Proposed Project (June 2026)

The Project is proposed on three vacant parcels that would be merged as part of the Project to create an approximate 28.2-acre parcel (1,288,908 square feet (sf) gross or 1,211,376 sf net (27.8 acres) with street easements removed) (Property). Vicinity aerials and site plans are provided as Attachment 2.

- Address: 4000 Malibu Canyon Road
- APNs: 4458-030-007, 4458-028-015, 4458-028-019
- Zoning & Land Use: Commercial Visitor Serving 2 (CV-2)
- Overlay Zone: Civic Center Overlay

Description

The subject property is a combination of three vacant parcels totaling 27.8 acres located in a triangle-shaped area formed by the intersections of Malibu Canyon Road, Pacific Coast Highway (PCH), and Civic Center Way in the CV-2 zone. The proposed development ("Malibu Canyon Resort" or "Project") is designed as a 146-room luxury hotel resort with a floor area ratio (FAR) of .15, 40% minimum landscaping, and 25% minimum open space. The Malibu Canyon Resort proposes a lot merger of the three adjacent parcels into one parcel. The Project will operate as a hotel and will be consistent with MMC Chapter 3.24 "Transient Occupancy Tax," limiting occupancy for guests to a period of no greater than thirty (30) consecutive calendar days.

Approximately 181,425 square feet of above ground conditioned development (gross square footage) within allowable F.A.R. of 181,706 sf, is proposed both for the main resort building and 45 independent and detached, one and two-level buildings of a variety of configurations within the resort compound situated to capture key views from the site and to permit extensive landscaping to minimize massing and soften aesthetics. The main resort building is comprised of two levels above grade with 60 hotel guest rooms, while the balance of the 146 rooms are comprised in the 45 independent buildings, together with resort facilities such as the hotel's lobby areas, an all-day dining restaurant, library, bar, roof-top club, and signature resort restaurant. Below grade the main resort building contains further indoor guest amenity areas and associated back of house spaces. Satellite amenity buildings are centered on the resort's central swimming pool area, and on the proposed conference and banquet area to the south. Above grade, these buildings are one level and provide banquet and workshare accommodation as well as a pool grill, pool café, and restrooms for pool users. Below grade of the satellite amenity buildings consists of guest amenity areas including spa, fitness studios, lounge, and associated back of house spaces. The majority of the Project's 589 parking spaces will be located in an all-valet, partially buried parking structure at the north of the site, accessible from Civic Center Drive, and from the main hotel entrance via a below grade driveway. The "notched" parking structure is designed to minimize visual impacts and is stepped and landscaped to mimic the topography. One smaller surface parking area on the site will accommodate some of the required staff/service parking spaces. These spaces are augmented with solar carports per mandatory Title 24 requirements.

The Malibu Canyon Resort Project will connect to the City's Civic Center Wastewater Treatment Facility (CCWTF) via an onsite sewer lateral. Electrical service is currently available to the Project site from Southern California Edison. Overhead lines currently crossing the property would be placed underground, while two existing transformers would be relocated, and two additional transformers would need to be sited within the Project. Natural gas service is available for heating and food preparation from the Southern California Gas Company. Water service would be provided by Los Angeles County Waterworks District No. 29 (District 29) upon approval. The Project also anticipates making intersection upgrades in the vicinity of the Project to address traffic impacts, as recommended by the Project's traffic engineer.

Project landscaping is extensive and exterior amenity areas include swimming pools and decks, recreation areas, gardens, water features, patios, tennis courts, sheltered exterior terraces, circulation routes, and pedestrian paths. All areas of the Project are accessible from the proposed Fire Truck Access Route per mandatory Fire Code requirements.

Landscaping would consist of a mix of developed functional planters, lawns and other landscapes within the formal resort grounds with approximately 11 acres (40 percent of site) around the north, east and southern site perimeter retained in natural or native vegetation. Approximately 3,000 square feet of lawn would be provided in three locations to support events and functions such as weddings and other celebrations. More than two acres of terrace, deck, and courtyard and portico space would be provided, concentrated around the pool, spa and hotel. Graded slopes are proposed for re-vegetation with a mix of native and drought-tolerant plants.