PCH Signal Synchronization Project. She encouraged any residents with concerns about people experiencing homelessness to speak to the Public Safety Commission. She stated she was present at the at the issuance of two certificates of occupancy for Woolsey Fire rebuilds. She recommended adjourning in memory of Toshihito "Toshi" Ozawa.

RECESS At 9:06 p.m., Mayor Riggins recessed the meeting. The meeting resumed at 9:20 p.m. with all Councilmembers present.

ITEM 5 ORDINANCES AND PUBLIC HEARINGS

A. Zoning Text Amendment No. 25-002 – An amendment to the Malibu Municipal Code Title 17 (Zoning) Modifying Standards and Procedures to Stimulate Economic Recovery for Local Businesses as a result of Impacts from the 2025

Palisades Fire including modifications to the provisions related to Temporary Use Permits and Sign Permits
Recommended Action: 1) After the City Attorney reads the title of the ordinance, introduce on first reading Ordinance No. 526, approving a Zoning Text Amendment (ZTA) to amend Title 17 (Zoning) of the Malibu Municipal Code (MMC) to modify standards and procedures to stimulate economic recovery for local businesses as a result of impacts from the 2025 Palisades Fire, including modifications to the provisions related to Temporary Use Permits (TUP) and Sign Permits (SP); and 2) Direct staff to schedule second reading and adoption of Ordinance No. 526 for the September 8, 2025 Regular City Council meeting.

Principal Planner Eaton presented the staff report.

Mayor Riggins opened the floor to public comment. As there were no speakers present, Mayor Riggins returned the matter to the table for discussion.

The Council discussed the item and directed questions to staff.

MOTION Councilmember Stewart moved, and Councilmember Conrad seconded a motion to: 1) introduce on first reading Ordinance No. 526, approving a Zoning Text Amendment (ZTA) to amend Title 17 (Zoning) of the Malibu Municipal Code (MMC) to modify standards and procedures to stimulate economic recovery for local businesses as a result of impacts from the 2025 Palisades Fire, including modifications to the provisions related to Temporary Use Permits (TUP) and Sign Permits (SP); and 2) direct staff to schedule second reading and adoption of Ordinance No. 526 for the September 8, 2025 Regular City Council meeting.

Interim City Attorney Rusin read the title of the ordinance.

The motion carried 4-1, Mayor Pro Tem Silverstein opposed.

ITEM 6 OLD BUSINESS

A. City Council and Commission Meeting Format and Rules of Procedure and Decorum (Continued from August 11, 2025 Regular Meeting)
Recommended Action: 1) Discuss and provide direction to staff on the format of City Council meetings, including the regular meeting time and hybrid format; 2) Discuss and provide direction on Commission, Committee, and Board meetings, including staff resources for the recording of meetings.

City Clerk Pettijohn presented the staff report.

Mayor Riggins opened the floor to public comment.

Speaker: Anne K, Jo Drummond, Kevin Shenkman, Darren Graves, Ryan, Danny, and Salwa Wahba

As there were no other speakers present, Mayor Riggins returned the matter to the table for discussion.

The Council discussed the item and directed questions to staff.

CONSENSUS

By consensus, the Council directed staff to bring back the following changes to the regular meeting format and procedures: 1) start the meeting at 4:30 p.m.; 2) notice public comment for items not on the agenda and City Council reports to be heard at or after 6:30 p.m.; and 3) implement webinar registration for remote speaker signups.

The Council discussed the item and directed questions to staff.

CONSENSUS

By consensus, the Council directed staff to post staff reports for land use matters 30 days in advance of the hearing and set deadlines for all written and presentation materials from the be submitted 10-business days in advance and all written and presentation materials be submitted 3-business days in advance.

The Council discussed the item and directed questions to staff.

CONSENSUS

By consensus, the Council directed staff to bring back the following changes to the regular meeting format and procedures: 1) allow audiovisual presentation materials from the public only for scheduled items; 2) limit ceremonial/presentation items to three per agenda and each presentation should take no more than ten minutes; 3) eliminate time deferrals for items not on the agenda.

The Council discussed the item and directed questions to staff.

CONSENSUS

By consensus, the Council directed staff to begin video recording City Commission meetings.

MOTION Mayor Pro Tem Silverstein moved, Councilmember Conrad second to hear 7A after 10:30. Unanimous

ITEM 7 NEW BUSINESS

A. Mobilehome Park Rent Stabilization Commission Meetings
Recommended Action: Provide direction to staff and the Mobilehome Park Rent Stabilization Commission on meeting schedule and frequency.

City Clerk Pettijohn presented the staff report.

Mayor Riggins opened the floor to public comment.

Speaker: Kevin Shenkman, Bill Sampson, Ryan

As there were no other speakers present, Mayor Riggins returned the matter to the table for discussion.

The Council discussed the item.

MOTION Councilmember Stewart moved, and Mayor Pro Tem Silverstein seconded a motion to direct staff to schedule and the Mobilehome Park Rent Stabilization Commission to hold monthly meetings for the remainder of 2025. The motion carried unanimously.

ITEM 8 COUNCIL ITEMS

None.

ADJOURNMENT

Mayor Riggins adjourned the meeting at 11:38 p.m. in memory of Toshihito "Toshi" Ozawa and Howard Ferguson.

Approved and adopted by the City Council of the City of Malibu on _____.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

Council Agenda Report

City Council Meeting
04-27-26
Item 1.B.4.

To: Mayor Silverstein and Honorable Members of the City Council

Prepared by: Patrick Achis, Senior Planner

Reviewed by: Yolanda Bundy, Community Development Director
Tyler Eaton, Assistant Community Development Director

Approved by: Joeseph D. Irvin, City Manager
Trevor Rusin, Interim City Attorney

Date prepared: April 8, 2026 Meeting date: April 27, 2026

Subject: 2025 Housing Annual Progress Report

RECOMMENDED ACTION: 1) Review the 2025 Housing Element Annual Progress Report (APR); and 2) Authorize submittal of the 2025 APR to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI) in accordance with Gov. Code § 65400.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2026 Strategic Plan Goal 1: Support Community Rebuilding and Long-Term Recovery Objective 1.1: Accelerate and simplify the rebuilding of $1.6 billion in destroyed properties.

DISCUSSION: The City is in its 6th Cycle Housing Element (6th Cycle) covering years 2021-2029. State law (Gov. Code § 65400) requires all local jurisdictions to annually report on Housing Element progress in terms of housing production to meet Regional Housing Needs Assessment (RHNA) and Housing Element implementation. Each year the City is required to prepare an APR in accordance with the State's guidelines and standard templates, and present the APR to the City Council prior to submitting it to HCD and LCI by April 1 for the prior calendar year. Due to the timing of scheduled City Council meetings relative to the statutory deadline, staff submitted the APR to HCD, in advance of Council consideration. The report is being presented to the City Council at the next available meeting, and HCD has since confirmed acceptance of the

City's thorough and timely completion of the report. The APR reports RHNA data for calendar year 2025 and represents the City's mid-cycle evaluation.

RHNA Progress

The City's 6th Cycle RHNA assigned a total of 79 housing units as the City's fair share of regional housing needs. This allocation is distributed among various income categories as follows: 28 Very Low Income (includes 14 Extremely Low), 19 Low Income, 17 Moderate Income, and 15 Above Moderate Income units (Table 1). Progress toward meeting these targets is tracked annually through the APR.

TABLE 1 – REGIONAL HOUSING NEEDS ASSESSMENT 2021-2029 MALIBU

Income Level	Percent of AMI*	Units	Percent
Very Low**	Up to 50%	28	36%
Low	51-80%	19	24%
Moderate	81-120%	17	22%
Above Moderate	120%	15	18%
Total		**79**	**100%**

Source: *SCAG (Southern California Association of Governments), scag.ca.gov/housing*
*AMI = Area Median Income
**Includes the Extremely Low income category, which is estimated as half of the Very-Low income need pursuant to Gov. Code Sec. 65583(a)(1)

Since 2021, the City has permitted 151 units, of which 49 units were permitted in 2025, exceeding the overall allocation of 79. However, all units qualify as Above Moderate Income, leaving a remaining need of 64 lower- and moderate-income units (28 Very Low, 19 Low, 17 Moderate) by the end of the 6th Housing Cycle in 2029.

2025 Housing Milestones

Overall, the City continued to make progress in 2025 on Housing Element implementation, particularly through fire-rebuild streamlining, housing permit support, the Accessory Dwelling Unit (ADU) program, and homelessness response. The following milestones highlight housing accomplishments in 2025:

- Wildfire Rebuild and Recovery
  The 2025 Palisades Fire destroyed 683 units and damaged 132 units on Malibu properties.[1] Within weeks after the Palisades Fire, the City initiated amendments to its Local Coastal Program (LCP) and Title 17 (Zoning) of the Malibu Municipal Code (MMC). Within 90 days, the City had adopted new standards to facilitate rebuilding of structures damaged or destroyed by the Palisades Fire, as well as the preceding 2024 Franklin Fire and 2024 Broad Fire. The City also obtained California Coastal

[1] Per City of Malibu damage assessment and CAL FIRE preliminary damage inspection data.

Commission (CCC) certification of its LCP amendment and started processing applications for rebuilds.

- Rebuild Ordinance and California Coastal Commission (CCC) Certification
  On January 27, 2025, the City Council adopted Resolution No. 25-06 initiating Local Coastal Plan (LCP) and Zoning Code amendments. Staff conducted public hearings and a community workshop prior to the Council's adoption of Urgency Ordinance No. 524U on March 6, 2025 and Ordinance No. 524 on March 12, 2025. The ordinances updated disaster rebuild procedures, streamlined approvals, and authorized temporary housing during reconstruction. The CCC certified the associated LCP amendment on April 10, 2025.

- Policy Guidance and No Net Loss
  Staff conducted community meetings in March and April 2025 and issued written guidance on like-for-like replacement and No Net Loss requirements. Zoning Code Interpretation No. 15 was adopted to address recurring rebuild questions and provide more clarity to the public. One clarification made is that when a multifamily property is rebuilt as a single-family home, the net units that are not replaced (i.e., the net reduction) must be replaced to avoid No Net Loss and maintain the residential capacity identified in the Housing Element. These units are typically replaced as ADUs. The Council also adopted a fee waiver program via Resolution No. 25-29 on July 14, 2025 for eligible like-for-like, owner-occupied rebuilds.

- Rebuild Assistance
  Staff launched its primary public-facing website, MalibuRebuilds.org on February 11, 2025, and opened the Malibu Rebuild Center on March 10, 2025. The Rebuild Center is staffed by City personnel, contract staff, and partner agencies Monday through Friday, and handles planning, geology, coastal hazard, environmental health, fire safety, and building safety reviews in one location. Staff also implemented streamlining via a "one-stop" online portal for rebuild applications, single-cycle correction letters (consolidating all required corrections into one response), and expedited plan review timelines to reduce processing times. The City also launched the eCheck AI Pilot in partnership with Archistar, a pre-submittal tool that reviews building plans for compliance with the City's zoning and building code requirements. Staff issued 37 rebuild building permits and finalized 39 certificates of occupancy in 2025. As of the date of this report, 716 total permits have been issued for repairs, debris removal, and reconstruction; 59 planning submittals are under review; and 190 planning approvals have been granted.

- ADU & ADU Ordinance Update
  Five ADUs were permitted in 2025, consistent with the Housing Element's production assumptions. On August 11, 2025, the City Council initiated Zoning Text Amendment No. 25-003 to bring the City's ADU regulations into conformance with HCD's findings letter dated November 13, 2024, and recent State legislation. The Planning Commission recommended approval on August 18, 2025 via Resolution No. 25-65. Staff brought a revised ordinance back to the Planning Commission on January 30, 2026 to address additional State ADU law enacted after its August 2025 hearing. The draft ordinance is scheduled to return to Planning Commission on April 20, 2026 to consider a reduced setback provision for ADUs associated with fire rebuilds.

- Homelessness Response
  The City's Homeless Outreach Team, operated through The People Concern in partnership with the Los Angeles County Sheriff's Department, made 46 housing placements in 2025. Staff coordinated 44 encampment clearances with law enforcement, County, State, and outreach partners; all clearances included advance notice and offers of services, shelter, and housing. The City's homeless population has declined over 70% since 2016.[2] Additional information is available at MalibuCity.org/Homelessness.

- Housing Resources Webpage
  Staff launched MalibuCity.org/Housing in November 2025. The page consolidates information on affordable housing programs, ADU development, tenant protections, fair housing rights, and Housing Element implementation into a single location for public access.

Building Permits Issued for Housing Units in 2025

The City issued building permits for 49 housing units in 2025, all of which are considered Above Moderate Income housing. No building permits were issued for Moderate or lower-income housing in 2025.

[2] Per Greater Los Angeles Homeless Count data. Malibu's homeless population was 161 individuals in 2016 and decreased to 46 in 2025. The count is conducted annually by City staff, LAHSA representatives, the Homeless Outreach Team, and community volunteers within City limits.

TABLE 2 – BUILDING PERMITS ISSUED FOR HOUSING UNITS IN 2025	
Permit Type	**Units**
Single-family homes rebuilt post-2018 Woolsey Fire	13
Single-family homes rebuilt post- Palisades, Franklin and Broad Fires	22
New single-family replacement homes (voluntary demo/rebuild)	4
ADUs fire rebuilds	2
New ADUs	3
New single-family homes on previously vacant parcels	5
TOTAL	**49**

Per HCD guidelines, jurisdictions report gross units permitted without subtracting demolitions or disaster-destroyed units. All 49 units count toward RHNA.

Accomplishments and Housing Element Programs

Table 3 shows Housing Element programs associated with each 2025 accomplishment. Detailed program status is provided in Table D of the APR (Attachment 1). The City will continue to implement its Housing Element programs (see Housing Element Section 7.5), including those designed to address affordability and reduce overcrowding.

TABLE 3 – 2025 ACCOMPLISHMENTS & HOUSING ELEMENT PROGRAMS		
2025 Accomplishment	**HE Program(s)**	**Status**
Rebuild Ordinance (No. 524/524U) adopted, including CCC-certified LCP amendment	1.2 Rebuilding Assistance 4.2 Expedite the Project Review Process	Completed
Rebuild Center opened, MalibuRebuilds.org and eCheck AI Pilot launched, fee waiver adopted (Reso. 25-29)	1.2 Rebuilding Assistance 4.2 Expedite Project Review Process	Completed
No Net Loss policy and Zoning Code Interpretation No. 15 adopted	2.2 Monitoring of No Net Loss	Completed
37 rebuild permits issued; 39 certificates of occupancy	1.2 Rebuilding Assistance	Ongoing
ADU ordinance update initiated (ZTA No. 25-003). PC recommendation adopted (Reso. 25-65). 5 ADUs permitted	4.1 Support Development of ADUs	In Progress
46 homeless housing placements; 44 encampment clearances	3.3 Housing for Persons with Special Needs	Ongoing

MalibuCity.org/Housing launched	2.4 Variety of Housing Types 3.1 Housing Assistance Opportunities 5.1 AFFH	Completed
Addressed 163 code violation cases related to property maintenance, short-term rentals, and substandard conditions	1.1 Code Enforcement	Ongoing
Monitored mobile home park and Coastal Zone affordable housing.	1.4 Preservation of Existing Mobile Home Parks 1.5 Monitor Risk of Conversion to Market Rate	Ongoing
Monitored affordable housing programs and funding. No affordable projects entitled or permitted.	3.1 Housing Assistance Opportunities	In Progress

Reporting Requirements

Annual Progress Reports must be completed via the standardized HCD Excel worksheet template, which HCD reviews and posts in the Housing Element Implementation Database on their website at: https://www.hcd.ca.gov/apr/forms.The 2025 APR is included as Attachment 1 and will also be posted at MalibuCity.org/HousingElement. It contains Table A (applications deemed complete), Table A2 (entitlements, building permits, and certificates of occupancy), Table B (RHNA progress), and Table D (program status). Other tables with no qualifying entries (C, E, F, F2, G, H, J, LEAP) are reported as "NONE." A quick summary of the information within the APR is provided below:

- **Table A:** 276 new housing applications (284 units) deemed complete in 2025, including 201 planning verifications, 55 building plan checks, and 20 discretionary entitlements.

- **Table A2**: 267 housing units entitled, permitted, or completed in 2025 (170 entitled, 49 building permits issued, 48 units received certificates of occupancy)

- **Table B:** RHNA allocation remaining in the 6th Cycle (28 Very Low, 19 Low, and 17 Moderate income). All Above Moderate has been met.

- **Table D:** Housing program progress report (see *2025 Housing Milestones s*ection above)

2026 Implementation Activities

The remaining RHNA need is 17 Moderate and 47 Lower-income units (28 Very Low and 19 Low). The City's sites inventory accommodates this need through the Affordable Housing Overlay (AHO) Zone (Programs 3.1, 3.5) without rezoning. ADU production continues to meet Housing Element projections, with 5 ADUs permitted in 2025 (Program 4.1). Staff tracks active State and regional Notice of Funding Availability (NOFAs) applicable to the AHO sites and offers pre-application meetings to facilitate development feasibility and entitlement processing.

The ADU ordinance update (ZTA No. 25-003) will return to the Planning Commission on April 20, 2026, to address a fire-rebuild setback provision. Staff is also developing a pre-approved ADU plan program to reduce permitting timelines and costs for property owners (Program 4.2). On August 11, 2025, the City Council adopted Resolution No. 25-41 initiating additional LCP and Zoning Code amendments to implement Housing Element programs, including provisions for large residential care facilities with an administrative permit that meet objective standards and guarantee approval certainty for multifamily development above 18 feet when objective findings can be made. These amendments are expected for completion in 2026. The Handy Worker Program (Program 1.3) providing housing rehabilitation assistance to lower-income, elderly, and disabled households is also in development. Fire rebuild processing remains a top priority and is ongoing.

ENVIRONMENTAL REVIEW: The California Environmental Quality Act (CEQA) does not apply to the Housing Element Annual Progress Report because it is not considered a "project" under CEQA Guidelines Section 15378. This report is informational and does not authorize or cause any direct or indirect physical changes to the environment. No further action under CEQA is required.

ATTACHMENTS: 2025 Annual Housing Element Progress Report

Please Start Here

General Information	
Jurisidiction Name	Malibu
Reporting Calendar Year	2025
Contact Information	
First Name	Patricia
Last Name	Salazar
Title	Development and Operations Manager
Email	Psalazar@malibucity.org
Phone	3104562489
Mailing Address	
Street Address	23825 Stuart Ranch Road
City	Malibu
Zipcode	90265

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_02_19_26

Jurisdiction	Malibu	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		49
Total Units		**49**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	153	44	41
2 to 4 units per structure	10	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	7	5	7
Mobile/Manufactured Home	0	0	0
Total	**170**	**49**	**48**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	0	0
Not Indicated as Infill	49	49

Housing Applications Summary	
Total Housing Applications Submitted:	276
Number of Proposed Units in All Applications Received:	284
Total Housing Units Approved:	189
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	256	264
Discretionary	20	20

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	58
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Malibu	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	28	-	-	-	-	-	-	-	-	-	-	-	28
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	19	-	-	-	-	-	-	-	-	-	-	-	19
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	17	-	-	-	-	-	-	-	-	-	-	-	17
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		15	9	4	15	40	34	49	-	-	-	-	151	-
Total RHNA		**79**												
Total Units			**9**	**4**	**15**	**40**	**34**	**49**	**-**	**-**	**-**	**-**	**151**	**64**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Malibu	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4					5						6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	284	284	189	0						
	4449001009	18850 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-098	SFD	O	12/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449002054	18908 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-161	SFD	O	11/14/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449003005	19112 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-188	SFD	O	11/25/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449003079	19010 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0220	SFD	O	12/9/2025											1	1			NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-094; PALISADES FIRE
	4449004003	19252 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-187	SFD	O	11/25/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449004048	19232 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-103	SFD	O	10/23/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449004058	19158 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-096	2 to 4	O	11/17/2025											2	2	2		NONE	No	No	No	Approved	Ministerial	REBUILD OF DUPLEX DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449008002	19854 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-100	SFD	O	10/6/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449008005	19846 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-061	2 to 4	O	8/27/2025											2	2	2		NONE	No	No	No	Approved	Ministerial	REBUILD OF DUPLEX DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449008005	19846 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0128	2 to 4	O	11/7/2025											2	2			NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-061; PALISADES FIRE
	4449008013	19750 PACIFIC COAST HWY	NSFR	TN 25-0008	SFD	O	1/16/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; CDP 15-050
	4449013011	20529 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-206	SFD	O	12/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449014012	20628 ROCKCROFT DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-137	SFD	O	10/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449015012	20721 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-149	SFD	O	10/23/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449015016	20771 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-080	SFD	O	7/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449015023	20832 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-144	SFD	O	11/5/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449016004	20871 BIG ROCK DR	ADU REBUILD; IN KIND - PALISADES FIRE	CCPF 25-0024	ADU	R	7/22/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-012; PALISADES FIRE
	4449016006	20851 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-178	SFD	O	12/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449016008	3655 MCANANY WAY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-058	SFD	O	7/7/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450001033	19926 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-151	SFD	O	10/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450001034	19922 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-136	SFD	O	12/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450001038	19902 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-047	SFD	O	7/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450002040	20120 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-005	SFD	O	10/24/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450002041	20112 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-081	2 to 4	O	9/22/2025											2	2	2		NONE	No	No	No	Approved	Ministerial	REBUILD OF DUPLEX DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450002043	20102 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-171	SFD	O	11/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450002046	20054 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-131	2 to 4	O	8/28/2025											2	2	2		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450002051	20026 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-189	SFD	O	12/11/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450003011	20224 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-220	SFD	O	12/23/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450003012	20222 PACIFIC COAST HWY	NSFR	CDP 24-014	SFD	O	9/17/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT
	4450003015	20212 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-203	SFD	O	12/30/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450005064	20526 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-056	SFD	O	9/22/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450005064	20526 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0233	SFD	O	12/17/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-056; PALISADES FIRE
	4450005077	20562 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-143	SFD	O	12/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450005086	20516 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-065	SFD	O	8/26/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450005087	20550 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-053	SFD	O	8/12/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450006055	20624 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-150	SFD	O	12/22/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450007025	20810 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-067	SFD	O	11/13/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450008040	20836 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-019	SFD	O	4/29/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450008040	20836 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0072	SFD	O	10/6/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-019; PALISADES FIRE
	4450008043	20842 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-208	SFD	O	12/2/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450008045	20852 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0131	2 to 4	O	11/14/2025											2	2	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; APRPF 25-014; PALISADES FIRE
	4450008045	20852 PACIFIC COAST HWY	NEW JADU - PALISADES FIRE	TNPF 25-0134	ADU	R	11/14/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; NEW JADU; NET +1 UNIT; PALISADES FIRE
	4450008045	20852 PACIFIC COAST HWY	ADU REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0135	ADU	R	11/14/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; NEW ATTACHED ADU; NET +1 UNIT PALISADES FIRE
	4450008050	20906 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-045	SFD	O	10/31/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450008051	20910 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-102	2 to 4	O	8/25/2025											2	2	2		NONE	No	No	No	Approved	Ministerial	REBUILD OF DUPLEX DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450008051	20910 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0185	2 to 4	O	11/26/2025											2	2	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-102; PALISADES FIRE
	4450011025	20110 ROCKPORT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	APRPF 25-009	SFD	O	12/12/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450012023	20458 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-055	SFD	O	8/25/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450012026	20450 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-011	SFD	O	6/26/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION

Jurisdiction	Malibu	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4					5						6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	284	284	189	0							
	4450012026	20450 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0017	SFD	O	8/27/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-011; PALISADES FIRE
	4450012028	20279 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-024	SFD	O	8/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450012028	20279 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0021	SFD	O	8/27/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-024; PALISADES FIRE
	4450012031	20276 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-078	SFD	O	11/19/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450012031	20276 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0158	SFD	O	11/19/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450012033	20270 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-018	SFD	O	6/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450012033	20270 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0215	SFD	O	12/9/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450012034	20260 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-082	SFD	O	11/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-018; PALISADES FIRE
	4450012034	20260 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0190	SFD	O	11/26/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450012037	20259 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-048	SFD	O	7/25/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-082; PALISADES FIRE
	4450012037	20259 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0057	SFD	O	9/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450012040	20494 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-062	SFD	O	9/16/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-048; PALISADES FIRE
	4450012040	20494 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0076	SFD	O	10/10/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450013058	20249 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE	APRPF 25-017	SFD	O	12/12/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-062; PALISADES FIRE
	4450013060	20229 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-035	SFD	O	7/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450013060	20229 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0051	SFD	O	9/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-035; PALISADES FIRE
	4450013061	20219 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-106	SFD	O	9/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450013061	20219 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0183	SFD	O	11/26/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-106; PALISADES FIRE
	4450013062	20205 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-013	SFD	O	4/14/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450013062	20205 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	CCPF 25-0005	SFD	O	6/9/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-013; PALISADES FIRE
	4450013064	20218 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-071	SFD	O	9/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450013064	20218 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0087	SFD	O	10/22/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-071; PALISADES FIRE
	4450013069	20241 PIEDRA CHICA RD	SFR REBUILD; IN KIND - PALISADES FIRE	APRPF 25-002	SFD	O	7/11/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450013069	20241 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0049	SFD	O	9/12/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK;APRPF 25-002; PALISADES FIRE
	4450013071	20223 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-042	SFD	O	8/12/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450013071	20223 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0097	SFD	O	10/25/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-042; SFR REBUILD PALISADES FIRE
	4450013076	20414 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-173	SFD	O	10/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450013079	20434 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-025	SFD	O	7/31/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450013079	20434 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0059	SFD	O	9/24/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-025; PALISADES FIRE
	4450013080	20436 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-107	SFD	O	10/7/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450013080	20436 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0125	SFD	O	11/4/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-107; PALISADES FIRE
	4450014078	20340 BIG ROCK DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-004	SFD	O	3/27/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015016	20495 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-049	SFD	O	6/3/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015016	20495 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0053	SFD	O	9/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-049; PALISADES FIRE
	4450015018	20475 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-158	SFD	O	12/9/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015024	20491 ROYAL STONE DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-163	SFD	O	11/13/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015025	20481 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-162	SFD	O	10/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015025	20481 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0270	SFD	O	12/30/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-162; PALISADES FIRE
	4450015033	20394 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-079	SFD	O	11/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015033	20394 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0118	SFD	O	10/31/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-079; PALISADES FIRE
	4450015035	20418 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-086	SFD	O	10/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015035	20418 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	CCPF 25-0035	SFD	O	11/12/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-086; PALISADES FIRE
	4450015036	20406 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-034	SFD	O	6/13/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015036	20406 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0055	SFD	O	9/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-034; PALISADES FIRE
	4450015037	3812 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-010	SFD	O	4/23/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015037	3812 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	CCPF 25-0011	SFD	O	6/26/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-010; PALISADES FIRE
	4450015042	3811 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-088	SFD	O	10/6/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015042	3811 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0230	SFD	O	12/16/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-088; PALISADES FIRE
	4450015043	20521 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-074	SFD	O	11/20/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION

Jurisdiction	Malibu	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4					5						6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	284	284	189	0							
	4450015050	20468 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-139	SFD	O	11/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015050	20468 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0166	SFD	O	11/20/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-139; SFR REBUILD; IN KIND +10% - PALISADES FIRE
	4450015051	20485 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-199	SFD	O	11/14/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450015051	20485 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0276	SFD	O	12/30/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-199; PALISADES FIRE
	4450015052	20480 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-140	SFD	O	11/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450016014	20536 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-016	SFD	O	5/7/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450016014	20536 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0069	SFD	O	10/6/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-016; SFR REBUILD; PALISADES FIRE
	4450016023	20534 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-050	SFD	O	9/19/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450016023	20534 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0104	SFD	O	10/29/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-050; PALISADES FIRE
	4450018019	20564 PINNACLE WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-179	SFD	O	10/27/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450018019	20564 PINNACLE WAY	NEW DETACHED ADU - PALISADES FIRE	ADUPF 25-014	ADU	R	12/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLANNING ENTITLEMENT; NET +1 UNIT
	4450019023	20533 LITTLE ROCK WAY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-014	SFD	O	3/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450019023	20533 LITTLE ROCK WAY	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0045	SFD	O	9/8/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-014; PALISADES FIRE
	4450019030	20565 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-089	SFD	O	8/8/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450019030	20565 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0090	SFD	O	10/23/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-089; PALISADES FIRE
	4450019031	20573 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-127	SFD	O	9/22/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450019031	20573 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0154	SFD	O	11/18/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-127; PALISADES FIRE
	4450021052	20756 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-138	SFD	O	10/2/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450021052	20756 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0180	SFD	O	11/25/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-138; PALISADES FIRE
	4450021055	20706 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-093	SFD	O	11/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450022051	20765 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-044	SFD	O	5/29/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450022051	20765 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	CCPF 25-0001	SFD	O	5/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-044; PALISADES FIRE
	4450026079	3864 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-142	SFD	O	11/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450026093	3740 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-002	SFD	O	2/26/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450026093	3740 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	CCPF 25-0009	SFD	O	6/23/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-002; PALISADES FIRE
	4450027012	21119 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-114	SFD	O	8/27/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS — SFR REBUILD; IN KIND +10% - PALISADES FIRE
	4450027012	21119 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNWF 25-0245	SFD	O	12/19/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-114; PALISADES FIRE
	4450029040	20731 EAGLEPASS DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-021	SFD	O	6/3/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450029040	20731 EAGLEPASS DR	SFR REBUILD; IN KIND - PALISADES FIRE	CCPF 25-0020	SFD	O	7/9/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-021; PALISADES FIRE
	4450030021	20741 LAS FLORES MESA DR	NSFR	CC 25-0015	SFD	O	5/27/2025											1	1	0		NONE	No	No	No	Pending	Discretionary	PLAN CHECK; CDP 22-003
	4450030028	20649 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-169	SFD	O	10/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450031032	3600 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-117	SFD	O	11/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450031033	3590 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	APRPF 25-001	SFD	O	5/27/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450031033	3590 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0064	SFD	O	9/29/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; APRPF 25-001; PALISADES FIRE
	4450031034	3570 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-023	SFD	O	4/29/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450031034	3570 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	CCPF 25-0027	SFD	O	8/1/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-023; PALISADES FIRE
	4451001012	21336 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-059	SFD	O	7/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451001012	21336 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0106	SFD	O	10/29/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-059; PALISADES FIRE
	4451001013	21332 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-118	SFD	O	9/16/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451001013	21332 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0255	SFD	O	12/29/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-118; PALISADES FIRE
	4451001014	21330 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-166	SFD	O	11/5/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451001015	21324 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-028	SFD	O	7/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION

Jurisdiction	Malibu	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4					5						6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	284	284	189	0						
	4451002010	21554 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0141	SFD	O	11/14/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-060; PALISADES FIRE
	4451002012	21546 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-036	SFD	O	5/28/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451002030	21414 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0261	SFD	O	12/29/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-200; PALISADES FIRE
	4451002030	21414 PACIFIC COAST HWY	ADU REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0263	ADU	R	12/29/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; ADUPF 25-004; PALISADES FIRE
	4451002031	21408 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0237	SFD	O	12/18/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-201; PALISADES FIRE
	4451002032	21404 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-177	SFD	O	12/9/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451003023	21644 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-054	SFD	O	7/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451003023	21644 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0026	SFD	O	8/29/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-054; PALISADES FIRE
	4451003024	21640 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-041	SFD	O	7/3/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451004010	21920 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	APRPF 25-010	SFD	O	9/25/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451004011	21916 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-160	SFD	O	11/14/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451004014	21900 PACIFIC COAST HWY	NEW ATTACHED ADU	ADUPF 25-001	ADU	R	11/12/2025											1	1			NONE	No	No	No	Pending	Ministerial	PLANNING ENTITLEMENT - NET +1 UNIT
	4451004014	21900 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-091	SFD	O	8/11/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451004015	21854 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-192	SFD	O	12/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451004019	21836 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-180	SFD	O	11/13/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451004020	21830 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-051	SFD	O	9/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451004021	21822 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-020	SFD	O	4/28/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451004021	21822 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0002	SFD	O	5/30/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-020; PALISADES FIRE
	4451004023	21812 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-148	SFD	O	9/26/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451005013	22048 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-090	SFD	O	9/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451005013	22048 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0201	SFD	O	12/1/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-090; PALISADES FIRE
	4451005019	22024 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-193	SFD	O	12/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451006015	22244 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-105	SFD	O	9/8/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451006015	22244 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0082	SFD	O	10/21/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-105; PALISADES FIRE
	4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-075	SFD	O	7/3/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0036	SFD	O	9/3/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-075; PALISADES FIRE
	4451007005	22531 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE	APRPF 25-007	SFD	O	9/25/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451007028	22001 PACIFIC COAST HWY	ADU REBUILD; IN KIND - PALISADES FIRE	PVPF 25-022	ADU	R	4/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF ADU DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451009017	21930 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-147	SFD	O	11/24/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451010010	21967 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-198	SFD	O	12/26/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451011056	3939 VILLA COSTERA	ADU REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0121	ADU	R	11/4/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-030; PALISADES FIRE
	4451011068	21500 CALLE DEL BARCO	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-031	SFD	O	6/3/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451011075	3347 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-154	SFD	O	10/6/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451011075	3347 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0111	SFD	O	10/31/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-154; PALISADES FIRE
	4451012021	22251 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-015	SFD	O	3/20/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451012021	22251 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0008	SFD	O	7/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVPF 25-015; PALISADES FIRE
	4451012035	22407 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-040	SFD	O	6/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451012035	22407 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0196	SFD	O	12/1/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-040; PALISADES FIRE
	4451012041	22031 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-112	SFD	O	8/19/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451012044	22281 CARBON MESA RD	NSFR ON VACANT LOT	CDP 22-059	SFD	O	3/27/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT; NET +1 UNIT
	4451013025	3045 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-097	SFD	O	7/17/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451014065	21583 RAMBLA VISTA	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-003	SFD	O	3/6/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451015031	21426 CALLE DEL BARCO	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-130	SFD	O	9/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451016007	3220 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0136	SFD	O	11/13/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-172; PALISADES FIRE
	4451016007	3220 SUMAC RIDGE RD	ADU REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0137	ADU	R	11/13/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-172; PALISADES FIRE
	4451016010	3255 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-006	SFD	O	10/20/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451016010	3255 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0210	SFD	O	12/8/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-006; PALISADES FIRE
	4451016021	3294 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0163	SFD	O	11/20/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-072; PALISADES FIRE
	4451016030	3112 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-032	SFD	O	5/5/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION

Jurisdiction	Malibu
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4					5						6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	284	284	189	0							
	4451016030	3112 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0251	SFD	O	12/19/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-032; PALISADES FIRE
	4451016033	3140 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-164	SFD	O	12/3/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451016036	3205 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-033	SFD	O	5/30/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451016037	21424 DEERPATH LN	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-128	SFD	O	9/29/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451016056	21515 DEERPATH LN	SFR REBUILD; IN KIND - PALISADES FIRE	APRPF 25-015	SFD	O	12/18/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451017047	21532 PASEO SERRA ST	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-108	SFD	O	8/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451017047	21532 PASEO SERRA ST	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0079	SFD	O	10/10/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-108; PALISADES FIRE
	4451017049	21531 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-120	SFD	O	12/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451018005	3880 RAMBLA ORIENTA ST	SFR REBUILD; IN KIND - PALISADES FIRE	TNPF 25-0248	SFD	O	12/19/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-070; PALISADES FIRE
	4451018007	3890 RAMBLA ORIENTA ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-129	SFD	O	9/2/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451018007	3890 RAMBLA ORIENTA ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0100	SFD	O	10/28/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-129; PALISADES FIRE
	4451018040	21536 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-038	SFD	O	5/22/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451018040	21536 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0149	SFD	O	11/18/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-038; PALISADES FIRE
	4451022016	21335 RAMBLA VISTA	SFR REBUILD; IN KIND - PALISADES FIRE	APRPF 25-012	SFD	O	1/6/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451022054	21371 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-084	SFD	O	9/29/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023028	21429 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-125	SFD	O	12/9/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023029	21433 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	APRPF 25-011	SFD	O	10/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023038	21484 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-029	SFD	O	5/13/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023039	21476 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-046	SFD	O	8/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023042	21461 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-101	SFD	O	9/5/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023042	21461 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0171	SFD	O	11/24/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-101; PALISADES FIRE
	4451023044	21453 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-109	SFD	O	9/23/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023047	21442 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-007	SFD	O	4/1/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023051	21400 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-076	SFD	O	6/26/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023054	21420 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-085	SFD	O	7/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023054	21420 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	TNPF 25-0225	SFD	O	12/11/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVPF 25-085; PALISADES FIRE
	4452013001	3556 SERRA RD	SFR REBUILD; IN KIND +10% - FRANKLIN FIRE	APRFF 25-001	SFD	O	11/7/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 FRANKLIN FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4458006032	23746 MALIBU RD	DEMO SFR AND CONVERT ACCESSORY STRUCTURE TO SFR	CDP 20-055	SFD	O	5/19/2025											1	1	0		NONE	No	No	No	Pending	Discretionary	PLANNING ENTITLEMENT
	4458032025	3868 PUERCO CANYON RD	NSFR	TN 25-0239	SFD	O	7/3/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; CDP 21-042
	4458032026	3870 PUERCO CANYON RD	SFR REBUILD; WOOLSEY FIRE	TNWF 25-0043	SFD	O	7/2/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; CDPWF 21-007; WOOLSEY FIRE
	4459001004	5656 LATIGO CANYON RD	NSFR	CDP 14-080	SFD	O	10/8/2025											1	1	0		NONE	No	No	No	Pending	Discretionary	PLANNING ENTITLEMENT
	4459013021	25200 PACIFIC COAST HWY	NSFR ON VACANT LOT	CDP 19-012	SFD	O	10/29/2025											1	1	0		NONE	No	No	No	Pending	Discretionary	PLANNING ENTITLEMENT
	4460017027	6307 VIA CATALDO ST	NSFR	TN 25-0033	SFD	O	1/24/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; ACDP 23-011
	4460017027	6307 VIA CATALDO ST	NEW DETACHED ADU	TN 25-0038	ADU	R	1/24/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; ACDP 23-011
	4466004009	6551 ZUMIREZ DR	NEW DETACHED ADU CONVERSION	TN 25-0019	ADU	R	1/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; CDP 22-050
	4466005007	6844 WILDLIFE RD	NSFR	CDP 24-007	SFD	O	5/13/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT
	4466009022	29042 CLIFFSIDE DR	NEW DETACHED ADU	CDP 23-018	ADU	R	4/2/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT
	4466009022	29042 CLIFFSIDE DR	NEW DETACHED ADU	TN 25-0133	ADU	R	4/2/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; CDP 23-018
	4466009032	28820 CLIFFSIDE DR	NSFR	CC 25-0027	SFD	O	5/28/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; CDP 21-031
	4466011025	28815 BISON CT	NSFR	CDP 24-021	SFD	O	2/11/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT
	4466011025	28815 BISON CT	NSFR	TN 25-0293	SFD	O	8/23/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; CDP 24-021
	4466018015	28953 BONIFACE DR	NEW ATTACHED ADU	TN 25-0319	ADU	R	9/10/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; ADU 25-002
	4466019030	28819 SELFRIDGE DR	NSFR	CC 25-0040	SFD	O	6/10/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; ACDP 22-033
	4466019032	28863 SELFRIDGE DR	SFR REBUILD; IN KIND +10% - WOOLSEY FIRE	PVWF 20-067	SFD	O	2/13/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2018 WOOLSEY FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4467003036	5849 MURPHY WAY	SFR REBUILD; IN KIND - WOOLSEY FIRE	TNWF 25-0067	SFD	O	8/28/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; CDPA 22-006
	4467003036	5849 MURPHY WAY	ADU REBUILD; IN KIND - WOOLSEY FIRE	TNWF 25-0070	ADU	R	8/28/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; CDPA 22-006
	4467004013	6075 MURPHY WAY	NSFR	IPC 25-0454	SFD	O	9/26/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; ACDP 19-071
	4467024005	5911 BONSALL DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	PVWF 24-021	SFD	O	2/19/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2018 WOOLSEY FIRE; NO NET NEW UNITS — SFR REBUILD; IN KIND - WOOLSEY FIRE
	4467034014	28901 WIGHT RD	SFR REBUILD; IN KIND +10% - WOOLSEY FIRE	PVWF 19-239	SFD	O	3/18/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2018 WOOLSEY FIRE; NO NET NEW UNITS — SFR REBUILD; IN KIND +10% - PALISADES

Jurisdiction	Malibu
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4					5						6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	284	284	189	0						
	4468003018	7352 BIRDVIEW AVE	NSFR	CDP 24-002	SFD	O	1/10/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT
	4468005015	29332 BLUEWATER RD	NEW DETACHED ADU	ACDP 23-016	ADU	R	9/30/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT
	4468006007	7010 BIRDVIEW AVE	SFR REBUILD; IN KIND - WOOLSEY FIRE	TNWF 25-0088	SFD	O	9/8/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVWF 20-128; WOOLSEY FIRE
	4468006013	29359 BLUEWATER RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	TNWF 25-0012	SFD	O	3/5/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; APRWF 22-020; WOOLSEY FIRE
	4468008006	6660 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	TNWF 25-0060	SFD	O	7/23/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; PVWF 24-020; WOOLSEY FIRE
	4469001037	5900 TRANCAS CANYON RD	NSFR	CDP 05-071	SFD	O	11/25/2025											1	1	0		NONE	No	No	No	Pending	Discretionary	PLANNING ENTITLEMENT
	4469004010	30044 ANDROMEDA LN	SFR REBUILD; IN KIND - WOOLSEY FIRE	TNWF 25-0096	SFD	O	9/10/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; APRWF 21-031; WOOLSEY FIRE
	4469004017	30051 ANDROMEDA LN	SFR REBUILD; IN KIND - WOOLSEY FIRE	TNWF 25-0108	SFD	O	10/23/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; APRWF 23-014; WOOLSEY FIRE
	4469005002	5263 HORIZON DR	NSFR	TN 25-0043	SFD	O	2/4/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; CDP 16-064
	4469006011	30018 ZENITH POINT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	ACDPWF 25-002	ADU	R	5/12/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF ADU DESTROYED IN 2018 WOOLSEY FIRE; NO NET NEW UNITS; PLANNING ENTITLEMENT
	4469006013	30000 ZENITH POINT RD	NSFR	TN 25-0064	SFD	O	2/11/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; ACDP 22-067
	4469006013	30000 ZENITH POINT RD	NEW DETACHED ADU	TN 25-0068	ADU	R	2/11/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; ACDP 22-067
	4469007002	30181 CUTHBERT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	CDPA 22-005	ADU	R	3/18/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF ADU DESTROYED IN 2018 WOOLSEY FIRE; NO NET NEW UNITS; PLANNING ENTITLEMENT
	4469007005	30127 CUTHBERT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	TNWF 25-0002	ADU	R	1/2/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	PLAN CHECK; PVWF 24-017; WOOLSEY FIRE
	4469041004	29914 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	PVWF 19-255	SFD	O	2/11/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2018 WOOLSEY FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4470003027	5937 TRANCAS CANYON RD	NSFR	CDP 24-057	SFD	O	6/27/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT
	4470008015	31583 PACIFIC COAST HWY	NSFR	TN 25-0118	SFD	O	3/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; ACDP 18-031
	4470025005	31800 BROAD BEACH RD	NSFR ON VACANT LOTS	CDP 15-046	SFD	O	7/8/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	PLANNING ENTITLEMENT; NET +1 UNIT
	4470026006	31881 SEA LEVEL DR	NSFR ON VACANT LOT	CDP 22-058	SFD	O	2/11/2025											1	1	0		NONE	No	No	No	Pending	Discretionary	PLANNING ENTITLEMENT; NET +1 UNIT
	4470026006	31881 SEA LEVEL DR	NSFR	TN 25-0438	SFD	O	12/17/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	PLAN CHECK; CDP 22-058
	4473010005	4755 AVENIDA DEL MAR	SFR REBUILD; IN KIND +10% - WOOLSEY FIRE	PVWF 24-024	SFD	O	3/6/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2018 WOOLSEY FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4473011045	4510 VIA VIENTA ST	NSFR ON VACANT LOT	CDP 20-061	SFD	O	1/29/2025											1	1	0		NONE	No	No	No	Pending	Discretionary	PLANNING ENTITLEMENT; NET +1 UNIT
	4473015013	32520 PACIFIC COAST HWY	NSFR	CDP 19-041	SFD	O	12/23/2025											1	1	1		NONE	No	No	No	Pending	Discretionary	PLANNING ENTITLEMENT
	4473017009	33008 PACIFIC COAST HWY	NSFR	CDP 23-034	SFD	O	9/9/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT
	4473017009	33008 PACIFIC COAST HWY	NEW ATTACHED ADU	CDP 23-034	ADU	R	9/9/2025											1	1	0		NONE	No	No	No	Pending	Discretionary	PLANNING ENTITLEMENT; NET +1 UNIT
	4451011011	3989 VILLA COSTERA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-039	SFD	O	5/23/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451023028	21429 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-125	SFD	O	8/28/2025											1	1	0		NONE	No	No	No	Pending	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4460035010	27487 LATIGO BAY VIEW DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	PVWF 24-027	SFD	O	8/28/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4460005026	27567 WINDING WAY	NEW DETACHED ADU	ACDP 23-032	ADU	R	2/12/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT; NET +1 UNIT
	4451002010	21554 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-060	SFD	O	7/25/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451016021	3294 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-072	SFD	O	8/5/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449002052	18914 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-104	SFD	O	10/16/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4450005070	20522 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-121	SFD	O	10/23/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451016007	3220 SUMAC RIDGE RD	DETACHED ADU REBUILD; IN KIND - PALISADES FIRE	PVPF 25-172	ADU	R	10/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF ADU DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451016007	3220 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-172	SFD	O	10/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4449015019	20779 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-183	SFD	O	11/12/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4451002030	21414 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-200	SFD	O	11/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	REBUILD OF SFR DESTROYED IN 2025 PALISADES FIRE; NO NET NEW UNITS; PLANNING VERIFICATION
	4470008005	31587 PACIFIC COAST HWY	NSFR ON VACANT LOT	CDP 23-067	SFD	O	11/17/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	PLANNING ENTITLEMENT; NET +1 UNIT

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement											
1					2	3	4										5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	170		170
	4449001009	18850 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-098	SFD	O											1	12/18/2025	1
	4449002052	18914 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-104	SFD	O											1	10/16/2025	1
	4449002054	18908 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-161	SFD	O											1	11/14/2025	1
	4449003005	19112 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-188	SFD	O											1	11/25/2025	1
	4449004003	19252 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-187	SFD	O											1	11/25/2025	1
	4449004048	19232 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-103	SFD	O											1	10/23/2025	1
	4449004058	19158 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-096	2 to 4	O											2	11/17/2025	2
	4449008002	19854 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-100	SFD	O											1	10/6/2025	1
	4449008005	19846 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-061	2 to 4	O											2	10/7/2025	2
	4449013011	20529 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-206	SFD	O											1	12/15/2025	1
	4449014012	20628 ROCKCROFT DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-137	SFD	O											1	10/17/2025	1
	4449015012	20721 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-149	SFD	O											1	10/23/2025	1
	4449015016	20771 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-080	SFD	O											1	7/23/2025	1
	4449015019	20779 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-183	SFD	O											1	11/12/2025	1
	4449015023	20832 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-144	SFD	O											1	11/5/2025	1
	4449016006	20851 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-178	SFD	O											1	12/18/2025	1
	4449016008	3655 MCANANY WAY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-058	SFD	O											1	7/7/2025	1
	4450001033	19926 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-151	SFD	O											1	10/17/2025	1
	4450001034	19922 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-136	SFD	O											1	12/5/2025	1
	4450001038	19902 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-047	SFD	O											1	10/16/2025	1
	4450002040	20120 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-005	SFD	O											1	10/24/2025	1
	4450002041	20112 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-081	2 to 4	O											2	9/22/2025	2
	4450002043	20102 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-171	SFD	O											1	11/18/2025	1
	4450002046	20054 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-131	2 to 4	O											2	9/8/2025	2
	4450002051	20026 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-189	SFD	O											1	12/11/2025	1
	4450003011	20224 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-220	SFD	O											1	12/23/2025	1
	4450003012	20222 PACIFIC COAST HWY	NSFR	CDP 24-014	SFD	O											1	11/3/2025	1
	4450003015	20212 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-203	SFD	O											1	12/30/2025	1
	4450005064	20526 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-056	SFD	O											1	9/24/2025	1
	4450005070	20522 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-121	SFD	O											1	10/23/2025	1
	4450005077	20562 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-143	SFD	O											1	12/10/2025	1
	4450005086	20516 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-065	SFD	O											1	9/2/2025	1
	4450005087	20550 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-053	SFD	O											1	8/12/2025	1
	4450006055	20624 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-150	SFD	O											1	12/22/2025	1
	4450007025	20810 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-067	SFD	O											1	8/29/2025	1
	4450008040	20836 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-019	SFD	O											1	4/29/2025	1
	4450008043	20842 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-208	SFD	O											1	12/2/2025	1
	4450008050	20906 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-045	SFD	O											1	10/31/2025	1
	4450008051	20910 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-102	2 to 4	O											2	8/25/2025	2
	4450012023	20458 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-055	SFD	O											1	8/25/2025	1
	4450012026	20450 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-011	SFD	O											1	6/26/2025	1
	4450012028	20279 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-024	SFD	O											1	8/4/2025	1
	4450012031	20276 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-078	SFD	O											1	9/5/2025	1
	4450012033	20270 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-018	SFD	O											1	6/20/2025	1
	4450012034	20260 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-082	SFD	O											1	11/21/2025	1
	4450012037	20259 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-048	SFD	O											1	9/10/2025	1
	4450012040	20494 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-062	SFD	O											1	9/16/2025	1
	4450013060	20229 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-035	SFD	O											1	7/10/2025	1
	4450013061	20219 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-106	SFD	O											1	9/16/2025	1
	4450013062	20205 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-013	SFD	O											1	4/14/2025	1
	4450013064	20218 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-071	SFD	O											1	9/15/2025	1
	4450013069	20241 PIEDRA CHICA RD	SFR REBUILD; IN KIND - PALISADES FIRE	APRPF 25-002	SFD	O											1	9/5/2025	1
	4450013071	20223 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-042	SFD	O											1	5/19/2025	1
	4450013076	20414 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-173	SFD	O											1	10/10/2025	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement											
1					2	3	4										5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	170		170
	4450013079	20434 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-025	SFD	O											1	7/31/2025	1
	4450013080	20436 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-107	SFD	O											1	10/7/2025	1
	4450014078	20340 BIG ROCK DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-004	SFD	O											1	4/8/2025	1
	4450015016	20495 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-049	SFD	O											1	6/3/2025	1
	4450015024	20491 ROYAL STONE DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-163	SFD	O											1	11/13/2025	1
	4450015025	20481 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-162	SFD	O											1	10/15/2025	1
	4450015033	20394 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-079	SFD	O											1	11/4/2025	1
	4450015035	20418 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-086	SFD	O											1	10/10/2025	1
	4450015036	20406 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-034	SFD	O											1	6/13/2025	1
	4450015037	3812 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-010	SFD	O											1	4/23/2025	1
	4450015042	3811 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-088	SFD	O											1	10/6/2025	1
	4450015043	20521 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-074	SFD	O											1	11/20/2025	1
	4450015050	20468 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-139	SFD	O											1	11/4/2025	1
	4450015051	20485 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-199	SFD	O											1	11/14/2025	1
	4450015052	20480 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-140	SFD	O											1	11/21/2025	1
	4450016014	20536 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-016	SFD	O											1	5/7/2025	1
	4450016023	20534 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-050	SFD	O											1	9/19/2025	1
	4450018019	20564 PINNACLE WAY	NEW DETACHED ADU - PALISADES FIRE	ADUPF 25-014	ADU	R											1	12/5/2025	1
	4450018019	20564 PINNACLE WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-179	SFD	R											1	12/5/2025	1
	4450019023	20533 LITTLE ROCK WAY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-014	SFD	O											1	3/21/2025	1
	4450019030	20565 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-089	SFD	O											1	8/25/2025	1
	4450019031	20573 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-127	SFD	O											1	9/22/2025	1
	4450021052	20756 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-138	SFD	O											1	10/2/2025	1
	4450021055	20706 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-093	SFD	O											1	11/17/2025	1
	4450022051	20765 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-044	SFD	O											1	5/29/2025	1
	4450026079	3864 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-142	SFD	O											1	11/10/2025	1
	4450026093	3740 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-002	SFD	O											1	2/26/2025	1
	4450027012	21119 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-114	SFD	O											1	8/27/2025	1
	4450029040	20731 EAGLEPASS DR	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-021	SFD	O											1	6/3/2025	1
	4450030028	20649 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-169	SFD	O											1	10/17/2025	1
	4450031032	3600 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-117	SFD	O											1	11/17/2025	1
	4450031033	3590 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	APRPF 25-001	SFD	O											1	8/18/2025	1
	4450031034	3570 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-023	SFD	O											1	4/29/2025	1
	4451001012	21336 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-059	SFD	O											1	7/18/2025	1
	4451001013	21332 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-118	SFD	O											1	9/30/2025	1
	4451001014	21330 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-166	SFD	O											1	11/5/2025	1
	4451001015	21324 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-028	SFD	O											1	7/15/2025	1
	4451002010	21554 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-060	SFD	O											1	7/25/2025	1
	4451002012	21546 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-036	SFD	O											1	5/28/2025	1
	4451002030	21414 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-200	SFD	O											1	11/21/2025	1
	4451002032	21404 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-177	SFD	O											1	12/9/2025	1
	4451003023	21644 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-054	SFD	O											1	7/18/2025	1
	4451003024	21640 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-041	SFD	O											1	7/3/2025	1
	4451004010	21920 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	APRPF 25-010	SFD	O											1	11/25/2025	1
	4451004011	21916 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-160	SFD	O											1	11/14/2025	1
	4451004014	21900 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-091	SFD	O											1	9/29/2025	1
	4451004015	21854 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-192	SFD	O											1	12/4/2025	1
	4451004019	21836 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-180	SFD	O											1	11/13/2025	1
	4451004020	21830 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-051	SFD	O											1	9/18/2025	1
	4451004021	21822 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-020	SFD	O											1	5/5/2025	1
	4451004023	21812 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-148	SFD	O											1	10/16/2025	1
	4451005013	22048 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-090	SFD	O											1	9/17/2025	1
	4451005019	22024 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-193	SFD	O											1	12/4/2025	1
	4451006015	22244 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-105	SFD	O											1	9/8/2025	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement											
1					2	3	4										5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	170		170
	4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-075	SFD	O											1	7/3/2025	1
	4451007028	22001 PACIFIC COAST HWY	ADU REBUILD; IN KIND - PALISADES FIRE	PVPF 25-022	ADU	R											1	4/21/2025	1
	4451009017	21930 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-147	SFD	O											1	11/24/2025	1
	4451010010	21967 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-198	SFD	O											1	12/26/2025	1
	4451011011	3989 VILLA COSTERA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-039	SFD	O											1	5/23/2025	1
	4451011068	21500 CALLE DEL BARCO	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-031	SFD	O											1	6/3/2025	1
	4451011075	3347 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-154	SFD	O											1	10/6/2025	1
	4451012035	22407 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-040	SFD	O											1	6/5/2025	1
	4451012041	22031 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-112	SFD	O											1	8/19/2025	1
	4451012044	22281 CARBON MESA RD	NSFR ON VACANT LOT	CDP 22-059	SFD	O											1	6/16/2025	1
	4451013025	3045 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-097	SFD	O											1	7/17/2025	1
	4451014065	21583 RAMBLA VISTA	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-003	SFD	O											1	3/6/2025	1
	4451015031	21426 CALLE DEL BARCO	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-130	SFD	O											1	9/15/2025	1
	4451016007	3220 SUMAC RIDGE RD	DETACHED ADU REBUILD; IN KIND - PALISADES FIRE	PVPF 25-172	ADU	R											1	12/9/2025	1
	4451016007	3220 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-172	SFD	O											1	12/9/2025	1
	4451016010	3255 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-006	SFD	O											1	10/20/2025	1
	4451016021	3294 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-072	SFD	O											1	8/13/2025	1
	4451016030	3112 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-032	SFD	O											1	5/6/2025	1
	4451016033	3140 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-164	SFD	O											1	12/3/2025	1
	4451016036	3205 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-033	SFD	O											1	5/30/2025	1
	4451016037	21424 DEERPATH LN	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-128	SFD	O											1	9/29/2025	1
	4451017047	21532 PASEO SERRA ST	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-108	SFD	O											1	8/15/2025	1
	4451017049	21531 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-120	SFD	O											1	12/15/2025	1
	4451018007	3890 RAMBLA ORIENTA ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-129	SFD	O											1	9/2/2025	1
	4451018040	21536 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-038	SFD	O											1	5/22/2025	1
	4451022054	21371 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-084	SFD	O											1	9/29/2025	1
	4451023028	21429 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-125	SFD	O											1	12/9/2025	1
	4451023029	21433 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	APRPF 25-011	SFD	O											1	12/1/2025	1
	4451023038	21484 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-029	SFD	O											1	5/13/2025	1
	4451023039	21476 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-046	SFD	O											1	8/4/2025	1
	4451023042	21461 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-101	SFD	O											1	9/5/2025	1
	4451023044	21453 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-109	SFD	O											1	9/23/2025	1
	4451023047	21442 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-007	SFD	O											1	4/1/2025	1
	4451023051	21400 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-076	SFD	O											1	6/26/2025	1
	4451023054	21420 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	PVPF 25-085	SFD	O											1	7/21/2025	1
	4452013001	3556 SERRA RD	SFR REBUILD; IN KIND +10% - FRANKLIN FIRE	APRFF 25-001	SFD	O											1	11/7/2025	1
	4458032025	3868 PUERCO CANYON RD	NSFR	CDP 21-042	SFD	O											1	2/18/2025	1
	4458032026	3870 PUERCO CANYON RD	SFR REBUILD - WOOLSEY FIRE	CDPWF 21-007	SFD	O											1	2/18/2025	1
	4458033005	24515 VANTAGE POINT TER	NSFR ON VACANT LOT	CDP 22-009	SFD	O											1	3/3/2025	1
	4460005026	27567 WINDING WAY	NEW DETACHED ADU	ACDP 23-032	ADU	R											1	4/29/2025	1
	4460035010	27487 LATIGO BAY VIEW DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	PVWF 24-027	SFD	O											1	8/28/2025	1
	4466002006	6672 ZUMIREZ DR	NSFR ON VACANT LOT	CDP 23-051	SFD	O											1	5/5/2025	1
	4466005007	6844 WILDLIFE RD	NSFR	CDP 24-007	SFD	O											1	10/6/2025	1
	4466009022	29042 CLIFFSIDE DR	NEW DETACHED ADU	CDP 23-018	ADU	R											1	6/2/2025	1
	4466011025	28815 BISON CT	NSFR	CDP 24-021	SFD	O											1	4/21/2025	1
	4468003018	7352 BIRDVIEW AVE	NSFR	CDP 24-002	SFD	O											1	11/17/2025	1
	4468005015	29332 BLUEWATER RD	NEW DETACHED ADU	ACDP 23-016	ADU	R											1	11/12/2025	1
	4468011011	29329 HEATHERCLIFF RD	NSFR ON VACANT LOT	CDP 20-003	SFD	O											1	3/17/2025	1
	4469006011	30018 ZENITH POINT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	ACDPWF 25-002	ADU	R											1	7/29/2025	1
	4469025009	30411 PACIFIC COAST HWY	NSFR ON VACANT LOT	CDP 19-015	SFD	O											1	3/17/2025	1
	4470003027	5937 TRANCAS CANYON RD	NSFR	CDP 24-057	SFD	O											1	10/20/2025	1
	4470008005	31587 PACIFIC COAST HWY	NSFR ON VACANT LOT	CDP 23-067	SFD	O											1	11/17/2025	1
	4470025005	31800 BROAD BEACH RD	NSFR ON VACANT LOTS	CDP 15-046	SFD	O											1	8/4/2025	1
	4470026006	31881 SEA LEVEL DR	NSFR ON VACANT LOT	CDP 22-058	SFD	O											1	5/5/2025	1

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Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	170		170
	4473010005	4755 AVENIDA DEL MAR	SFR REBUILD; IN KIND +10% - WOOLSEY FIRE	PVWF 24-024	SFD	O											1	3/6/2025	1
	4473011045	4510 VIA VIENTA ST	NSFR ON VACANT LOT	CDP 20-061	SFD	O											1	9/15/2025	1
	4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE	PVPF 25-015	SFD	O											1	3/31/2025	1
	4449008013	19750 PACIFIC COAST HWY	NSFR	25-2137	SFD	O													0
	4450012026	20450 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-2016	SFD	O													0
	4450012028	20279 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-2103	SFD	O													0
	4450012037	20259 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE	25-2080	SFD	O													0
	4450013060	20229 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-2090	SFD	O													0
	4450013062	20205 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-1757	SFD	O													0
	4450013069	20241 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-2025	SFD	O													0
	4450013071	20223 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-2466	SFD	O													0
	4450013079	20434 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-2383	SFD	O													0
	4450015016	20495 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	25-2085	SFD	O													0
	4450015033	20394 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-2311	SFD	O													0
	4450015036	20406 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-2075	SFD	O													0
	4450015037	3812 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-1818	SFD	O													0
	4450019023	20533 LITTLE ROCK WAY	SFR REBUILD; IN KIND - PALISADES FIRE	25-2240	SFD	O													0
	4450019030	20565 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-2473	SFD	O													0
	4450022051	20765 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-1553	SFD	O													0
	4450026093	3740 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	25-1941	SFD	O													0
	4450029040	20731 EAGLEPASS DR	SFR REBUILD; IN KIND - PALISADES FIRE	25-1935	SFD	O													0
	4450031034	3570 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	25-1873	SFD	O													0
	4451003023	21644 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	25-2392	SFD	O													0
	4451004021	21822 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-1365	SFD	O													0
	4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	25-1952	SFD	O													0
	4451012021	22251 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE	25-1980	SFD	O													0
	4451023037	21490 PASEO PORTOLA ST	NSFR ON VACANT LOT	25-1673	SFD	O													0
	4452010017	23325 MALIBU COLONY	NSFR	25-1720	SFD	O													0
	4466004009	6551 ZUMIREZ DR	NSFR	25-2146	SFD	O													0
	4466004009	6551 ZUMIREZ DR	DETACHED ADU CONVERSION	25-2147	ADU	R													0
	4466010019	7058 FERNHILL DR	NEW DETACHED ADU	25-0405	ADU	R													0
	4466011011	28922 GRAYFOX ST	NSFR	25-1172	SFD	O													0
	4466016023	6754 DUME DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-0505	SFD	O													0
	4467006003	6096 RAMIREZ CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-1807	SFD	O													0
	4467022013	6132 BONSALL DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-1362	SFD	O													0
	4467025005	5664 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-0093	SFD	O													0
	4467027007	5746 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-1340	SFD	O													0
	4467033026	5716 KANAN DUME RD	NSFR ON A VACANT LOT	25-2216	SFD	O													0
	4467033026	5716 KANAN DUME RD	NEW DETACHED ADU	25-2218	ADU	R													0
	4467034009	28908 WIGHT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-1840	SFD	O													0
	4468007003	6771 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-0784	SFD	O													0
	4468008033	29300 LARKSPUR LN	NSFR ON VACANT LOT	25-1139	SFD	O													0
	4469005019	5180 HORIZON DR	NSFR ON VACANT LOT	25-1157	SFD	O													0
	4469006011	30018 ZENITH POINT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-1299	SFD	O													0
	4469006016	30002 ZENITH POINT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-1420	SFD	O													0
	4469007005	30127 CUTHBERT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	25-1053	ADU	R													0
	4469011017	29636 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-0930	SFD	O													0
	4469016006	30385 MORNING VIEW DR	NSFR ON VACANT LOT	25-1143	SFD	O													0
	4470003028	5927 TRANCAS CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-0651	SFD	O													0
	4470011034	31011 BAILARD RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-0143	SFD	O													0
	4473009007	4417 VISTA DEL PRESEAS	SFR REBUILD; IN KIND - WOOLSEY FIRE	25-1917	SFD	O													0
	4449016004	20871 BIG ROCK DR	ADU REBUILD; IN KIND - PALISADES FIRE	25-2352	ADU	R													0
	4460024009	26946 PACIFIC COAST HWY	SFR REBUILD; IN KIND - WOOLSEY FIRE	20-1978	SFD	O													0
	4460031001	27530 PACIFIC COAST HWY	NSFR	20-1856	SFD	O													0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4										5	6	
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	170		170
	4460033011	28126 PACIFIC COAST HWY	NSFR	20-0186	SFD	O													0
	4460033012	28116 PACIFIC COAST HWY	NSFR	22-1558	SFD	O													0
	4466019034	6611 WILDLIFE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	21-0763	SFD	O													0
	4467013019	6156 ZUMIREZ DR	NSFR	20-1061	SFD	O													0
	4467021021	6305 GAYTON PL	SFR REBUILD; IN KIND - WOOLSEY FIRE	20-1781	SFD	O													0
	4467025006	5684 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	22-2127	SFD	O													0
	4467026010	5680 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	22-0235	SFD	O													0
	4467026014	5675 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	20-1288	SFD	O													0
	4467026015	5685 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	23-1025	SFD	O													0
	4467030001	5792 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	20-1419	SFD	O													0
	4467030001	5792 CALPINE DR	ADU REBUILD; IN KIND - WOOLSEY FIRE	20-1420	ADU	R													0
	4468007001	6756 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	20-2216	SFD	O													0
	4468007002	6766 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	21-1299	SFD	O													0
	4468020003	7307 BIRDVIEW AVE	NEW DETACHED ADU	21-0011	ADU	R													0
	4469005009	5260 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	23-1185	SFD	O													0
	4469006007	5402 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	20-1519	SFD	O													0
	4469006008	5416 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	21-0649	SFD	O													0
	4469007005	30127 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	24-0832	SFD	O													0
	4469007008	5540 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	22-0427	SFD	O													0
	4469008016	29841 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	21-1641	SFD	O													0
	4469008019	29805 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	23-0685	SFD	O													0
	4469009013	29934 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	22-1505	SFD	O													0
	4469010017	29725 HARVESTER RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	22-0932	SFD	O													0
	4469010017	29725 HARVESTER RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	22-0934	ADU	R													0
	4469011008	5617 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	20-1136	SFD	O													0
	4469012022	5841 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	21-1320	SFD	O													0
	4469013021	5810 FILAREE HT	ADU REBUILD; IN KIND - WOOLSEY FIRE	20-1583	ADU	R													0
	4469013023	5936 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE	22-1954	SFD	O													0
	4469013025	5938 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE	21-2058	SFD	O													0
	4469013031	5916 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE	21-0887	SFD	O													0
	4469014012	5819 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE	22-1936	SFD	O													0
	4469014023	5853 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE	21-0727	SFD	O													0
	4469015007	5814 PHILIP AVE	SFR REBUILD; IN KIND - WOOLSEY FIRE	22-0190	SFD	O													0
	4469015007	5814 PHILIP AVE	NEW DETACHED ADU - WOOLSEY FIRE	22-1592	ADU	R													0
	4469020022	6114 MERRITT DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	21-0938	SFD	O													0
	4469039048	30612 LA SONORA DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	23-0267	SFD	O													0
	4470003026	5941 TRANCAS CANYON RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	23-1988	ADU	R													0
	4470004006	5877 TRANCAS CANYON RD	NSFR	19-2225	SFD	O													0
	4470005016	31415 ANACAPA VIEW DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	20-1228	SFD	O													0
	4470008014	31847 PACIFIC COAST HWY	ADU REBUILD; IN KIND - WOOLSEY FIRE	24-1385	ADU	R													0
	4470015017	31224 BROAD BEACH RD	NSFR	21-0457	SFD	O													0
	4473005025	5011 ENCINAL CANYON RD	NSFR	21-1841	SFD	O													0
	4473010021	4732 AVENIDA DEL MAR	SFR REBUILD; IN KIND - WOOLSEY FIRE	22-0070	SFD	O													0
	4473011026	4490 ENCINAL CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	20-2242	SFD	O													0
	4473014008	32338 PACIFIC COAST HWY	SFR REBUILD; IN KIND - WOOLSEY FIRE	20-1493	SFD	O													0
	4473027008	34305 PACIFIC COAST HWY	NSFR	17-1164	SFD	O													0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits												
			7											8	9
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	0	0	0	0	49		49
4449001009	18850 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449002052	18914 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449002054	18908 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449003005	19112 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449004003	19252 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449004048	19232 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449004058	19158 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE													0
4449008002	19854 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4449008005	19846 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE													0
4449013011	20529 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449014012	20628 ROCKCROFT DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449015012	20721 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449015016	20771 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449015019	20779 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449015023	20832 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449016006	20851 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449016008	3655 MCANANY WAY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450001033	19926 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450001034	19922 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450001038	19902 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450002040	20120 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450002041	20112 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE													0
4450002043	20102 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450002046	20054 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE													0
4450002051	20026 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450003011	20224 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450003012	20222 PACIFIC COAST HWY	NSFR													0
4450003015	20212 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450005064	20526 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450005070	20522 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450005077	20562 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450005086	20516 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450005087	20550 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450006055	20624 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450007025	20810 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450008040	20836 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450008043	20842 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450008050	20906 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450008051	20910 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012023	20458 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012026	20450 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012028	20279 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits												
			7											8	9
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	0	0	0	0	49		49
4450012031	20276 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012033	20270 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012034	20260 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012037	20259 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450012040	20494 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013060	20229 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013061	20219 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013062	20205 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013064	20218 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013069	20241 PIEDRA CHICA RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450013071	20223 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013076	20414 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450013079	20434 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013080	20436 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450014078	20340 BIG ROCK DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450015016	20495 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450015024	20491 ROYAL STONE DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450015025	20481 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015033	20394 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015035	20418 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015036	20406 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015037	3812 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015042	3811 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015043	20521 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450015050	20468 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015051	20485 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015052	20480 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450016014	20536 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450016023	20534 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450018019	20564 PINNACLE WAY	NEW DETACHED ADU - PALISADES FIRE													0
4450018019	20564 PINNACLE WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450019023	20533 LITTLE ROCK WAY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450019030	20565 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450019031	20573 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450021052	20756 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450021055	20706 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450022051	20765 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450026079	3864 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450026093	3740 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450027012	21119 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450029040	20731 EAGLEPASS DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450030028	20649 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits												
			7											8	9
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	0	0	0	0	49		49
4450031032	3600 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450031033	3590 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450031034	3570 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451001012	21336 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451001013	21332 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451001014	21330 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451001015	21324 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451002010	21554 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451002012	21546 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451002030	21414 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451002032	21404 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451003023	21644 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451003024	21640 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004010	21920 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451004011	21916 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004014	21900 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004015	21854 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004019	21836 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004020	21830 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451004021	21822 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004023	21812 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451005013	22048 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451005019	22024 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451006015	22244 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451007028	22001 PACIFIC COAST HWY	ADU REBUILD; IN KIND - PALISADES FIRE													0
4451009017	21930 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451010010	21967 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451011011	3989 VILLA COSTERA	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451011068	21500 CALLE DEL BARCO	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451011075	3347 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451012035	22407 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451012041	22031 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451012044	22281 CARBON MESA RD	NSFR ON VACANT LOT													0
4451013025	3045 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451014065	21583 RAMBLA VISTA	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451015031	21426 CALLE DEL BARCO	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451016007	3220 SUMAC RIDGE RD	DETACHED ADU REBUILD; IN KIND - PALISADES FIRE													0
4451016007	3220 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451016010	3255 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451016021	3294 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451016030	3112 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE													0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits												
			7											8	9
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	0	0	0	0	49		49
4451016033	3140 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451016036	3205 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451016037	21424 DEERPATH LN	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451017047	21532 PASEO SERRA ST	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451017049	21531 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451018007	3890 RAMBLA ORIENTA ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451018040	21536 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451022054	21371 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023028	21429 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451023029	21433 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023038	21484 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023039	21476 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023042	21461 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451023044	21453 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451023047	21442 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023051	21400 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451023054	21420 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4452013001	3556 SERRA RD	SFR REBUILD; IN KIND +10% - FRANKLIN FIRE													0
4458032025	3868 PUERCO CANYON RD	NSFR													0
4458032026	3870 PUERCO CANYON RD	SFR REBUILD - WOOLSEY FIRE													0
4458033005	24515 VANTAGE POINT TER	NSFR ON VACANT LOT													0
4460005026	27567 WINDING WAY	NEW DETACHED ADU													0
4460035010	27487 LATIGO BAY VIEW DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4466002006	6672 ZUMIREZ DR	NSFR ON VACANT LOT													0
4466005007	6844 WILDLIFE RD	NSFR													0
4466009022	29042 CLIFFSIDE DR	NEW DETACHED ADU													0
4466011025	28815 BISON CT	NSFR													0
4468003018	7352 BIRDVIEW AVE	NSFR													0
4468005015	29332 BLUEWATER RD	NEW DETACHED ADU													0
4468011011	29329 HEATHERCLIFF RD	NSFR ON VACANT LOT													0
4469006011	30018 ZENITH POINT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE													0
4469025009	30411 PACIFIC COAST HWY	NSFR ON VACANT LOT													0
4470003027	5937 TRANCAS CANYON RD	NSFR													0
4470008005	31587 PACIFIC COAST HWY	NSFR ON VACANT LOT													0
4470025005	31800 BROAD BEACH RD	NSFR ON VACANT LOTS													0
4470026006	31881 SEA LEVEL DR	NSFR ON VACANT LOT													0
4473010005	4755 AVENIDA DEL MAR	SFR REBUILD; IN KIND +10% - WOOLSEY FIRE													0
4473011045	4510 VIA VIENTA ST	NSFR ON VACANT LOT													0
4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4449008013	19750 PACIFIC COAST HWY	NSFR											1	11/13/2025	1
4450012026	20450 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	10/30/2025	1
4450012028	20279 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	11/10/2025	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits												
			7											8	9
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	0	0	0	0	49		49
4450012037	20259 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE											1	11/7/2025	1
4450013060	20229 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	11/7/2025	1
4450013062	20205 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	10/1/2025	1
4450013069	20241 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	10/30/2025	1
4450013071	20223 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	12/19/2025	1
4450013079	20434 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	12/11/2025	1
4450015016	20495 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE											1	11/7/2025	1
4450015033	20394 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	12/4/2025	1
4450015036	20406 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	11/7/2025	1
4450015037	3812 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	10/15/2025	1
4450019023	20533 LITTLE ROCK WAY	SFR REBUILD; IN KIND - PALISADES FIRE											1	11/24/2025	1
4450019030	20565 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	12/19/2025	1
4450022051	20765 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	8/29/2025	1
4450026093	3740 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE											1	10/23/2025	1
4450029040	20731 EAGLEPASS DR	SFR REBUILD; IN KIND - PALISADES FIRE											1	10/23/2025	1
4450031034	3570 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE											1	10/24/2025	1
4451003023	21644 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE											1	12/11/2025	1
4451004021	21822 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	7/30/2025	1
4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE											1	10/27/2025	1
4451012021	22251 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE											1	10/27/2025	1
4451023037	21490 PASEO PORTOLA ST	NSFR ON VACANT LOT											1	9/18/2025	1
4452010017	23325 MALIBU COLONY	NSFR											1	10/15/2025	1
4466004009	6551 ZUMIREZ DR	NSFR											1	11/14/2025	1
4466004009	6551 ZUMIREZ DR	DETACHED ADU CONVERSION											1	11/14/2025	1
4466010019	7058 FERNHILL DR	NEW DETACHED ADU											1	3/18/2025	1
4466011011	28922 GRAYFOX ST	NSFR											1	6/18/2025	1
4466016023	6754 DUME DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	3/28/2025	1
4467006003	6096 RAMIREZ CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	10/14/2025	1
4467022013	6132 BONSALL DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	7/29/2025	1
4467025005	5664 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	2/3/2025	1
4467027007	5746 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	7/24/2025	1
4467033026	5716 KANAN DUME RD	NSFR ON A VACANT LOT											1	11/24/2025	1
4467033026	5716 KANAN DUME RD	NEW DETACHED ADU											1	11/24/2025	1
4467034009	28908 WIGHT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	10/16/2025	1
4468007003	6771 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	4/29/2025	1
4468008033	29300 LARKSPUR LN	NSFR ON VACANT LOT											1	6/17/2025	1
4469005019	5180 HORIZON DR	NSFR ON VACANT LOT											1	6/18/2025	1
4469006011	30018 ZENITH POINT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	7/18/2025	1
4469006016	30002 ZENITH POINT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	8/6/2025	1
4469007005	30127 CUTHBERT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE											1	6/5/2025	1
4469011017	29636 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	5/20/2025	1
4469016006	30385 MORNING VIEW DR	NSFR ON VACANT LOT											1	6/18/2025	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits												
			7											8	9
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	0	0	0	0	49		49
4470003028	5927 TRANCAS CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	4/16/2025	1
4470011034	31011 BAILARD RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	2/8/2025	1
4473009007	4417 VISTA DEL PRESEAS	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	10/22/2025	1
4449016004	20871 BIG ROCK DR	ADU REBUILD; IN KIND - PALISADES FIRE											1	12/9/2025	1
4460024009	26946 PACIFIC COAST HWY	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4460031001	27530 PACIFIC COAST HWY	NSFR													0
4460033011	28126 PACIFIC COAST HWY	NSFR													0
4460033012	28116 PACIFIC COAST HWY	NSFR													0
4466019034	6611 WILDLIFE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467013019	6156 ZUMIREZ DR	NSFR													0
4467021021	6305 GAYTON PL	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467025006	5684 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467026010	5680 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467026014	5675 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467026015	5685 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467030001	5792 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467030001	5792 CALPINE DR	ADU REBUILD; IN KIND - WOOLSEY FIRE													0
4468007001	6756 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4468007002	6766 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4468020003	7307 BIRDVIEW AVE	NEW DETACHED ADU													0
4469005009	5260 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469006007	5402 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469006008	5416 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469007005	30127 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469007008	5540 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469008016	29841 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469008019	29805 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469009013	29934 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469010017	29725 HARVESTER RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469010017	29725 HARVESTER RD	ADU REBUILD; IN KIND - WOOLSEY FIRE													0
4469011008	5617 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469012022	5841 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469013021	5810 FILAREE HT	ADU REBUILD; IN KIND - WOOLSEY FIRE													0
4469013023	5936 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469013025	5938 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469013031	5916 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469014012	5819 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469014023	5853 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469015007	5814 PHILIP AVE	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469015007	5814 PHILIP AVE	NEW DETACHED ADU - WOOLSEY FIRE													0
4469020022	6114 MERRITT DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469039048	30612 LA SONORA DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits												
			7											8	9
Current APN	**Street Address**	**Project Name+**	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low-Income Deed Restricted**	**Extremely Low-Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low-Income Deed Restricted**	**Low-Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Building Permits Date Issued**	**# of Units Issued Building Permits**
			0	0	0	0	0	0	0	0	0	0	49		49
4470003026	5941 TRANCAS CANYON RD	ADU REBUILD; IN KIND - WOOLSEY FIRE													0
4470004006	5877 TRANCAS CANYON RD	NSFR													0
4470005016	31415 ANACAPA VIEW DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4470008014	31847 PACIFIC COAST HWY	ADU REBUILD; IN KIND - WOOLSEY FIRE													0
4470015017	31224 BROAD BEACH RD	NSFR													0
4473005025	5011 ENCINAL CANYON RD	NSFR													0
4473010021	4732 AVENIDA DEL MAR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4473011026	4490 ENCINAL CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4473014008	32338 PACIFIC COAST HWY	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4473027008	34305 PACIFIC COAST HWY	NSFR													0

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	0	0	0	0	48		48
4449001009	18850 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449002052	18914 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449002054	18908 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449003005	19112 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449004003	19252 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449004048	19232 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449004058	19158 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE													0
4449008002	19854 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4449008005	19846 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE													0
4449013011	20529 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449014012	20628 ROCKCROFT DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449015012	20721 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449015016	20771 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449015019	20779 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449015023	20832 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449016006	20851 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4449016008	3655 MCANANY WAY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450001033	19926 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450001034	19922 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450001038	19902 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450002040	20120 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450002041	20112 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE													0
4450002043	20102 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450002046	20054 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE													0
4450002051	20026 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450003011	20224 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450003012	20222 PACIFIC COAST HWY	NSFR													0
4450003015	20212 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450005064	20526 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450005070	20522 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450005077	20562 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450005086	20516 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450005087	20550 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450006055	20624 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450007025	20810 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450008040	20836 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450008043	20842 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450008050	20906 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450008051	20910 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012023	20458 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012026	20450 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012028	20279 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012031	20276 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012033	20270 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012034	20260 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	0	0	0	0	48		48
4450012037	20259 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450012040	20494 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013060	20229 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013061	20219 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013062	20205 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013064	20218 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013069	20241 PIEDRA CHICA RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450013071	20223 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013076	20414 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450013079	20434 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013080	20436 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450014078	20340 BIG ROCK DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450015016	20495 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450015024	20491 ROYAL STONE DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450015025	20481 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015033	20394 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015035	20418 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015036	20406 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015037	3812 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015042	3811 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015043	20521 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450015050	20468 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015051	20485 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015052	20480 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450016014	20536 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450016023	20534 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450018019	20564 PINNACLE WAY	NEW DETACHED ADU - PALISADES FIRE													0
4450018019	20564 PINNACLE WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450019023	20533 LITTLE ROCK WAY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450019030	20565 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450019031	20573 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450021052	20756 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450021055	20706 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450022051	20765 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450026079	3864 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450026093	3740 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450027012	21119 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450029040	20731 EAGLEPASS DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450030028	20649 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450031032	3600 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450031033	3590 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450031034	3570 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451001012	21336 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451001013	21332 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451001014	21330 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	0	0	0	0	48		48
4451001015	21324 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451002010	21554 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451002012	21546 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451002030	21414 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451002032	21404 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451003023	21644 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451003024	21640 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004010	21920 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451004011	21916 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004014	21900 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004015	21854 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004019	21836 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004020	21830 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451004021	21822 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451004023	21812 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451005013	22048 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451005019	22024 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451006015	22244 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451007028	22001 PACIFIC COAST HWY	ADU REBUILD; IN KIND - PALISADES FIRE													0
4451009017	21930 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451010010	21967 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451011011	3989 VILLA COSTERA	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451011068	21500 CALLE DEL BARCO	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451011075	3347 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451012035	22407 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451012041	22031 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451012044	22281 CARBON MESA RD	NSFR ON VACANT LOT													0
4451013025	3045 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451014065	21583 RAMBLA VISTA	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451015031	21426 CALLE DEL BARCO	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451016007	3220 SUMAC RIDGE RD	DETACHED ADU REBUILD; IN KIND - PALISADES FIRE													0
4451016007	3220 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451016010	3255 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451016021	3294 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451016030	3112 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451016033	3140 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451016036	3205 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451016037	21424 DEERPATH LN	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451017047	21532 PASEO SERRA ST	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451017049	21531 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451018007	3890 RAMBLA ORIENTA ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451018040	21536 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451022054	21371 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023028	21429 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	0	0	0	0	48		48
4451023029	21433 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023038	21484 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023039	21476 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023042	21461 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451023044	21453 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451023047	21442 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023051	21400 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451023054	21420 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4452013001	3556 SERRA RD	SFR REBUILD; IN KIND +10% - FRANKLIN FIRE													0
4458032025	3868 PUERCO CANYON RD	NSFR													0
4458032026	3870 PUERCO CANYON RD	SFR REBUILD - WOOLSEY FIRE													0
4458033005	24515 VANTAGE POINT TER	NSFR ON VACANT LOT													0
4460005026	27567 WINDING WAY	NEW DETACHED ADU													0
4460035010	27487 LATIGO BAY VIEW DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4466002006	6672 ZUMIREZ DR	NSFR ON VACANT LOT													0
4466005007	6844 WILDLIFE RD	NSFR													0
4466009022	29042 CLIFFSIDE DR	NEW DETACHED ADU													0
4466011025	28815 BISON CT	NSFR													0
4468003018	7352 BIRDVIEW AVE	NSFR													0
4468005015	29332 BLUEWATER RD	NEW DETACHED ADU													0
4468011011	29329 HEATHERCLIFF RD	NSFR ON VACANT LOT													0
4469006011	30018 ZENITH POINT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE													0
4469025009	30411 PACIFIC COAST HWY	NSFR ON VACANT LOT													0
4470003027	5937 TRANCAS CANYON RD	NSFR													0
4470008005	31587 PACIFIC COAST HWY	NSFR ON VACANT LOT													0
4470025005	31800 BROAD BEACH RD	NSFR ON VACANT LOTS													0
4470026006	31881 SEA LEVEL DR	NSFR ON VACANT LOT													0
4473010005	4755 AVENIDA DEL MAR	SFR REBUILD; IN KIND +10% - WOOLSEY FIRE													0
4473011045	4510 VIA VIENTA ST	NSFR ON VACANT LOT													0
4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4449008013	19750 PACIFIC COAST HWY	NSFR													0
4450012026	20450 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012028	20279 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450012037	20259 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450013060	20229 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013062	20205 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013069	20241 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013071	20223 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450013079	20434 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015016	20495 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450015033	20394 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015036	20406 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450015037	3812 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450019023	20533 LITTLE ROCK WAY	SFR REBUILD; IN KIND - PALISADES FIRE													0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	0	0	0	0	48		48
4450019030	20565 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450022051	20765 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4450026093	3740 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450029040	20731 EAGLEPASS DR	SFR REBUILD; IN KIND - PALISADES FIRE													0
4450031034	3570 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451003023	21644 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451004021	21822 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE													0
4451012021	22251 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE													0
4451023037	21490 PASEO PORTOLA ST	NSFR ON VACANT LOT													0
4452010017	23325 MALIBU COLONY	NSFR													0
4466004009	6551 ZUMIREZ DR	NSFR													0
4466004009	6551 ZUMIREZ DR	DETACHED ADU CONVERSION													0
4466010019	7058 FERNHILL DR	NEW DETACHED ADU													0
4466011011	28922 GRAYFOX ST	NSFR													0
4466016023	6754 DUME DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467006003	6096 RAMIREZ CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467022013	6132 BONSALL DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467025005	5664 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467027007	5746 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4467033026	5716 KANAN DUME RD	NSFR ON A VACANT LOT													0
4467033026	5716 KANAN DUME RD	NEW DETACHED ADU													0
4467034009	28908 WIGHT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4468007003	6771 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4468008033	29300 LARKSPUR LN	NSFR ON VACANT LOT													0
4469005019	5180 HORIZON DR	NSFR ON VACANT LOT													0
4469006011	30018 ZENITH POINT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469006016	30002 ZENITH POINT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469007005	30127 CUTHBERT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE													0
4469011017	29636 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4469016006	30385 MORNING VIEW DR	NSFR ON VACANT LOT													0
4470003028	5927 TRANCAS CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4470011034	31011 BAILARD RD	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4473009007	4417 VISTA DEL PRESEAS	SFR REBUILD; IN KIND - WOOLSEY FIRE													0
4449016004	20871 BIG ROCK DR	ADU REBUILD; IN KIND - PALISADES FIRE													0
4460024009	26946 PACIFIC COAST HWY	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	9/30/2025	1
4460031001	27530 PACIFIC COAST HWY	NSFR											1	7/8/2025	1
4460033011	28126 PACIFIC COAST HWY	NSFR											1	7/8/2025	1
4460033012	28116 PACIFIC COAST HWY	NSFR											1	9/26/2025	1
4466019034	6611 WILDLIFE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	3/18/2025	1
4467013019	6156 ZUMIREZ DR	NSFR											1	4/29/2025	1
4467021021	6305 GAYTON PL	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	3/6/2025	1
4467025006	5684 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	7/31/2025	1
4467026010	5680 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	5/15/2025	1
4467026014	5675 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	7/24/2025	1

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												
			10											11	12
Current APN	Street Address	Project Name+	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	0	0	0	0	48		48
4467026015	5685 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	6/23/2025	1
4467030001	5792 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	1/27/2025	1
4467030001	5792 CALPINE DR	ADU REBUILD; IN KIND - WOOLSEY FIRE											1	1/27/2025	1
4468007001	6756 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	2/10/2025	1
4468007002	6766 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	5/9/2025	1
4468020003	7307 BIRDVIEW AVE	NEW DETACHED ADU											1	7/23/2025	1
4469005009	5260 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	2/18/2025	1
4469006007	5402 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	4/18/2025	1
4469006008	5416 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	3/12/2025	1
4469007005	30127 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	7/29/2025	1
4469007008	5540 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	11/24/2025	1
4469008016	29841 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	10/23/2025	1
4469008019	29805 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	6/11/2025	1
4469009013	29934 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	7/24/2025	1
4469010017	29725 HARVESTER RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	12/16/2025	1
4469010017	29725 HARVESTER RD	ADU REBUILD; IN KIND - WOOLSEY FIRE											1	12/16/2025	1
4469011008	5617 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	7/30/2025	1
4469012022	5841 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	4/14/2025	1
4469013021	5810 FILAREE HT	ADU REBUILD; IN KIND - WOOLSEY FIRE											1	9/18/2025	1
4469013023	5936 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	10/28/2025	1
4469013025	5938 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	7/5/2025	1
4469013031	5916 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	5/15/2025	1
4469014012	5819 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	6/16/2025	1
4469014023	5853 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	4/10/2025	1
4469015007	5814 PHILIP AVE	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	10/15/2025	1
4469015007	5814 PHILIP AVE	NEW DETACHED ADU - WOOLSEY FIRE											1	10/15/2025	1
4469020022	6114 MERRITT DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	8/21/2025	1
4469039048	30612 LA SONORA DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	5/12/2025	1
4470003026	5941 TRANCAS CANYON RD	ADU REBUILD; IN KIND - WOOLSEY FIRE											1	7/9/2025	1
4470004006	5877 TRANCAS CANYON RD	NSFR											1	10/28/2025	1
4470005016	31415 ANACAPA VIEW DR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	11/25/2025	1
4470008014	31847 PACIFIC COAST HWY	ADU REBUILD; IN KIND - WOOLSEY FIRE											1	3/21/2025	1
4470015017	31224 BROAD BEACH RD	NSFR											1	7/2/2025	1
4473005025	5011 ENCINAL CANYON RD	NSFR											1	5/29/2025	1
4473010021	4732 AVENIDA DEL MAR	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	11/10/2025	1
4473011026	4490 ENCINAL CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	2/14/2025	1
4473014008	32338 PACIFIC COAST HWY	SFR REBUILD; IN KIND - WOOLSEY FIRE											1	4/22/2025	1
4473027008	34305 PACIFIC COAST HWY	NSFR											1	3/7/2025	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
										86						
4449001009	18850 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449002052	18914 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449002054	18908 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449003005	19112 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449004003	19252 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449004048	19232 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449004058	19158 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449008002	19854 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4449008005	19846 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449013011	20529 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449014012	20628 ROCKCROFT DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449015012	20721 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449015016	20771 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449015019	20779 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449015023	20832 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449016006	20851 BIG ROCK DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4449016008	3655 MCANANY WAY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450001033	19926 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450001034	19922 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450001038	19902 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450002040	20120 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450002041	20112 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450002043	20102 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450002046	20054 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450002051	20026 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450003011	20224 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450003012	20222 PACIFIC COAST HWY	NSFR	NONE	No	N		N/A									N
4450003015	20212 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450005064	20526 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450005070	20522 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450005077	20562 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450005086	20516 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450005087	20550 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450006055	20624 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450007025	20810 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450008040	20836 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450008043	20842 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450008050	20906 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450008051	20910 PACIFIC COAST HWY	DUPLEX REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450012023	20458 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450012026	20450 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450012028	20279 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450012031	20276 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450012033	20270 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450012034	20260 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450012037	20259 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450012040	20494 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450013060	20229 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450013061	20219 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450013062	20205 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450013064	20218 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450013069	20241 PIEDRA CHICA RD	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450013071	20223 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450013076	20414 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450013079	20434 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450013080	20436 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450014078	20340 BIG ROCK DR	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450015016	20495 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450015024	20491 ROYAL STONE DR	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450015025	20481 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450015033	20394 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450015035	20418 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450015036	20406 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450015037	3812 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450015042	3811 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
										86						
4450015043	20521 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450015050	20468 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450015051	20485 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450015052	20480 ROYAL STONE DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450016014	20536 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450016023	20534 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450018019	20564 PINNACLE WAY	NEW DETACHED ADU - PALISADES FIRE	NONE	No	N		N/A									N
4450018019	20564 PINNACLE WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450019023	20533 LITTLE ROCK WAY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450019030	20565 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450019031	20573 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450021052	20756 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450021055	20706 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450022051	20765 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450026079	3864 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450026093	3740 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450027012	21119 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450029040	20731 EAGLEPASS DR	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4450030028	20649 LAS FLORES MESA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450031032	3600 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450031033	3590 LAS FLORES CANYON RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4450031034	3570 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451001012	21336 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451001013	21332 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451001014	21330 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451001015	21324 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451002010	21554 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451002012	21546 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451002030	21414 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451002032	21404 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451003023	21644 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451003024	21640 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451004010	21920 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451004011	21916 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451004014	21900 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451004015	21854 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451004019	21836 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451004020	21830 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451004021	21822 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451004023	21812 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451005013	22048 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451005019	22024 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451006015	22244 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451007028	22001 PACIFIC COAST HWY	ADU REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451009017	21930 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451010010	21967 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451011011	3989 VILLA COSTERA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451011068	21500 CALLE DEL BARCO	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451011075	3347 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451012035	22407 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451012041	22031 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451012044	22281 CARBON MESA RD	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4451013025	3045 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451014065	21583 RAMBLA VISTA	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451015031	21426 CALLE DEL BARCO	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451016007	3220 SUMAC RIDGE RD	DETACHED ADU REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451016007	3220 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451016010	3255 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451016021	3294 RAMBLA PACIFICO ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451016030	3112 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451016033	3140 SUMAC RIDGE RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451016036	3205 SUMAC RIDGE RD	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451016037	21424 DEERPATH LN	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451017047	21532 PASEO SERRA ST	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
										86						
4451017049	21531 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451018007	3890 RAMBLA ORIENTA ST	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451018040	21536 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451022054	21371 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451023028	21429 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451023029	21433 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451023038	21484 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451023039	21476 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451023042	21461 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451023044	21453 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451023047	21442 PASEO PORTOLA ST	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4451023051	21400 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4451023054	21420 RAMBLA VISTA	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A									N
4452013001	3556 SERRA RD	SFR REBUILD; IN KIND +10% - FRANKLIN FIRE	NONE	No	N		N/A									N
4458032025	3868 PUERCO CANYON RD	NSFR	NONE	No	N		N/A									N
4458032026	3870 PUERCO CANYON RD	SFR REBUILD - WOOLSEY FIRE	NONE	No	N		N/A									N
4458033005	24515 VANTAGE POINT TER	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4460005026	27567 WINDING WAY	NEW DETACHED ADU	NONE	No	N		N/A									N
4460035010	27487 LATIGO BAY VIEW DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A									N
4466002006	6672 ZUMIREZ DR	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4466005007	6844 WILDLIFE RD	NSFR	NONE	No	N		N/A									N
4466009022	29042 CLIFFSIDE DR	NEW DETACHED ADU	NONE	No	N		N/A									N
4466011025	28815 BISON CT	NSFR	NONE	No	N		N/A									N
4468003018	7352 BIRDVIEW AVE	NSFR	NONE	No	N		N/A									N
4468005015	29332 BLUEWATER RD	NEW DETACHED ADU	NONE	No	N		N/A									N
4468011011	29329 HEATHERCLIFF RD	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4469006011	30018 ZENITH POINT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A									N
4469025009	30411 PACIFIC COAST HWY	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4470003027	5937 TRANCAS CANYON RD	NSFR	NONE	No	N		N/A									N
4470008005	31587 PACIFIC COAST HWY	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4470025005	31800 BROAD BEACH RD	NSFR ON VACANT LOTS	NONE	No	N		N/A									N
4470026006	31881 SEA LEVEL DR	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4473010005	4755 AVENIDA DEL MAR	SFR REBUILD; IN KIND +10% - WOOLSEY FIRE	NONE	No	N		N/A									N
4473011045	4510 VIA VIENTA ST	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4449008013	19750 PACIFIC COAST HWY	NSFR	NONE	No	N		N/A									N
4450012026	20450 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450012028	20279 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450012037	20259 INLAND LN	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450013060	20229 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450013062	20205 INLAND LN	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450013069	20241 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450013071	20223 PIEDRA CHICA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450013079	20434 ROCA CHICA DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450015016	20495 ROCA CHICA DR	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450015033	20394 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450015036	20406 SEABOARD RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450015037	3812 SEAMOOR DR	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450019023	20533 LITTLE ROCK WAY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450019030	20565 LITTLE ROCK WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450022051	20765 ROCKPOINT WAY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450026093	3740 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450029040	20731 EAGLEPASS DR	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4450031034	3570 LAS FLORES CANYON RD	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4451003023	21644 PACIFIC COAST HWY	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4451004021	21822 PACIFIC COAST HWY	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4451007002	22575 CARBON MESA RD	SFR REBUILD; IN KIND +10% - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4451012021	22251 CARBON MESA RD	SFR REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4451023037	21490 PASEO PORTOLA ST	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4452010017	23325 MALIBU COLONY	NSFR	NONE	No	N		N/A			1	Demolished	O				N
4466004009	6551 ZUMIREZ DR	NSFR	NONE	No	N		N/A			1	Demolished	O				N
4466004009	6551 ZUMIREZ DR	DETACHED ADU CONVERSION	NONE	No	N		N/A									N
4466010019	7058 FERNHILL DR	NEW DETACHED ADU	NONE	No	N		N/A									N
4466011011	28922 GRAYFOX ST	NSFR	NONE	No	N		N/A			1	Demolished	O				N
4466016023	6754 DUME DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N

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										86						
4467006003	6096 RAMIREZ CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467022013	6132 BONSALL DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467025005	5664 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467027007	5746 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467033026	5716 KANAN DUME RD	NSFR ON A VACANT LOT	NONE	No	N		N/A									N
4467033026	5716 KANAN DUME RD	NEW DETACHED ADU	NONE	No	N		N/A									N
4467034009	28908 WIGHT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4468007003	6771 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4468008033	29300 LARKSPUR LN	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4469005019	5180 HORIZON DR	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4469006011	30018 ZENITH POINT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469006016	30002 ZENITH POINT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469007005	30127 CUTHBERT RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	R				N
4469011017	29636 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469016006	30385 MORNING VIEW DR	NSFR ON VACANT LOT	NONE	No	N		N/A									N
4470003028	5927 TRANCAS CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4470011034	31011 BAILARD RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4473009007	4417 VISTA DEL PRESEAS	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4449016004	20871 BIG ROCK DR	ADU REBUILD; IN KIND - PALISADES FIRE	NONE	No	N		N/A									N
4460024009	26946 PACIFIC COAST HWY	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4460031001	27530 PACIFIC COAST HWY	NSFR	NONE	No	N		N/A			1	Demolished	O				N
4460033011	28126 PACIFIC COAST HWY	NSFR	NONE	No	N		N/A			1	Demolished	O				N
4460033012	28116 PACIFIC COAST HWY	NSFR	NONE	No	N		N/A			1	Demolished	O				N
4466019034	6611 WILDLIFE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467013019	6156 ZUMIREZ DR	NSFR	NONE	No	N		N/A			1	Demolished	O				N
4467021021	6305 GAYTON PL	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467025006	5684 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467026010	5680 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467026014	5675 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467026015	5685 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467030001	5792 CALPINE DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4467030001	5792 CALPINE DR	ADU REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	R				N
4468007001	6756 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4468007002	6766 WANDERMERE RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4468020003	7307 BIRDVIEW AVE	NEW DETACHED ADU	NONE	No	N		N/A									N
4469005009	5260 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469006007	5402 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469006008	5416 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469007005	30127 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469007008	5540 HORIZON DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469008016	29841 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469008019	29805 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469009013	29934 CUTHBERT RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469010017	29725 HARVESTER RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469010017	29725 HARVESTER RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	R				N
4469011008	5617 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469012022	5841 BUSCH DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469013021	5810 FILAREE HT	ADU REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469013023	5936 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469013025	5938 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469013031	5916 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469014012	5819 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469014023	5853 FILAREE HT	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469015007	5814 PHILIP AVE	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469015007	5814 PHILIP AVE	NEW DETACHED ADU - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	R				N
4469020022	6114 MERRITT DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4469039048	30612 LA SONORA DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4470003026	5941 TRANCAS CANYON RD	ADU REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4470004006	5877 TRANCAS CANYON RD	NSFR	NONE	No	N		N/A			1	Demolished	O				N
4470005016	31415 ANACAPA VIEW DR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4470008014	31847 PACIFIC COAST HWY	ADU REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	R				N
4470015017	31224 BROAD BEACH RD	NSFR	NONE	No	N		N/A			1	Demolished	O				N
4473005025	5011 ENCINAL CANYON RD	NSFR	NONE	No	N		N/A			1	Demolished	O				N
4473010021	4732 AVENIDA DEL MAR	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4473011026	4490 ENCINAL CANYON RD	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N

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										86						
4473014008	32338 PACIFIC COAST HWY	SFR REBUILD; IN KIND - WOOLSEY FIRE	NONE	No	N		N/A			1	Destroyed	O				N
4473027008	34305 PACIFIC COAST HWY	NSFR	NONE	No	N		N/A			1	Demolished	O				N

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Malibu	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 1.1 – Code Enforcement	1.1.a Disseminate information to residents about code enforcement and amnesty information for the after-the-fact approvals of existing housing units that may be able to meet building, health and safety standards. Maintain/publicize code enforcement and amnesty information. Conduct annual outreach, prioritizing east Malibu	10/15/2029	6th Cycle	Continuous	City addressed 163 code violation cases in 2025.No requests for amnesty/legalization were made in 2025.	Other	163	None
Program 1.2a – Rebuilding Assistance	Provide technical housing rebuild assistance to lost or damaged homes as needed. When an application is from a low- or moderate-income household and/or special housing needs households, the City shall prioritize that application for assistance and shall be assigned to a City staff member to coordinate all assistance needs.	12/31/2026	6th Cycle	Continuous	City adopted Ord. 524U (3/6/25) and Ord. 524 (3/12/25) for streamlined disaster rebuilding. CCC certified LCP amendment LCP-4-MAL-25-0012-1 on 4/10/25. Rebuild Center opened 3/10/25; fee waiver program adopted under Res. 25-29 (7/14/25). As of 2/4/26: 532 permits issued, 70 planning submittals received, 153 planning approvals granted. No low- or moderate-income applicants requested priority processing in 2025.	Other	532	Ordinance No. 524
Program 1.2.b – Rebuilding Assistance	As rebuilding assistance is made available, send email communications to non-profit groups that provide disaster relief such as Habitat for Humanity and Rebuilding Together to market funding availability to low-income and special needs households.	10/15/2029	6th Cycle	In Progress	Staff shared fee waiver and rebuild assistance information with Habitat for Humanity, Rebuilding Together, and The People Concern via email and community events in 2025. MalibuRebuilds.org and the Rebuild Center serve as centralized resources for connecting fire victims with nonprofit assistance.	Other	0	Ordinance No. 524
Program 1.3.a – Housing Rehabilitation Assistance	Provide housing rehabilitation assistance (e.g., fee waivers) to lower-income, elderly, and/or disabled households. Assist at least four households by 2026	12/31/2026	6th Cycle	In Progress	"Handy Worker Program" in development for 2026. Fee waiver program (Reso. 25-29) available for eligible fire rebuilds. No separate rehabilitation requests received outside fire-rebuild context in 2025. MalibuCity.org/Housing launched November 2025.	Households	0	None
Program 1.3.b – Housing Rehabilitation Assistance	Promote rehabilitation programs; share maintenance/energy tips; keep website current; annual outreach	10/15/2029	6th Cycle	In Progress	City's Building Safety webpage provides checklists and guides for rehabilitation and energy conservation/weatherization programs. Fee waiver program publicized via social media and community events.	Other	1	None
Program 1.4.a – Preservation of Existing Mobile Home Parks	No net loss of mobile home units	10/15/2029	6th Cycle	Continuous	Maintained Mobile Home Park Rent Control ordinance (MMC Ch. 5.16). No parks proposed for conversion in 2025. All 541 mobile home units preserved.	Units	541	None
Program 1.4.b – Preservation of Existing Mobile Home Parks	City to mail information to all mobile home park tenants to increase awareness of the Mobilehome Rent Park Control Ordinance by January 2025.	1/31/2025	6th Cycle	Completed	City mailed informational materials on the Mobilehome Rent Park Control Ordinance (MMC Ch. 5.16) to all mobile home park tenants in 2025, including rent increase limits, and City contact information.	Units	0	None
Program 1.5.a Monitor Affordable Housing At Risk of Conversion to Market Rate	Monitor any affordable units (incl. rent-restricted ADUs/JADUs) for state compliance.	10/15/2029	6th Cycle	Continuous	Monitored rent-restricted ADU/JADU units for state compliance in 2025. Five ADUs permitted; affordability status monitored through affordability reporting form. No affordable units at risk of conversion.	Units	0	None

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Program 1.5.b Monitor Affordable Housing At Risk of Conversion to Market Rate	Enforce coastal replacement housing for removed low/mod units per §65590.	10/15/2029	6th Cycle	Continuous	Continued enforcement of Gov. Code §65590 (Coastal Zone replacement housing). No low- or moderate-income units removed from the Coastal Zone in 2025.	Units	0	None
Program 2.1.a – Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Keep/market a lower-/moderate-income sites inventory; update at least semiannually	10/15/2029	6th Cycle	Continuous	Sites inventory maintained and posted on MalibuCity.org/Housing following HCD certification (12/3/24). 151 units permitted cumulatively (all Above Moderate). 64 lower/moderate-income units remain (28 VLI, 19 LI, 17 Mod).	Other	0	None
Program 2.1.b – Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Track all residential applications: submitted, approved, and denied	10/15/2029	6th Cycle	Continuous	Maintained updated list of residential developments submitted, approved, and denied, reported through APR Tables A, A2, and B. Tracked via City's Development Portal.	Other	0	None
Program 2.1.c – Adequate Sites to Accommodate Regional Fair Share of Housing Growth	List surplus public properties with residential potential (AB 1255/1486)	10/15/2029	6th Cycle	Continuous	Maintained surplus land inventory per AB 1255/AB 1486. No City-owned properties designated surplus or excess in 2025. Information posted on MalibuCity.org/Housing.	Other	0	None
Program 2.2a – Monitoring of No Net Loss	Monitor sites to meet RHNA by income; identify/rezone additional sites if shortfall (incl. AHO)	10/15/2029	6th Cycle	Continuous	Monitored site capacity against RHNA in 2025. Ord. 524 includes no-net-loss provision for multifamily-to-single-family rebuilds. No loss of lower/moderate-income capacity occurred.	Other	0	Ordinance No. 524
Program 2.2b – Monitoring of No Net Loss	Maintain updated inventory of residential project submissions and decisions	10/15/2029	6th Cycle	Continuous	Updated residential development inventory via Development Portal and APR reporting. No approvals resulted in net loss of capacity on Housing Element sites.	Other	0	Rebuild Policy Interpretation No. 15
Program 2.2.c – Monitoring of No Net Loss	Proactively promote lower/moderate-income sites to developers and nonprofits	10/15/2029	6th Cycle	Continuous	Promoted available AHO sites on MalibuCity.org/Housing and during pre-application meetings. No affordable housing developers submitted applications on AHO sites in 2025.	Other	0	Rebuild Policy Interpretation No. 15
Program 2.3.a – Replacement Housing	Amend LIP/MMC to adopt required site-replacement rules (AB 1397)	10/21/2024	6th Cycle	Completed	Ord. 523 adopted 10/14/24 establishing replacement housing requirements per AB 1397. Transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Ordinance No. 523
Program 2.4.a – Support the Development of Variety of Housing Types	Amend the LIP and MMC to allow transitional and supportive housing in all zones allowing residential uses, including the CC zone, as a regular residential use to be similarly permitted as other uses of the same housing type in the same zone. Amend the LIP and MMC to allow supportive housing by right (AB 2162).	10/21/2024	6th Cycle	Completed	Ord. 523 amended LIP/MMC to allow transitional and supportive housing in all residential zones including CC zone, and supportive housing by right per AB 2162. Adopted 10/14/24 and transmitted to CCC 10/17/24, meeting HE deadline. CCC certification pending.	Other	0	Ordinance No. 523
Program 2.4.b – Support the Development of Variety of Housing Types	Amend the LIP and MMC to allow residential care facilities for seven or more persons similar to other residential uses of the same type in the same zone, with an administrative permit or without discretionary review, for persons of any age and allow operation by for-profit agencies as well as nonprofit agencies. The City will ensure that the findings of an administrative permit are based on objective standards that do not constrain development of large residential care facilities and provide certainty to applicants through the permitting process.	12/31/2025	6th Cycle	In Progress	Council adopted Resp. 25-41 (8/11/25) initiating amendments for large residential care facilities with administrative permit based on objective standards. End-of-2025 deadline not met due to fire recovery prioritization; adoption expected 2026.	Other	0	Resolution No. 25-41

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Program 2.4.c – Support the Development of Variety of Housing Types	Revise the definition of emergency shelters, remove or increase the individual capacity limit, and remove the requirement of proximity to a transit stop and the requirement for adequate water supply and sewage disposal capabilities for emergency shelters to meet the requirements of AB 2339. Remove any requirements that are not required for other residential uses in the same zone. Amend LIP and MMC parking regulations for Homeless and Emergency Shelters and Navigation Centers to comply with Government Code section 65583, subdivision (a)(4)(A).	10/21/2024	6th Cycle	Completed	Ord. 523 revised emergency shelter definition, removed capacity limit, transit proximity requirement, and water/sewage requirement per AB 2339. Amended parking for shelters and navigation centers per GC §65583(a)(4)(A). Adopted 10/14/24 and transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Ordinance No. 523
Program 2.4.d – Support the Development of Variety of Housing Types	Amend the LIP and MMC to comply Government Code section 65661 which requires a Low Barrier Navigation center to be a use byright in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, provided specific requirements of the law are met.	10/21/2024	6th Cycle	Completed	Ord. 523 amended LIP/MMC to allow Low Barrier Navigation Centers by right in mixed-use and nonresidential zones permitting multifamily per GC §65661. Adopted 10/14/24 and transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Ordinance No. 523
Program 2.4.e – Support the Development of Variety of Housing Types	Amend LIP and MMC to comply with State Employee Housing Act, which stipulates that any employee housing for six or fewer persons should be treated as a single-family use.	10/21/2024	6th Cycle	Completed	Ord. 523 amended LIP/MMC to comply with Employee Housing Act (employee housing for six or fewer is regulated as a single-family use). Adopted 10/14/24 and transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Ordinance No. 523
Program 2.4.f – Support the Development of Variety of Housing Types	Amend the parking requirements for studios/1-bedroom and 2 or more-bedroom multi-family units to reduce the number required and remove the enclosure requirement	10/21/2024	6th Cycle	Completed	Ord. 523 reduced multifamily parking to max one space per studio/1-BR and removed enclosure requirement. Adopted 10/14/24 and transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Ordinance No. 523
Program 3.1.a – Facilitate Affordable Housing Development and Housing	Proactively promote affordable housing development on AHO sites. Prioritize contacting qualified housing developers to identify affordable housing development opportunities that serve the needs of special needs populations, including seniors, homeless, femaleheaded households, large families, low-income, and/or persons with disabilities. Proactively conduct outreach to qualified non-profit organizations to develop permanent supportive housing on AHO sites. Coordinate with potential developers at least once annually to provide information on density bonus, potential funding sources, and available incentives. Support the development of 47 lower-income units and 17 moderate-income units	10/15/2029	6th Cycle	In Progress	No affordable housing projects entitled, permitted, or built in 2025. All 151 units permitted in 6th Cycle are Above Moderate. Remaining RHNA: 64 affordable units (28 VLI, 19 LI, 17 Mod). Staff coordinated with developers annually on density bonus, funding, and incentives. Ord. 523 AHO amendments pending CCC certification.	Other	0	Ordinance No. 523
Program 3.1.b – Facilitate Affordable Housing Development and Housing	Provide resources on the City's website for affordable housing developers. Information could include availability of state and federal funding, state and other local development incentives, and funding programs that provide financial assistance to develop affordable housing for special needs populations.	10/15/2029	6th Cycle	Completed	MalibuCity.org/Housing launched November 2025 with affordable housing developer resources including state/federal funding information and development incentives.	Other	1	MalibuCity.org/Housing

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Program 3.1.c – Facilitate Affordable Housing Development and Housing	Identify funding available through LACDA, HCD, and HUD and have a list of options available for interested developers and homeowners and post the list on the City's website by July 2025. Potential funding programs may include single- and multi-family affordable housing rehabilitation programs and homeownership programs administered by the California Housing Financing Agency (CHFA). Identify at least three different types of funding available through both State and Federal resources.	7/1/2025	6th Cycle	Completed	Identified five state/federal funding sources (MHP, IIG, HOME, CalHFA, LACDA programs) and posted on MalibuCity.org/Housing in November 2025.	Other	5	MalibuCity.org/Housing
Program 3.1.d – Facilitate Affordable Housing Development and Housing	Promote the Housing Choice Voucher program to landlords (including ADU owners) and residents with the goal of increasing the number of vouchers used. Establish a list of property owners and managers of multi-family units and ADUs and mail information about the Housing Choice Voucher program and state fair housing law regarding discrimination based on source of income by December 2025 and again by December 2027.	12/31/2025	6th Cycle	In Progress	HCV program information posted on MalibuCity.org/Housing (November 2025) with LACDA links and source-of-income fair housing protections. December 2025 mailing deadline not met due to fire recovery prioritization; targeted mailing to multifamily and ADU property owners planned for 2026.	Households	0	MalibuCity.org/Housing
Program 3.1.e – Facilitate Affordable Housing Development and Housing	Amend the development standards of the Affordable Housing Overlay Zone as described in the MMC and LIP to include a maximum density independent of the state density bonus.	10/21/2024	6th Cycle	Completed	Ord. 523 established AHO maximum density of 27 du/ac independent of state density bonus. Adopted 10/14/24 and transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Ordinance No. 523
Program 3.1.f – Facilitate Affordable Housing Development and Housing	Apply for state and federal grants, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, including infrastructure improvements, housing for special needs, and support service projects. Annually, through the budgetary process, allocate available funding to offset the cost of onsite infrastructure improvements to support affordable housing development, and apply for funding every other year.	10/15/2029	6th Cycle	In Progress	Staff maintains the Affordable Housing Trust Fund (AHTF) and continues to seek state and federal grants. Staff will evaluate HCD IIG and other funding opportunities for 2026.	Other	0	None
Program 3.2.a – Affordable Housing Development Incentives	Subject to funding availability, provide development subsidy for affordable housing units with an effort to locate such housing near transit and essential services.	10/15/2029	6th Cycle	In Progress	The City monitors external funding opportunities and maintains an Affordable Housing Trust Fund for future use.	Other	0	None
Program 3.3.a – Housing for Persons with Special Needs	Prioritize AHTF assistance to nonprofit developers for affordable housing projects that provide units that serve the needs of at least one special needs group by creating scoring criteria that encourage the inclusion of units and services needed to support individuals with special needs.Subject to the availability of funds, support at least one affordable housing project during the planning period.	10/15/2029	6th Cycle	In Progress	No AHTF disbursements to nonprofit developers for special needs housing in 2025. Scoring criteria not yet formalized. Ord. No. 523 provisions for supportive housing/SROs/emergency shelters adopted; pending CCC certification.	Other	0	Ordinance No. 523; Resolution No. 25-41
Program 3.3.b – Housing for Persons with Special Needs	Support services that meet the needs of City residents, especially extremely low-income households and special housing needs populations, that support mobility options and housing choices.	10/15/2029	6th Cycle	In Progress	Continued Dial-A-Ride (Ventura Transit Systems) for seniors/disabled. ALA shared housing program promoted on MalibuCity.org/Housing.	Other	0	None
Program 3.3.c – Housing for Persons with Special Needs	Facilitate the City's Homelessness Task Force and provide funding to the City's Outreach Team and Housing Navigator to coordinate with landlords and shelter facilities throughout Los Angeles County. Annually report the outcomes and effectiveness of the City's Outreach team and review annually at City Council.	10/15/2029	6th Cycle	In Progress	Outreach Team (The People Concern/LASD) made 46 housing placements in 2025. Staff coordinated 44 encampment clearances with advance notice and service offers. Homeless population down approximately 70% since 2016 (161 to 46 per 2025 Count). Program reviewed by Council.	Other	0	None

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Program 3.3.d – Housing for Persons with Special Needs	Amend the MMC and the Local Implementation Plan (LIP) to remove the provision of review of a request for reasonable accommodation on the basis that may have a material effect on surrounding properties and ensure that requests for reasonable accommodation are reviewed only on the basis of objective findings, limited to review by the Planning Director. Additionally, clarify in the MMC and LIP that review and approval of reasonable accommodation requests are not contingent upon the findings of other discretionary decisions.	6/30/2025	6th Cycle	Completed	Ord.523 removed material-effect finding from reasonable accommodation review, limited to objective findings and Planning Director review, and decouple from other discretionary decisions. Adopted 10/14/24 and transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Resolution No. 25-41
3.4a – Density Bonus	Update City density-bonus regulations to match §65915 et seq.	6/30/2025	6th Cycle	Completed	Ord. 523 incorporated State Density Bonus Law (GC §65915), adopted 10/14/24. Transmitted to CCC 10/17/24. CCC certification pending. No density bonus applications submitted in 2025.	Other	0	Ordinance No. 523
3.4.b – Density Bonus	Inform housing developers about the City's density bonus program during pre-development conferences, inquiries, and with applications and emphasize development potential.	10/15/2029	6th Cycle	Continuous	Staff informed developers about density bonus during pre-application meetings and inquiries in 2025. No density bonus applications submitted.	Other	0	Ordinance No. 523
3.4.c – Density Bonus	Provide technical assistance to developers on how to use the Density Bonus incentives.	6/30/2025	6th Cycle	In Progress	Density bonus information maintained on MalibuCity.org/Housing. Informational bulletin in development, delayed from June 2025 due to fire recovery; targeted mid-2026. Technical assistance provided case-by-case.	Other	0	Ordinance No. 523
Program 3.5.a – By-Right Approval	Modify existing threshold requirements to implement the by-right approval requirement without discretionary review for 20 percent affordability to lowerincome households for the AHO parcels in the Sites Inventory concurrent with readoption of the Housing Element and pursue LIP amendment, if necessary, to be consistent with state law (Government Code Section 65583.2).	12/3/2024	6th Cycle	Completed	By-right approval for AHO sites with 20% lower-income units took effect upon HE adoption (9/23/24). LCP amendments transmitted to CCC 10/17/24; CCC certification pending. No by-right applications submitted in 2025.	Other	0	Ordinance No. 523
Program 4.1.a – Support Development of Accessory Dwelling Units	Pursue mechanisms to facilitate the construction of at least 28 ADUs by the end of the planning period, including but not limited to:Create pre-approved standards for ADU foundation plans or prefabricated plans. Refer property owners to programs that assist lower and moderate-income homeowners in constructing ADUs.Expand or extend fee waivers for ADUs beyond state law.	10/15/2029	6th Cycle	In Progress	Five ADUs permitted in 2025 (4 per year target on track for 28 by end of cycle). Preapproved ADU Program in development, expected launch December 2026. Fee waivers available for fire rebuild ADUs (Reso. 25-29).	Units	5	Ordinance No. 511; Resolution No. 25-41
Program 4.1.b – Support Development of Accessory Dwelling Units	Review ADU trends and commit to adjustments if the City is not on track to meet target development. If the City is not meeting ADU goals, implement additional action(s) depending on the severity of the gap, including increased public outreach efforts to increase ADU development.	10/15/2029	6th Cycle	In Progress	Five ADUs permitted in 2025, on pace with target. ADU trends reviewed as part of APR reporting. No escalation measures required.	Units	5	Ordinance No. 511; Resolution No. 25-41
Program 4.1.c – Support Development of Accessory Dwelling Units	Publish resources on City's website on building ADUs and JADUs.	1/31/2026	6th Cycle	In Progress	ADU/JADU resources published on MalibuCity.org/Housing in November 2025. Content will be updated upon adoption of revised ADU ordinance (ZTA 25-003).	Other	1	Ordinance No. 511; Resolution No. 25-41
Program 4.1.d – Support Development of Accessory Dwelling Units	Create an ADU Amnesty Program that allows property owners who have unpermitted ADUs on their property to bring them up to code and get them permitted without facing any penalties or fines.	12/31/2028	6th Cycle	Completed	The City's ADU regulations in MMC 17.44 include amnesty provisions.	Other	0	Ordinance No. 511; Resolution No. 25-41

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Program 4.1.e – Support Development of Accessory Dwelling Units	As needed, update the ADU ordinance to be in compliance with state law.	5/13/2025	6th Cycle	In Progress	HCD identified 10 deficiencies in ADU Ordinance No. 511 (findings letter 11/13/24). City responded 5/12/25 within 6-month deadline. Council initiated ZTA 25-003 (Reso. 25-41, 8/11/25) to address HCD comments and reflect new State law. PC readopted 1/20/26 (Res. 26-003); Planning Commission scheduled 4/20/26 for one additional revision related to reduced setbacks for fire rebuild ADUs.	Other	0	Ordinance No. 511; Resolution No. 25-41
Program 4.1.f – Support Development of Accessory Dwelling Units	Allow up to two JADUs per single-family lot. At least one JADU must be rent restricted to lower or moderate-income households.	5/13/2025	6th Cycle	In Progress	Two-JADU-per-lot provision to be included in Housing Element code update; adoption expected 2026.	Other	0	Ordinance No. 511; Resolution No. 25-41
Program 4.2.a – Expedite the Project Review Process	Continue Pre-Design Review for project applicants to serve as a cost-effective alternative to a first submittal, and to evaluate major costs or issues with the proposed development.	10/15/2029	6th Cycle	Continuous	Continued Pre-Design Review for applicants. Rebuild Center (opened 3/10/25) provided one-on-one consultation for fire rebuild projects.	Other	0	None
Program 4.2.b – Expedite the Project Review Process	Identify new or improved data and technology solutions to support faster development project review and greater access to housing and land use information such as online dashboards and other publicly accessible online resources.	10/15/2029	6th Cycle	Continuous	Launched MalibuRebuilds.org (2/11/25) and MalibuCity.org/Housing (11/25). Partnered with Archistar for eCheck AI Pilot pre-submittal plan review. Contract planners augmented staff capacity.	Other	0	None
Program 4.2.c – Expedite the Project Review Process	Develop written procedures for SB 35 Streamlined Ministerial Approval Process.	1/31/2025	6th Cycle	In Progress	SB 35 written procedures are in development. January 2025 deadline missed due to fire recovery prioritization. Expected completion 2026. No SB 35 applications submitted in 2025.	Other	0	None
Program 4.3.a – Remove Regulatory Constraints to Housing Development	Remove the CUP requirement for multifamily development in the MF and MFBF zoning districts and allow multi-family development as a permitted use in those zoning districts.	10/21/2024	6th Cycle	Completed	Ord. 523 removed CUP requirement for multifamily in MF/MFBF zones. Adopted 10/14/24 and transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Ordinance No. 523
Program 4.3.b – Remove Regulatory Constraints to Housing Development	Ensure approval certainty for proposed multi-family developments with heights over 18 feet while establishing strategies to protect scenic, visual, and hillside resources. Develop preapplication materials, handouts, and other resources and revise the Site Plan Review finding, “that the project does not adversely affect neighborhood character” to establish objective findings .	12/31/2025	6th Cycle	In Progress	Res. 25-41 (8/11/25) initiated amendments for objective findings for multifamily above 18 ft and revised Site Plan Review neighborhood character finding. Pre-application materials in development. End-of-2025 deadline not met; adoption expected 2026.	Other	0	Resolution No. 25-41
Program 4.3.c – Remove Regulatory Constraints to Housing Development	Clarify that the impermeable coverage requirement does not apply to beachfront lots, including multi-family development.	10/21/2024	6th Cycle	Completed	Ord. 523 clarified impermeable coverage does not apply to beachfront lots including multifamily. Adopted 10/14/24 and transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Ordinance No. 523
Program 4.3.d – Remove Regulatory Constraints to Housing Development	For Affordable Housing Development in the AHO, as defined in LIP, allow a maximum height of 30 feet and remove the two-story limit to accommodate a density of 27 dwelling units/acre	10/21/2024	6th Cycle	Completed	Ord. 523 amended AHO to allow 30-ft max height and removed two-story limit for 27 du/ac. Adopted 10/14/24 and transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Ordinance No. 523
Program 4.3.e – Remove Regulatory Constraints to Housing Development	For multi-family development, allow alternatives to story poles, such as photo simulations, for development subject to story pole requirements under Chapter 6 of the LIP.	10/21/2024	6th Cycle	Completed	Ord. 523 allowed photo simulations as alternatives to story poles for multifamily under LIP Ch. 6. Adopted 10/14/24 and transmitted to CCC 10/17/24. CCC certification pending.	Other	0	Ordinance No. 523

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Program 5.1.a – Affirmatively Furthering Fair Housing and Fair Housing Services	Promote the services of HRC to provide fair housing and tenant/landlord services, including fair housing counseling and education and tenant/landlord counseling, mediation, and testing. Advertise available fair housing services.	10/15/2029	6th Cycle	Continuous	Fair housing materials (HRC services, tenant/landlord rights) distributed via City website, Planning counter, and Rebuild Center. MalibuCity.org/Housing launched November 2025. Spanish-language materials in development.	Other	0	None
Program 5.1.b – Affirmatively Furthering Fair Housing and Fair Housing Services	Provide informative materials on fair housing resources with ADU applications.	12/31/2025	6th Cycle	In Progress	Fair housing materials to be included with ADU application packets. Information also posted on MalibuCity.org/Housing (launched November 2025).	Other	1	MalibuCity.org/Housing
Program 5.1.c – Affirmatively Furthering Fair Housing and Fair Housing Services	Enter into a contract with HRC or other fair housing service providers to host an annual fair housing workshop to educate residents and landlords on fair housing laws, HCVs and housing rights and resources.	10/15/2029	6th Cycle	In Progress	Contract in progress with HRC for annual workshops. First annual workshop planned for 2026.	Meetings	0	None
Program 5.1.d – Affirmatively Furthering Fair Housing and Fair Housing Services	In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenantbased HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders	10/15/2029	6th Cycle	In Progress	First annual workshop targeting eastern Malibu property owners planned for 2026 in collaboration with HRC and VCHA. HCV info posted on MalibuCity.org/Housing.	Meetings	0	None
Program 5.2.a – Fair Housing Community Outreach	Require the project developers of affordable housing projects or projects with affordable units to implement an Affirmative Fair Marketing Plan to outreach to a diverse population, extending outreach to nearby communities in Los Angeles County and Ventura County, especially to workers in the city who do not live in the city. These affirmative marketing materials will include contact information for housing service providers (such as the home share programs) and non-profit housing organizations that serve lower-income tenants in the surrounding region.	10/15/2029	6th Cycle	Continuous	No affordable projects proposed in 2025 requiring Affirmative Fair Marketing Plans. Requirement established upon HE adoption (9/23/24) and will apply when projects are proposed.	Other	0	None
Program 5.2.b – Fair Housing Community Outreach	Provide information and referral services that direct families and individuals to financial resources for housing rental or purchase, locating suitable housing in areas of opportunity, and obtaining housing with special needs facilities such as disabled-accessible units to enhance housing choices and mobility. Create a Housing Resources page on the City's website to disseminate informational materials to residents on affordable housing and financial resources including links to the HCV program resources through Los Angeles County Development Authority, Mortgage Credit Certificate through the Golden State Finance Authority, and the California Homeownership Downpayment Assistance Program through the California Housing Finance Agency	1/31/2025	6th Cycle	Completed	Housing Resources page created on MalibuCity.org/Housing (November 2025). Includes HCV (LACDA), Mortgage Credit Certificate (GSFA), CalHFA downpayment assistance, and disability-accessible housing info.	Other	1	None
Program 5.2.c – Fair Housing Community Outreach	Subject to available funding, offer grants of up to $10,000 per applicant from the Affordable Housing Trust Fund to construct ADUs that are rent-restricted to lower-income households (using County AMI thresholds).	10/15/2029	6th Cycle	Continuous	City is evaluating funding mechanisms and program parameters for an ADU grant program utilizing the Affordable Housing Trust Fund.	Other	0	None

Council Agenda Report

City Council Meeting
04-27-26
Item 1.B.5.

To: Mayor Silverstein and Honorable Members of the City Council

Prepared by: Tyler Eaton, Assistant Community Development Director

Reviewed by: Yolanda Bundy, Community Development Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 8, 2026 Meeting date: April 27, 2026

Subject: Initiate Code Consistency and Reorganization Zoning Text and Local Coastal Program Amendments

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RECOMMENDED ACTION: 1) Adopt Resolution No. 26-19 (Attachment 1) initiating amendments to the Local Coastal Program (LCP) and Title 17 of the Malibu Municipal Code (MMC) to modify development standards related to height, setbacks, view impacts, parking, signs, findings, definitions, and related issues and to codify existing policies in order to create harmonious code requirements while maintaining the intent of the distinct LCP and MMC; 2) Direct staff to schedule a Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES) meeting to discuss the matter; and 3) Direct the Planning Commission to schedule a public hearing regarding the same.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PRIORITY: This item supports the City's 2025 Strategic Plan Goal 1: Support Community Rebuilding and Long-Term Recovery Objective 1.2: Modernize development policies and procedures citywide to support resilient community development.

DISCUSSION: Pursuant to LCP Local Implementation Plan (LIP) Section 19.2.1(A) and MMC Section 17.74.040, a change in the text of the Malibu LCP or the MMC Title 17 (Zoning) must be initiated by the Council through a resolution. The attached resolution gives notice that the Council will consider changes to the code and directs ZORACES and the Planning Commission to hold public meetings and for the Planning Commission to make a recommendation, or recommendations, to the City Council for adoption.

The purpose of the changes is to harmonize the provisions of the LCP and MMC Title 17 to add clarity and consistency, and codify longstanding interpretations, policies and practices.

Background

In July of 2025, the City of Malibu consolidated the Planning and the Environmental Sustainability Departments into a single Community Development Department. This consolidation was undertaken in response to City Council direction in November 2024 to streamline the development review process, eliminate redundancies, and create a more efficient and customer-friendly experience for Malibu residents and applicants. Among the Council's key goals for the consolidated department are reducing permit processing times and improving overall customer experience.

Currently, Malibu's land use regulatory framework is governed by two primary documents MMC Title 17 (Zoning) and the City's LCP. The MMC was established in the 1990s, while the LCP was drafted by the California Coastal Commission, instead of the City, and certified in 2002. To date, no comprehensive update has been conducted to harmonize the two documents. Instead, specific updates and amendments have been applied throughout the years as a direct response to issues over time. The result being that certain provisions of the MMC and LCP have inconsistencies. These issues affect a range of topics across multiple sections of MMC Title 17 and the LCP, including, but not limited to, standards for setbacks, height, definitions and other development requirements that are addressed differently between the MMC and LCP.

These inconsistencies create ambiguities and interpretive conflicts that undermine staff's ability to provide reliable, consistent guidance to applicants thereby slowing down the development review process. In the absence of clarity between the two documents, staff has relied upon a series of written interpretations, policies and practices.

Baker Tilly Assessment
In August 2023, Baker Tilly, at the request of the City Council, completed a *Comprehensive Development Services Review* that assessed how the City's Planning, Environmental Sustainability (Building Safety), and Public Works departments delivered development services and identified three key challenges: 1) a lack of clear and consistent policies and regulations that make project review more difficult and time consuming; 2) insufficient staffing resources; and 3) gaps in the City's management system.

Baker Tilly more specifically found that the inconsistencies between the MMC and LCP led to varied interpretations and conflicting rules that make project review more difficult and time consuming, resulting in varying outcomes for applicants. The report also noted that this lack of regulatory clarity is a primary driver of prolonged Planning Commission discussions, an elevated number of variance requests, and frustration with the

development process. The proposed ZTA and LCPA changes will directly address this recommendation and constitute an important step towards realizing the Council's vision for a streamlined development process.

Proposed Zoning Text Amendment and Local Coastal Program Amendment

The proposed ZTA and LCPA would address inconsistencies and ambiguities between sections of MMC Title 17 and the LCP and incorporate long-standing policies, interpretations and practices into the code texts. Examples where the LCP and MMC differ but are meant to be the same include the following:

Local Implementation Plan	**Malibu Municipal Code**
Section 3.5.3(B)(3) "Unroofed porches, steps, and terraces may project into a required yard up to a point not closer than three feet to a property line, provided, that the height including railings shall not exceed six feet above the grade of the ground at the property line."	**Section 17.40.030(B)(3)** "Unroofed porches, steps, and terraces may project not more than six feet into a required yard or to a point not closer than three feet to a property line; provided, that the height including railings shall not exceed six feet above the grade of the ground at the property line.
Section 3.5.3(B)(4) Balconies, decks, terraces which are at least eight feet above grade, may project more than six feet into a required yard; provided, that at least three feet of required yard remains. Such structures shall be cantilevered or supported only by columns. A balcony or deck projecting from a higher story may extend over a lower balcony or deck but shall not in such case be deemed a roof for the lower balcony or deck.	**Section 17.40.030(B)(4)** "Balconies, decks, terraces which are at least six feet above grade, may not project more than six feet into a required yard, and shall provide at least three feet of required yard. Such structures shall be cantilevered or supported only by columns. A balcony or deck projecting from a higher story may extend over a lower balcony or deck but shall not in such case be deemed a roof for the lower balcony or deck."

The proposed amendments are not intended to introduce new policy or change the way the City Council and Planning Commission have interpreted the codes. The goal is to reconcile existing regulatory language between the MMC and LCP, and codify long-standing interpretations, policies and practices related to these codes so that both documents reflect clear standards, definitions, and requirements while realizing that each document serves its own purpose.

STAFF FOLLOW-UP: If the resolution is adopted, staff will bring forward proposed amendments to ZORACES first, and then the Planning Commission and City Council. The

amendments may come in the form of multiple phases through separate amendments. Staff will also conduct any required environmental review, although it is anticipated that the changes will likely be exempt from CEQA.

ATTACHMENTS:
Resolution No. 26-19

RESOLUTION NO. 26-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU INITIATING AMENDMENTS TO THE LOCAL COASTAL PROGRAM AND TITLE 17 (ZONING) OF THE MALIBU MUNICIPAL CODE TO MODIFY DEVELOPMENT STANDARDS RELATED TO HEIGHT, SETBACKS, VIEW IMPACTS, PARKING, SIGNS, FINDINGS, DEFINITIONS, AND RELATED ISSUES AND TO CODIFY EXISTING POLICIES IN ORDER TO CREATE HARMONIOUS CODE REQUIREMENTS WHILE MAINTAINING THE INTENT OF THE DISTINCT LOCAL COASTAL PROGRAM AND MALIBU MUNICIPAL CODE

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

SECTION 1. Recitals.

A. In August 2023, Baker Tilly, at the request of City Council, completed a Comprehensive Development Services Review for the City of Malibu, addressing long-standing issues with the development process. The report assessed how the City's Planning, Environmental Sustainability (Building Safety), and Public Works departments delivered development services and identified three key challenges: 1) a lack of clear and consistent policies and regulations that make project review more difficult and time consuming; 2) insufficient staffing resources; and 3) gaps in the City's management system.

B. In June 2025, the City of Malibu consolidated the Planning Department and the Building Safety Department into a single Community Development Department. This consolidation was undertaken in response to City Council direction in November of 2024 to streamline the development review process, eliminate redundancies, and create a more efficient and customer-friendly experience for Malibu residents and applicants.

SECTION 2. Initiation.

Pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Chapter 19 and Malibu Municipal Code (MMC) Chapter 17.74, the City Council hereby initiates amendments to the LCP and Title 17 (Zoning) of the MMC related to height, setbacks, view impacts, parking, signs, findings, definitions, and related issues and to codify existing policies in order to create harmonious code requirements while maintaining the intent of the distinct LCP and MMC, and directs staff to issue a Notice of Availability consistent with LIP section 19.3.1.

SECTION 3. ZORACES.

The Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES) is hereby directed to conduct a meeting on the subject of modifying development standards, codifying existing policies, in order to create consistent code requirements within the LCP and MMC and addressing related issues. Following the meeting, ZORACES shall recommend to the Planning Commission whether it should approve, modify or deny the proposed amendments. The ZORACES recommendation shall be written and distributed to the Planning Commission and City Council.

SECTION 4. Planning Commission Hearing.

The Planning Commission is hereby directed to conduct a duly noticed public hearing in accordance with the provisions of MMC Chapter 17.74. The Planning Commission hearing shall take place after ZORACES provides its written recommendations to the Planning Commission and the City Council. Following the public hearing, the Planning Commission shall recommend to the City Council whether it should approve, modify or deny the proposed amendment. The Planning Commission's recommendation shall be made by resolution carried by the affirmative vote of not less than the majority of the entire Planning Commission.

SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 27th day of April, 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

_____
TREVOR RUSIN, Interim City Attorney

City Council Meeting
04-27-26
Item 1.B.6.

Council Agenda Report

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

Prepared by: Travis Hart, Interim Assistant Public Works Director

Reviewed by: Tatiana, Interim Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: March 23, 2026 Meeting date: April 27, 2026

Subject: Acceptance of Malibu Coast Animal Hospital Roof Repair Project

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RECOMMENDED ACTION: 1) Accept the work performed by Felson Group, Inc. for the Malibu Coast Animal Hospital Roof Repair Project, Specification 2114 as complete; and 2) Authorize the Public Works Director to submit for recordation a Notice of Completion.

FISCAL IMPACT: There is no fiscal impact with accepting the work complete. Funding for this agreement is included in the Adopted Budget for FY 2025-26 in Account No. 500-7008-7300 (Legacy Park Improvements).

Project Funding		**Project Actual Costs**	
Design	$0	Design	$0
Construction	$175,000	Construction	$103,116
Total Funding	**$175,000**	**Total Actual Costs**	**$103,116**

Project Savings $71,884

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: The Malibu Coast Animal Hospital Roof Repair Project consisted of the rehabilitation of the existing roof system at the City-owned Malibu Coast Animal Hospital building. The project included the installation of a new Thermoplastic Polyolefin (TPO) roofing membrane over the existing roof structure to address deterioration, improve waterproofing, and extend the useful service life of the facility.

This project was funded through the Legacy Park Improvements account. The Malibu Coast Animal Hospital is one of three commercial tenant buildings that generate revenue for the City, which supports debt service and ongoing site costs, including maintenance, insurance, and property management. As such, roof rehabilitation was a necessary capital improvement to preserve a revenue-generating City asset.

The project was publicly advertised on September 25, 2025, and seven (7) bids were received on October 16, 2025. Felsen Group, Inc. was identified as the lowest responsive and responsible bidder, and the City Council awarded the construction contract in the amount of $84,176 on November 10, 2025.

Construction commenced on March 4, 2026, following weather-related delays. During construction, previously concealed deterioration was discovered and further exacerbated by seasonal rainfall, resulting in additional areas requiring repair. To ensure a fully watertight roofing system and maintain the manufacturer's 20-year warranty, additional materials and labor were necessary beyond the original scope of work. A change order for $18,940 was issued to address these conditions. The total construction cost was increased to $103,116 which is below the project funding.

The work has now been completed in accordance with the project plans and specifications, resulting in a restored and improved roofing system that enhances the durability and long-term performance of the facility.

The work is now complete. Staff recommends the City Council accept the work performed by Felson Group, Inc. and authorize the Public Works Director to submit for recordation a Notice of Completion for the project.

STAFF FOLLOW-UP: Upon acceptance by the City Council of the work associated with this contract, staff will record the Notice of Completion with the Los Angeles County Registrar/Recorder's Office which will allow the City to then release the retention monies following a required 35-day holding period.

ATTACHMENTS: None.

City Council Meeting
04-27-26
Item 1.B.7.

Council Agenda Report

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

Prepared by: Julie Santia, Associate Engineer

Reviewed by: Tatiana Holden, Interim Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 8, 2026 Meeting date: April 27, 2026

Subject: Award Westward Beach Road Embankment Repairs Project

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RECOMMENDED ACTION: 1) Approve the award and authorize the Mayor to execute a construction contract with The Adjul Corporation, dba Lee Construction Co. (Lee Construction), in the amount of $529,836 for construction of the Westward Beach Road Embankment Repairs Project Specification No. 2100; and 2) Authorize the Public Works Director to approve any potential change orders up to 20% of the contract amount.

FISCAL IMPACT: No additional appropriation is required. Funding for this agreement is included in the Adopted Budget for FY 2025-26 in Account No. 102-9216-5100 (Westward Beach Road Embankment Repairs).

Project Funding		**Project Estimate**	
CalOES	$671,250	Design	$134,914.65
Escrow Credit	$151,348	Construction	$529,836.00
		Contingency (20%)	$105,967.20
Total Funding	**$822,598**	**Total Estimate**	**$770,717.85**

STRATEGIC PRIORITY: This item supports the City's 2025-2028 Strategic Plan. Goal 3: Advance Infrastructure Resilience (protect ecosystems from storm surge – design and implement nature-based solutions).

DISCUSSION: The winter storms following the Woolsey Fire resulted in increased storm run-off and flows in Zuma Canyon Creek. Damage to the creek bed and road embankment including the shoulder of the roadway were incurred during these storm events. The City applied and was approved for a grant from CalOES to perform the design and repairs.

Civil engineering consultant M6 Consulting, Inc. was hired to prepare plans to address drainage and erosion along the 335-foot section of Westward Beach Road. The scope of work includes the installation of rock rip rap protection of the embankment, a 24-inch stormwater pipeline to collect stormwater from the roadway, and shoulder/curb repairs to the roadway. The rock revetment will not be grouted and the trees will be protected.

The City has obtained regulatory approval to perform this work from the California Department of Fish and Wildlife, US Army Corps of Engineers and the Regional Water Quality Control Board and a Coastal Development Permit through the City Planning Department. These permits are required because the project area is in the coastal zone and work will be performed within the creek bed. The bank of Zuma Canyon Creek also serves as the road embankment for Westward Beach Road. Permit requirements included a biological survey, tree survey and mitigation plan. The City is working with the Los Angeles County Department of Beaches and Harbors to perform mitigation work near the project site in a mutually beneficial effort to fulfill the mitigation requirements.

The project plans and specifications for the Westward Beach Road Embankment Repairs Project were completed and advertised for construction bids. On April 2, 2026, the City received four (4) construction bids. The following is a summary of the construction bids:

Contractor	Bid Amount
The Adjul Corporation dba Lee Construction	**$529,836**
J&H Engineering General Contractors, Inc.	$704,220
Summer Construction, Inc.	$724,628
Beador Construction Company, Inc.	$750,300

Lee Construction was the apparent lowest bidder for this project. Staff reviewed the bid and found it to be in order and in conformance with the contract bid requirements. Staff has checked the contractor's license with the Contractor's State License Board and found it to be current and active. References contacted by staff have verified Lee Construction's work and found their work to be satisfactory. Lee Construction has previously completed numerous slope, erosion control and rock revetment projects over 29 years including projects for the City of Malibu. Staff have determined that Lee Construction is qualified to complete the proposed work for the project.

Staff recommends the Council authorize the Mayor to execute an agreement with Lee Construction and authorize the Public Works Director to approve potential change orders up to 20% of the total contract amount. Once approved, staff will process the agreement and issue a Notice to Proceed for the project.

ATTACHMENTS:

1. Public Works Agreement with The Adjul Corporation dba Lee Construction

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CITY OF MALIBU
PUBLIC WORKS AGREEMENT

This Public Works Agreement ("Agreement") is made and entered into as of the date executed by the Mayor and attested to by the City Clerk, by and between the Adjul Corporation dba Lee Construction Company (hereinafter referred to as "CONTRACTOR") and the City of Malibu, California, a municipal corporation (hereinafter referred to as "CITY").

R E C I T A L S

A. Pursuant to the Notice Inviting Sealed Bids for the Westward Beach Road Embankment Repairs Project, Specification No. 2100 bids were received, publicly opened, and declared on the date specified in the notice.

B. On April 23, 2026, Malibu's City Council declared CONTRACTOR to be the lowest responsible bidder and accepted the bid of CONTRACTOR.

C. The City Council has authorized the Mayor to execute a written contract with CONTRACTOR for furnishing labor, equipment and material for the Westward Beach Road Embankment Repairs Project, Specification No. 2100 in the City of Malibu.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants herein contained, it is agreed:

1. GENERAL SCOPE OF WORK: CITY agrees to engage CONTRACTOR and CONTRACTOR agrees to furnish all necessary labor, tools, materials, appliances, and equipment for and do the work for the Westward Beach Road Embankment Repairs Project, Specification No. 2100 in the City of Malibu. The work shall be performed in accordance with the Plans and Specifications dated (and as generally described in the "Notice Inviting Bids," attached as Exhibit A) and in accordance with bid prices set forth in CONTRACTOR'S Bid Proposal (attached as Exhibit B) and in accordance with the instructions of the City Engineer, or City's Manager's designee.

2. INCORPORATED DOCUMENTS TO BE CONSIDERED COMPLEMENTARY: The contract documents for the aforesaid project, a complete set of which is on file with the Malibu City Clerk's Office, shall consist of the Notice Inviting Bids, Instructions to Bidders, Bid Proposal, Standard Specifications, Special Provisions, and all referenced specifications, details, standard drawings, and appendices; together with this Agreement and all required bonds, insurance certificates, permits, notices and affidavits; and also, including any and all addenda or supplemental agreements clarifying, amending, or extending the work contemplated as may be required to insure its completion in an acceptable manner. All of the provisions of said contract documents are made a part hereof as though fully set forth herein. This contract is intended to require a complete and finished piece of work and anything necessary to complete the work properly and in accordance with the law and lawful governmental regulations shall be performed by CONTRACTOR whether set out specifically in the contract or not. Should it be ascertained that any inconsistency exists between the aforesaid documents and this written agreement, the provisions of this Agreement, and the Standard Specifications, in

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that order, shall control. Collectively, these contract documents constitute the complete agreement between CITY and CONTRACTOR and supersede any previous agreements or understandings.

3. COMPENSATION: CONTRACTOR agrees to receive and accept the prices set forth in its Bid Proposal as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid contract documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.

4. TIME OF PERFORMANCE: CONTRACTOR agrees to complete the work within 65 consecutive working days from the date of the notice to proceed. By signing this Agreement, CONTRACTOR represents to CITY that the contract time is reasonable for completion of the work and that CONTRACTOR will complete such work within the contract time. In accordance with Government Code Section 53069.85, CONTRACTOR agrees to forfeit and pay CITY as liquidated damages, not as a penalty, the sum of $500 per day for each and every day of unauthorized delay beyond the completion date, which amount shall be deducted from any payments due or to become due the CONTRACTOR.

5. PREVAILING WAGES:

A. Pursuant to Labor Code Section 1720, and as specified in Title 8, California Code of Regulations, Section 16000 et seq., CONTRACTOR must pay its workers prevailing wages. It is CONTRACTOR's responsibility to interpret and implement any prevailing wage requirements and CONTRACTOR agrees to pay any penalty or civil damages resulting from a violation of the prevailing wage laws.

B. In accordance with Labor Code Section 1773.2, copies of the prevailing rate of per diem wages are available upon request from CITY's Engineering Division or the website for State of California Prevailing wage determination at http://www.dir.ca.gov/DLSR/PWD. CONTRACTOR must post a copy of the prevailing rate of per diem wages at the job site.

C. CITY directs CONTRACTOR's attention to Labor Code Sections 1777.5, 1777.6 and 3098 concerning the employment of apprentices by CONTRACTOR or any subcontractor.

D. Labor Code Section 1777.5 requires CONTRACTOR or subcontractor employing tradesmen in any apprenticeship occupation to apply to the joint apprenticeship committee nearest the site of the public works project and which administers the

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apprenticeship program in that trade for a certificate of approval. The certificate must also fix the ratio of apprentices to journeymen that will be used in the performance of the contract. The ratio of apprentices to journeymen in such cases will not be less than one to five except:

(1) When employment in the area of coverage by the joint apprenticeship committee has exceeded an average of 15 percent in the 90 days before the request for certificate, or

(2) When the number of apprentices in training in the area exceeds a ratio of one to five, or

(3) When the trade can show that it is replacing at least 1/30 of its membership through apprenticeship training on an annual basis state-wide or locally, or

(4) When CONTRACTOR provides evidence that CONTRACTOR employs registered apprentices on all of his contracts on an annual average of not less than one apprentice to eight journeymen.

(5) CONTRACTOR is required to make contributions to funds established for the administration of apprenticeship programs if CONTRACTOR employs registered apprentices or journeymen in any apprenticeable trade on such contracts and if other contractors on the public works site are making such contributions.

(6) CONTRACTOR and any subcontractor must comply with Labor Code Sections 1777.5 and 1777.6 in the employment of apprentices.

(7) Information relative to apprenticeship standards, wage schedules and other requirements may be obtained from the Director of Industrial Relations (DIR), ex-officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

E. CONTRACTOR and its subcontractors must keep an accurate certified payroll records showing the name, occupation, and the actual per diem wages paid to each worker employed in connection with this Agreement. The record will be kept open at all reasonable hours to the inspection of the body awarding the contract and to the Division of Labor Law Enforcement. If requested by CITY, CONTRACTOR must provide copies of the records at its cost.

F. CONTRACTOR and its subcontractors must comply with Labor Code Sections 1725.5 and 1777.1, including the requirement that registration with the DIR be maintained through the term of the Project. The City may, from time to time, request evidence of current registration.

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6. LEGAL HOURS OF WORK: Eight (8) hours of labor shall constitute a legal day's work for all workmen employed in the execution of this contract, and CONTRACTOR and any subcontractor under it shall comply with and be governed by the laws of the State of California having to do with working hours set forth in Division 2, Part 7, Chapter 1, Article 3 of the Labor Code of the State of California as amended.

CONTRACTOR shall forfeit, as a penalty to CITY, twenty-five dollars ($25.00) for each laborer, workman or mechanic employed in the execution of the contract, by him or any subcontractor under it, upon any of the work hereinbefore mentioned, for each calendar day during which the laborer, worker or mechanic is required or permitted to labor more than eight (8) hours in violation of the Labor Code.

7. TRAVEL AND SUBSISTENCE PAY: CONTRACTOR agrees to pay travel and subsistence pay to each worker needed to execute the work required by this Agreement as such travel and subsistence payments are defined in the applicable collective bargaining agreements filed in accordance with Labor Code Section 1773.8.

8. CONTRACTOR'S LIABILITY: The City of Malibu and its officers, agents and employees ("Indemnitees") shall not be answerable or accountable in any manner for any loss or damage that may happen to the work or any part thereof, or for any of the materials or other things used or employed in performing the work; or for injury or damage to any person or persons, either workers or employees of CONTRACTOR, of its subcontractors or the public, or for damage to adjoining or other property from any cause whatsoever arising out of or in connection with the performance of the work. CONTRACTOR shall be responsible for any damage or injury to any person or property resulting from defects or obstructions or from any cause whatsoever.

CONTRACTOR will indemnify Indemnities against and will hold and save Indemnitees harmless from any and all actions, claims, damages to persons or property, penalties, obligations or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision, or other organization arising out of or in connection with the work, operation, or activities of CONTRACTOR, its agents, employees, subcontractors or invitees provided for herein, whether or not there is concurrent passive negligence on the part of CITY. In connection therewith:

a. CONTRACTOR will defend any action or actions filed in connection with any such claims, damages, penalties, obligations or liabilities and will pay all costs and expenses, including attorneys' fees, expert fees and costs incurred in connection therewith.

b. CONTRACTOR will promptly pay any judgment rendered against CONTRACTOR or Indemnitees covering such claims, damages, penalties, obligations and liabilities arising out of or in connection with such work, operations or activities of CONTRACTOR hereunder, and CONTRACTOR agrees to save and hold the Indemnitees harmless therefrom.

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c. In the event Indemnitees are made a party to any action or proceeding filed or prosecuted against CONTRACTOR for damages or other claims arising out of or in connection with the work, operation or activities hereunder, CONTRACTOR agrees to pay to Indemnitees and any all costs and expenses incurred by Indemnitees in such action or proceeding together with reasonable attorneys' fees.

CONTRACTOR'S obligations under this section apply regardless of whether or not such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnitee. However, without affecting the rights of CITY under any provision of this agreement, Contractor shall not be required to indemnify and hold harmless CITY for liability attributable to the active negligence of CITY, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where CITY is shown to have been actively negligent and where CITY active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City.

So much of the money due to CONTRACTOR under and by virtue of the contract as shall be considered necessary by CITY may be retained by CITY until disposition has been made of such actions or claims for damages as aforesaid.

It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California. This indemnity provision shall survive the termination of the Agreement and is in addition to any other rights or remedies which Indemnitees may have under the law.

This indemnity is effective without reference to the existence or applicability of any insurance coverage which may have been required under this Agreement or any additional insured endorsements which may extend to Indemnitees.

CONTRACTOR, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to activities or operations performed by or on behalf of the CONTRACTOR regardless of any prior, concurrent, or subsequent passive negligence by the Indemnitees.

9. THIRD PARTY CLAIMS. In accordance with Public Contracts Code Section 9201, CITY will promptly inform CONTRACTOR regarding third-party claims against CONTRACTOR, but in no event later than ten (10) business days after CITY receives such claims. Such notification will be in writing and forwarded in accordance with the "Notice" section of this Agreement. As more specifically detailed in the contract documents, CONTRACTOR agrees to indemnify and defend the City against any third-party claim.

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10. WORKERS COMPENSATION: In accordance with California Labor Code Sections 1860 and 3700, CONTRACTOR and each of its subcontractors will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, CONTRACTOR, by signing this contract, certifies as follows: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

11. INSURANCE: With respect to performance of work under this contract, CONTRACTOR shall maintain and shall require all of its subcontractors to maintain insurance as required in the Standard Specifications.

12. ASSIGNMENT: This contract is not assignable nor the performance of either party's duties delegable without the prior written consent of the other party. Any attempted or purported assignment or delegation of any of the rights of obligations of either party without the prior written consent of the other shall be void and of no force and effect.

14. INDEPENDENT CONTRACTOR: CONTRACTOR is and shall at all times remain as to the CITY, a wholly independent contractor. Neither the CITY nor any of its agents shall have control of the conduct of CONTRACTOR or any of CONTRACTOR'S employees, except as herein set forth. CONTRACTOR shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of CITY.

15. TAXES: CONTRACTOR is responsible for paying all retail sales and use, transportation, export, import, special or other taxes and duties applicable to, and assessable against any work, materials, equipment, services, processes and operations incidental to or involved in this contract. CONTRACTOR is responsible for ascertaining and arranging to pay them. The prices established in the contract shall include compensation for any taxes CONTRACTOR is required to pay by laws and regulations in effect at the bid opening date.

16. LICENSES: CONTRACTOR represents and warrants to CITY that it has all licenses, permits, qualifications, insurance, and approvals of whatsoever nature which are legally required of CONTRACTOR to practice its profession. CONTRACTOR represents and warrants to CITY that CONTRACTOR shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, insurance, and approvals which are legally required of CONTRACTOR to practice its profession. CONTRACTOR shall maintain a City of Malibu business license, if required under CITY ordinance.

17. RECORDS: CONTRACTOR shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining

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to this Agreement and such other records as may be deemed necessary by CITY or any authorized representative, and will be retained for three years after the expiration of this Agreement. All such records shall be made available for inspection or audit by CITY at any time during regular business hours.

18. SEVERABILITY. If any portion of these contract documents are declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement will continue in full force and effect provided that it does not frustrate the mutual intent of the parties herein.

19. WHOLE AGREEMENT: This Agreement supersedes any and all other agreements either oral or written, between the parties and contains all of the covenants and agreements between the parties pertaining to the work of improvements described herein. Each party to this contract acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statements or promise not contained in this contract shall not be valid or binding. Any modifications of this contract will be effective only if signed by the party to be charged.

20. AUTHORITY: CONTRACTOR affirms that the signatures, titles, and seals set forth hereinafter in execution of this Agreement represent all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest herein. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party. This Agreement may be modified by written amendment. CITY's City Manager may execute any such amendment on CITY's behalf.

21. NOTICES: All notices permitted or required under this Agreement shall be in writing, and shall be deemed made when delivered to the applicable party's representative as provided in this Agreement. Additionally, such notices may be given to the respective parties at the following addresses, or at such other addresses as the parties may provide in writing for this purpose.

Such notices shall be deemed made when personally delivered or when mailed forty-eight (48) hours after deposit in the U.S. mail, first-class postage prepaid, and addressed to the party at its applicable address. Courtesy copies of notices may be sent via electronic mail, provided that the original notice is deposited in the U.S. mail or personally delivered as specified in this Section.

CITY OF MALIBU
23825 Stuart Ranch Road
Malibu, CA 90265
Attn: Tatiana Holden, Interim Public Works Director/City Engineer

Docusign Envelope ID: 2DCA4B1C-0EA5-480B-81CC-78BBA432E502

CONTRACTOR
The Adjul Corporation dba Lee Construction Company
4288 Adam Road
Simi Valley, CA 93063
Richard Smith, President

22. DISPUTES. Disputes arising from this contract will be determined in accordance with the contract documents and Public Contracts Code Sections 10240-10240.13.

23. NON-DISCRIMINATION: No discrimination shall be made in the employment of persons in the work contemplated by this Agreement because of race, religion, color, medical condition, sex, sexual orientation, national origin, political affiliation or opinion, or pregnancy or pregnancy-related condition. A violation of this section exposes CONTRACTOR to the penalties provided for in Labor Code Section 1735.

24. NO THIRD PARTY BENEFICIARY. This Contract and every provision herein is for the exclusive benefit of the Contractor and the City and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the Contractor's or the City's obligations under this Contract.

25. TIME IS OF ESSENCE. Time is of the essence for each and every provision of the Contract Documents.

26. ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES. The Parties agree that this Contract, agreements ancillary to this Contract, and related documents to be entered into in connection with this Contract will be considered signed when the signature of a party is delivered by facsimile transmission or scanned and delivered via electronic mail. Such facsimile or electronic mail copies will be treated in all respects as having the same effect as an original signature.

27. GOVERNING LAW: This Agreement shall be governed by the laws of the State of California, and exclusive venue for any action involving this Contract will be in Los Angeles County.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement with all the formalities required by law on the respective dates set forth opposite their signatures.

This Agreement is executed on this ____ day of _____, 2026, at Malibu, California, and effective as of April 23, 2026.

CITY OF MALIBU:

_____
BRUCE SILVERSTEIN, Mayor

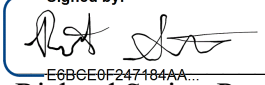
ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

_____
TREVOR RUSIN, Interim City Attorney

The Adjul Corporation
dba Lee Construction Company:

Signed by:

E6BCE0F247184AA...
Richard Smitn, President

CONTRACTOR'S State of California License No.

726,736.00

CONTRACTOR'S Business Phone No.

805-522-5195

CONTRACTOR'S Emergency Phone No. at which contractor can be reached at any time

805-432-8986 Rick Smith

805-432-5774 Debbie Reilly

Docusign Envelope ID: 2DCA4B1C-0EA5-480B-81CC-78BBA432E502

NOTICE INVITING BIDS

NOTICE IS HEREBY GIVEN that sealed bids for the City of Malibu, WESTWARD BEACH ROAD EMBANKMENT REPAIRS PROJECT, SPECIFICATION NO. 2100, will be received by the City Clerk, at Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California, 90265 at or before 3:30 p.m. on Thursday, April 2, 2026, at which time they will be publicly opened and read by the City Clerk (or designated representative).

SCOPE OF WORK

In general, the propose improvements address drainage and erosion along a section of Westward Beach Road including rock revetment, asphalt berm, pavement repair, storm drain, environmental mitigation and all other appurtenant work included and shown in the Contract Documents and Specifications.

The bid shall be submitted and the work shall be performed by a Class "A" or "C-12" State of California licensed contractor in strict conformance with the project specifications for Project Specification No. 2100 now on file in the City's Public Works Department.

An electronic copy of plans and specifications may be obtained by prospective bidders from the Public Works Department through mpublicworks@malibucity.org.

All prospective bidders shall abide by the provisions of the Bid Terms and Conditions listed in the project's specifications.

The City reserves the right to retain all bids for a period of 120 days after the bid opening date for examination and comparison and to delete any portion of the work from the Contract. The City reserves the right to determine and waive nonsubstantial irregularities in any bid, and to reject any or all bids. The bid shall be balanced so that each bid item is priced to carry its share of the cost of the work and also its share of the contractor's overhead and profit. **The City reserves the right to delete any bid item to the extent that the bid is qualified by specific limitation. An unbalanced bid shall be considered as grounds for rejecting the entire bid.** The City shall award the bid to the lowest responsible bidder as the interest of the City may require.

In accordance with the provisions of Division 2, Part 7, Chapter 1 of the California Labor Code, the California Department of Industrial Relations has established the general prevailing rates of per diem wages for each craft, classification and type of work needed to execute contracts for public works and improvements. The per diem wages published at the date the contract is advertised for bids shall be applicable. Future effective wage rates which have been predetermined are on file with the Department of Industrial Relations, are referenced but not printed in said publication. The new wage rates shall become effective on the day following the expiration date and apply to this contract in the same manner as if they had been included or referenced in this contract. The website for California Department of Industrial Relations Prevailing Wage Unit is currently located at www.dir.ca.gov, prevailing wages are located on the website at http://www.dir.ca.gov/dlsr/pwd/index.htm.

The wage rate for any classification not listed by the California Department of Industrial Relations, but which may be required to execute the proposed contract, shall be in accord with specified rates for similar or comparable classifications or for those performing similar or comparable duties, within the agency's determinations.

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At the time of submitting the bid the Bidder shall be registered with the California Department of Industrial Relations in accordance with the provisions of Section 1771.1 of the California Labor Code, as amended by Senate Bill 854. No public work contract may be awarded to a non-registered contractor or subcontractor.

Without exception, the bidder is required to state the name and address of each subcontractor who will perform work or labor or render service to the prime contractor and the portion of the work which each will do in their bid as required by Section 2-3, "Subcontracts", of the Standard Specifications and in conformance with Public Contract Code, Sections 4100 to 4113, inclusive.

The City will not consider awarding any contract based upon any bid submitted by any contractor nor consent to subletting any portions of the Contract to any subcontractor located in a foreign country during any period in which such foreign country is listed by the United States Trade Representative as discriminating against U.S. firms in conducting procurements for public works projects.

All bidders are hereby notified that any contract entered into pursuant to this advertisement, Business Enterprises must be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin consideration for an award.

The Contractor may substitute securities for retention monies pursuant to Public Contract Code Section 22300.

Date this 4th day of March, 2026

CITY OF MALIBU, CALIFORNIA

Tatiana Holden, Interim Public Works Director/City Engineer

Published: Malibu Times on March 12, 2026 and March 19, 2026

City Council Meeting
04-27-26
Item
1.B.8.

Council Agenda Report

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

Prepared by: Kristin Riesgo, Community Services Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 10, 2026 Meeting date: April 27, 2026

Subject: Resolution to Rename the Charmlee Wilderness Park Nature Center

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RECOMMENDED ACTION: Adopt Resolution No. 26-20, renaming the Charmlee Wilderness Park Nature Center in honor of Walt and Lucile Keller and changing the name to the Walt and Lucile Keller Nature Center.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: At the November 27, 2023 Regular Meeting, the City Council approved renaming the Charmlee Wilderness Park Nature Center (Nature Center) in honor of Walt and Lucile Keller. At the June 10, 2024 Regular Meeting, Council received an update on the condition of the Nature Center and confirmed its direction to proceed with the name change.

City Council Policy No. 52, *Naming Rights for Public Facilities*, was adopted in March 2025 post Council direction to rename the Nature Center. The proposed renaming is consistent with the Policy's criteria, including the required naming format (honoring an individual(s) of significant stature within the community), visibility considerations, and the requirement for City Council approval. This project was approved before the Naming Rights Policy was adopted, the Policy's financial contribution and timeframe provisions do not apply to the renaming of the Nature Center.

Adoption of Resolution No. 26-20 will formalize the renaming, and a facility name unveiling event will occur in Fiscal Year 2025-26; however, the facility's indoor area will remain closed and remain on the long-term Capital Improvement Project (CIP) list.

Mr. Keller was a Malibu resident for over fifty years and played a significant role in the community prior to the City's incorporation in 1991. He served on the Malibu Township Council and helped organize the Malibu Committee for Incorporation, both of which were instrumental in Malibu's transition to cityhood. Mr. Keller later served as Malibu's first Mayor and as a member of the City Council from 1990 to 1994 and 1996 to 2000, and was recognized for his service by the City Council at Malibu's 20th Anniversary Celebration on March 28, 2011.

Mrs. Keller dedicated more than five decades to preserving Malibu's rural character through environmental advocacy and civic leadership. As a longtime member of the Malibu Township Council, she worked closely with her husband on the City's incorporation and supported efforts to improve water quality in Malibu Lagoon, Malibu Creek, and Surfrider Beach.

ATTACHMENTS: Resolution No. 26-20

RESOLUTION NO. 26-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU TO RENAME THE CHARMLEE WILDERNESS PARK NATURE CENTER IN HONOR OF WALT AND LUCILE KELLER, CHANGING THE NAME TO THE WALT AND LUCILE KELLER NATURE CENTER.

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

SECTION 1. Recitals.

A. On November 27, 2023, the City Council approved the renaming of the Charmlee Wilderness Park Nature Center in honor of Walt and Lucile Keller.

B. Walt and Lucile were instrumental in the efforts leading to Malibu's incorporation as a City, with Mr. Keller serving as the City's first Mayor. Together, they dedicated more than 50 years to preserving Malibu's rural character through environmental advocacy and civic leadership.

C. On June 10, 2024 City Council reaffirmed the renaming of the Charmlee Wilderness Park Nature Center in honor of Walt and Lucile Keller and directed staff to bring back a Resolution to memorialize the change.

SECTION 2. The City Council adopts naming the Charmlee Wilderness Park Nature Center as the Walt and Lucile Keller Nature Center.

SECTION 3. The City Council authorizes the City Manager or designee to take all other actions necessary and appropriate to effectuate the name change, including but not limited to, changing signage and updating the City's website.

SECTION 4. This Resolution shall become effective immediately upon its passage and adoption.

SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this __th day of ____ 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:
THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE
_____
TREVOR RUSIN, Interim City Attorney

City Council Meeting
04-27-26
Item
1.B.9.

Council Agenda Report

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

Prepared by: Gregory Kajszo, Assistant to the City Manager

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 9, 2026 Meeting date: April 27, 2026

Subject: Letter of Support for SB 1343

RECOMMENDED ACTION: Authorize the Mayor to sign a letter of support for Senate Bill 1343, legislation to provide a tax credit for sales and use tax paid on disaster rebuilding-related purchases

FISCAL IMPACT: There is minimal to no fiscal impact to the City for the support of rebuilding-related tax credits. SB 1343 is structured as a credit against state income tax and not as a reduction in the sales tax collected at the register. The purchaser would still pay the sales or use tax first, and then later claim a credit on their state tax return.

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: On February 23, 2026, staff presented an assessment of rebuild sales tax suspensions to the City Council. During this presentation, Council expressed interest in having the Rebuild Task Force prepare a formal letter of support for rebuild sales tax suspension legislation, subject to final Council review and modification.

In accordance with Council's direction, representatives from the Rebuild Task Force drafted the requested letter of support of SB 1343, which proposes providing a tax credit for sales and use tax paid on rebuilding-related purchases. Following the initial drafting, the document was reviewed by Mayor Silverstein, whose revisions have been incorporated into the current version.

The finalized draft, reflecting both the Task Force's recommendations and the Mayor's subsequent edits, is provided for Council's consideration as Attachment 1.

ATTACHMENTS: Letter of Support for SB 1343.

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

Dear Senator Allen,

At the direction of the City Council, and on behalf of the City of Malibu, I am writing to express our appreciation and support for your efforts in strengthening and advancing legislation to provide sales and use tax relief for residents rebuilding in the aftermath of the recent wildfires. We also respectfully request your consideration of expanding the proposed tax relief to provide more extensive financial assistance required by many residents to return to their homes that were destroyed or substantially damaged by the wildfires.

We are aware of SB 1343, which you have introduced alongside Senator Dahle to provide a tax credit for sales and use tax paid on rebuilding-related purchases. While we view SB 1343 as an important step in addressing the financial burden faced by fire survivors, we believe the current structure of the bill does not fully meet the scale of the financial assistance required to facilitate recovery in communities such as Malibu, Pacific Palisades, and Altadena.

The magnitude of destruction caused by the wildfires has created an extraordinary financial burden for homeowners throughout L.A. County working to rebuild their primary residences. Rebuilding costs remain elevated, and residents are navigating significant financial strain at a time when access to capital and insurance proceeds is often limited or delayed. This burden is particularly acute for seniors and long-time residents on fixed incomes, many of whom may not have sufficient tax liability to benefit from an income tax credit structure. For these reasons, we respectfully submit that an income tax credit is not the proper vehicle for providing financial assistance that will reach those who have the greatest need for financial assistance, and a cap of $10,000 is not realistic.

We respectfully request consideration of a strengthened approach that would establish a temporary, narrowly tailored refundable sales and use tax program applicable to:

- Construction and building materials used to rebuild homes destroyed or substantially damaged by the wildfire; and
- Essential replacement personal property, including appliances, fixtures, and other necessary household items lost as a result of the disaster.

We believe a refund-based structure, administered by the California Department of Tax and Fee Administration (CDTFA), would be more equitable and effective than an income tax credit. Under this approach, retailers would continue to collect tax at the point of sale, and eligible homeowners would apply for refunds based on documented rebuilding and replacement costs. This would ensure that relief reaches all affected residents, regardless of income level, while leveraging existing administrative processes already in place.

We also believe that the amount of the refund should be limited only by the amount of tax actually paid for qualified materials and goods. As explained below, the State of California should not be

looking to gain financially from the hardship of residents impacted by the wildfires, and the imposition of a cap that is below the amount of tax actually paid for qualified materials and goods would financially benefit the State at the expense of residents seeking to rebuild their lost homes. Moreover, for the reasons explained in greater detail below, the imposition of a cap that impairs rebuilding is actually counter-productive to the State's financial interests.

We recognize that any proposed legislation must consider fiscal impacts. However, reconstruction driven spending represents incremental economic activity tied directly to disaster recovery and was not part of baseline revenue projections. While cities and counties may be facing fiscal pressures, relying on revenues generated from residents rebuilding after catastrophic loss raises fundamental fairness concerns. Wildfire survivors should not be placed in a position where they are effectively contributing additional tax revenue simply to restore their homes and lives. At the same time, rebuilding generates substantial economic benefits, including construction employment, demand for professional services, and broader local and regional economic activity.

A temporary and clearly defined refund mechanism would help reduce the financial burden on wildfire survivors, accelerate rebuilding timelines, and support overall community recovery.

The Malibu City Council has formally expressed its support for pursuing this approach and stands ready to work with your office to refine and advance this effort. We welcome the opportunity to engage directly with you and your staff to discuss how SB 1343 could be strengthened or complemented to better serve affected communities.

Thank you for your continued leadership and commitment to supporting communities recovering from wildfire disasters.

Respectfully,

Recycled Paper

City Council Meeting
04-27-26
Item 1.B.10.

Council Agenda Report

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

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 10, 2026 Meeting date: April 27, 2026

Subject: Resolution Extending the Declaration of the Existence of a Local Emergency Regarding Conditions on Pacific Coast Highway (PCH)

RECOMMENDED ACTION: Adopt Resolution No. 26-21 extending the declaration of the existence of a local emergency related to the increase of reckless and illegal driving on Pacific Coast Highway and directing staff to coordinate efforts with other governmental agencies to increase attention and create programs to reduce the risk and danger associated with Pacific Coast Highway in the City.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025 Strategic Plan Goal 1 - Support Community Rebuilding and Long-Term Recovery.

DISCUSSION: On November 13, 2023, the Council adopted Resolution No. 23-52 declaring the existence of a local emergency in response to increasing reckless and illegal driving on PCH. The Council last reviewed and extended this declaration on March 9, 2026.

The California Emergency Service Act allows the City to proclaim a local state of emergency when needed to protect the public safety in dire circumstances. The status and use of Pacific Coast Highway ("PCH") currently constitutes a condition, or threatened condition, of extreme peril to the safety of persons and property within the City of Malibu. PCH is the City's main thoroughfare, and each day serves as a commuting route, a residential street, a business corridor, and for persons accessing beaches and other local recreation amenities, a pathway used by pedestrians and cyclists. PCH is a California State Highway (State Route 1) that is managed and maintained by the California Department of Transportation ("Caltrans") with a posted speed limit ranging between 45-55 miles per hour in the City. Excessive speeding, reckless driving, unsafe U-turns, and

distracted driving caused by cell phone use and other distractions have resulted in increased collisions with other motorists, cyclists and pedestrians on PCH that have resulted in injury and death.

According to data from the Statewide Integrated Traffic Records System obtained through UC Berkley's Transportation Injury mapping system, between 2018 and 2022, there were 22 deadly crashes on PCH in the City, resulting in the death of 23 people. Data from the California Highway Patrol indicates that there have been 49 fatalities along PCH in Malibu from 2012-22. And finally, the Los Angeles Times has reported that there have been 170 combined deaths and serious injuries to drivers, passengers, cyclists, and pedestrians between 2011 and 2023 along PCH in the City. Further, countless other close calls or near misses from the danger posed by the conduct on PCH are impossible to quantify. Most recently, a crash occurred on PCH resulting in the tragic and unnecessary loss of four Pepperdine University students who were walking along PCH. According to authorities, the driver of the car was allegedly traveling at a speed in excess of 100 miles per hour when his vehicle lost control, sideswiped at least three parked cars, and then crashed into a group of people including the four Pepperdine University students and two others.

These statistics and the most recent tragedy are all consistent with the day-to-day experience of City residents, visitors, officials, and staff. PCH has become increasingly dangerous to residents and visitors due to the common occurrence of drivers speeding, driving recklessly, or driving while distracted. Residents and visitors are now forced to weigh and modify their use of PCH depending on the time of day and other factors (*e.g.,* weather, weekend vs. weekday, existing traffic conditions, *etc.*) because of the danger posed. Despite efforts by the City and other governmental agencies to improve the safety of PCH, the point has been reached that the risk is just too great. The status quo is no longer acceptable, and action must be taken to mitigate this local emergency.

Safety on PCH is a problem that the City cannot address and fix alone. It will need to work with Caltrans to make changes to PCH itself. PCH is a State Highway managed and controlled by Caltrans. Sections 83 and 90 of the Street and Highways Code state that Caltrans has jurisdiction, possession, control and responsibility for the maintenance of State Highways. Further sections of the Streets and Highways Code make clear that Caltrans is the entity with decision-making power over PCH in the City, including improvements, safety elements and speed limits. Further, Streets and Highway Code section 124 states that it is Caltrans, not the City, that can restrict the use of, or close, a State Highway for the protection of the public.

Furthermore, law enforcement agencies such as the Los Angeles County Sheriff's Department (LASD) and the California Highway Patrol have enforcement jurisdiction over PCH for Vehicle Code violations and other code violations. Given its enforcement jurisdiction over PCH, the City can also work through the LASD to address vehicle code violations and related enforcement action. To effectively effect change, the City must

coordinate and work together with its other governmental partners to implement strategies and solutions to reduce the danger on PCH for all users.

California Government Code Section 8630 empowers the City Council to proclaim the existence of a Local Emergency when there is extreme peril to the safety of persons and property within the territorial limits of the City. Additionally, California Government Code Section 8634 empowers the City Council to promulgate orders and regulations necessary to provide for the protection of life and property during the time of a Local Emergency. These statutes codify the constitutional "police powers" of local governments to adopt local legislation designed to protect the health, safety, and welfare of the community. Further, the City's Municipal Code (Chapter 2.52) establishes the City's disaster council and policies and procedures for dealing with a local emergency. The City's purchasing ordinance (Chapter 2.56) allows for greater flexibility when making purchases for supplies or services in response to a local emergency. Thus, a declaration of local emergency provides the City greater flexibility to act expediently when trying to address and mitigate the danger posed by the local emergency. It may also aid in coordination with other governmental entities and allow the City access to other resources.

Government Code Section 8630 requires that the City Council review the need for continuing a local emergency at least once every 60 days until the City Council terminates the local emergency.

As such, City staff recommend adopting Resolution No. 25-47 extending the declaration of the existence of a local emergency. If adopted, the City Council will review, and as needed renew, this action at least every 60 days.

ENVIRONMENTAL REVIEW:

This resolution and the actions taken and/or proposed herein are not a project pursuant to the California Environmental Quality Act (CEQA) since they are activities that are excluded from the definition of a project by section 21065 of the California Public Resources Code and section 15378(b) of the State CEQA Guidelines. The proposed actions are organizational or administrative activities of government which will not result in direct or indirect physical changes in the environment. These actions are also exempt from CEQA as specific actions necessary to prevent or mitigate an emergency pursuant to section 21080(b)(4) and section 15269(c) of the State CEQA Guidelines. They also are exempt under CEQA Guidelines Section 15301 – existing facilities. Coordinating and improving infrastructure and safety as well as education and enforcement efforts for safer driving and use of PCH are all exempt activities. Further, to the extent there are minor/temporary uses of land having a negligible or no permanent effect on the environment, these activities are exempt under Section 15304(e) of the CEQA Guidelines.

ATTACHMENTS: Resolution No. 26-21

RESOLUTION NO. 26-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU EXTENDING THE DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY RELATED TO THE INCREASE OF RECKLESS AND ILLEGAL DRIVING ON PACIFIC COAST HIGHWAY AND DIRECTING STAFF TO COORDINATE EFFORTS WITH OTHER GOVERNMENTAL AGENCIES TO INCREASE ATTENTION AND CREATE PROGRAMS TO REDUCE THE RISK AND DANGER ASSOCIATED WITH PACIFIC COAST HIGHWAY IN THE CITY

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

SECTION 1. Recitals.

A. Condition or threatened conditions of extreme peril to the safety of persons and property have arisen and continue within the City of Malibu caused by the increase in reckless and illegal driving on Pacific Coast Highway ("PCH") in the City. This reckless and illegal driving has led to increased collisions with other motorists, cyclists and pedestrians, resulting in injury and death.

B. According to data from the Statewide Integrated Traffic Records System obtained through UC Berkley's Transportation Injury Mapping System, between 2018 and 2022 there were 22 deadly crashes on PCH in the City, resulting in the death of 23 people. According to data from the California Highway Patrol, there have been 49 fatalities along PCH through Malibu from 2012-22. According to the Los Angeles Times there have been 170 deaths and serious injuries to drivers, passengers, cyclists and pedestrians between 2011 and 2023.

C. On October 17, 2023, a crash occurred in the 21500 block of PCH resulting in the tragic loss of four Pepperdine University Students who were walking along the road. According to authorities, the driver of the car was traveling at a speed in excess of 100 miles per hour when he lost control, sideswiped at least three parked cars and then crashed into a group of people including the four Pepperdine University Students and two others.

D. PCH is a California State Highway managed and maintained by the California Department of Transportation ("Caltrans"). The posted speed limit along PCH in the City ranges between 45-55 miles per hour.

E. PCH is the City's main thoroughfare and serves as a commuting route, a residential street and business corridor in the City.

F. City officials, City staff and City residents are tragically aware that PCH has become increasingly dangerous to residents, visitors and commuters, with drivers regularly exceeding the posted speed limits or driving recklessly or distracted which

has resulted in not only the killing and maiming of pedestrians, cyclists and other motorists, but a collective fear and trauma about the risks posed by accessing PCH.

G. Despite efforts by the City and other governmental agencies to improve the safety of PCH, PCH continues to pose a threat to those who drive, walk and/or cycle along it. Serious and dangerous collisions continue to occur too regularly, with four additional fatalities since November 2023.

H. California Government Code Section 8630 empowers the City Council to proclaim the existence of a Local Emergency when there is extreme peril to the safety of persons and property within the territorial limits of the City. Additionally, California Government Code Section 8634 empowers the City Council to promulgate orders and regulations necessary to provide for the protection of life and property during the time of a Local Emergency. These statutes codify the constitutional "police powers" of local governments to adopt local legislation designed to protect the health, safety, and welfare of the community.

SECTION 2. It is hereby proclaimed that:

A. The above recitals are true and correct.

B. The increase in and continuation of dangerous, illegal, reckless and/or distracted driving on PCH in the City currently poses extreme peril to persons and property in Malibu. As such, the City Council finds that the declaration of local emergency remains valid and necessary, and will remain in effect until the extreme danger has subsided.

C. To reduce and prevent the risks associated with dangers posed on PCH, City staff are directed to coordinate with Caltrans, the Los Angeles County Sheriff, the California Highway Patrol, and other entities and government agencies to implement programs, increase enforcement of existing laws and/or develop solutions to reduce the danger on PCH to pedestrians, cyclists and other motorists from dangerous, illegal, reckless and/or distracted driving on PCH.

D. The City Director of Emergency Services, or designee, is directed and authorized to address any and all impacts and conditions caused by the emergency and to obtain any and all aid and assistance from local, county, state, or federal agencies, including but not limited to aid and assistance pursuant to the California Disaster Assistance Act, California Government Code Section 8690 *et. seq.*

E. The City Manager, as the Purchasing Officer of the City pursuant to Malibu Municipal Code Section 2.56.070(C), is authorized to make purchases of supplies or services exceeding twenty-five thousand dollars ($25,000.00) in compliance with Malibu Municipal Code, Chapter 2.56.

F. City staff are directed to report back to the City Council regarding programs and strategies proposed or implemented to mitigate the risk associated with this local emergency.

SECTION 3. The local emergency shall be deemed to continue and exist until its termination is proclaimed by the City Council. As required by law, the City Council shall review the need to continue the state of emergency every 60 days until this resolution is terminated.

SECTION 4. This resolution and the actions taken and/or proposed herein are not a project pursuant to the California Environmental Quality Act (CEQA) since they are activities that are excluded from the definition of a project by section 21065 of the California Public Resources Code and section 15378(b) of the State CEQA Guidelines. The proposed actions are organizational or administrative activities of government which will not result in direct or indirect physical changes in the environment. In the alternative, find that the actions are exempt from CEQA as specific actions necessary to prevent or mitigate an emergency pursuant to section 21080(b)(4) and section 15269(c) of the State CEQA Guidelines.

SECTION 5. The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this __ day of _____ 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

TREVOR RUSIN, Interim City Attorney

City Council Meeting
04-27-26
Item
1.B.11.

Council Agenda Report

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

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 10, 2026 Meeting date: April 27, 2026

Subject: Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Franklin Fire

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RECOMMENDED ACTION: Adopt Resolution No. 26-22, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action. The existence of the local emergency will potentially help qualify the City and its residents for reimbursement for certain disaster response expenditures.

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025 Strategic Plan Goal 1 - Support Community Rebuilding and Long-Term Recovery.

DISCUSSION: On December 9, 2024, the Franklin Fire started in the Santa Monica Mountains on Malibu Canyon Road, south of Piuma Road. The fire combined with high winds and power outages to create conditions of extreme peril to the safety of persons and property. Then Acting Director of Emergency Services (Assistant City Manager) proclaimed the existence of a local emergency on December 10, 2024.

On December 16, 2024, the City Council held a Special Meeting and adopted Resolution No. 24-64, confirming the existence of a local emergency and ratifying the Proclamation of Existence of a Local Emergency.

Areas affected by disasters frequently become targets of criminal activity, including the burglary of uninhabited homes and businesses due to damage and the theft of building materials during the reconstruction process. Malibu is a particular target for these activities since the Franklin Fire and the Palisades Fire.

The fire caused disruptions to Malibu's commercial activity, including brief access restrictions and reduced customer traffic. The City finds that supporting those affected remains important to maintaining local economic stability. Providing general recovery assistance and flexible, temporary measures will help ensure that any businesses experiencing fire-related setbacks can resume normal operations.

Government Code Section 8630 requires that the City Council review the need for continuing a local emergency at least once every 60 days until the City Council terminates the local emergency.

As such, City staff recommend adopting Resolution No. 26-22 extending the declaration of the existence of a local emergency. If adopted, the City Council will review, and as needed renew, this action at least every 60 days.

ATTACHMENTS: Resolution No. 26-22

RESOLUTION NO. 26-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU EXTENDING THE DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY IN RESPONSE TO THE FRANKLIN FIRE

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

SECTION 1. Recitals.

A. On December 9, 2024, the Franklin Fire started in the Santa Monica Mountains on Malibu Canyon Road, south of Piuma Road. The fire combined with high winds and power outages created conditions of extreme peril to the safety of persons and property.

B. The Acting Director of Emergency Services of the City proclaimed the existence of a local emergency on December 10, 2024.

C. On December 16, 2024, the City Council adopted Resolution No. 24-64, confirming the existence of a local emergency and ratifying the Proclamation of Existence of a Local Emergency.

D. On January 27, 2025, the City Council adopted Resolution No. 25-05, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

E. On March 24, 2025, the City Council adopted Resolution No. 25-14, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

F. On May 21, 2025, the City Council adopted Resolution No. 25-18, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

G. On June 23, 2025, the City Council adopted Resolution No. 25-36, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

H. On August 11, 2025, the City Council adopted Resolution No. 25-44, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

I. On September 29, 2025, the City Council adopted Resolution No. 25-46, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

J. On November 24, 2025, the City Council adopted Resolution No. 25-59, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

K. On January 12, 2026, the City Council adopted Resolution No. 26-03 extending the declaration of the existence of a local emergency in response to the Franklin Fire.

L. On March 9, 2026 the City Council adopted Resolution No. 26-12, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

M. Areas affected by disasters frequently become targets of criminal activity, including the burglary of uninhabited homes and businesses due to damage and the theft of building materials

during the reconstruction process. Malibu continued to be a particular target for these activities since the Franklin Fire and the Palisades Fire.

N. The fire caused disruptions to Malibu's commercial activity, including brief access restrictions and reduced customer traffic. The City finds that supporting those affected remains important to maintaining local economic stability. Providing general recovery assistance and flexible, temporary measures will help ensure that any businesses experiencing fire-related setbacks can resume normal operations.

SECTION 2. The City Council has reviewed the staff report and conditions justifying the state of local emergency in the City and finds that the declaration of a local emergency remains valid and necessary due to the on-going recovery efforts. Such conditions result in extreme peril to the safety of persons and property located in the City.

SECTION 3. The local emergency shall be deemed to continue and exist until its termination is proclaimed by the City Council. As required by law, the City Council shall review the need to continue the state of emergency every 60 days until this resolution is terminated.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this __ day of _____ 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

_____
TREVOR RUSIN, Interim City Attorney

City Council Meeting
04-27-26
Item
1.B.12.

Council Agenda Report

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

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 10, 2026 Meeting date: April 27, 2026

Subject: Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Palisades Fire

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RECOMMENDED ACTION: Adopt Resolution No. 26-23, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action. The existence of the local emergency will potentially help qualify the City and its residents for reimbursement for certain disaster response expenditures.

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025 Strategic Plan Goal 1 - Support Community Rebuilding and Long-Term Recovery.

DISCUSSION: On January 7, 2025, the Palisades Fire started in or around Pacific Palisades and was driven into City limits by a historic Santa Ana Wind event causing hurricane-strength winds in neighboring areas and the City. The strong Santa Ana Winds have created difficulties mitigating the fire and impaired the ability of airborne fire-fighting. The fire combined with high winds and power outages created conditions of extreme peril to the safety of persons and property

On January 14, 2025, the City Council adopted Resolution No. 25-01, confirming the existence of a local emergency and ratifying the Proclamation of Existence of a Local Emergency.

On May 23, 2025, Pacific Coast Highway was opened to the public, and the California National Guard demobilized, leaving fire-impacted neighborhoods vulnerable as an influx of visitors began entering the city. Areas affected by disasters frequently become targets

of criminal activity, including the burglary of uninhabited homes and businesses due to damage and the theft of building materials during the reconstruction process.

The fire caused extensive damage to drainage systems in the Big Rock Mesa Landslide Maintenance District, which are still being repaired.

The fire caused major disruptions to Malibu's commercial areas, with many businesses experiencing temporary closures, reduced access, severe revenue losses, and some being completely devastated. Because local businesses provide essential services, jobs, and economic stability, the City finds that supporting their recovery is critical. Providing targeted assistance, such as small business grant funding, coordination with state and federal resources, and other temporary relief measures is needed to help affected businesses reopen, rebuild, and recover Malibu's local economy.

Government Code Section 8630 requires that the City Council review the need for continuing a local emergency at least once every 60 days until the City Council terminates the local emergency.

As such, City staff recommends adopting Resolution No. 26-23 extending the declaration of the existence of a local emergency. If adopted, the City Council will review, and as needed renew, this action at least every 60 days.

ATTACHMENTS: Resolution No. 26-23

RESOLUTION NO. 26-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU EXTENDING THE DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY IN RESPONSE TO THE PALISADES FIRE

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

SECTION 1. Recitals.

A. On January 7, 2025, the Palisades Fire started in or around Pacific Palisades and was driven into City limits by a historic Santa Ana Wind event causing hurricane-strength winds in neighboring areas and the City. The strong Santa Ana Winds created difficulties mitigating the fire and impaired the ability of airborne fire-fighting. The fire combined with high winds and power outages created conditions of extreme peril to the safety of persons and property.

B. The Acting Director of Emergency Services of the City proclaimed the existence of a local emergency on January 8, 2025.

C. On January 14, 2025, the City Council adopted Resolution No. 25-01, confirming the existence of a local emergency and ratifying the Proclamation of Existence of a Local Emergency.

D. On March 10, 2025, the City Council adopted Resolution No. 25-09, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

E. On April 28, 2025, the City Council adopted Resolution No. 25-16, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

F. On June 23, 2025, the City Council adopted Resolution No. 25-34, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

G. On August 11, 2025, the City Council adopted Resolution No. 25-43, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

H. On September 29, 2025, the City Council adopted Resolution No. 25-48, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

I. On September 29, 2025, the City Council adopted Resolution No. 25-58, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

J. On September 29, 2025, the City Council adopted Resolution No. 26-04, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

K. On September 29, 2025, the City Council adopted Resolution No. 26-12, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

L. On May 23, 2025, Pacific Coast Highway was opened to the public, and the California National Guard demobilized, leaving fire-impacted neighborhoods vulnerable as an

influx of visitors began entering the city. Areas affected by disasters frequently become targets of criminal activity, including the burglary of uninhabited homes and businesses due to damage and the theft of building materials during the reconstruction process.

M. The fire caused extensive damage to drainage systems in the Big Rock Mesa Landslide Maintenance District, which are still being repaired.

N. The fire caused major disruptions to Malibu's commercial areas, with many businesses experiencing temporary closures, reduced access, severe revenue losses, and some being completely devastated. Because local businesses provide essential services, jobs, and economic stability, the City finds that supporting their recovery is critical. Providing targeted assistance, such as small business grant funding, coordination with state and federal resources, and other temporary relief measures is needed to help affected businesses reopen, rebuild, and recover Malibu's local economy.

SECTION 2. The City Council has reviewed the staff report and conditions justifying the state of local emergency in the City and finds that the declaration of a local emergency remains valid and necessary due to the on-going recovery efforts. Such conditions result in extreme peril to the safety of persons and property located in the City.

SECTION 3. The local emergency shall be deemed to continue and exist until its termination is proclaimed by the City Council. As required by law, the City Council shall review the need to continue the state of emergency every 60 days until this resolution is terminated.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 9th day of March 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

TREVOR RUSIN, Interim City Attorney

Council Agenda Report

City Council Meeting
04-27-26
Item 5.A.

To: Mayor Silverstein and Honorable Members of the City Council

Prepared by: Tyler Eaton, Assistant Community Development Director

Reviewed by: Yolanda Bundy, Community Development Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 8, 2026 Meeting date: April 27, 2026

Subject: Zoning Text Amendment No. 26-001 – An amendment to the Malibu Municipal Code Title 17 (Zoning) modifying standards and procedures related to Temporary Use Permits and Sign Permits

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RECOMMENDED ACTION: 1) After the City Attorney reads the title of the ordinance, introduce on first reading Ordinance No. 534 (Attachment 1) approving Zoning Text Amendment (ZTA) No. 26-001 to amend Title 17 (Zoning) of the Malibu Municipal Code (MMC) to modify standards and procedures related to Temporary Use Permits (TUP) and Sign Permits (SP), and finding the action exempt from the California Environmental Quality Act; and 2) Direct staff to schedule second reading and adoption of Ordinance No. 534 for the May 11, 2026 City Council Regular Meeting

DISCUSSION: The City Council adopted Urgency Ordinance No. 526U on July 14, 2025, in response to the economic impacts of the Palisades Fire. The ordinance was intended to help spur economic recovery and support local businesses following the disaster and extended closure of the Pacific Coast Highway. Ordinance No. 526, the follow-up regular ordinance to Urgency Ordinance No. 526U, was subsequently adopted by the City Council on September 8, 2025. The amendments to MMC Title 17 adopted in Ordinance No. 526 include a sunset date of May 31, 2026, reflecting their purpose as both a post-fire economic recovery and a pilot program to evaluate their effectiveness and benefit to Malibu's business community.

Ordinance No. 526 allows businesses to obtain a planning clearance for events with 99 persons or fewer, and are not limited in number of events per year. These events are identified as Temporary Use Permits – Planning Clearance (TUPPC). The ordinance also includes a provision for events with 100-250 persons, which differs from the general TUP ordinance. These events are limited to a total of 48 one-day events per year, with no more

than eight (8) one-day events per month per shopping center. For businesses not located in a shopping center, a total of 24 one-day events are allowed, with no more than two (2) one-day events per business per month. These events were identified as Temporary Use Permits – Express (TUPE). Events with more than 250 persons are required to obtain a regular TUP, which is limited to six (6) events per calendar year, per parcel, and the application must be submitted at least 35 days in advance of the event.

The ordinance has been well received by Malibu business owners. To date, no code enforcement complaints have been received for any events approved under the program period. Below is a snapshot of the ordinance's success from its adoption in July 2025 through April 2026. As stated previously, the ordinance is scheduled to sunset on May 31, 2026.

TUPPCs, TUPEs, and TUPs approved from July 14, 2025 through April 8, 2026

Event Type	Number Approved	Code Enforcement Complaints
TUPPC (99 or less)	34	0
TUPE (100-250)	5	0
TUP (250+)	9	0

City Council Initiation

On February 9, 2026 the City Council initiated this ZTA and directed the Planning Commission to prepare a recommendation on the matter. The Council asked the Planning Commission to consider the following:

- Extend the program period for at least 12-18 months (The attached draft ordinance includes a one-year extension as recommended by the Planning Commission).
- Allow for some set up and takedown days for the regular TUP process to be excluded from the 14-day limit (The attached draft ordinance allows four additional days for setup and takedown that would not be included in the 14 day limit).
- Come up with a way to define what an event is or limit the opportunity for multiple events to be used under one TUP permit. (The attached draft ordinance includes a finding that if the event is not within consecutive days, that the event includes a similar subject matter spanning the entirety of the duration (e.g. one TUP cannot be used for separate holidays)).

Planning Commission Recommendation

The full text of the Planning Commission's recommended amendments can be found in the attached draft Ordinance (Attachment 1). Attachment 2 shows the recommended amendment language in underline and redline format for ease of identifying the proposed changes from existing language. Staff is proposing, and the Planning Commission

concurred, an additional modification to the TUP ordinance (MMC Section 17.68.040) providing a clear mechanism for certain seasonal events to be allowed longer than the 14-day limit, up to a total of 35 days. This would be consistent with the annual Christmas Tree lot permitting requests and other commercial shopping center requests who sometimes plan to have seasonal decorations like large holiday displays throughout the holiday period.

ENVIRONMENTAL REVIEW: The Community Development Director has analyzed the project proposal described herein. The California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Director determined that there is no possibility the amendment will have a significant effect on the environment and accordingly, the exemption set forth in Section 15061(b)(3) applies. The amendments to the MMC can be seen not to have a significant effect on the environment as they merely create temporary use permit requirements to facilitate economic recovery related to the 2025 Palisades Fire, a State and federally declared emergency, and do not impose long term effects on the environment. All of the temporary uses allowed by the proposed ordinance will be required to be restored to its previously existing state and each event will still require compliance with CEQA individually, as well as the California Coastal Act. Therefore, the proposal is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

SUMMARY: Staff recommends that the City Council adopt Ordinance No. 534 (Attachment 1) approving Zoning Text Amendment (ZTA) No. 26-001 to amend Title 17 (Zoning) of the MMC to modify standards and procedures related to Temporary Use Permits and Sign Permits and find that the proposed action is exempt from the California Environmental Quality Act.

ATTACHMENTS:

1. Draft Ordinance No. 534
2. MMC Amendments in Underline/Strikethrough Format
3. Notice of Public Hearing

ORDINANCE NO. 534

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MALIBU APPROVING ZONING TEXT AMENDMENT NO. 26-001 TO AMEND TITLE 17 OF THE MALIBU MUNICIPAL CODE MODIFYING STANDARDS AND PROCEDURES RELATED TO TEMPORARY USE PERMITS AND SIGN PERMITS AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does ordain as follows:

SECTION 1. Recitals.

A. On January 7, 2025, the Palisades Fire broke out affecting close to one-third of Malibu geographically and closing Pacific Coast Highway (PCH), a main throughfare, to the general public. PCH was closed from the eastern City limit to the Carbon Beach area affecting visitors coming from the greater Los Angeles area from the date of the fire through Memorial Day weekend 2025. The Governor of California has declared the event a State of Emergency and the President of the United States has declared the event a Federal Emergency.

B. On May 8, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

C. On May 15, 2025, a Notice of City Council Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

D. On May 21, 2025, the City Council adopted Resolution No. 25-23 to: 1) initiate a Zoning Text Amendment (ZTA) to consider changes to Title 17 (Zoning) of the Malibu Municipal Code (MMC) to stimulate economic recovery for local businesses as a result of impacts from the 2025 Palisades Fire, specifically related to Temporary Use Permits and Sign Permits; 2) Bypass the Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES); and 3) Direct the Planning Commission to schedule a public hearing regarding the same.

E. On June 2, 2025 the Planning Commission held a duly noticed public hearing on the proposed amendments, ZTA No. 25-002, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The Planning Commission adopted Planning Commission Resolution No. 25-59 and provided a recommendation to the City Council.

F. On June 23, 2025, the item was continued to the July 14, 2025 City Council meeting.

G. On July 14, 2025, the City Council held a duly noticed public hearing on the proposed amendments ZTA No. 25-002, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council directed staff to set a second reading for adoption of Ordinance No. 526, approving ZTA No. 25-

002. The City Council adopted an Urgency Ordinance, Ordinance No. 526U, to immediately initiate economic recovery for businesses affected by the 2025 Palisades Fire.

H. On August 11, 2025 the City Council took public comment, reviewed and considered the agenda report and written reports, public testimony and other information in the record, and directed staff to return with additional revisions to the ordinance.

I. On August 25, 2025 the City Council took public comment, reviewed and considered the agenda report and written reports, public testimony and other information in the record, and conducted an additional first reading and introduction of the Ordinance and directed staff to set Ordinance No. 526, approving ZTA No. 25-002, for second reading and adoption.

J. On September 8, 2025, the City Council held a duly noticed public hearing on the proposed amendments ZTA No. 25-002, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council approved on second reading Ordinance No. 526, approving ZTA No. 25-002.

K. On February 9, 2026, the City Council adopted Resolution No. 26-06 initiating a Zoning Text Amendment (ZTA) to Title 17 (Zoning) of the Malibu Municipal Code (MMC) related to TUP and Sign Permit regulations, bypassing the Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES) review; and directing the Planning Commission to schedule a public hearing regarding the same.

L. On March 16, 2026 the Planning Commission held a duly noticed public hearing on the proposed amendments, ZTA No. 26-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The Planning Commission adopted Planning Commission Resolution No. 26-13 and provided a recommendation to the City Council.

M. On April 27, 2026 the City Council held a duly noticed public hearing on the proposed amendments ZTA No. 26-001, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record. The City Council conducted a first reading and introduction of the Ordinance and directed staff to set a second reading for adoption of Ordinance No. 534, approving ZTA No. 26-001.

SECTION 2. Environmental Review.

The City Council has analyzed the project proposal described herein and finds it to be exempt from the California Environmental Quality Act (CEQA). CEQA applies only to projects which have the potential for causing a significant effect on the environment. Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The City Council has determined that there is no possibility the amendment will have a significant effect on the environment and accordingly, the exemption set forth in Section 15061(b)(3) applies. The amendments to the MMC will not have a significant effect on the

environment as they provide only temporary relief from some current permitting requirements, and still require individual review, conditions, and CEQA review for all events. In addition, the changes do not excuse compliance with the Coastal Act which provides additional protection of the environment and sensitive coastal resources. All of the temporary uses allowed by the proposed ordinance will be required to be restored to its existing state and each event will still require compliance with CEQA individually, as well as the California Coastal Act.

SECTION 3. Zoning Text Amendment Findings.

Pursuant to Malibu Municipal Code Section 17.74.040, the City Council hereby makes the following findings:

A. The subject zoning text amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan. The proposed amendment serves to enhance the Malibu General Plan Mission Statement, protect public safety and preserve Malibu's natural and cultural resources.

B. The City Council held a public hearing, reviewed the subject zoning text amendment application for compliance with the City of Malibu General Plan, Malibu Municipal Code and the Malibu Local Coastal Program, and finds that the zoning text amendment is consistent and recommends approval.

SECTION 4. Zoning Text Amendment No. 25-002, Amendments to the MMC.

The City Council hereby amends Title 17 - Zoning in the MMC as follows:

A. Amend Section 17.68.040(C) (Temporary uses requiring permit) to read as follows:

C. Seasonal activities including but not limited to Christmas tree and pumpkin sales lots and temporary holiday structures provided such activity shall be permitted for a period not to exceed 40 consecutive calendar days;

B. Amend Section 17.68.060(F) (Findings) and add Section (H) to read as follows:

F. That the event (excluding four days for additional set-up or takedown activities) shall not exceed a total of 14 consecutive calendar days, unless allowed by Section 17.62.040 above, and that the proposed site has not been used for temporary uses for more than 60 calendar days within any one calendar year; and

H. That the event authorized by the subject TUP (held on consecutive or non-consecutive days) promotes the same activity (i.e., movie night, summer concert, or holiday), to prevent a variety of unrelated events bundled into one TUP.

C. Add Section 17.68.090 (Temporary use permit requirements related to impacts from the 2025 Palisades Fire) to read as follows:

To aid recovery from the 2025 Palisades Fire, Temporary uses will be allowed for events specified in Section 17.68.040 with 250 or fewer attendees on commercially and institutionally zoned parcels from June 23, 2025, through May 31, 2027, subject to the following procedures and requirements. These provisions do not supersede the requirements of the City's Local Coastal Program. Only one event permitted under this Section is allowed at a time. This section shall not apply to events with more than 250 persons.

SECTION 5. Effective Date.

The ZTA sections referenced in Section 6 of this ordinance shall become effective 30 days following adoption by the City Council.

SECTION 6. Severability.

Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality or the remaining portions of this Ordinance; it being hereby expressly declared and this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phases be declared invalid or unconstitutional.

SECTION 7. Certification.

The City Clerk shall certify to the passage and adoption of this Ordinance.

PASSED, APPROVED, and ADOPTED this _____ day of _____ 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

_____
TREVOR RUSIN, Interim City Attorney

CHAPTER 17.68
TEMPORARY USE PERMITS
REDLINE VERSION

§ 17.68.010. Purpose.

The temporary use permit 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. Activities involving any commercial component such as: admission fee, renting of facility, charging for valet parking or shuttle service and/or public advertising shall require a temporary use permit. Temporary use permits shall be limited to four events per parcel of land per calendar year in residential zoning districts, and six events per parcel of land per calendar year in all zoning districts, except residential or as described in Section 17.68.090 below. All activities shall be regulated so as to avoid incompatibility between such uses and surrounding areas.

§ 17.68.020. Application filing.

Application for a temporary use permit shall be filed according to Sections 17.04.110 through 17.04.150.

§ 17.68.030. Application submittal requirements.

Application for temporary use permit shall include the following:

A. Uniform application, signed by both applicant and landowner;

B. Filing fee;

C. Site plan (three copies) including the dimensions of the lot, location of all temporary structures, access onto the site, and parking areas;

D. A written description detailing the type and nature of the temporary use requested and the dates and hours of operation of the temporary use. In addition, provide information on how noise, garbage, sanitation, dust, etc., are going to be mitigated;

E. Agency approval sheet, signed by all agencies;

F. Proof of liability insurance for the subject property;

G. Indemnification/hold harmless agreement;

H. Public notice property owner and occupant mailing labels; provide three sets of labels for properties within a 500 foot radius of the subject property.

§ 17.68.040. Temporary uses requiring permit.

A temporary use permit may be issued by the planning director for the following uses:

A. Real estate sales offices within approved development projects;

B. Model homes and temporary tract sales offices for a project opened to the public for the first time;

C. Seasonal activities including but not limited to Christmas tree and pumpkin sales lots and temporary holiday structures~~; however, a permit shall not be required when such sales are in conjunction with an established commercial business holding a valid city business license,~~ provided such activity shall be

permitted for a period not to exceed ~~30~~ 40 consecutive calendar days;

D. Circuses and carnivals;

E. Special events related to an existing business with temporary outdoor display/sales of merchandise in any commercial zone, provided there shall be no more than four displays/sales in any calendar year, and not more than two consecutive days, and that the displayed merchandise is customarily sold on the premises, and that such premises are utilized for a permanently established business;

F. Indoor and outdoor entertainment and assembly events, including, but not limited to, weddings, fund-raisers, retreats, fairs, festivals and concerts, when not held within premises designed to accommodate such events, such as: auditoriums, stadiums or other public assembly facilities, or private clubhouse facilities not associated with public cultural or recreational facilities;

G. Art, cultural, and educational exhibits and displays;

H. Swap meets for no more than two consecutive days;

I. Off-site contractors' construction yards;

J. Outdoor sporting events;

K. Similar temporary uses which, in the opinion of the director, are compatible with the zone and surrounding land uses;

L. Off-site surface parking on a vacant commercially zoned lot for the farmers market within 350 feet of the farmers market to replace required parking displaced by construction. The dates for this use shall not count against the maximum 60 calendar days within one calendar year for which a site can be used for temporary uses. This provision shall expire the earlier of the issuance of a certificate of occupancy for Santa Monica College or on January 1, 2024.

M. Temporary relocation of a permitted farmer's market to a publicly-owned park located within 350 feet of the permitted location so long as such use does not exceed one day per week. The dates for this use shall not count against the maximum 60 calendar days within one calendar year for which a site can be used for temporary uses, nor toward the six events per parcel limit. Any approvals for this use shall be good for six months. The application for a TUP is required to be filed with the planning department 16 days prior to the proposed use. Public notices shall be mailed not less than 14 days prior to the proposed use. The planning director shall render a decision 12 days prior to the proposed use. In addition to a TUP, a facilities use permit must be obtained prior to the relocation of the farmer's market. This provision shall expire the earlier of the issuance of a certificate of occupancy for Santa Monica College or on January 1, 2024.

§ 17.68.050. Required permits and public notice.

A temporary use permit approved by the planning director shall be required for all uses listed in this chapter, and shall be issued prior to commencement of the use. A public hearing shall not be required for the issuance of a temporary use permit; however, a five-day public notice of the proposed event shall be provided as follows:

A. Application for temporary use permit shall be filed with the planning department 35 days prior to the proposed use.

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B. A notice shall be mailed, postage pre-paid, to any organization or homeowners associations that requests such notice in writing and to all property owners and tenants within a 500 foot radius of the subject property, and in no event less than 10 developed properties.

C. The public notice shall state the nature of the request, location and zoning designation of the property, name of the project proponent, and the time and place of the proposed temporary use.

D. Public notices shall be mailed not less than 32 days prior to the proposed event.

E. The planning director shall render a decision 24 days prior to the proposed use.

§ 17.68.060. Findings.

The director may approve a temporary use permit application; provided, that all of the following findings of fact are made:

A. That the operation of the requested use at the location proposed and within the time period specified is compatible with the surrounding neighborhood uses;

B. That the proposed site is adequate in size and shape to accommodate the temporary use;

C. That the proposed site is adequately served by 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;

D. That adequate temporary parking to accommodate vehicular traffic to be generated by such use will be available either on-site or at alternate locations acceptable to the planning director;

E. That 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;

F. That the event (excluding four days for additional set-up or takedown activities) shall not exceed a total of 14 consecutive calendar days, unless allowed by Section 17.62.040 above, and that the proposed site has not been used for temporary uses for more than 60 calendar days within any one calendar year; and

G. That no complaints have been filed against the current property owner with the Los Angeles County district attorney's office during the 24 months preceding the date of application submittal.

H. That the event authorized by the subject TUP (held on consecutive or non-consecutive days) promotes the same activity (i.e., movie night, summer concert, or holiday), to prevent a variety of unrelated events bundled into one TUP.

§ 17.68.070. Conditions of approval.

In approving an application for a temporary use permit, the director may impose such conditions as are deemed necessary to insure that the permit will be in accord with the findings required by Section 17.68.060. These conditions may involve any pertinent factors affecting the operation of the temporary use, and may include but are not limited to the following:

A. Provision of adequate temporary off-street parking facilities, including vehicular access and egress as defined by the planning director;

B. Regulation of nuisance factors such as, but not limited to, the prevention of glare or direct illumination

of adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gasses and heat;

C. Regulation of temporary buildings, structures and facilities, including placement, height and size, location of equipment and open spaces, including buffer areas and other yards;

D. Provision of sanitary and medical facilities;

E. Provision of solid waste collection and disposal;

F. Provision of security and safety measures;

G. Regulation of signs;

H. Regulation of operating hours and days, including limitation of the duration of the temporary use to a shorter time period than that requested, and limiting the hours for event set-up, break-down, and cleanup;

I. Submission of a performance bond or other surety devices to ensure that any temporary facilities or structures used for such proposed temporary use will be removed from the site within a reasonable time following the event and that the property will be restored to its former condition;

J. Submission of a site plan indicating any information required by this chapter;

K. Requirement that the approval of the temporary use permit is contingent upon compliance with applicable provisions of other ordinances;

L. Such other conditions which will ensure the operation of the proposed temporary use in an orderly and efficient manner and in accord with the intent and purpose of this chapter;

M. Applicants for special event permits shall:

1. Provide containers for recycling cans, glass, plastic and paper generated,

2. Provide information and guidance to assure recycling of materials listed above,

3. Comply with the city's solid waste recycling ordinance, and

4. Submit a plan indicating efforts to reduce, reuse or recycle waste generated;

N. The event shall not cause any noises, sounds or vibrations which are physically annoying to reasonable persons of ordinary sensitivity or which are so harsh or so prolonged or unnatural or unusual in their use, time or place as to occasion unnecessary discomfort to any persons within a 500 foot radius of the place from which such noises emanate or which interfere with the peace and comfort of residents, occupants or guests of the surrounding neighborhood, or the operators or customers in places of business in the vicinity;

O. The applicant shall demonstrate that the holding capacity of surrounding streets and intersections is sufficient to sustain the use without conflicting with established general plan goals and policies;

P. Submission of additional services bond for the purpose of protecting, assisting and regulating the proposed event. The cost of providing such additional services shall be paid in advance to the city by the applicant;

Q. The temporary use shall conform to city planning department, building and safety department, public works department, Los Angeles County fire prevention bureau, Los Angeles County sheriff's department, Los Angeles County mountain and rural sanitation department programs, regulations and requirements;

R. The applicant shall defend, indemnify, and hold harmless the city and its officers, agents, and employees from any claim, action or proceeding against the city or its officers, agents, or employees to attack, set aside, void, or annul approval of this permit;

S. The applicant shall furnish insurance in the amount to be determined by the planning director, but in no event less than one million dollars ($1,000,000.00) to protect the city against claims of third persons for personal injury, wrongful death and property damage;

T. The applicant shall have a copy of the approved temporary use permit available on-site during the entire duration of the use.

§ 17.68.080. Appeals and revocation.

A. The applicant may appeal the decision of the planning director to the planning commission within three calendar days of the decision date.

B. A temporary use permit may be revoked if the planning director finds that one or more of the following conditions exists:

1. Circumstances have been changed by the applicant to such a degree that one or more of the findings of fact contained in Section 17.68.060 can no longer be made in a positive manner.

2. The temporary use permit was obtained in a fraudulent manner.

3. One or more conditions of the temporary use permit have not been fulfilled.

(Prior code § 9497; Ord. 190 § 7, 1999)

§ 17.68.090. Temporary use permit requirements related to impacts from the 2025 Palisades Fire.

To aid recovery from the 2025 Palisades Fire, Temporary uses will be allowed for events specified in Section 17.68.040 with 250 or fewer attendees on commercially and institutionally zoned parcels from June 23, 2025, through ~~May 31, 2026~~ May 31, 2027, subject to the following procedures and requirements. These provisions do not supersede the requirements of the City's Local Coastal Program. Only one event permitted under this Section is allowed at a time. This section shall not apply to events with more than 250 persons.

A. Events with 99 persons or less:

1. A TUP shall not be required, but instead a planning clearance must be obtained from the Community Development Department authorizing the temporary use.

2. The application shall be submitted at least two (2) calendar days prior to the event. No public noticing is required. The planning director's decision is not appealable.

3. There are no limits to how many of these types of events may be conducted as long as a planning clearance is obtained.

4. A property is not eligible for a permit pursuant to this Section, and such application shall be denied, if any of the following apply:

a. The property has received a citation for violation of the City's noise ordinance or other public nuisance violation in the past year.

b. An event has been held on the property without the required permit in the past year.

c. The property has outstanding code enforcement violations, unless a compliance agreement between the City and the owner of the property exists that addresses a resolution to the violation, and the owner is in compliance with the requirements of the agreement.

d. The proposed event would create a public nuisance or violate any City, County, State, or Federal regulation.

e. The owner has knowingly made any false, misleading or fraudulent statement of material fact in the application, or in any report or statement required to be filed that is related to the application.

5. These events shall appear on the City's weekly Event Report.

6. The planning director may impose conditions on the permit to protect against the event becoming a nuisance to the surrounding neighborhood due to the number of people in attendance, the amount of traffic to be generated, the type and volume of amplified music or entertainment to be utilized and other similar considerations. Conditions shall take into account the size of the property, the capacity of the street on which it is located, the availability of parking and the proximity to neighboring properties and sensitive uses.

B. Events with 100-250 attendees:

1. A TUP pursuant to this chapter is required but the following requirements replace those in Section 17.68.050 and there shall be no appeal of the planning director's decision:

a. An application for a temporary use permit shall be filed with the Community Development Department seven (7) calendar days prior to the proposed use. Applications for events held at a shopping center must be applied for by the owner of the shopping center.

b. A notice shall be mailed, postage pre-paid, to any organization or homeowners associations that requests such notice in writing and to all property owners and tenants within a 500 foot radius of the subject property, and in no event less than the 10 closest developed properties.

c. The public notice shall state the nature of the request, location and zoning designation of the property, name of the applicant, and the time and place of the proposed temporary use.

d. Public notices shall be mailed not less than five (5) calendar days prior to the proposed event.

e. The planning director shall render a decision at least three (3) calendar days prior to the proposed temporary use.

f. Events shall not include illumination unless it complies with Chapter 17.41 (Malibu Dark Sky).

g. Events may occur in a common area, but cannot occur in vacant locations, i.e. those not occupied by a currently operating business.

h. Events must be open to the general public, but a fee may be charged for entrance. This requirement (h) does not apply to tenant opening events, private gatherings for friends and family of the business only, or other similar events hosted by the business or shopping center owner for the sole purpose of promoting the goods and services the business provides.

2. These events shall be limited to a total of 48 one day events with no more than eight (8) one day events per month per shopping center. For businesses not located in a shopping center, a total of 24 one day events shall be allowed with no more than two (2) one day events per business per month.

3. A property is not eligible for a permit pursuant to this Section, and such application shall be denied, if any of the following apply:

a. The property has received a citation for violation of the City's noise ordinance or other public nuisance violation in the past year.

b. An event has been held on the property without the required permit in the past year.

c. The property has outstanding code enforcement violations, unless a compliance agreement between the City and the owner of the property exists that addresses a resolution to the violation, and the owner is in compliance with the requirements of the agreement.

d. The proposed event would create a public nuisance or violate any City, County, State, or Federal regulation.

e. The owner has knowingly made any false, misleading or fraudulent statement of material fact in the application, or in any report or statement required to be filed that is related to the application.

C. Temporary signage.

1. Businesses may obtain temporary signage permits subject to the following limitations. The requirements of Chapter 17.52 shall not apply so long as the businesses or property owners obtain a temporary sign permit from the City and meet the following requirements. All other signs are subject to chapter 17.52.

   a. Six (6) signs per shopping center as defined by the Malibu Municipal Code or two (2) signs per parcel for all other commercial businesses and shall not exceed 16 square feet in size each.

   b. Signs must be temporary and not have any permanent foundations or footings.

   c. Signs shall not be illuminated.

2. The planning director may impose conditions on the permit to protect against the sign creating a nuisance or to increase the safety of the sign.

NOTICE OF PUBLIC HEARING
CITY OF MALIBU
CITY COUNCIL

The Malibu City Council will hold a public hearing on **MONDAY, April 27, 2026, at 5:30 p.m. on the item listed below in the Council Chambers at Malibu City Hall, located at 23825 Stuart Ranch Road, Malibu, CA.**

Public comment can be submitted ahead of the public hearing to citycouncil@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.

TEMPORARY USE PERMIT AND SIGN PERMIT ORDINANCE UPDATE

Zoning Text Amendment No. 26-001 – Consider amendments to Title 17 (Zoning) of the Malibu Municipal Code to stimulate economic recovery for local businesses, Palisades Fire, specifically related to regulations for Temporary Use Permits and Sign Permits, and consider the Planning Commission's recommendation

Location:	Citywide Project
Case Planner:	Tyler Eaton, Assistant Community Development Director (310) 456-2489, extension 273 teaton@malibucity.org

In accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21080.9, CEQA does not apply to activities and approvals by the City as necessary for the preparation and adoption of a Zoning Text Amendment (ZTA) to the Malibu Municipal Code. The ZTA is not a project within the meaning of CEQA Guidelines Section 15378, because it has no potential to result in physical change to the environment, directly or indirectly, as the uses being considered are temporary in nature. The ZTA does not authorize any specific development or installation on any specific piece of property within the City's boundaries.

Moreover, when and if an application for a Temporary Use Permit or Sign Permit is submitted, the City will at that time conduct preliminary review of the application in accordance with CEQA. Alternatively, even if the ZTA was a "project" within the meaning of State CEQA Guidelines Section 15378, it is exempt from CEQA. CEQA applies only to projects which have the potential for causing a significant effect on the environment. Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility of effects on the environment, the project is not subject to CEQA. The changes to the temporary use and sign permit regulations may allow for temporary development to which requirements of restoration to a site's original state will be required.

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Council regarding this matter will be afforded an opportunity in accordance with the Council'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 City Council on, or before, the date of the meeting.

For more information, visit malibucity.org/EventPermits.

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

Yolanda Bundy, Community Development Director

Publish Date: April 2, 2026

Council Agenda Report

City Council Meeting
04-27-26
Item 7.A.

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

Prepared by: Tatiana Holden, Interim Public Works Director/City Engineer
Susan Dueñas, Public Safety Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 9, 2026 Meeting date: April 27, 2026

Subject: Professional Services Agreement with Blue Line Solutions

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RECOMMENDED ACTION: Authorize the Mayor to execute a Professional Services Agreement with Blue Line Solutions-CA, LLC (Blue Line) to implement and operate a Speed Safety Camera System Pilot Program for an approximately six-year term including five years of camera operations..

FISCAL IMPACT: No additional appropriation is required. This is a service-based contract, and fees are deducted directly from the citation revenue. Therefore, the City will never be directly billed for the services. Based on speed studies that were included in the Speed Safety System Impact Report, it is anticipated that the system will generate approximately 227,176 citations per year with a minimum fine of $50 each, however, with an assumed 40% fine collection rate, annual revenue is estimated at approximately $4,543,520 per year. The anticipated revenue will be more than sufficient to offset the annual contract amount that is not to exceed $2,801,751. Surplus revenue derived from the program must be used for traffic calming measures on the Pacific Coast Highway.

The 2025 Malibu Speed Safety System Impact Report analyzed traffic volumes, speed data, and crash statistics for the entire stretch of the Pacific Coast Highway within the City's borders. The five locations for installation of speed enforcement cameras in each direction were selected based on the highest number of collisions within a mile of each location with more than 20% of collisions attributable to speeding.

Proposed Camera Location Speed and Collision Data												
Intersection		Direction	Posted Speed Limit	85th Percentile Speed		Number of Daily Vehicles >10 MPH Over Posted Limit	Percentage of Daily Vehicles >10 MPH Over Posted Limit	Number of Fatal Collisions (2019-2023) in one mile	Number of Severe Injury Collisions (2019-2023) in one mile	Number of Non-Severe Injury Collisions (2019-2023) in one mile	Number of Collisions Attributable to Speeding	Percentage of Collisions Attributable to Speeding
				Full Day	0:00-5:00							
Decker	Pacific Coast Highway	EB	55	59	63	101	3%	2	8	8	4	22%
		WB	55	59	60	98	3%					
Morning View	Pacific Coast Highway	EB	50	60	64	1,001	15%	3	10	31	8	18%
		WB	50	60	64	903	15%					
Latigo Canyon	Pacific Coast Highway	EB	50	62	67	1,513	18%	2	4	26	4	13%
		WB	50	62	63	1,621	20%					
Carbon Beach	Pacific Coast Highway	EB	45	52	57	1,363	7%	3	13	111	34	27%
		WB	45	52	52	855	5%					
Tuna Canyon	Pacific Coast Highway	EB	45	55	59	3,234	16%	2	17	72	18	20%
		WB	45	54	54	1,759	9%					

Below are the details of the revenue calculation:

Total Daily Number of Vehicles at the proposed camera locations	Number of Daily Vehicles >10 MPH over Posted Speed Limit at the proposed camera locations	Approximate number of daily citations based on 95% drop in violations after the warning period	Approximate number of citations per year	Minimum penalty for speeding violation	% fine collection	Total approximate revenue amount per year
112,166	12,448	622.4	227,176	$50	40%	$4,543,520

Two Case Studies

San Francisco Municipal Transit Authority

San Francisco MTA launched their program on March 20, 2025. With 33 locations of speed cameras, the percentage of daily vehicle exceeding the posted speed limit by over ten miles per hour varied from 0.7% to 24.7%. With Average Daily Trips (ADT) of 10,000-70,000 and total daily number of vehicles at the camera location of 534,391, the average number of violations is 1,279 per location. Approximately 20,000 warnings and 22,000 citations are issued monthly. The studies conducted by San Francisco MTA post-implementation showed an average 72% decrease at the camera locations following the first month of implementation. Approximately 40% of violations result in payments of the full penalty amount. 60% of violators pay reduced fees or participate in community service in lieu of payment.

City of Oakland

City of Oakland launched their program on January 14, 2026, with installation of speed enforcement cameras at 18 locations. The percentage of daily vehicles >10 MPH over

posted limit varies between 2.8% and 14.6% with one freeway-like location reaching 43%. With ADT of 20,000-60,000 and total daily number of vehicles at all camera locations of 237,617, the average number of violations is 1,337 per location. Similarly to San Francisco, Oakland saw a 73% reduction in speeding vehicles at camera locations a few months after installation.

Below is the comparison by the city:

	Daily Vehicle Counts	Number of Speed Camera Locations	Total Daily Number of Vehicles at Speed Camera Locations	Total Daily Number of Violations
Malibu (post-fire)	~8,000 (West) ~20,000 (East)	5	112,166	12,448 (~11%)
Oakland	65,000 – 80,000	18	237,617	24,059 (~10%)
San Francisco	70,000 – 100,000	33	534,391	42,210 (~8%)

It is expected that the number of violations will decrease as driver behavior changes. It can also be impacted by disruption of camera operation by construction, seasonal or weather-related traffic variability, and other factors. However, with a conservative assumption of 5% violations resulting in paid citations, and the nature of traffic in Malibu with a large number of visitors, the staff feels that the revenue projection is realistic even with a 40% fine collection rate.

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025-2028 Strategic Plan Goal 4: Improve Public Safety.

DISCUSSION: On September 27, 2024, Senate Bills 1297, which authorized the City of Malibu to implement a speed safety system pilot program, was signed into law. The purpose of the program is to improve traffic safety and reduce fatalities on the Pacific Coast Highway in Malibu by targeting high-speed areas. The bill authorizes installation of up to five safety systems within the city limits. Once implemented and operational, the program will continue until its expiration on January 1, 2032.

On October 16, 2025, the City issued a Request for Proposals (RFP) for experienced firms to provide a turnkey Automated Speed Safety Camera System (SSCS), including the design, hardware, software, installation, operations support, maintenance, and related services. More specifically, the following services were requested:

- An integrated SSCS solution including field equipment and communications;
- Violation detection and evidence packages;
- Notice production and mailing;

- Payment/call-center/web portal services;
- Role-based software for City review/approval;
- Data security and audit logging;
- Program analytics and reporting;
- Training;
- Maintenance, inspections/calibration; and,
- Compliance with all applicable provisions of SB 1297 and the City of Malibu's Speed Safety System Use Policy.

Staff received eight proposals and after careful review of the proposals, four vendors were invited for interviews for further evaluation: Elovate, Blue Line Solutions, Verra Mobility and Novoa Global. Based on the proposals, reference checks and interviews, staff determined that Blue Line was the best fit for the project. While all of the vendors have extensive experience with speed safety systems, Blue Line clearly understood the conditions in Malibu and were able to clearly identify the project needs and estimate the likely citation rate and resulting workload.

Based on the Michelin Mobility Intelligence Study that was conducted in 2024 and included in the Speed Safety System Impact Report that was approved by the City Council in August 2025, approximately 12,448 vehicles exceed the posted speed limit by more than 10 MPH each day. According to Blue Line representatives, after speed safety systems are implemented, the number of vehicles that exceed the posted speed limit generally falls by 95%. Therefore, we can anticipate approximately 622 vehicles per day will exceed the posted speed limit and generate a citation.

Based on the minimum fine of $50, approximately $4.5 million in revenue could be generated each year. Senate Bill 1297 (Cal. Vehicle Code Sections 22435 – 22441) requires that revenues derived from the speed safety system shall first be used to recover program costs. Program costs include, but are not limited to, the installation of speed safety systems, the adjudication of violations, and reporting requirements as specified in this section. After covering program costs, any excess revenue shall be used for traffic-calming measures within three years of the end of the fiscal year in which the excess revenue was received. The City shall enter into an agreement with the Department of Transportation regarding the use of any excess revenue. If traffic-calming measures are not planned or constructed after the third year, excess revenue shall revert to the Active Transportation Program established pursuant to Chapter 8 (commencing with Section 2380) of the Streets and Highways Code, to be allocated by the California Transportation Commission pursuant to Section 2381 of the Streets and Highways Code.

Next Steps

The approximately six-year term agreement with Blue Line Solutions covers operation and maintenance of the five-year speed safety program, as well as post-program

decommissioning services, including fulfilling Senate Bill 1297 reporting requirements. This is a service-based contract, and fees are deducted directly from the citation revenue. Costs incurred during the start-up period will be carried by Blue Line and then reimbursed to them once citation revenues are being collected.

After the agreement is fully executed, staff will work with Blue Line to install the cameras, train staff and work with their marketing team to implement a comprehensive public education campaign for the required 30 days prior to activating the system.

Staff recommends the City Council authorize the Mayor to execute a Professional Services Agreement with Blue Line Solutions-CA, LLC (Blue Line) to implement and operate a Speed Safety Camera System Pilot Program for an approximately six-year term including five years of camera operations. The City anticipates the start of camera operation before July 4, 2026.

ATTACHMENTS:

1) Senate Bill No. 1297
2) Speed Safety System Impact Report
3) Professional Services Agreement with Blue Line Solutions-CA, LLC

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Senate Bill No. 1297

CHAPTER 631

An act to amend Section 70615 of the Government Code, and to add and repeal Article 4 (commencing with Section 22435) of Chapter 7 of Division 11 of the Vehicle Code, relating to vehicles.

[Approved by Governor September 27, 2024. Filed with Secretary of State September 27, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1297, Allen. The City of Malibu's speed safety system pilot program.

Existing law authorizes, until January 1, 2032, the Cities of Los Angeles, San Jose, Oakland, Glendale, and Long Beach, and the City and County of San Francisco to establish a speed safety system pilot program if the system meets specified requirements. Existing law requires a participating city or city and county to adopt a Speed Safety System Use Policy and a Speed Safety System Impact Report before implementing the program, and requires the participating city or city and county to engage in a public information campaign at least 30 days before implementation of the program, including information relating to when the systems would begin detecting violations and where the systems would be utilized. Existing law requires a participating city or city and county to issue warning notices rather than notices of violations for violations detected within the first 60 calendar days of the program. Existing law also requires a participating city or city and county to develop uniform guidelines for, among other things, the processing and storage of confidential information. Existing law designates all photographic or administrative records, not including data about the number of violations issued or the speeds at which they were issued for, made by a system as confidential, and would only authorize public agencies to use and allow access to these records for specified purposes.

This bill would authorize, until January 1, 2032, the City of Malibu to establish a similar program for speed enforcement that utilizes up to 5 speed safety systems on the Pacific Coast Highway.

Existing law specifies that any violation of a speed law recorded by a speed safety system authorized by the Speed Safety System Pilot Program provisions would be subject only to the provided civil penalties. Existing law provides, among other things, for the issuance of a notice of violation, an initial review, an administrative hearing, and an appeals process, as specified, for a violation under this program. Existing law requires any program created pursuant to these provisions to offer a diversion program for indigent speed safety system violation recipients, as specified. Existing law requires a city or city and county participating in the pilot program to submit a report to evaluate the speed safety system to determine the system's

impact on street safety and the economic impact on the communities where the system is utilized. Existing law requires revenues derived from any program to first be used to cover program costs, including, among other things, the construction of traffic-calming measures, as specified.

This bill would require the City of Malibu to also implement the above provisions if it establishes the speed safety system program on the Pacific Coast Highway. The bill would additionally require the City of Malibu to enter into an agreement with the Department of Transportation regarding the use of any excess revenue for traffic-calming measures on the Pacific Coast Highway, in the City of Malibu.

Existing law establishes a $25 filing fee for specified appeals and petitions.

This bill would require a $25 filing fee for an appeal challenging a notice of violation issued as a result of the City of Malibu's speed safety system program until January 1, 2032.

Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

This bill would make legislative findings to that effect.

This bill would make legislative findings and declarations as to the necessity of a special statute for the City of Malibu.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares all of the following:

(a) On October 17, 2023, a driver speeding at 104 miles per hour on the Pacific Coast Highway (PCH) in the City of Malibu lost control of their vehicle and killed four university students standing on the side of the highway.

(b) Since 2010, 59 people have been killed in vehicle accidents along the PCH in the City of Malibu.

(c) Crash data from the Los Angeles County Sheriff's Department shows that, in 2023, there were 127 property-damage collisions, 93 injury collisions, and seven deaths in the City of Malibu.

(d) The City of Malibu suffers uniquely from collisions. Over the past five years, the City of Malibu has had the highest number of fatalities and serious injuries resulting from vehicle crashes among similarly sized cities. Compared to all cities of every size, the City of Malibu is ranked 91st highest out of 482 cities despite being one of the smallest cities in the state.

(e) The City of Malibu's traffic environment is uniquely hazardous with few sidewalks or separated bike lanes, limited parking, regionally popular beaches, and commercial establishments adjacent to a major highway with few safe ways to cross.

(f) To address its traffic safety problem, the City of Malibu has contracted for additional traffic patrols from the Los Angeles County Sheriff's

Department and, more recently, from the Department of the California Highway Patrol.

(g) The City of Malibu would like to obtain additional traffic patrols and is willing to pay for them, but staffing shortages limit the ability of the Los Angeles County Sheriff's Department or the Department of the California Highway Patrol to provide them.

SEC. 2. Section 70615 of the Government Code, as amended by Section 2 of Chapter 808 of the Statutes of 2023, is amended to read:

70615. The fee for filing any of the following appeals to the superior court is twenty-five dollars ($25):

(a) An appeal of a local agency's decision regarding an administrative fine or penalty under Section 53069.4.

(b) An appeal under Section 40230 of the Vehicle Code of an administrative agency's decision regarding a parking violation.

(c) An appeal under Section 99582 of the Public Utilities Code of a hearing officer's determination regarding an administrative penalty for fare evasion or a passenger conduct violation.

(d) A petition under Section 186.35 of the Penal Code challenging a law enforcement agency's inclusion of a person's information in a shared gang database.

(e) An appeal under Section 22428 of the Vehicle Code of a hearing officer's determination regarding a civil penalty for an automated speed violation, as defined in Section 22425 of the Vehicle Code.

(f) An appeal under Section 22438 of the Vehicle Code of a hearing officer's determination regarding a civil penalty for an automated speed violation, as defined in Section 22435 of the Vehicle Code.

(g) This section shall remain in effect only until January 1, 2032, and as of that date is repealed.

SEC. 3. Article 4 (commencing with Section 22435) is added to Chapter 7 of Division 11 of the Vehicle Code, to read:

Article 4. The City of Malibu's Speed Safety Pilot Program

22435. (a) As used in this article, the following definitions apply:

(1) "Automated speed violation" means a violation of a speed law detected by a speed safety system operated pursuant to this article.

(2) "Designated jurisdiction" means the City of Malibu.

(3) A person is "indigent" if either of the following conditions is met:

(A) The person meets the income criteria set forth in subdivision (b) of Section 68632 of the Government Code.

(B) The person receives public benefits from a program listed in subdivision (a) of Section 68632 of the Government Code.

(4) "Local department of transportation" means the City of Malibu's department that administers transportation and traffic matters under this code.

(5) "Speed safety system" or "system" means a fixed or mobile radar or laser system or any other electronic device that utilizes automated equipment to detect a violation of speed laws and obtains a clear photograph of a speeding vehicle's license plate.

(b) The designated jurisdiction may establish a program for speed enforcement that utilizes up to five speed safety systems, to be operated by the local department of transportation, on the Pacific Coast Highway.

(c) The speed safety system may be utilized pursuant to subdivision (b) if the program meets all of the following requirements:

(1) The designated jurisdiction continues funding the additional traffic enforcement on the Pacific Coast Highway provided by the Department of the California Highway Patrol.

(2) Clearly identifies the presence of the speed safety system by signs stating "Photo Enforced," along with the speed limit signs with flashing beacons and speed feedback signs, no more than 500 feet before the placement of the system. The signs shall be visible to traffic traveling on the street from the direction of travel for which the system is utilized, and shall be posted at locations as may be determined necessary by the Department of Transportation after consultation with the California Traffic Control Devices Committee.

(3) Identifies the street or portions of the street approved for enforcement using a speed safety system and the hours of enforcement on the municipality's internet website, which shall be updated whenever the municipality changes locations of enforcement.

(4) Ensures that the speed safety system is regularly inspected no less than once every 60 days, and certifies that the system is installed and operating properly. Each camera unit shall be calibrated in accordance with the manufacturer's instructions, and at least once per year by an independent calibration laboratory. Documentation of the regular inspection, operation, and calibration of the system shall be retained for at least 180 days after the date on which the system has been permanently removed from use.

(5) Utilizes fixed or mobile speed safety systems that provide real-time notification to the driver when violations are detected.

(d) Prior to enforcing speed laws utilizing speed safety systems, the designated jurisdiction shall do both of the following:

(1) Administer a public information campaign for at least 30 calendar days prior to the commencement of the program, which shall include public announcements in major media outlets and press releases. The public information campaign shall include the draft Speed Safety System Use Policy pursuant to subdivision (e), the Speed Safety System Impact Report pursuant to subdivision (f), information on when systems will begin detecting violations, the street, or portions of the street, where systems will be utilized, and the designated jurisdiction's internet website, where additional information about the program can be obtained. Notwithstanding the above, no further public announcement by the municipality shall be required for additional systems that may be added to the program.

(2) (A) Issue warning notices rather than notices of violation for violations detected by the speed safety system during the first 60 calendar days of enforcement under the program.

(B) A vehicle's first violation for traveling 11 to 15 miles per hour over the posted speed limit shall be a warning notice.

(e) The governing body of the designated jurisdiction shall adopt a Speed Safety System Use Policy before entering into an agreement regarding a speed safety system, purchasing or leasing equipment for a program, or implementing a program. The Speed Safety System Use Policy shall set forth the specific purpose for the system, the uses that are authorized, the rules and processes required to be followed by employees and contractors of the designated jurisdiction administering the system prior to its use, and the uses of the equipment and data collected that are prohibited. The policy shall identify the data or information that can be collected by the speed safety system and the individuals who can access or use the collected information, and the rules and processes related to the access, transfer, and use or use of the information. The policy shall also include provisions for protecting data from unauthorized access, data retention, public access, third-party data sharing, training, auditing, and oversight to ensure compliance with the Speed Safety System Use Policy. The Speed Safety System Use Policy shall be made available for public review, including, but not limited to, by posting it on the designated jurisdiction's internet website at least 30 calendar days prior to adoption by the governing body of the designated jurisdiction.

(f) (1) The governing body of the designated jurisdiction shall approve a Speed Safety System Impact Report prior to implementing a program. The Speed Safety System Impact Report shall include all of the following information:

(A) Assessment of the potential impact of the speed safety system on civil liberties and civil rights and any plans to safeguard those public rights.

(B) Description of the speed safety system and how it works.

(C) Fiscal costs for the speed safety system, including program establishment costs, ongoing costs, and program funding.

(D) If potential deployment locations of systems are predominantly in low-income neighborhoods, a determination of why these locations experience high fatality and injury collisions due to unsafe speed.

(E) Locations where the system may be deployed and traffic data for these locations, including the address where the cameras will be located.

(F) Proposed purpose of the speed safety system.

(2) The Speed Safety System Impact Report shall be made available for public review at least 30 calendar days prior to adoption by the governing body at a public hearing.

(3) The governing body of the designated jurisdiction shall consult and work collaboratively with relevant local stakeholder organizations, including racial equity, privacy protection, and economic justice groups, in developing the Speed Safety System Use Policy and Speed Safety System Impact Report.

(g) The designated jurisdiction shall develop uniform guidelines, consistent with the provisions of this section, for both of the following:

(1) The screening and issuing of notices of violation.

(2) The processing and storage of confidential information and procedures to ensure compliance with confidentiality requirements.

(h) Notices of violation issued pursuant to this section shall include a clear photograph of the license plate and rear of the vehicle only, identify the specific section of the Vehicle Code violated, the camera location, and the date and time when the violation occurred. Notices of violation shall exclude images of the rear window area of the vehicle.

(i) The photographic evidence stored by a speed safety system does not constitute an out-of-court hearsay statement by a declarant under Division 10 (commencing with Section 1200) of the Evidence Code.

(j) (1) Notwithstanding any provision of the California Public Records Act, or any other law, photographic or administrative records made by a system shall be confidential. Public agencies shall use and allow access to these records only for the purposes authorized by this article or to assess the impacts of the system. Data about the number of violations issued and the speeds at which they were issued is not considered an administrative record required not to be disclosed by this section.

(2) Confidential information obtained from the Department of Motor Vehicles for the administration of speed safety systems and enforcement of this article shall be held confidential, and shall not be used for any other purpose. Designated jurisdictions' agents shall establish procedures to protect the confidentiality of these records consistent with Section 1808.47.

(3) Except for court records described in Section 68152 of the Government Code, or as provided in paragraph (4), the confidential records and evidence described in paragraphs (1) and (2) may be retained for up to 60 days after final disposition of the notice of violation. The designated jurisdiction may retain information that a vehicle has been cited and fined for a violation for up to three years. The municipality may adopt a retention period of less than 60 days in the Speed Safety System Use Policy. Administrative records described in paragraph (1) may be retained for up to 120 days after final disposition of the notice of violation. Notwithstanding any other law, the confidential records and evidence shall be destroyed in a manner that maintains the confidentiality of any person included in the record or evidence.

(4) Photographic evidence that is obtained from a speed safety system that does not result in the issuance of a notice of violation shall be destroyed within five business days after the photograph was first made. The use of facial recognition technology in conjunction with a speed safety system shall be prohibited.

(5) Information collected and maintained by a designated jurisdiction to administer a program shall only be used to administer the program, and shall not be disclosed to any other persons, including, but not limited to, any other state or federal governmental agency or official for any other

purpose, except as required by state or federal law, court order, or in response to a subpoena in an individual case or proceeding.

(k) Notwithstanding subdivision (j), the registered owner or an individual identified by the registered owner as the driver of the vehicle at the time of the alleged violation shall be permitted to review and obtain a copy of the photographic evidence of the alleged violation.

(*l*) A contract between the designated jurisdiction and a manufacturer or supplier of speed safety systems shall allow the local authority to purchase materials, lease equipment, and contract for processing services from the manufacturer or supplier based on the services rendered on a monthly schedule or another schedule agreed upon by the municipality and contractor. The contract shall not allow for payment or compensation based on the number of notices of violation issued, or as a percentage of revenue generated, from the use of the system. The contract shall include a provision that all data collected from the speed safety system is confidential, and shall prohibit the manufacturer or supplier of the contracted speed safety system from sharing, repurposing, or monetizing collected data, except as specifically authorized in this article. The designated jurisdiction shall oversee, maintain control, and have the final decision over all enforcement activities, including the determination of when a notice of violation should be issued.

(m) Notwithstanding subdivision (*l*), a designated jurisdiction may contract with a vendor for the processing of notices of violation after an employee of a designated jurisdiction has issued a notice of violation. The vendor shall be a separate legal and corporate entity from, and not related to or affiliated in any manner with, the manufacturer or supplier of speed safety systems used by the designated jurisdiction. Any contract between the designated jurisdiction and a vendor to provide processing services may include a provision for the payment of compensation based on the number of notices of violation processed by the vendor.

(n) The speed safety system, to the extent feasible, shall be angled and focused so as to only capture photographs of speeding violations and shall not capture identifying images of other drivers, vehicles, or pedestrians.

(o) Notwithstanding subdivision (c) of Section 21455.6, the designated jurisdiction listed herein may use automated enforcement systems and photographic radar for speed enforcement consistent with this article.

22436. (a) Notwithstanding any other law, a violation of any speed law pursuant to this chapter that is recorded by a speed safety system authorized pursuant to Section 22435 shall be subject only to a civil penalty, as provided in subdivision (c), and shall not result in the department suspending or revoking the privilege of a violator to drive a motor vehicle or in a violation point being assessed against the violator.

(b) The speed safety system shall capture images of the rear license plate of vehicles that are traveling 11 miles per hour or more over the posted speed limit and notices of violation shall only be issued to registered owners of those vehicles based on that evidence.

(c) A civil penalty shall be assessed as follows:

(1) Fifty dollars ($50) for driving at a speed of 11 to 15 miles per hour over the posted speed limit.

(2) One hundred dollars ($100) for driving at a speed of 16 to 25 miles per hour over the posted speed limit.

(3) Two hundred dollars ($200) for driving at a speed of 26 miles per hour or more over the posted speed limit, unless paragraph (4) applies.

(4) Five hundred dollars ($500) for driving at a speed of 100 miles per hour or more.

(d) A civil penalty shall not be assessed against an authorized emergency vehicle.

(e) The notice of violation shall be in writing and issued to the registered owner of the vehicle within 15 calendar days of the date of the violation. The notice of violation shall include all of the following information:

(1) The violation, including reference to the speed law that was violated, the speed of the vehicle, the speed limit for the road on which the violation occurred, and verification of the most recent calibration of the system in accordance with paragraph (4) of subdivision (c) of Section 22435.

(2) The date, approximate time, and location where the violation occurred.

(3) The vehicle license number and the name and address of the registered owner of the vehicle.

(4) A statement that payment is required to be made no later than 30 calendar days from the date of mailing of the notice of violation, or that the violation may be contested pursuant to Section 22437.

(5) The amount of the civil penalty due for that violation and the procedures for the payment of the civil penalty or for contesting the notice of violation.

(6) An affidavit of nonliability, and information of what constitutes nonliability, information as to the effect of executing the affidavit, and instructions for returning the affidavit to the processor. If the affidavit of nonliability is returned to the processing agency within 30 calendar days of the mailing of the notice of violation, together with proof of a written lease or rental agreement between a bona fide rental company, as defined in Section 1939.01 of the Civil Code, or a personal vehicle sharing program, as defined in Section 11580.24 of the Insurance Code, and its customer that identifies the renter or lessee, the processing agency shall serve or mail a notice of violation to the renter or lessee identified in the affidavit of nonliability. If the affidavit of nonliability is returned to the processing agency within 30 calendar days of the mailing of the notice of violation, together with proof of a copy of a police report indicating the vehicle had been stolen at the time of the violation, the processing agency shall not subject the registered owner to a civil violation.

(7) A proof of service consistent with Section 1013a of the Code of Civil Procedure.

(f) Mobile radar or laser systems shall not be used until at least two years after the installation of the first fixed radar or laser system unless the mobile radar or laser system is kept at a fixed location.

(g) (1) Revenues derived from any program utilizing a speed safety system for speed limit enforcement shall first be used to recover program costs. Program costs include, but are not limited to, the installation of speed safety systems, the adjudication of violations, and reporting requirements as specified in this section.

(2) The designated jurisdiction shall maintain their existing commitment of local funds for traffic-calming measures in order to remain authorized to participate in the pilot program, and shall annually expend not less than the annual average of expenditures for traffic-calming measures during the 2016–17, 2017–18, and 2018–19 fiscal years. For purposes of this subdivision, in calculating average expenditures on traffic-calming measures, restricted funds that may not be available on an ongoing basis, including those from voter-approved bond issuances or tax measures, shall not be included. The designated jurisdiction shall enter into an agreement with the Department of Transportation for the use of any excess revenue for traffic calming-measures on the Pacific Coast Highway, in the City of Malibu. Excess revenue shall be used for traffic-calming measures within three years of the end of the fiscal year in which the excess revenue was received. If traffic-calming measures are not planned or constructed after the third year, excess revenue shall revert to the Active Transportation Program established pursuant to Chapter 8 (commencing with Section 2380) of the Streets and Highways Code, to be allocated by the California Transportation Commission pursuant to Section 2381 of the Streets and Highways Code.

(h) A person shall not be assessed a civil penalty if they are subject to criminal penalties for the same act.

(i) A speed safety system may only be in operation for five years, or until January 1, 2032, whichever date is sooner.

22437. (a) No later than 30 calendar days from the date of mailing of a notice of violation, the recipient may request an initial review of the notice by the issuing agency. The request may be made by telephone, in writing, electronically, or in person. There shall be no charge for this review. If, following the initial review, the issuing agency is satisfied that the violation did not occur, or that extenuating circumstances make cancellation of the notice of violation appropriate in the interest of justice, the issuing agency shall cancel the notice of violation. The issuing agency shall advise the processing agency, if any, of the cancellation. The issuing agency or the processing agency shall mail the results of the initial review to the person contesting the notice within 60 days of receipt of the recipient's request for an initial review, and, if cancellation of the notice does not occur following that review, include a reason for that denial, notification of the ability to request an administrative hearing, and notice of the procedures adopted by the designated jurisdiction for the administrative hearing, including for waiving prepayment of the civil penalty based upon an inability to pay pursuant to paragraph (2) of subdivision (b).

(b) (1) If the person contesting the notice of violation is dissatisfied with the results of the initial review, the person may, no later than 21 calendar days following the mailing of the results of the issuing agency's initial

review, request an administrative hearing of the violation. The request may be made by telephone, in writing, electronically, or in person.

(2) The person requesting an administrative hearing shall pay the amount of the civil penalty to the processing agency. The issuing agency shall adopt a written procedure to allow a person to request an administrative hearing without payment of the civil penalty upon satisfactory proof of an inability to pay the amount due.

(3) The administrative hearing shall be held within 90 calendar days following the receipt of a request for an administrative hearing. The person requesting the hearing may request one continuance, not to exceed 21 calendar days.

(c) The administrative hearing process shall include all of the following:

(1) The person requesting a hearing shall have the choice of a hearing upon written declaration, video conference, or in person. An in-person hearing shall be conducted within the jurisdiction of the issuing agency.

(2) If the person requesting a hearing is an unemancipated minor, that person shall be permitted to appear at a hearing or admit responsibility for the automated speed violation without the appointment of a guardian. The processing agency may proceed against the minor in the same manner as against an adult.

(3) The administrative hearing shall be conducted in accordance with written procedures established by the issuing agency and approved by the governing body or chief executive officer of the issuing agency. The hearing shall provide an independent, objective, fair, and impartial review of contested automated speed violations.

(4) (A) The issuing agency's governing body or chief executive officer of the designated jurisdiction shall appoint or contract with qualified independent examiners or administrative hearing providers that employ qualified independent examiners to conduct the administrative hearings. Examiners shall demonstrate the qualifications, training, and objectivity necessary to conduct a fair and impartial review, and shall meet the minimum requirements specified in subparagraph (B). The examiner shall be separate and independent from the notice of violation issuing and processing functions. An examiner's continued employment, performance evaluation, compensation, and benefits shall not, directly or indirectly, be linked to the amount of civil penalties upheld by the examiner or the number or percentage of violations upheld by the examiner.

(B) (i) Examiners shall have a minimum of 20 hours of training. The examiner, unless an employee of the designated jurisdiction, is responsible for the costs of the training. The issuing agency may reimburse the examiner for those costs. Training may be provided through any of the following:

(I) An accredited college or university.

(II) A program conducted by the Commission on Peace Officer Standards and Training.

(III) A program conducted by the American Arbitration Association or a similar organization.

(IV) Any program approved by the governing body or chief executive officer of the issuing agency, including a program developed and provided by, or for, the agency.

(ii) Training programs shall include topics relevant to the administrative hearing, including, but not limited to, applicable laws and regulations, enforcement procedures, due process, evaluation of evidence, hearing procedures, and effective oral and written communication. Upon the approval of the governing body or chief executive officer of the issuing agency, up to 12 hours of relevant experience may be substituted for up to 12 hours of training. Up to eight hours of the training requirements described in this subparagraph may be credited to an individual, at the discretion of the governing body or chief executive officer of the issuing agency, based upon training programs or courses described in this subparagraph that the individual attended within the last five years.

(5) The employee of the designated jurisdiction who issues a notice of violation shall not be required to participate in an administrative hearing. To establish a violation, the issuing agency shall not be required to produce any evidence other than, in proper form, the notice of violation or copy thereof, including the photograph of the vehicle's license plate, and information received from the Department of Motor Vehicles identifying the registered owner of the vehicle. The documentation in proper form shall be prima facie evidence of the violation. If the designated jurisdiction meets its initial burden, the recipient of the notice of violation may present any evidence and argument in defense.

(6) The examiner's final decision following the administrative hearing may be personally delivered to the person by the examiner or sent by first-class mail within 60 days of the date of the conclusion of the administrative hearing.

(7) Following a determination by the examiner that a person has committed the violation, the examiner may, consistent with the written guidelines established by the issuing agency, allow payment of the civil penalty in installments, or an issuing agency may allow for deferred payment or payments in installments, if the person provides evidence satisfactory to the examiner or the issuing agency, as the case may be, of an inability to pay the civil penalty in full. If authorized by the governing body of the issuing agency, the examiner may permit the performance of community service in lieu of payment of the civil penalty.

(8) If a notice of violation is dismissed following an administrative hearing, any civil penalty, if paid, shall be refunded by the issuing agency within 30 days.

22438. (a) Within 30 days after personal delivery or mailing of the final decision described in subdivision (c) of Section 22437, the contestant may seek review by filing an appeal to the superior court, where the case shall be heard de novo, except that the contents of the processing agency's file in the case on appeal shall be lodged by the designated agency at the designated agency's expense and be received into evidence. A copy of the notice of violation shall be admitted into evidence as prima facie evidence

of the facts stated in the notice. A copy of the notice of appeal shall be served in person or by certified first-class mail with return receipt upon the processing agency by the appellant. For purposes of computing the 30-day period, Section 1013 of the Code of Civil Procedure shall be applicable. A proceeding under this subdivision is a limited civil case.

(b) The fee for filing the notice of appeal shall be as provided in Section 70615 of the Government Code. Upon receipt of the notice of appeal, the designated jurisdiction shall lodge its administrative record for the case with the court within 15 calendar days. The court shall notify the appellant of the appearance date by mail or personal delivery. The court shall retain the fee under Section 70615 of the Government Code regardless of the outcome of the appeal. If the appellant prevails, this fee and any payment of the civil penalty shall be promptly refunded by the issuing agency in accordance with the judgment of the court.

(c) The conduct of the hearing on appeal under this section is a subordinate judicial duty that may be performed by a commissioner or other subordinate judicial officer at the direction of the presiding judge of the court.

(d) If a notice of appeal of the examiner's decision is not filed within the period set forth in subdivision (a), the decision shall be deemed final.

(e) If the civil penalty has not been paid and the final decision is adverse to the appellant, the processing agency may, promptly after the decision becomes final, proceed to collect the civil penalty under Section 22436.

22439. (a) A designated jurisdiction shall offer a diversion program for indigent speed safety system violation recipients, to perform community service in lieu of paying the penalty for a speed system violation.

(b) A designated jurisdiction shall offer the ability for indigent speed safety system violation recipients to pay applicable fines and penalties over a period of time under a payment plan with monthly installments of no more than twenty-five dollars ($25) and shall limit the processing fee to participate in a payment plan to five dollars ($5) or less.

(c) Notwithstanding subdivisions (a) and (b), a designated jurisdiction shall reduce the applicable fines and penalties by 80 percent for indigent persons, and by 50 percent for individuals up to 250 percent above the federal poverty level.

(d) The person may demonstrate that they are indigent or make up to 250 percent above the poverty level or less by providing either of the following information, as applicable:

(1) Proof of income from a pay stub or another form of proof of earnings, such as a bank statement, that shows that the person meets the income criteria set forth in subdivision (b) of Section 68632 of the Government Code, subject to review and approval by the processing agency or its designee. The processing agency or its designee shall not unreasonably withhold its approval.

(2) Proof of receipt of benefits under the programs described in subdivision (a) of Section 68632 of the Government Code, including, but not limited to, an electronic benefits transfer card or another card, subject

to review and approval by the processing agency. The processing agency or its designee shall not unreasonably withhold its approval.

22440. The designated jurisdiction that used a speed safety system shall, on or before March 1 of the fifth year in which the system has been implemented, submit to its governing body and the transportation committees of the Legislature, consistent with Section 9795 of the Government Code, an evaluation of the speed safety system in their respective jurisdictions to determine the system's impact on street safety and the system's economic impact on the communities where the system is utilized. The report shall be made available on the internet website of the jurisdiction and shall include all of the following information:

(a) Data, at least three months before and at least six months after implementation of each system, on the number and proportion of vehicles speeding from 11 to 15 miles per hour over the legal speed limit, inclusive, from 16 to 25 miles per hour over the legal speed limit, inclusive, 26 miles per hour over the legal speed limit, and for every violator traveling at a speed of 100 miles per hour or greater. Data shall also be collected on the average speed of vehicles and 85th percentile speed of vehicles. To the extent feasible, the data should be collected at the same time of day, day of week, and location.

(b) The number of notices of violation issued under the program by month and year, the corridors or locations where violations occurred, and the number of vehicles with two or more violations in a monthly period and a yearly period.

(c) Data, before and after implementation of the system, on the number of traffic collisions that occurred where speed safety systems are used, relative to citywide data, and the transportation mode of the parties involved. The data on traffic collisions shall be categorized by collision type and injury severity, such as property damage only, complaint of pain, other visible injury, or severe or fatal injury.

(d) The number of violations paid, the number of delinquent violations, and the number of violations for which an initial review is requested. For the violations in which an initial review was requested, the report shall indicate the number of violations that went to initial review, administrative hearing, and de novo hearing, the number of notices that were dismissed at each level of review, and the number of notices that were not dismissed after each level of review.

(e) The costs associated with implementation and operation of the speed safety system and revenues collected by the jurisdiction.

(f) A racial and economic equity impact analysis, developed in collaboration with local racial justice and economic equity stakeholder groups. The analysis shall include the number of notices of violations issued to indigent individuals, the number of notices of violations issued to individuals of up to 250 percent above the poverty line, and the number of violations issued to each ZIP Code.

22441. This article shall remain in effect only until January 1, 2032, and as of that date is repealed.

SEC. 4. The Legislature finds and declares that Section 3 of this act, which adds Section 22435 to the Vehicle Code, imposes a limitation on the public's right of access to the meetings of public bodies or the writings of public officials and agencies within the meaning of Section 3 of Article I of the California Constitution. Pursuant to that constitutional provision, the Legislature makes the following findings to demonstrate the interest protected by this limitation and the need for protecting that interest:

To protect the privacy interests of persons who are issued notices of violation under a speed safety system pilot program, the Legislature finds and declares that the photographic or administrative records generated by the program shall be confidential, and shall be made available only to alleged violators and to governmental agencies solely for the purpose of enforcing these violations and assessing the impact of the use of speed safety systems, as required by this act.

SEC. 5. The Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique need to provide additional traffic safety in the City of Malibu.

O

OVERVIEW

California Assembly Bill 645 grants the establishment of speed safety systems in select cities of Los Angeles, San Jose, Oakland, Glendale, or Long Beach, or the City and County of San Francisco and outlines specified requirements for implementation, operation, and enforcement. California Senate Bill 1297 authorizes the City of Malibu as an additional City to implement a Speed Safety Pilot Program until January 1, 2032, as enacted by California Vehicle Code Sections 22435-22441, "The City of Malibu's Speed Safety Pilot Program". Speed safety systems implemented in various U.S. cities have been shown to successfully address traffic safety concerns by reducing the frequency of speeding vehicles and the occurrence of speed-related collisions and injuries. This proven approach will assist the City of Malibu in safeguarding public well-being through reliable and equitable traffic enforcement.

The City of Malibu is committed to prioritizing the safety of residents, visitors, motorists, pedestrians, and cyclists along Pacific Coast Highway.

PURPOSE

The City of Malibu, in coordination with stakeholder organizations and partner agencies including Caltrans, the California Highway Patrol, and the LA County Sheriff's Department, seeks to identify and address risks to public safety from dangerous, illegal, reckless, and/or distracted driving along Pacific Coast Highway. The speed safety system will serve as a safety measure by enforcing speed regulations and potentially decrease the occurrence of speed-related incidents.

The California Vehicle Code (CVC) is one of 29 legal codes contained in the California Code of Regulations enacted by the California State Legislature that is the general statutory law of California. The CVC outlines, prescribes, and includes general regulations, laws, and rules of the road. In accordance with CVC Division 11 (Rules of the Road), Chapter 7 (Speed Laws), this law is enacted by Article 4 "The City of Malibu's Speed Safety Pilot Program" Sections 22435-22441.

This Speed Safety System Impact Report ("Report"), a requirement outlined per California Vehicle Code Section 22435, includes a description of the speed safety system ("System") in addition to its planned purpose, potential impact on civil liberties and civil rights, fiscal costs, and potential deployment locations. Further, if any potential system locations are proposed in low-income neighborhoods, the Report includes causations of increased speed-related fatalities and injury collisions at these locations.

Speed Safety Systems may collect the following data for the administration and enforcement of speeding laws:

1. Photograph of the license plate and rear of a vehicle, excluding the rear window area, alleged of traveling at least 11 miles per hour above the posted speed limit.
2. The date, time, and camera location of when the alleged violation occurred.

Notices of violation will be issued to the registered owner of the vehicle at the time of the violation, as identified by the Department of Motor Vehicles. Data collected and maintained shall be utilized

for the purpose of enforcing speeding laws and shall not be shared with other persons or agencies, except as required by state or federal law, court order, or in compliance with a subpoena in an individual case or proceeding.

DESCRIPTION OF TECHNOLOGY

1. System Description
    a. A "speed safety system" or "system" means a fixed or mobile radar or laser system or any other electronic device that utilizes automated equipment to detect a violation of speed laws and obtains a clear photograph of a speeding vehicle's license plate. The system will capture rear license plate photographs of speeding vehicles and will not capture identifying data of non-speeding vehicles.
    b. Speed safety systems in each location will detect violations for both directions of travel.

2. System Benefits
    a. Speed safety systems are effective traffic enforcement tools that can assist in reducing excessive speeding, collisions, and traffic-related injuries and fatalities.
    b. System implementation can advance equity by providing fairness and increased reliability as compared to traditional enforcement methods.
    c. Speed safety systems can improve driver behavior by making speeding enforcement more predictable and credible.

POTENTIAL CAMERA SYSTEM LOCATIONS

Collisions occurring on the stretch of the Pacific Coast Highway within the City's borders make up 81% of Malibu's total collision volume. According to data from the California Statewide Integrated Traffic Records System, 672 crashes occurred in the City of Malibu between 2019 and 2023. Of those, 546 crashes occurred on the Pacific Coast Highway. Cumulatively, within a mile of the five proposed camera locations, the Pacific Coast Highway has experienced 64 collisions with fatal and severe injuries during the five-year period from 2019-2023, with more than 20% of collisions attributable to speeding. As the City's primary thoroughfare, the Pacific Coast Highway also experiences the highest traffic volumes and rates of speeding across all City of Malibu streets. A detailed breakdown of driver speeds and previous collisions proximate to each camera location is included in **Appendix A**.

Cameras are proposed at five locations along the Pacific Coast Highway, at the intersections of Decker Road, Morning View Drive, Latigo Canyon Road, Carbon Beach Terrace, and Tuna Canyon Road. Camera locations are shown in **Figure 1** and specific addresses for camera locations are provided in **Appendix A**. Exact camera system placement is subject to additional field observations and construction recommendations. The selection of the five proposed camera locations, spaced at 4-to-5-mile increments along the corridor, are expected to reduce vehicle speeds to safe levels along the entire stretch of Pacific Coast Highway. This spacing also promotes an equitable distribution of camera locations across the entire city to prevent disproportionate burden on a single geography.

The stretch of the Pacific Coast Highway in the City of Malibu sees high volumes of vehicles speeding. Based on speed data recorded near potential camera locations, up to 20% of vehicles are traveling over 10 MPH above the posted speed limit. Four of the five camera locations have at least one direction with over 1,000 daily vehicles travelling more than 10 MPH above the speed limit. Detailed driver speed data is included in **Appendix A**. With the corridor experiencing a high volume of speeding vehicles, cameras spaced along the Pacific Coast Highway can encourage drivers to reduce speeds, providing significant public safety benefits.



Figure 1: Speed Safety System Locations

The City of Malibu has a population of approximately 10,000 inhabitants. According to the U.S. Census Bureau, fewer than 20% of Malibu city residents identify as an ethnicity other than white, and 12.5% of the population lives in poverty. The median household income for city residents is $192,000. Much of the traffic on the Pacific Coast Highway consists of tourists to the area's beaches or travelers passing through the city on trips along the coast. The collected ADT counts record an average of 20,000 trips in each direction over a 24-hour period along the Pacific Coast Highway. As the City of Malibu has only 10,000 residents, at least 50% of Pacific Coast Highway traffic comes from non-resident movements each day.

ESTIMATED FISCAL COSTS

The City of Malibu estimates that initial installation and ongoing costs, such as routine maintenance, operations, and administration of the five speed safety systems to be approximately $2,086,895. The estimated costs shown in **Table 1** reflect the costs of five systems per year for five years.

Table 1: Estimated Annual Fiscal Costs		
Type	Program Establishment Cost	Ongoing Costs
Total Salary & Fringe	$101,895	$50,000
Hardware & Equipment (Poles, cameras, signage, etc.)	$1,750,000	$510,000
Other (Procurement, Training, Professional Services, Power Costs)	$235,000	$450,000
Total Cost	**$2,086,895**	**$1,010,000**

The City of Malibu will initially utilize funding from the General Fund to establish the Speed Safety Pilot Program. Once established, the speed safety systems will be operated and maintained by revenue generated by citations, which will be used to cover costs including the initial equipment installation, adjudication of violations, and reporting requirements per California Vehicle Code 22436. An agreement shall be made between the City of Malibu and the Department of Transportation for the allocation of excess revenue toward traffic-calming measures on Pacific Coast Highway within three years of the end of the fiscal year in which the excess revenue was received. Excess revenue shall revert to the Active Transportation Program, as directed in Chapter 8 of the Streets and Highways Code (commencing with Section 2380), if traffic-calming measures are not planned or constructed after the third year in which funds shall be allocated by the California Transportation Commission per Section 2381 of the Streets and Highways Code.

ESTIMATED SYSTEM BENEFITS

An automated speed safety system would yield the following benefits:

- **Time Savings:** City staff can identify speeding violations remotely and at multiple locations simultaneously, improving effectiveness and efficiency of speed enforcement and saving staff resources while still yielding the same public safety benefits.
- **Data Quality:** Objective data reporting from an automated camera system encourages data accuracy related to vehicles speeding over the posted limits. More accurate data allows greater compliance with enforcement of speeding. Further, data provided can provide immediate sources of information to inform future polices and regulations and demonstrate the efficacy of various traffic control measures in real time.
- **Staff Safety:** Reduces the need for in-person traffic stops along the shoulders of the Pacific Coast Highway, improving staff safety which decreases the possibility of costly injuries and accidents.

IMPACT ASSESSMENT

DATA ANALYSIS

The impact assessment evaluates any potential consequences to specific populations arising from the implementation of the speed safety camera system. This analysis aims to support both the enhancement of public safety and the protection of civil liberties and civil rights. With

safeguards in place, the camera system will reduce and mitigate potential impacts to civil rights and liberties. The project's goal is to implement a system that is fair, equitable, and respectful of individual rights while achieving its intended traffic safety objectives.

STAKEHOLDER OUTREACH

To understand the full civil rights impacts of camera systems, a diverse range of community-based organizations were contacted to provide feedback on the Malibu speed safety camera system strategy. Outreach included two (2) public engagement meetings including one (1) virtual meeting and one (1) in-person meeting. Members of the public provided their feedback and input to shape the direction of camera system implementation. Generally, community members and organizations were supportive of the safety benefits precipitated by speed safety camera systems and stated data privacy safeguards were generally well received. Through engagement with vulnerable groups potentially impacted by the camera system, stakeholder outreach aligns the camera system to most effectively achieve its desired benefits and mitigate negative impacts that may be disproportionally burdensome on select subgroups.

CIVIL LIBERTY ANALYSIS

The City of Malibu has identified and assessed potential impacts as well as mitigation strategies to protect the civil liberties and civil rights of the community as it pertains to the Speed Safety Program.

- **Preventing Discrimination:** By applying equal enforcement of system regulations to all vehicles without regard to driver identity, speed cameras aim to eliminate the potential of racial biases that can be present in traditional traffic stops. Cameras will be distributed equally along the entire stretch of the Pacific Coast Highway in the City of Malibu.
- **Preventing Economic Loss:** With technical safeguards in place, the speed safety system provides no external access to information identifying individuals, making the risk of misidentification and identity theft minimal. Since registration data is processed by the speed safety system technologies, there is minimal human interaction. Further, automated enforcement reduces direct police interactions with vehicles during traffic stops, providing additional safety enforcement mechanisms without requiring additional resources.
- **Safeguarding Liberty**: Any loss of liberty, including improper exposure to arrests or detainment due to incomplete or inaccurate data, is highly unlikely because speed cameras are tested regularly for quality assurance before issuing violations. As required by law, cameras are regularly inspected no less than once every 60 day and calibrated annually by an independent calibration laboratory. Further, speed camera violations are civil in nature, not impacting a person's criminal records.
- **Safeguarding Dignity:** The surveillance system only captures the rear license plate, with the vendor destroying any pedestrian or cyclist images. Data is processed based on DMV registration rather than based on any images of individual vehicle occupants, protecting vehicle occupant dignity.

- **Safeguarding Autonomy:** The City of Malibu will not share surveillance data with other departments or entities, in compliance with California Vehicle Code section 22425(l)(5).
- **Safeguarding Public Trust:** License plate numbers are solely used for speed violations, with strict policies allowing only authorized access to system data and prohibiting facial recognition technology by California law. Data collected is confidential and not shared with third parties.
- **Preventing Physical Harm:** The speed safety cameras do not distinguish individuals, and the system does not access individual identifying information through the DMV system. Consequently, the system does not cause any physical harm.

EQUITY ANALYSIS

Speed safety camera locations will be spread evenly across the Pacific Coast Highway corridor, reducing the individual burden on any unique geography or population. As was shown in **Figure 1**, cameras are spaced between 4.2 miles and 5.5 miles from adjacent cameras, providing even citywide coverage.

None of the cameras are in census tracts with significant portions of low-income or minority populations. Further, none of the City of Malibu qualifies as an “Disadvantaged Community,” as determined by SB 535. As a result, the camera program promotes equity by spacing cameras across the entire city, evenly spreading out benefits and impacts of the cameras throughout the region.

DIVERSION PROGRAM

The City of Malibu will offer a diversion program for eligible speed safety system violators who meet specified income thresholds to complete community service in lieu of paying the applicable fines and penalties for the speed violation. Indigent speed safety system violation recipients shall alternatively have the ability to pay applicable penalties over a period of time with monthly installments of no more than twenty-five dollars ($25) per month. Applicable fines and penalties may be reduced by 80 percent for indigent persons, and by 50 percent for individuals up to 250 percent above the federal poverty level. Violation recipients may demonstrate income eligibility by providing applicable information as referred in California Vehicle Code 22445.4(c) that supports an annual income no greater than 250 percent above the federal poverty level.

APPENDIX A: Proposed Speed Safety System Locations

Proposed Camera Location Speed and Collision Data												
Intersection		Direction	Posted Speed Limit	85th Percentile Speed		Number of Daily Vehicles >10 MPH Over Posted Limit	Percentage of Daily Vehicles >10 MPH Over Posted Limit	Number of Fatal Collisions (2019-2023) in one mile	Number of Severe Injury Collisions (2019-2023) in one mile	Number of Non-Severe Injury Collisions (2019-2023) in one mile	Number of Collisions Attributable to Speeding	Percentage of Collisions Attributable to Speeding
				Full Day	0:00-5:00							
Decker	Pacific Coast Highway	EB	55	59	63	101	3%	2	8	8	4	22%
		WB	55	59	60	98	3%					
Morning View	Pacific Coast Highway	EB	50	60	64	1,001	15%	3	10	31	8	18%
		WB	50	60	64	903	15%					
Latigo Canyon	Pacific Coast Highway	EB	50	62	67	1,513	18%	2	4	26	4	13%
		WB	50	62	63	1,621	20%					
Carbon Beach	Pacific Coast Highway	EB	45	52	57	1,363	7%	3	13	111	34	27%
		WB	45	52	52	855	5%					
Tuna Canyon	Pacific Coast Highway	EB	45	55	59	3,234	16%	2	17	72	18	20%
		WB	45	54	54	1,759	9%					

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AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made and entered into as of April 13, 2026, by and between the City of Malibu, a municipal corporation (hereinafter referred to as the "City"), and Blue Line Solutions, a California limited liability company (hereinafter referred to as "Consultant" or "BLS").

The City and the Consultant agree as follows:

R E C I T A L S

A. The City does not have the personnel able and/or available to perform the services required under this Agreement.

B. The City desires to contract out for consulting services for certain projects relating to the implementation and operation of the Speed Safety Camera System Pilot Program.

C. The Consultant warrants to the City that it has the qualifications, experience and facilities to perform properly and timely the services under this Agreement.

D. The City desires to contract with the Consultant to perform the services as described in Exhibit A of this Agreement.

NOW, THEREFORE, the City and the Consultant agree as follows:

1.0 SCOPE OF THE CONSULTANT'S SERVICES. The Consultant agrees to provide the services and perform the tasks set forth in the Scope of Work ("Services"), attached to this Agreement as Exhibit A and made part hereof, except that, to the extent that any provision in Exhibit A conflicts with this Agreement, the provisions of this Agreement will govern. The Scope of Work may be amended from time to time by way of a written directive from the City.

2.0 TERM OF AGREEMENT. This Agreement will become effective on April 13, 2026, and will remain in effect until completion of the Services unless otherwise expressly extended and agreed to by both parties or terminated by either party as provided herein.

3.0 CITY AGENT. The City Manager, or his or her designee, for the purposes of this Agreement, is the agent for the City; whenever approval or authorization is required, Consultant understands that the City Manager, or his or her designee, has the authority to provide that approval or authorization.

4.0 COMPENSATION FOR SERVICES. The City shall pay the Consultant for its professional services rendered and costs incurred pursuant to this Agreement in accordance with the Scope of Work (Exhibit "A") and the compensation schedule (Exhibit "B"). The cost of services shall not exceed $2,801,751 for each of the five years shown in Exhibit B for a total not to exceed amount of $14,008,755. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager, or his or her designee.

4.1 The Consultant shall submit to the City, by no later than the 10th day of each

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month, its bill for services itemizing the fees and costs incurred during the previous month. The City shall pay the Consultant all uncontested amounts set forth in the Consultant's bill within 30 days after it is received.

5.0 CONFLICT OF INTEREST. The Consultant represents that it presently has no interest and shall not acquire any interest, direct or indirect, in any real property located in the City which may be affected by the services to be performed by the Consultant under this Agreement. The Consultant further represents that in performance of this Agreement, no person having any such interest shall be employed by it.

5.1 The Consultant represents that no City employee or official has a material financial interest in the Consultant's business. During the term of this Agreement and/or as a result of being awarded this contract, the Consultant shall not offer, encourage or accept any financial interest in the Consultant's business by any City employee or official.

5.2 If a portion of the Consultant's services called for under this Agreement shall ultimately be paid for by reimbursement from and through an agreement with a developer of any land within the City or with a City franchisee, the Consultant warrants that it has not performed any work for such developer/franchisee within the last 12 months, and shall not negotiate, offer or accept any contract or request to perform services for that identified developer/franchisee during the term of this Agreement.

6.0 GENERAL TERMS AND CONDITIONS.

6.1 Termination. Either the City Manager or the Consultant may terminate this Agreement, without cause, by giving the other party ten (10) days written notice of such termination and the effective date thereof.

6.1.1 In the event of such termination, all finished or unfinished documents, reports, photographs, films, charts, data, studies, surveys, drawings, models, maps, or other documentation prepared by or in the possession of the Consultant under this Agreement shall be returned to the City. If the City terminates this Agreement without cause, the Consultant shall prepare and shall be entitled to receive compensation pursuant to a close-out bill for services rendered and fees incurred pursuant to this Agreement through the notice of termination. If the Consultant terminates this Agreement without cause, the Consultant shall be paid only for those services completed in a manner satisfactory to the City.

6.1.2 If the Consultant or the City fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the Consultant or the City violate any of the covenants, agreements, or stipulations of this Agreement, the Consultant or the City shall have the right to terminate this Agreement immediately by giving written notice to the other party of such termination and specifying the effective date of such termination. The Consultant shall be entitled to receive compensation in accordance with the terms of this Agreement for any work satisfactorily completed hereunder. Notwithstanding the foregoing, the Consultants shall not be relieved of liability for damage sustained by virtue of any breach of this Agreement and any payments due

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under this Agreement may be withheld to off-set anticipated damages.

6.2 Non-Assignability. The Consultant shall not assign or transfer any interest in this Agreement without the express prior written consent of the City.

6.3 Non-Discrimination. The Consultant shall not discriminate as to race, creed, gender, color, national origin, or sexual orientation in the performance of its services and duties pursuant to this Agreement, and will comply with all applicable laws, ordinances and codes of the Federal, State, County and City governments.

6.4 Insurance. The Consultant shall submit to the City certificates indicating compliance with the minimum insurance requirements set forth in the attached Exhibit C, which is incorporated herein, no less than one (1) day prior to beginning of performance under this Agreement. Consultant further agrees to comply with all other provisions in Exhibit C.

6.5 Indemnification.

To the fullest extent permitted by law, Consultant shall indemnify and hold harmless City and any and all of its officials, employees, agents, and/or volunteers ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs, and expenses, including attorney's fees and costs, caused in whole or in part by the negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of services under this Agreement. Consultant's duty to indemnify and hold harmless City shall not extend to the City's sole or active negligence or willful misconduct.

6.5.1. **Duty to defend.**

In the event the Indemnified Parties, individually or collectively, are made a party to any action, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Consultant shall defend the Indemnified Parties at Consultant's cost or at City's option, to reimburse City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters to the extent the matters arise from, relate to or are caused by Consultant's negligent acts, errors or omissions. Payment by City is not a condition precedent to enforcement of this provision. In the event of any dispute between Consultant and City, as to whether liability arises from the sole or active negligence or willful misconduct of the City or its officers, employees, or agents, Consultant will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating the Indemnified Parties as solely or actively negligent or to have acted with willful misconduct. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees, and costs of litigation.

6.6 Compliance with Applicable Law. The Consultant and the City shall comply with all applicable laws, ordinances, and codes of the federal, state, county, and city governments, including, without limitation, Malibu Municipal Code Chapter 5.36 Minimum Wage.

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6.7 Independent Contractor. This Agreement is by and between the City and the Consultant and is not intended, and shall not be construed, to create the relationship of agency, servant, employee, partnership, joint venture, or association, as between the City and the Consultant.

6.7.1. The Consultant shall be an independent contractor and shall have no power to incur any debt or obligation for or on behalf of the City. Neither the City nor any of its officers or employees shall have any control over the conduct of the Consultant, or any of the Consultant's employees, except as herein set forth, and the Consultant expressly warrants not to, at any time or in any manner, represent that it, or any of its agents, servants or employees are in any manner employees of the City, it being distinctly understood that the Consultant is and shall at all times remain to the City a wholly independent contractor and the Consultant's obligations to the City are solely such as are prescribed by this Agreement.

6.8 Copyright. No reports, maps or other documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the Consultant.

6.9 Legal Construction.

(a) This Agreement is made and entered into in the State of California and shall in all respects be interpreted, enforced, and governed under the laws of the State of California.

(b) This Agreement shall be construed without regard to the identity of the persons who drafted its various provisions. Each and every provision of this Agreement shall be construed as though each of the parties participated equally in the drafting of same, and any rule of construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

(c) The article and section, captions and headings herein have been inserted for convenience only and shall not be considered or referred to in resolving questions of interpretation or construction.

(d) Whenever in this Agreement the context may so require, the masculine gender shall be deemed to refer to and include the feminine and neuter, and the singular shall refer to and include the plural.

6.10 Counterparts. This Agreement may be executed in counterparts and as so executed shall constitute an agreement which shall be binding upon all parties hereto.

6.11 Final Payment Acceptance Constitutes Release. The acceptance by the Consultant of the final payment made under this Agreement shall operate as and be a release of the City from all claims and liabilities for compensation to the Consultant for anything done, furnished or relating to the Consultant's work or services. Acceptance of the final payment shall

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be any negotiation of the City's payment or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that payment. However, approval or payment by the City shall not constitute, nor be deemed, a release of the responsibility and liability of the Consultant, its employees, sub-consultants and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by the City for any defect or error in the work prepared by the Consultant, its employees, sub-consultants and agents.

6.12 Corrections. In addition to the above indemnification obligations, the Consultant shall correct, at its expense, all errors in the work which may be disclosed during the City's review of the Consultant's report or plans. Should the Consultant fail to make such correction in a reasonably timely manner, such correction shall be made by the City, and the cost thereof shall be charged to the Consultant.

6.13 Files. All files of the Consultant pertaining to the City shall be and remain the property of the City. The Consultant will control the physical location of such files during the term of this Agreement and shall destroy the files in accordance with the Malibu Speed Safety System Use Policy upon City's request.

6.14 Waiver; Remedies Cumulative. Failure by a party to insist upon the performance of any of the provisions of this Agreement by the other party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such party's right to demand compliance by such other party in the future. No waiver by a party of a default or breach of the other party shall be effective or binding upon such party unless made in writing by such party, and no such waiver shall be implied from any omissions by a party to take any action with respect to such default or breach. No express written waiver of a specified default or breach shall affect any other default or breach, or cover any other period of time, other than any default or breach and/or period of time specified. All of the remedies permitted or available to a party under this Agreement, or at law or in equity, shall be cumulative and alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right of remedy.

6.15 Mitigation of Damages. In all such situations arising out of this Agreement, the parties shall attempt to avoid and minimize the damages resulting from the conduct of the other party.

6.16 Partial Invalidity. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

6.17 Attorneys' Fees. The parties hereto acknowledge and agree that each will bear his/her or its own costs, expenses and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and

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costs in addition to all other relief to which that party or those parties may be entitled.

6.18 Entire Agreement. This Agreement, together with the attached exhibits, constitutes the whole agreement between the City and the Consultant, and neither party has made any representations to the other except as expressly contained herein. Neither party, in executing or performing this Agreement, is relying upon any statement or information not contained in this Agreement. Any changes or modifications to this Agreement must be made in writing appropriately executed by both the City and the Consultant.

6.19 Notices. Any notice required to be given hereunder shall be deemed to have been given by depositing said notice in the United States mail, postage prepaid, and addressed as follows:

CITY:	Joe Irwin City Manager City of Malibu 23825 Stuart Ranch Road Malibu, CA 90265-4861 TEL (310) 456-2489 x 226 FAX (310) 456-2760	**CONSULTANT:**	Blue Line Solutions-CA, LLC. Mark Hutchinson, CEO 4409 Oakwood Drive Chattanooga, TN 37416 T: (423) 803-9975 E: mark@bluelinesolutions.org

6.20 Warranty of Authorized Signatories and Acceptance of Facsimile or Electronic Signatures. Each of the signatories hereto warrants and represents that he or she is competent and authorized to enter into this Agreement on behalf of the party for whom he or she purports to sign. The Parties agree that this Agreement, agreements ancillary to this Agreement, and related documents to be entered into in connection with this Agreement will be considered signed when the signature of a party is delivered physically or by facsimile transmission or scanned and delivered via electronic mail. Such facsimile or electronic mail copies will be treated in all respects as having the same effect as an original signature.

7.0 GENERAL TERMS AND CONDITIONS. (City and Consultant initials required at EITHER 7.1 or 7.2)

7.1 Disclosure Required. By their respective initials next to this paragraph, City and Consultant hereby acknowledge that Consultant is a "consultant" for the purposes of the California Political Reform Act because Consultant's duties would require him or her to make one or more of the governmental decisions set forth in Fair Political Practices Commission Regulation 18700.3(a) or otherwise serves in a staff capacity for which disclosure would otherwise be required were Consultant employed by the City. Consultant hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the City's Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to consultant commencing services hereunder, the City's Manager shall prepare and deliver to consultant a memorandum detailing the extent of Consultant's disclosure obligations in accordance with the City's Conflict of Interest Code.

City Initials _____
Consultant Initials _____

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7.2 Disclosure not Required. By their initials next to this paragraph, City and Consultant hereby acknowledge that Consultant is not a "consultant" for the purpose of the California Political Reform Act because Consultant's duties and responsibilities are not within the scope of the definition of consultant in Fair Political Practice Commission Regulation 18700.3(a) and is otherwise not serving in staff capacity in accordance with the City's Conflict of Interest Code.

DS MH

City Initials _____
Consultant Initials _____

[Signatures on Next Page]

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This Agreement is executed on _____, at Malibu, California, and effective as of _____, 2026.

Blue Line Solutions – CA, LLC, a California limited liability company

DocuSigned by:
By: _____
F0A67B7925C44F6...
Title:

CITY OF MALIBU:

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

_____
TREVOR RUSIN, Interim City Attorney

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EXHIBIT A
SCOPE OF WORK

Headings used in this Scope of Work, are for convenience only and do not affect the interpretation of its provisions.

The terms "citation" and "Notice of Violation" are used interchangeably and shall mean the formal charging instrument issued after internal review of a suspected speeding violation.

I. CONSULTANT OBLIGATIONS

PLAN AND DESIGN

1. Blue Line Solutions, LLC ("BLS") shall perform project management functions such as leading project meetings and field visits. Tasks will include construction kick-off meetings, securing traffic control, installing attachments on existing poles or installing new poles if needed, installing signage, maintaining Automated Speed Safety Camera System ("SSC System") equipment, and managing electrification. All systems will be fixed.
2. BLS will conduct necessary analysis of the SSC System locations such as, but not limited to:
    a. Site assessment
    b. Structural analysis
    c. Field inventory
    d. Connections to utilities.
3. For installation work already done, BLS will review the site to ensure the work done to date meets SSC System requirements.
4. In coordination with the City, BLS will plan and design each directional approach with the SSC System, speed feedback signs, speed limit signs with flashing beacons, and "Photo Enforced" signage as described in The City of Malibu's Speed Safety Pilot Program, codified at Cal. Veh. Code §§ 22435-22441 (the "Pilot Program").
5. All plans will comply with applicable regulations, the Pilot Program, City of Malibu standards, Caltrans standards, the City of Malibu Speed Safety System Impact Report, the City of Malibu Speed Safety System Use Policy, and relevant guidelines and standards.
6. BLS will submit one (1) set of conceptual design plans and one (1) set of final design plans for each SSC System location as needed.
7. All plans shall include specification and detail sheets for the camera system, and the type and location of required signage for each camera system.
8. The total power draw per SSC System shall not exceed 90 watts unless authorized by the City.

PLAN AND DESIGN DELIVERABLES

9. BLS will provide the following deliverables to the City:
    a. Implementation Plan
    b. Work Breakdown Structure Summary
    c. Gantt schedule

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d. Risk log

e. Communications plans

f. Plans, signed by the BLS's licensed engineer registered in the state of California, of the SSC System installation on the existing signal poles for review and approval

g. Monthly progress reports prior to installation of SSC Systems; anticipated construction schedules; needed construction permits; approvals, and as-builts.

PERMITTING

10. For any permitting already done, BLS will review the site plans to make sure that they meet SSC System requirements.

11. BLS is responsible for obtaining necessary permits, approvals, and certifications as required by the applicable governmental entity having jurisdiction within the public right of way, including Caltrans, as needed.

PERMITTING DELIVERABLES

12. BLS will submit all required documents for City building permits and Caltrans' Encroachment Permit.

IMPLEMENTATION SCHEDULE

13. The implementation schedule will include the following milestones:

    a. Within 45 days from the Notice To Proceed:

        i. A complete set of plans for five (5) SSC Systems signed by BLS's licensed engineer registered in the state of California.

        ii. A detailed construction schedule, demonstrating coordination with Southern California Edison ("SCE") requirements.

    b. Within 90 days from Notice To Proceed:

        i. Installation of roadside equipment at five (5) SSC System sites, including the installation of required electrical connections and metering equipment as specified by Southern California Edison.

        ii. This 90-day timeframe depends on both permit approvals and installations of the SCE meters, either of which may cause delays in the schedule.

        iii. Documents certifying calibration and testing of roadside equipment at five (5) SSC System sites.

    c. Within 100 days from Notice to Proceed:

        i. Operationalize five (5) SSC Systems, including installation and testing.

        ii. Commence the initial 60-day warning period described in Section 70.

        iii. Send monthly flat fee invoice for Services within 15 days following the end of each month, beginning with the warning period.

INSTALLATION

14. To the extent feasible, BLS shall angle the SSC Systems to only capture rear license plate photographs of speeding vehicles and not images of other drivers, vehicles, or pedestrians.

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15. BLS will coordinate power connection installation with SCE, along with traffic control.
16. BLS will retain ownership of the SSC System equipment.
17. Both BLS and BLS's subcontractors will be properly licensed to perform this work.

INSTALLATION DELIVERABLES

18. BLS will provide the following documents to the City:
    a. Factory acceptance and site acceptance test plans/reports
    b. Activation plan
    c. Operation plan

IMAGES CAPTURED

19. The SSC Systems shall capture images of the rear license plate of vehicles that are traveling 11 miles per hour or more over the posted speed limit.
20. The SSC Systems shall not capture identifying data of non-speeding vehicles.
21. All imagery shall be provided with high image quality and resolution for the SSC Systems so that Vehicle License Numbers ("VLN") can be read.
    a. Imagery shall be color and made available in a standard format, such as JPG, PNG, BMP, GIF, TIFF, MPEG, MP4, WEBP, or AVI, unless otherwise directed by the City.
    b. BLS shall make archived imagery and related metadata available for authorized City staff.

PRELIMINARY REVIEW

22. BLS will promptly perform a preliminary review of recorded event data of an automated speed violation for the purpose of filtering recorded event data that is not of sufficient quality for further use. For example, BLS may filter event data in which no motor vehicle registration plate information or only partial information is reasonably discernible from the Recorded Event. BLS will also filter emergency vehicles.
    a. BLS will perform this review and forward the violation data within 72 hours to the City.
    b. The City will have the sole and exclusive responsibility for the final review of Recorded Events data not filtered by BLS and the authorization and issuance of a notice of violation thereafter.

NOTICE OF VIOLATION REQUIREMENTS

23. BLS will send notices of violation authorized by the City to the registered owner of a vehicle captured traveling 11 miles per hour or more over the posted speed limit within 15 days of the violation, which will include:
    a. A unique citation number.
    b. Algorithm check digits to avoid duplication.
    c. The specific section of the Vehicle Code violated, the speed of the vehicle, the applicable speed limit, and the verification of the most recent calibration of the SSC System pursuant to Cal. Veh. Code § 22435(c)(4).
    d. The camera location.
    e. The location, the date, and approximate time the violation occurred.

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f. A clear photograph of the license plate and rear of the vehicle, the vehicle license number, and the name and address of the registered owner of the vehicle. Notices of violation shall exclude images of the rear window area of the vehicle.

g. A statement that payment is required to be made no later than 30 calendar days from the date of mailing of the notice of violation, or that the violation may be contested pursuant to Cal. Veh. Code § 22437.

h. The amount of the civil penalty due for that violation and the procedures for the payment of the civil penalty or for contesting the notice of violation.

i. A web address link to the video of the violation. The notice of violation will also include an affidavit of nonliability, information on what constitutes nonliability, information on the effect of executing the affidavit, and instructions for returning the affidavit to the processor.

j. A proof of service by mail consistent with Section 1013a of the Code of Civil Procedure.

24. BLS will also associate the following with the citation:

    a. Enforcement Data: Badge or ID number of the person issuing the Citation and issuing agency code.

    b. Financial Data: The original fine amount plus the dates and amounts of any penalties or fees that have accrued.

    c. Mail Data: The mail date and description of all Notices or Correspondence letters mailed, including any return or forwarding mail information.

    d. Adjudication Data: The date and time of any Administrative Review, Hearing, or Appeal and subsequent decision.

    e. Protest Data: Date and disposition of Protests of Notices of Violation.

    f. Payment Data: Payment date, payment source (e.g.; mail, in-person, online), payment amount, method of payment (e.g.; cash, check).

NOTICE OF VIOLATION DELIVERABLES

25. BLS will provide City with the following items relating to notices of violation:

    a. Before warnings are issued: Sample notice packages; address verification workflow; returned-mail procedures; bilingual templates.

    b. Once the system goes live: monthly customer service metrics.

AFFIDAVIT OF NONLIABILITY

26. If the affidavit of nonliability is returned to BLS within 30 calendar days of the mailing of the notice of violation, together with proof of a written lease or rental agreement between a bona fide rental company, as defined in Cal. Civ. Code § 1939.01, or a personal vehicle sharing program, as defined in Cal. Ins. Code § 11580.24, and its customer that identifies the renter or lessee, BLS will serve or mail a notice of violation to the renter or lessee identified in the affidavit of nonliability.

27. If the affidavit of nonliability is returned to BLS within 30 calendar days of the mailing of the notice of violation, together with proof of a copy of a police report indicating the vehicle had been stolen at the time of the violation, BLS will not subject the registered owner to a civil violation.

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VEHICLE OWNERSHIP ACCESS

28. BLS has the responsibility for identifying vehicle ownership record data through NLETS, USPS, and other sources. The City shall complete and sign any necessary letters to NLETS authorizing BLS to retrieve vehicle data records for processing.

REGISTRATION INFORMATION

29. BLS will provide reasonably available vehicle registration information necessary to issue Notices of Violation resulting from the SSC System at no additional cost to the City.

NEWGUARD

30. BLS will provide an automated, web-based processing program called NewGuard for all valid Notices of Violation, including image processing, mailing of the initial Notice of Violation and a reminder Notice, printing, and mailing costs. Subject to the approval and authorization from the City, each Notice of Violation will be delivered by first-class mail to the registered owner within 15 days. Subsequent notifications may be delivered by first-class mail.
31. NewGuard will support all phases of Notice of Violation processing, from initial issuance of a Notice of Violation to final resolution by payment, dismissal, or other disposition.
32. NewGuard is web-based and compatible with all widely used browsers, including Microsoft Edge and Google Chrome.
33. NewGuard will enable internal users to upload electronic or hard copy documents, files, e-mails, etc., to the Notice of Violation or other permanent account record.
34. NewGuard will enable internal and, to a limited extent, external users to upload electronic or hard copy documents, files to the Notice of Violation or other permanent account record.
35. NewGuard will include image management functionality that tracks and processes incoming correspondence and permits viewing of scanned correspondence.
36. NewGuard will provide an automated correspondence function that allows the City staff to automatically generate form letters to be printed and mailed.
37. NewGuard will include secure online dashboards with associated databases for processing, reviewing, retrieving, exporting, storing, maintaining, and analyzing Notice of Violation-related data as well as traffic data collected by the system.

CIVIL PENALTIES

38. BLS will not assess a civil penalty to a person if they are subject to criminal penalties for the same act. BLS will apply civil penalties based on the driving speed detected, specifically:
    a. Fifty dollars ($50) for driving at a speed of 11 to 15 miles per hour over the posted speed limit.
    b. One hundred dollars ($100) for driving at a speed of 16 to 25 miles per hour over the posted speed limit.
    c. Two hundred dollars ($200) for driving at a speed of 26 miles per hour or more over the posted speed limit, up to 99 miles per hour.
    d. Five hundred dollars ($500) for driving at a speed of 100 miles per hour or more.
39. As per the law (Senate Bill No. 1297 CHAPTER 631), “a vehicle’s first violation for traveling 11 to 15 miles per hour over the posted speed limit shall be a warning notice.” Such warnings issued by BLS shall count against the Document Production and Mailing Services fixed fees.

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40. No Notice of Violation assessing a civil penalty will be issued unless first reviewed and approved by the City.

MAILING

41. BLS will comply with the statutory deadlines in mailing all Notices of Violation.
42. BLS shall comply with all U.S. Postal Service requirements applicable to pre-sorting, bar coding, and first-class mail, including the U.S. Postal Service's "Domestic Mail Manual".
43. BLS will be responsible for verifying addresses and re-sending Notices of Violation (at least two attempts).

VIOLATOR PORTAL

44. BLS will provide a Notice of Violation portal, allowing the registered owner or an individual identified by the registered owner in an affidavit of nonliability as the driver of the vehicle at the time of the alleged violation to review and obtain a copy of the photographic evidence of the alleged violation.

EXPERT TESTIMONY AND EVIDENCE PACKAGES

45. BLS will make available, at BLS's expense, a qualified expert representative to attend and provide testimony for one hearing per Notice of Violation provided that BLS receives at least thirty (30) days prior written notice of each such hearing. BLS is not responsible for the outcome of any such hearing. Additionally, BLS will prepare and submit to the applicable hearing officer, Agency, or Court an Evidence Package to include all paperwork, images, and/or video and other documentation necessary for hearings on all citations/violations contested throughout the life of the program.
46. In the event of additional expert testimony requests, the City will reimburse BLS for costs incurred in making such expert available to testify, including reasonable travel, lodging, and related expenses and time at the expert's then-current hourly rate.

OPERATION SERVICES

47. As part of its full-service program, BLS will assume responsibility for services necessary for the operation of the SSC Systems, including data and connectivity. The City will not be responsible for managing or maintaining any connectivity or data services related to the program. BLS will establish and maintain all required contracts to ensure continuity of service, except for power as described below:
    a. Power will be paid by the City through its existing SCE contract.
    b. BLS will monitor and report on power usage to the City.

TRAINING

48. BLS, at no additional charge, will be responsible for training all individuals requiring system access. This includes training new operators up to six times a year, as staffing assignments may change at the sole discretion of the City. The training session will include:
    a. Written training documentation, created to support the performance of those functions for which the City staff shall be responsible to review and/or testify.
    b. The following topics at a minimum:
        i. Data security policies and procedures.

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ii. The definition of Personally Identifiable Information (PII) and what types of PII are stored in NewGuard.

iii. Methods in which City employees and BLS staff can access the data.

iv. Authorized and prohibited uses of data collected from the SSC Systems.

v. Procedures on how to report issues or concerns regarding the SSC Systems.

vi. A review of Malibu's SSC System technology and locations.

vii. A description of the "life cycle" of a violation from event capture through disposition.

viii. A review of the violation templates.

ix. Process of reviewing and issuance of alleged speed violations.

x. The contents of an evidence package.

xi. Data privacy and retention protocols.

xii. Reporting.

c. Documentation of attendees.

TRAINING DELIVERABLES

49. BLS will provide the following to City:

a. City and vendor training curriculum/materials covering access rules, privacy, retention, review/issuance, and incident reporting.

b. Training sessions delivery, inclusive of all supplemental training materials, throughout the year on an annual and as-needed basis for the City personnel who will operate the SSC Systems, review photographic evidence and related violation data, and/or testify in administrative proceedings and any other personnel deemed necessary by the City within the first 3 months following the effective date of the Agreement and up to every 3 months as needed thereafter.

REAL-TIME NOTIFICATION

50. BLS SSC Systems will provide real-time notification to drivers when violations are detected per SB1297 requirements (Cal. Veh. Code § 22435(c)(5)).

MAINTENANCE AND REPAIRS

51. BLS will provide all routine maintenance of SSC System equipment. This activity will include:

a. Inspecting the SSC System and related signage at least once a month to:

i. Certify that the SSC System and signage are installed and operating properly.

ii. Check for and clean up vandalism and authorized posting of materials or graffiti.

iii. Check for damage.

iv. Confirm the structural integrity of the poles and equipment

a) BLS will inform the City of any structural issues that could pose a safety risk.

b. Retaining documentation of the regular inspection, operation, and calibration of the SSC Systems for at least 180 days after the date on which a given SSC System has been permanently removed from use.

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c. Conducting responsive adjustments to hardware and firmware as required due to, but not limited to, changes to speed limits or traffic signals.

d. Being available to conduct onsite field visits with City staff.

52. BLS will document via electronic log or other acceptable means of reporting that may be made available to the City upon request, but not less than every two months, the preventive maintenance of all camera equipment and radar components and related services, and all repair activity, planned, unplanned, or emergency, to be maintained by BLS for each incident reported.

53. BLS will ensure that the SSC Systems are updated and upgraded with current photo enforcement software and hardware technology as follows:

    a. As BLS develops and offers new products or upgrades of existing products, BLS shall give the City the opportunity to upgrade to the newest product offerings.

    b. BLS will not implement technology upgrades without the City's approval.

    c. Requests to employ technical upgrades shall be made in writing.

    d. Updates and upgrades to the SSC System throughout the term of the Agreement shall be at no charge to the City.

OPERATION AND CALIBRATION

54. BLS will ensure that the speed safety system is regularly inspected no less than once every 60 days and certify that the system is installed and operating properly.

55. BLS will calibrate each camera unit in accordance with the camera manufacturer’s instructions and provide yearly third-party calibration certification of each SSC System and retain documentation of the calibration of the SSC System for at least 180 days after the date on which a given SSC System has been permanently removed from use.

CALIBRATION AND MAINTENANCE DELIVERABLES

56. BLS will provide the City with the following documents and services:

    a. Inspection, certification, and calibration reports and logs.

    b. Provide and report on a preventive maintenance program and, in times of emergency, repair damage of faulty equipment to achieve reasonable reliability and availability of the system.

    c. Maintain documentation of monthly monitoring of every SSC System-related field asset, including camera systems and signs. Prepare and submit report to the City.

    d. Provide SSC System updates and upgrades at no additional charge to the City.

SERVICE LEVEL AND REPAIRS

57. BLS will provide the City with accessible technical support for critical SSC Systems.

58. BLS will provide emergency repair services to equipment that experiences failures that could prove hazardous.

59. BLS will provide a twenty-four (24) hour emergency contact number for City employees to contact in case of emergency situations.

60. As needed, BLS will implement alternative power sources during emergency situations, including SCE PSPS events.

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61. BLS will report equipment or related services outages within 4 hours of occurrence, except under extreme circumstances such as natural disasters. BLS shall report impacts to data, firmware or hardware, whether pertinent to the customer or agency dashboard or to the camera.
62. BLS will provide periodic updates regarding restoration of Service.
63. If the equipment cannot be made operational within 24 hours of when an issue occurs, the camera or equipment shall be replaced at no charge to the City unless the damage was caused by the City, its employees, or authorized agents. Unless otherwise approved by the City, equipment being replaced due to damage, defacement, or inoperability must be replaced with new equipment at no additional cost to the City.
64. BLS will provide 95% or higher uptime for the SSC Systems with the following exceptions:
    a. If requested prior to the incident and approved in writing by the City.
    b. For unforeseen events such as:
        i. A system knockdown or other significant repair that requires coordination with SCE, traffic control, or another third party.
        ii. Loss of internet service or power.
        iii. Natural disaster.
65. BLS will provide 99.9% uptime for NewGuard with the following exceptions:
    a. If requested prior to the incident and approved in writing by the City.
    b. Scheduled patches and releases.
    c. Loss of internet service or power.
    d. Force majeure incidents.
66. Inoperable equipment will be replaced within 24 hours at BLS's expense, with the exception of repairs that require coordination with SCE, traffic control, or another third party who cannot respond within 24 hours.

SERVICE LEVELS AND REPAIRS DELIVERABLES

67. In addition to the service level requirements under "SERVICE LEVELS AND REPAIRS", above, BLS will enter a Service Level Agreement between BLS and the City.

PUBLIC INFORMATION & EDUCATION (PI&E)

68. BLS will provide graphics and written content (collateral) for public information and education (PI&E) campaigns before the City deploys any SSC System. BLS will continue to assist the agency with ongoing PI&E throughout the program's life.
69. PI&E collateral will include written and graphic material translated into English, Spanish, Vietnamese, and Simple Mandarin Chinese. Items that will be provided are:
    a. Graphics
        i. Provide the following graphics sets, customized to project phases:
            a) Email header image
            b) Website hero image
            c) Facebook image

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d) Instagram image
e) LinkedIn image
f) Twitter/X image
g) Flyer

ii. Provide the graphics listed above, customized to the following project phases:
a) Pre-Program
b) Schedule
c) Warning Period
d) Enforcement Period

b. Written Content

i. Provide the following written content set for each program phase:
a) Press Release
b) Social Media Captions
c) FAQs for website use
d) FAQs for street officer use

ii. Provide the written content sets listed above, customized to the following project phases:
a) Pre-Program
b) Schedule
c) Warning Period
d) Enforcement Period

WARNINGS

70. BLS will provide the City one (1) Sixty-Day warning period pursuant to Cal. Veh. Code §22435(d)(2)(A) at no additional charge. During the Sixty-Day warning period, Warning Notices rather than Notices of Violation shall be issued for violations detected by the SSC System. Additional warning periods, as requested by the City, will be subject to the fees per “Exhibit B.”
71. If additional SSC Systems are utilized on additional streets after the initial program implementation, the SSC System shall support the issuance of Warning Notices rather than Notices of Violation detected by the new SSC Systems during the first 60 calendar days of enforcement for the additional streets added to the program.
72. BLS will issue a warning notice for a vehicle’s first violation for traveling 11 to 15 miles per hour over the posted speed limit.
73. No warnings will be issued unless first reviewed and approved by the City.

PRIVACY PROTECTION REQUIREMENTS

74. All data collected from the SSC System is confidential, and BLS will not disclose, share, repurpose, or monetize collected data, except as specifically authorized by the Pilot Program and required by state or federal law, court order, or in response to a subpoena in an individual case or proceeding. BLS will not hold PII as evidence past the time allowable by California law.

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a. Photographic records made by an SSC System for a notice of violation, as described in Cal. Veh. Code § 22435(j), will be purged 60 days after final disposition of the notice of violation.

b. Administrative records regarding SSC System violations, as described in Cal. Veh. Code § 22435(j)(1), may be retained for up to 120 days after final disposition of the notice of violation.

c. Photographic records made by an SSC System that does not result in the issuance of a notice of violation shall be destroyed within five (5) business days after the photograph was first made.

d. BLS shall not use facial recognition technology in conjunction with an SSC System.

INDIGENT OR LOW INCOME VIOLATORS

75. Upon being provided the violator status of low-income or indigent person for a given notice of violation, BLS will:

    a. Update the citation(s) to reflect the low-income or indigent status.

    b. Adjust the fines and penalties pursuant to Cal. Veh. Code § 22439(c).

    c. Offer an installment payment plan to indigent violators with monthly installments of no more than $25/month. The processing fee to participate in a payment plan shall be limited to five dollars ($5) or less.

    d. Indicate that an indigent violator can perform community service in lieu of payment.

INITIAL REVIEW

76. BLS shall be responsible for mailing the results of an initial review within 60 days of receipt of the request for review.

77. BLS will support the initial review process described in Cal. Veh. Code § 22437(a), including:

    a. Scheduling violators for review, based on a request via telephone, in writing, electronically, or in person.

    b. Verifying that the review request was submitted no later than 30 days from the date of mailing of the notice of violation.

        i. Responses and/or Notices shall be mailed to violators via first class mail (as specified by SB 1297) if their submission request is outside the allowed review request timeframe.

    c. Providing a queue listing the requests for review, sortable by request date, with an alert status for reviews at risk of not being done in a timely manner (suggest 50 days or more past the review request date).

    d. Placing a “hold” or "suspend" on the notice of violation payment deadlines pending Review.

    e. Providing an evidence package that the reviewer can use to review the violation.

    f. Storing the denial or approval of the Protest, date and time of the Review, the person conducting the Review, and the reason for denial or approval of the Protest.

    g. Providing a “comments” field for each VLN that will allow both the first level reviewers and the Hearing Division to enter notes about a particular VLN.

    h. Providing a separate “comments” field for each notice of violation.

    i. Providing the reviewer with the capability to cancel the notice of violation and mailing the results of the initial review.

    j. Providing the reviewer with the ability to select a reason for not cancelling the notice of violation.

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k. For notices of violation not cancelled by the reviewer, mail the results of the review with the denial reason, notification of the ability to request an administrative hearing, and notice of the procedures adopted by the City for the administrative hearing, including for waiving prepayment of the civil penalty based upon an inability to pay.

l. Supporting daily batch processing and printing of decision letters and complete electronic image updated to file, including all Customer-specific information; Correspondence shall be held for 24 hours after the decision for internal quality control.

m. Automatically issuing refunds to violators who successfully dispute notices of violation.

n. Allowing transmission of letters by e-mail if Customer agrees via online system.

o. Tracking Email notifications by the system within each electronic case file and responses from notification recipients shall be recorded and associated with the associated electronic case file.

78. BLS will be available for periodic spot checks of notice of violation administration to ensure correct violation processing procedures are being followed and being done in the appropriate timeframe as outlined in the Pilot Program. Spot checks shall be performed by authorized City staff.

INITIAL REVIEW DELIVERABLES

79. BLS will provide the City with the following:

    a. Processed digital images and violation data with image and data quality review at every stage, updated violation vehicle information to identify the vehicle within 72 hours following the event.

    b. A monthly report of the violations (discussed in more detail in reporting).

ADMINISTRATIVE HEARINGS

80. BLS will support the administrative hearing process described in Cal. Veh. Code §§ 22437(b) and (c), including:

    a. Scheduling violators for administrative hearings, based on a request via telephone, in writing, electronically, or in person. At the time of scheduling, collect the amount of the civil penalty.

    b. Allowing for an option of a deposit payment or a hearing deposit waiver form for a hearing to be applied to a notice of violation.

    c. Verifying that the review request is made no later than 21 days from the date of mailing of the results of the initial review.

        i. Responses and/or Notices shall be mailed to violators via first class mail if their submission requests are outside the allowed review request timeframe.

    d. Recording the requested administrative hearing type as written declaration, video conference, or in person.

    e. Providing a queue listing the requests for administrative hearing, sortable by hearing date and hearing type, with an alert status for administrative hearings at risk of not being held within 90 calendar days following receipt of a request (*suggest 75 days or more past the review request date)*.

    f. Providing an evidence package that the examiners conducting the administrative hearings can use to review the violation.

    g. Allowing the requester to request one continuance of 21 days or fewer.

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h. Storing the result of the administrative hearing, date and time of the hearing, the examiner, and the reason for reversal or affirmance of the initial review.

i. Updating of disposition at the time of an examiner's decision, the hearing type (e.g.; in person, mail, telephone), the hearing date, and any Fines or fees due.

j. Providing a "comments" field for each VLN that will allow both the first level reviewers and the Hearing Division to enter notes about a particular VLN.

k. Providing a separate "comments" field for each notice of violation.

l. Providing the examiners with the capability to cancel the notice of violation and mailing the results of the administrative hearing within 60 days of the hearing's conclusion.

m. Providing the examiners with the ability to select a reason for not cancelling the violation.

   i. For violations not cancelled by the reviewer, mail the results of the administrative hearing with the denial reason, notification of the ability to request a superior court hearing, and notice of the procedures adopted by the designated jurisdiction for the superior court hearing, including for waiving prepayment of the civil penalty based upon an inability to pay.

n. Allowing payment of the civil penalty in installments or deferred payment or payments in installments, if the person provides evidence satisfactory to the examiner or the City of an inability to pay the civil penalty in full. If authorized by the governing body of the City, the examiner may permit the performance of community service in lieu of payment of the civil penalty.

o. Issuing refunds to individuals who successfully dispute notices of violation.

p. Supporting daily batch processing and printing of decision letters and complete electronic image updated to file, including all Customer-specific information; Correspondence shall be held for 24 hours after the decision for internal quality control.

q. Allowing transmission of letters by e-mail if the City agrees via online system.

   i. Tracking Email notifications by the system within each electronic case file and responses from notification recipients shall be recorded and retained within the associated electronic case file.

SUPERIOR COURT (DE NOVO) HEARING

81. BLS will support the superior court (de novo) hearing process by:

    a. Providing the evidence package for the administrative record as requested by the City.

    b. Recording the results of the Superior Court hearing and either cancelling or proceeding with the collection of the civil penalty

    c. Calculating the interval open to file a Superior Court (de novo) hearing (i.e., 30 days after the mailing of the administrative hearing decision) so the City can determine if the requested Superior Court hearing is within the allowed timeframe.

    d. Proceeding with collection of the civil penalty if the Superior Court decision is adverse to the appellant.

FIVE-YEAR REPORT

82. BLS will help the City prepare the evaluation of the SSC Systems in the City to determine the SSC Systems' impact on street safety and the SSC Systems' economic impact on the communities where the SSC Systems are utilized by tracking and providing the following information:

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a. Data, at least six months after implementation of each SSC System, on the number and proportion of vehicles speeding from 11 to 15 miles per hour over the legal speed limit, inclusive, from 16 to 25 miles per hour over the legal speed limit, inclusive, 26 miles per hour over the legal speed limit, and for every violator traveling at a speed of 100 miles per hour or greater.

b. Data on the average speed of vehicles and 85th percentile speed of vehicles.

c. The number of notices of violation issued under the program by month and year, the corridors or locations where violations occurred, and the number of vehicles with two or more violations in a monthly period and a yearly period.

d. The number of notices of violation paid, the number of delinquent violations, and the number of violations for which an initial review is requested. For the notices of violation in which an initial review was requested, the report shall indicate the number of violations that went to initial review, administrative hearing, and de novo hearing, the number of notices that were dismissed at each level of review, and the number of notices that were not dismissed after each level of review.

e. Invoices that reflect BLS's costs associated with implementation and operation of the SSC Systems.

f. Reporting on revenues collected by the City.

g. The number of notices of violations issued to indigent individuals, the number of notices of violations issued to individuals of up to 250 percent above the poverty line, and the number of violations issued to each ZIP Code.

OTHER REPORTING AND ANALYTICS

83. BLS will collect, manage, maintain, and provide violation-related and traffic-related data during operation of any SSC System component. BLS will evaluate the data as required throughout the system life cycle (such as, but not limited to before and after speed studies, violation rates, and other data required under the Pilot Program).

84. BLS will capture, store, and make immediately available traffic volume data (e.g. speed breakdown, time of day volume, etc.) from each SSC System site. Individual camera site data shall be easily retrievable and shall be able to be imported by the City staff into XLS, CSV, or other mutually agreed upon format.

85. BLS will provide an audit trail that lists the status of all notices of violation by number, regardless of whether a notice of violation was paid, dismissed, or otherwise disposed.

86. NewGuard will have the ability to view and query reports on historical payments by license plate in order to see if there are consistencies among the actions of a specific individual. The indexing of historical payment data to be drawn upon when needed is an acceptable solution.

87. NewGuard will report on vehicle speed and volume, violation rejection rate and type, notices of violation generated, and other data required for automated notice of violation generation, notice of violation disposition, and comprehensive traffic analysis on photo enforcement locations.

88. NewGuard will track and offer reports on SSC System Program services and performance metrics such as technical and human error, system constraints, event-to-rejection rates, and post-assessment of data quality pertaining to dismissed Notices of Violation.

89. BLS will provide the City with monthly, quarterly, and annual activity reports concerning SSC System Program results.

90. BLS will provide flexible management reports for data analysis and oversight of the SSC program. BLS shall provide reports that include but are not limited to the following areas:

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a. Program management
b. Performance standards
c. Operational statistics
d. Revenue and financial reporting
e. Management summary
f. Transactional reports
g. Reconciliation reports
h. Contract compliance
i. Management Reports

91. BLS will provide financial reports, including:
    a. Payments and totals
    b. Number of payments received
    c. Number of Citations processed,
    d. Revenue received
    e. Form of payment
    f. Processor
    g. Batch number
    h. Breakdown of payment type
    i. Adjustment for bad checks
92. Monthly financial reporting shall include:
    a. Number of payments received
    b. Dollar amount received
    c. Notice date
    d. Transaction date (record update)
    e. Notice of violation number
    f. Partial payments
    g. Refunds deducted
    h. Aged revenue
    i. Fine/penalty breakdown
93. Revenue Distribution Reports (“RDR”) shall be tailored to allocate all notice of violation revenue to the City, other issuing agencies, and the state as specified by the City.
94. Financial reports shall include the types of records updated, total records updated, and reconciliation of errors.
95. Update Reports shall include:
    a. Types of records updated

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b. Total records updated

c. Reconciliation of errors

96. BLS will provide transaction edit reports.

97. BLS will provide production control reports.

98. BLS will provide workstation operator productivity reports.

99. Notices of Violation Issued Reports will include:

a. Notices of violation issued by the City, issuing officer, area, and detail regarding the monetary value of notices of violation issued and amounts paid.

100. Notice of Violation Dismissal Reports will include:

a. Notices of violation dismissed by the City, issuing officer, and violation type.

101. Administrative Dismissal Reports

a. Notices of violation dismissed by category and examiners.

Administrative Hold Reports will include:

b. Notices of violation that have been suspended by category, issuing officer, and examiners, and notices of violation added and deleted by category.

102. Notices Mailed Reports will include:

a. Notices mailed by type and total mailed by type.

103. BLS will provide to the City a monthly report of SSC System results within fifteen (15) days of the end of each calendar month. The report will include the following information:

a. Total number of violation events.

b. The number and proportion of vehicles speeding:

i. From 11 to 15 miles per hour over the legal speed limit, inclusive.

ii. From 16 to 25 miles per hour over the legal speed limit, inclusive.

iii. 26 miles per hour over the legal speed limit.

iv. Traveling at a speed of 100 miles per hour or greater.

v. The average speed of vehicles.

vi. The 85th percentile speed of vehicles.

c. Total number of actionable violation events.

d. Total number of Notices of Violation issued.

e. Total number of Notices of Violation paid.

f. Reports on ongoing operations as required or such other reports and documents as are mutually agreed upon between BLS and the City.

REPORTING DELIVERABLES

104. BLS will provide the City with the following:

a. Monthly analytics (speed distributions, violation volumes, QC statistics).

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b. Vehicle volume and speed data exports per each SSC location.

c. Evidence transfer to City ≤72 hours post-event.

d. Quarterly and annual program Training.

e. Monthly generated reports containing the quantity of possible traffic violations, quantity and reasons for citation rejections.

f. Monthly reports containing the number of warning letters and Notices of Violation mailed each day.

g. Monthly report on number and speed of vehicle passes.

h. Data reports for the City available within 10 days after the end of each calendar month. Data should be made available in electronic formats and hard copies.

i. SSC System Program results monthly, quarterly, and annually.

CREDIT CARD AND DEBIT CARD PAYMENT

105. BLS will provide services that accept payments for notices of violation via the internet using a debit or credit card. BLS shall balance all transactions and transferred amounts and resolve any discrepancies. Credit card and debit card payments will include:

a. Full compliance with Level 1 Payment Card Industry Data Security Standards, including mandated updates. BLS will act as Merchant of Record, unless the City exercises its right to assume this function.

b. BLS will store detailed information regarding each transaction, including the last four digits of the credit card number (masked), registration, date, and time of transaction, authorization status, and amount of payment shall be captured and retained.

c. Ability to perform research and payment investigations based on storage of muted credit card number.

d. Revenue received shall be deposited daily to the City designated account through electronic transfer.

SSC RELOCATION

106. If the City decides to relocate an SSC System, BLS will prepare a plan for the removal and replacement of the SSC System at no additional cost to the City.

107. BLS will develop design plans for the new SSC System location with specification and detail sheets for the camera system, and the type and location of required signage for each camera system.

CASHIERING SYSTEM

108. BLS will provide a fully integrated cashiering system for in-person citation payments.

109. BLS will provide a system with a failover cellular data connection, for use if the main internet service connections go offline. If both primary and secondary systems are offline, BLS will display a screen instructing users to call the BLS toll-free number to facilitate payment over the phone.

110. The cashiering system will:

a. Retrieve information from the Citation System database, such as notice of violation status, vehicle history, and DMV inquiries.

b. Print a detailed payment receipt.

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c. Create a clear, auditable record of payments received, including options for imaging of check or money order rendered.

d. Track segregated cash out by operator

e. Provide automatic check endorsement

f. Separate totals for cash, check, money order and credit/debit card transactions

g. Reconcile payment transactions.

h. Provide ad-hoc, query-able reporting to build and customize reports by field for accounting and reconciliation needs.

DATA SECURITY AND STORAGE

111. BLS will maintain an alternate location from the primary data storage center. All data centers used in conjunction with the Agreement are within the continental United States.

112. BLS will use appropriate and current web application security project protocols and will not modify any web application security protocols without written notification to and written approval from the City.

113. BLS will provide for the following security measures for Citation System related hardware, software, and support services:

a. Ability to restrict the City staff access to the system by time of day and based upon proper authorization. This functionality will be available to the City before the 60-day warning period described in Section 70 begins.

b. Audit trail of any modification to Customer records or User access parameters.

c. Transaction histories with date, time, and identification of every transaction.

d. Strict control and reconciliation procedures for every system update.

e. Software virus detection and control.

f. Appropriate backup and archiving techniques that are periodically tested and evidenced.

DATA SECURITY AND STORAGE DELIVERABLES

114. BLS will provide the City with the following:

a. Backup and recovery procedures

b. A data protection plan

c. Security plan (Multi-Factor Authentication, Role-Based Access Control, auditing); data dictionary and export specs (CSV/XLS file format)

AUDITING, RECORDS INSPECTION, AND RECONCILIATION

115. The Citation System shall be required to provide an integrated, comprehensive and fully auditable financial processing system for all financial transactions.

116. The City shall have the right to inspect BLS's records, which include, but are not limited to: accounting records (hardcopy as well as computer data), written policies and procedures, organization charts, internal audit reports, all Correspondence, subcontractor files, reports, and any other documents relating to the performance of this Contract shall be open to inspection and subject to audit and/or reproduction by the City, the City auditors, the City Attorney, or designees of the City

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as necessary to adequately permit evaluation and verification of BLS's compliance with contractual provisions.

117. All monies and receipts deposited to the City's bank accounts shall be balanced to revenue distribution reports based upon the notices of violation paid and fees collected as reflected in NewGuard.

118. BLS shall research and resolve any discrepancies between processing logs/worksheets, batches, and databases and provide revenue distribution reports balanced to the cashiering system totals upon request.

119. BLS's SSC System audit report shall be produced annually to align with the City's fiscal year calendar (July 1-June 30).

120. BLS shall reconcile all transactions updated to the database based upon the individual needs of the City.

121. BLS shall reconcile new notices of violation added to the database through all stages of processing, including initial receipt from the City, batching for data entry, subsequent processing, and update to NewGuard.

122. BLS shall allow the City staff access to NewGuard to make adjustments and/or reverse payment transactions for returned check items, send customizable Correspondence to the Customer advising them of the consequences and penalties applied because of the returned check transaction, update the Citation record and resume normal noticing and processing of the Citation.

123. NewGuard shall process various financial adjustments and update the Citation System to accurately reflect notice of violation status.

124. The City shall research overpayments and payments applied in error, perform the necessary financial adjustments, allow the ability to transfer paid amounts between two notices of violation if required, and process manual refunds in accordance with California law and the City policy.

a. These transactions shall undergo an accounting process separate from the daily reconciliation for in-person, mail-in, and online payments.

POST-PROGRAM SUPPORT

125. After the Speed Safety Camera System Pilot Program Pilot Program concludes and SSC systems are no longer capturing speed violations, BLS will remove SSC Systems in accordance with applicable plans, design review, and permitting requirements. In addition, BLS will :

a. Provide the City with support for reporting and metrics on the results of the Speed Safety Camera System Pilot Program for a period of one hundred and eighty (180) days.

b. Unless it is unlawful to do so, for a period of ninety (90) days, BLS will continue to process all events captured before the conclusion of the Speed Safety Camera System Pilot Program and provide all services associated with processing in accordance with this Agreement. After such ninety (90) day period, BLS will terminate all use of NewGuard for the City's Program and upon such termination, NewGuard, including the public portal website accessible by Owners/violators, and related bank accounts shall no longer be capable of accepting payments.

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MODIFICATIONS TO REQUEST FOR PROPOSAL TASKS: CALIFORNIA-SPECIFIC CUSTOMIZATIONS

The following items from the City's Request for Proposal (RFP) will require requirements definition, testing, and development in NewGuard. These items will be supported by alternative processes until incorporated in NewGuard. A phased development plan will be created with the City.

TASK 7 MANAGE ADMINISTRATION OF VIOLATION LIFE CYCLE

RFP LANGUAGE:

"Capture, store, and make immediately available traffic volume data (e.g. speed breakdown, time of day volume, etc.) from each SSC System site."

DEVELOPMENT RESPONSE:

Currently, the information can be ready within one business day of request. BLS will modify the NewGuard™ system to enable immediate access. BLS will work with the City to incorporate that functionality.

TASK 8 DATA AND RECORD MANAGEMENT

RFP LANGUAGE:

"The Contractor shall provide a standard relational database to allow authorized the [sic] City personnel to easily enter, access, search, and sort the database by various parameters including but not limited to: date of event, violation or alert tracking number, time of event, location of event, vehicle registration plate information, vehicle registration plate issuing state, specific lane in which the event occurred, non-processing reject code, average speed of detected vehicles, highest violator speed per site (daily, weekly, monthly), rejects/approvals/performance by the City personnel, and error alert type by date and location."

DEVELOPMENT RESPONSE:

Blue Line Solutions invites the City to review the NewGuard™ reporting module before requiring the creation of this database. If the module does not meet the City's needs, the City and BLS will jointly define additional reporting requirements.

TASK 9.1 SECURITY

RFP LANGUAGE:

"The Contractor shall provide for the following security measures for Citation System related hardware, software and support services:

a) Ability to restrict the City staff access to the system by time of day and based upon proper authorization"

DEVELOPMENT RESPONSE:

BLS will modify our NewGuard™ system to restrict access by the time of day (currently, the system restricts access by user but not by time of day).

TASK 9.5 CITATION DETAIL

RFP LANGUAGE:

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"The City of Malibu shall offer a diversion program for indigent speed safety system violation recipients to perform community service in lieu of paying civil penalties. Indigent speed safety system violation recipients shall alternatively have the ability to pay applicable penalties over a period of time with monthly installments of no more than twenty-five dollars ($25) per month. Applicable fines and penalties may be reduced by 80 percent for indigent persons, and by 50 percent for individuals up to 250 percent above the federal poverty level.

DEVELOPMENT RESPONSE:

While NewGuard™ can accept partial payments, it does not have a specific indigent payee process. BLS will create and incorporate a robust, Malibu-specific diversion process for the NewGuard™ software that will include:

- Identification of status as indigent or up to 250 percent above the federal poverty level, with an indication of the documentation reviewed to verify the status
- Resolution options for community service
- Fine reduction options tied to that status
- Partial payment options

BLS will work with the City to document and design the end-to-end functionality in NewGuard. Until the software is updated and tested, BLS will support the indigent diversion program with manual processes as defined in the business rules with the City's input and approval.

TASK 9.6 ELECTRONIC IMAGING

RFP LANGUAGE:

"The Citation System shall enable internal and, to a limited extent, external users to upload electronic or hard copy documents, files, e-mails, etc. to the Citation or other permanent account record."

DEVELOPMENT RESPONSE:

BLS will work with Malibu to define and prioritize requirements for uploading external files to the Citation. Until the software is updated and tested, BLS will support the external document upload requirements with manual processes as defined in the business rules with Malibu's input and approval.

TASK 9.10 NOTICES AND CORRESPONDENCE

RFP LANGUAGE:

"Provide an automated Correspondence function that allows the City staff to automatically generate form letters to the satisfaction of the City."

DEVELOPMENT RESPONSE:

BLS will work with the City to document and design NewGuard™ to incorporate form letters. Until the software is updated and tested, BLS will support form letter creation with manual processes as defined in the business rules, with the City's input and approval.

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TASK 10 PROTEST SUBMISSION

While BLS does have a court module, the California protest process is different from the standard appeal process in other states. BLS will create a customized protest process for the City that includes:

- Queues for both the review and hearing process with an expiring indicator when the 90-day timeframe is expiring
- Hearing deposit or deposit waiver tracking that is linked to the status described in Task 9
- Denial workflows that include both payment and appeal options
- Approval workflows that include refund options
- Reporting needs to support the payment process (such as the number of citations in each process)

BLS will work with Malibu to document and design the end-to-end functionality in NewGuard™. Until the software is updated and tested, BLS will support the protest program with manual processes as defined in the business rules, with the City's input and approval.

II. CITY OBLIGATIONS

GENERAL

1. The City will ensure the programs and their enforcement procedures comply with all applicable laws and/or policies.
2. The City agrees to direct its Agencies and departments to work with BLS to the best of their ability on the required system and program implementation and provide reasonable access to the City's personnel and facilities to permit BLS and the City to fulfill the obligations under this Agreement.
3. The City will provide a project manager or other designated individual with authority to execute the City's responsibilities under the Agreement.

INSTALLATION

4. The City will install the required signal poles to hold the SSC Systems, as well as the electrical service for the initial locations, as well as for any SSC System relocations that occur during the term of this Agreement.
5. The City agrees to use due diligence in working with BLS to secure all necessary permits or other documentation to install and operate SSC Systems under the City's control. The responsibility for all documentation required to obtain permits is the responsibility of BLS. The City will assist, to the best of its ability, in obtaining any other permits or authorizations from the appropriate Department of Transportation, Municipality, or other government agency, as applicable, for operation in such locations. The City will not charge BLS for necessary City permits.
6. The City will make its Public Works Department, Electricians, or other staff available to BLS to help identify, coordinate, and permit pole locations, gain access to electricity hookups, etc., as needed. If the SSC Systems are to be mounted on existing structures, the City will issue a letter to BLS authorizing the use of the identified location.

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7. The City will issue a letter to BLS showing its authorized use for each pole identified for each SSC System to be mounted.

POWER

8. The City will pay the power costs for the SSC Systems and associated signage through its existing SCE contract.

FLASHER SCHEDULES

9. The City will provide BLS with the appropriate schedules and activation times necessary for initial and ongoing programming of enforcement cameras and related system equipment, including the physical flashing lights ("Flashers"). The City must also promptly notify BLS of any unscheduled construction or disruptions affecting the regular schedule within a Traffic Safety Corridor.
    a. BLS will use the schedules to set multiple speed citation thresholds within multiple time periods throughout the day as needed, such as for construction zone speed limits and enforcement times.

VEHICLE REGISTRATION AND OWNERSHIP

10. BLS has the responsibility for identifying vehicle ownership record data through NLETS, USPS, and other sources. The City will complete and sign any necessary letters to NLETS authorizing BLS to retrieve vehicle data records for processing.

EVENT REVIEW

11. The City will authorize an agency officer to carefully review each potential Violation captured by the SSC System and transmit an electronic signature to each Notice of Violation approved by the City.
12. If an event does not result in a notice of violation, it will be purged within five business days from the date it is determined that it is a non-violation event.
13. The City hereby acknowledges and agrees that the decision to issue a Notice of Violation will be the sole, unilateral, and exclusive decision of the authorized officer in such officer's sole discretion, and in no event will BLS have the ability or authorization to make a Notice of Violation decision.

FINES AND COLLECTIONS

14. BLS is responsible for issuing notices of violation, after City review and approval, and collecting all fines and fees associated therewith. The City will approve customary fine collection services on behalf of BLS to reach a final disposition for all unpaid or contested violations.
    a. To the extent permitted by law, the City agrees to hold harmless BLS from any liabilities, claims, or expenses to the extent caused by City's failure to provide timely notice of changes to a location's speed enforcement schedule.

SYSTEM DAMAGES

15. The City will promptly compensate BLS for negligent or intentional damage to the SSC Systems caused by the City, its employees, or authorized agents. All costs will be deducted from the program funds in the next billing cycle(s) by BLS. BLS will notify the City of all damage to its system prior to deducting the funds required to pay for the damage.

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PERSONNEL CHANGES

16. The City agrees to notify BLS of any resignations or terminations of its personnel so that they can be removed from all applicable systems. This is required to maintain Criminal Justice Information Services (CJIS) access and compliance.
17. The City agrees to provide and maintain the following information for each location enforced:
    a. Speed limit (and schedule if speed varies by time of day)
    b. Enforcement speed threshold
    c. Enforcement times (for example, 24X7)

SIGNAGE

18. Malibu will install the below signage no more than 500 feet before the placement of the system:
    a. Signs stating “Photo Enforced”
    b. Speed limit signs with flashing beacons
    c. Speed feedback signs

PUBLIC INFORMATION & EDUCATION

19. The Malibu City Council has adopted and approved the Speed Safety System Use Policy and the Speed Safety Impact Report required by and defined in the Pilot Program.
20. Malibu will be responsible for updating the City’s website to identify the street or portions of the street approved for enforcement using a speed safety system and the hours of enforcement whenever the City changes the locations of enforcement.
21. The City will administer a public information campaign for at least 30 calendar days prior to the commencement of the program, which will include public announcements in major media outlets and press releases.

INITIAL REVIEW AND ADMINISTRATIVE HEARINGS

22. The City Council or City Manager will appoint or contract with qualified independent examiners for reviews and administrative hearings, as required by Cal. Veh. Code § 22437(c)(4)(A) .
23. The City will set the schedule, location, and availability for examiners for review and administrative hearings.
24. The City will establish the administrative hearing processes.
25. If a notice of violation is dismissed following an administrative hearing, the City will refund any civil penalty, if paid, within 30 days.
26. The City will define the training needs for the examiners according to the minimum requirements in Cal. Veh. Code § 22437(c)(4)(B), and may reimburse the examiner for training costs if not an employee.
27. The City will work with the examiners to promote reviews and hearings within the timeframe the statutes require (within 60 days of receipt of a request for reviews and within 90 days for hearings).

SUPERIOR COURT (DE NOVO) HEARINGS

28. For Superior Court (De Novo) Hearings held pursuant to Cal. Veh. Code § 22438, the City will develop processes to inform BLS when:

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a. An evidence package is needed.

b. The final outcome of the hearing is issued.

29. If the appellant prevails, the City will be responsible for refunding the Superior Court fee and any payment of the civil penalty in accordance with the judgment of the Superior Court.

INDIGENT AND LOW-INCOME VIOLATORS

30. The City will be responsible for reviewing evidence that a violator is either indigent or low-income and updating the citation(s) in NewGuard accordingly.

31. The City will be responsible for tracking community service obligations and their fulfillment if a violator elects that option.

FIVE-YEAR REPORT

32. The City will prepare the evaluation of the SSC Systems in the City to determine the SSC Systems' impact on street safety and the SSC Systems' economic impact on the communities where the SSC Systems are located. The City will track and provide the following information for the report:

    a. Data, at least three months before implementation of each system, on the number and proportion of vehicles speeding from 11 to 15 miles per hour over the legal speed limit, inclusive, from 16 to 25 miles per hour over the legal speed limit, inclusive, 26 miles per hour over the legal speed limit, and for every violator traveling at a speed of 100 miles per hour or greater.

    b. Data, before and after implementation of the system, on the number of traffic collisions that occurred where speed safety systems are used, relative to citywide data, and the transportation mode of the parties involved. The data on traffic collisions shall be categorized by collision type and injury severity, such as property damage only, complaint of pain, other visible injury, or severe or fatal injury.

    c. The City's costs associated with implementation and operation of the SSC Systems above and beyond the costs for which BLS provides invoices (for example, City personnel time).

    d. A racial and economic equity impact analysis, developed in collaboration with local racial justice and economic equity stakeholder groups.

TRAINING

33. The City will determine what training is required as part of this program. BLS will make the training materials in its Scope of Work available as part of this effort.

34. The City will schedule attendees for training and set attendance rules (for example, how much class can a participant miss before that participant is considered not to have completed the training?).

GENERAL

35. Certain items specified in BLS's proposal require BLS to develop customized processes in NewGuard in order to comply with SB 1297. Malibu will assist BLS in identifying and communicating with third parties to answer questions, review prototypes, and provide other input necessary for BLS to develop such NewGuard configurations in a timely fashion. If BLS's ability to complete the configurations is materially impacted by delays in obtaining necessary third-party input despite BLS's best efforts, City and BLS shall meet and confer in good faith to adjust applicable schedules.

36. Additional specifications or City requests not included in this Scope of Work will be priced for and approved via a change request.

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CRIMINAL JUSTICE INFORMATION SYSTEM (CJIS) ACCESS

37. City and BLS acknowledge that certain Services may require access to the Criminal Justice Information System (CJIS) subject to approval by the City's contracted law enforcement agency, including the Los Angeles County Sheriff's Department. The City shall reasonably cooperate in facilitating BLS's coordination with such agency regarding any required CJIS Security Addendum or related approvals. The parties shall work together to obtain these approvals since citations cannot be issued without them.

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EXHIBIT B
COMPENSATION SCHEDULE

PCH SPEED SAFETY CAMERAS SYSTEM

Description	Qty	Unit	Year One	Year Two	Year Three	Year Four	Year Five
Software Solutions							
Software Solution Licenses	**7**	**Users**	Included	Included	Included	Included	Included
E-commerce Web Portal(s)	**1**	**LS**	Included	Included	Included	Included	Included
Cashiering Support	**1**	**LS**	Included	Included	Included	Included	Included
Hardware Solution							
Speed Safety Cameras, data storage, and related infrastructure	**10**	**Locations**	**$440,400**	**$440,400**	**$440,400**	**$440,400**	**$440,400**
Installation, maintenance and training	**10**	**Locations**	Included	Included	Included	Included	Included
Document Production and Mailing Services*							
Outgoing document production	**1**	**LS**	**$2,361,365**	**$2,361,365**	**$2,361,365**	**$2,361,365**	**$2,361,365**
Incoming correspondence	**1**	**LS**	Included	Included	Included	Included	Included
Payment processing	**1**	**LS**	Included	Included	Included	Included	Included
Accounts receivable, receivable, revenue and payment tracking	**1**	**LS**	Included	Included	Included	Included	Included
		Total	**$2,801,751**	**$2,801,751**	**$2,801,751**	**$2,801,751**	**$2,801,751**
		Total Monthly	**$233,480**	**$233,480**	**$233,480**	**$233,480**	**$233,480**

*The pricing for Document Production and Mailing Services includes the labor and services required for BLS to conduct initial quality assurance on speed violation events captured by SSC Systems. The pricing reflects the cost to process up to 20,000 of such quality-assured events (QA-events) per month for City review. The City reviews QA-events and determines if an event sufficiently evidences a speed violation and supports issuance of a

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Notice of Violation. Because City reviewers may and likely will void events at their discretion, the number of QA-events will likely exceed the number of Notices of Violation approved by the City. The City alone determines when to issue Notices of Violation pursuant to the Speed Safety Camera System Pilot Program and BLS is entitled to receive the amounts listed in the Compensation Schedule regardless of the number of Notices of Violation issued by the City. If the QA-events submitted for City review in a month exceeds 20,000, the City will be charged at a fixed fee amount of $35,000 for each additional block of 5,000 QA-events.

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EXHIBIT C
INSURANCE LANGUAGE

Without limiting Consultant's indemnification of City, and prior to commencement of work and/or services under this Agreement, Consultant shall obtain, provide, and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

General Liability Insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile Liability Insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned, or rented vehicles, in an amount not less than 1,000,000 combined single limit for each accident.

Professional Liability (Errors & Omissions) Insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' Compensation Insurance. Consultant shall maintain Workers' Compensation Insurance (statutory limits) and Employer's Liability insurance (with limits of at least $1,000,000).

Consultant shall submit to Agency, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

Umbrella or Excess Liability Insurance. Consultant shall obtain and maintain an umbrella liability insurance policy with limits that will provide bodily injury, personal injury, and property damage liability coverage, including commercial general liability, automobile liability, and employer's liability. Such policy or policies shall include the following terms and conditions:

- A drop-down feature requiring the policy to respond if any primary insurance that would otherwise have applied proves to be uncollectible in whole or in part for any reason, other than bankruptcy or insolvency of said primary insurer;
- "Pay on behalf of" wording as opposed to "reimbursement";
- Concurrency of effective dates with primary policies.

Should Consultant obtain and maintain an excess liability policy, such policy shall be excess over commercial general liability, automobile liability, and employer's liability policies. Such policy or

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policies shall include wording that the excess liability policy follows the terms and conditions of the underlying policies.

OTHER PROVISIONS OR REQUIREMENTS

Proof of Insurance. Consultant shall provide certificates of insurance and required endorsements to City as evidence of the insurance coverage required herein. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City for the contract period and any additional length of time required thereafter. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of Coverage. Consultant shall procure and maintain for the contract period, and any additional length of time required thereafter, insurance against claims for injuries to persons or damages to property, or financial loss which may arise from or in connection with the performance of the Work hereunder by Consultant, their agents, representatives, employees, or subconsultants.

Primary/Noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self- insurance shall be called upon to protect it as a named insured.

City's Rights of Enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary, and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

Waiver of Subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of Contract Provisions (Non Estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with

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any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

Requirements Not Limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Notice of Cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide the City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage. If any of the Consultant's insurers are unwilling to provide such notice, then Consultant shall have the responsibility of notifying the City immediately in the event of Consultant's failure to renew any of the required insurance coverages, or insurer's cancellation or non-renewal.

Additional Insured Status. General liability, automobile liability, and umbrella/excess liability insurance policies shall provide or be endorsed to provide that City and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies.

Prohibition Of Undisclosed Coverage Limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

Separation of Insureds. A severability of interests' provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party who is brought onto or involved in the project/service by Consultant (hereinafter collectively "Subcontractor"), provide the same minimum insurance coverage and endorsements required of Consultant under this Agreement. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. However, in the event Consultant's Subcontractor cannot comply with this requirement, which proof must be submitted to the City, Consultant may still be able to utilize the Subcontractor provided Consultant shall be required to ensure that its Subcontractor provide and maintain insurance coverage and endorsements sufficient to the specific risk of exposure involved with Subcontractor's scope of work and services, with limits less than required of the Consultant, but in all other terms consistent with the Consultant's requirements under this Agreement. This provision does not relieve the Consultant of its contractual obligations under the Agreement and/or limit its liability to the amount of insurance coverage provided by its

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subcontractors. This provision is intended solely to provide Consultant with the ability to utilize a Subcontractor who may be otherwise qualified to perform the work or services but may not carry the same insurance limits as required of the Consultant under this Agreement given the limited scope of work or services provided by the subcontractor. Consultant agrees that upon request, all agreements with Subcontractors, and others engaged in the project and/or services, will be submitted to City for review.

City's Right to Revise Specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days' advance written notice of such change. If such a change results in substantial additional costs to the Consultant, the City and Consultant may renegotiate the Consultant's compensation.

Self-Insured Retentions. Any self-insured retentions must be declared to and approved by the City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible, or require proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention through confirmation from the underwriter.

Timely Notice Of Claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional Insurance. The consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.