**NOTICE OF PUBLIC HEARING**
**CITY OF MALIBU**
**PLANNING COMMISSION**

The Malibu Planning Commission will hold a public hearing on **MONDAY, April 20, 2026, at 6:30 p.m. in the Council Chambers, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA on the project identified below.

Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

## ACCESSORY DWELLING UNIT ORDINANCE

Zoning Text Amendment No. 25-003 – Consider a revised amendment incorporating new state law and clarifications to Title 17 (Zoning) of the Malibu Municipal Code (MMC) to update regulations related to Accessory Dwelling Units and make a recommendation to the City Council

The proposed ordinance was previously reviewed by the Commission on August 18, 2025, and subsequently on January 20, 2026, at which time the Commission provided recommendations to the City Council. The ordinance was not adopted by the City Council and is now returning to the Planning Commission for further consideration. Since the January 20, 2026 Planning Commission meeting, additional draft language has been incorporated to address reduced setback provisions for ADUs associated with fire rebuilds. No other substantive changes to the Planning Commission's prior recommendation are proposed.

The proposed ordinance before the Commission is the previously reviewed consolidated amendment that implements recommendations provided by the California Department of Housing and Community Development (HCD) and updates to MMC Chapter 17.44 reflecting the latest State ADU/Junior ADU statutes, including, for consideration, the addition of provisions related to reduced setbacks for fire rebuild ADUs.

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| Location: | Citywide Project |
| Case Planner: | Patrick Achis, AICP, Senior Planner<br>(310) 456-2489, extension 247<br>pachis@malibucity.org |

The proposed ordinance is Statutorily Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), which state that CEQA does not apply to the adoption of local ordinances regulating the construction of second units in single-family and multifamily residential zones. Furthermore, the Community Development Director has analyzed the proposed amendments. CEQA applies only to projects that 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 the proposed amendments are required by state law and will not have a significant effect on the environment.

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures.

Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

For more information, view the City's Accessory Dwelling Units website at www.malibucity.org/adu.

IF YOU CHALLENGE THE CITY'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: March 26, 2026