

Mailing date: 6/12/2026

Check No. _____



Notice of Exemption

City of Malibu
Community Development Department

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ L.A. County Registrar-Recorder
L.A. County Clerk
12400 E. Imperial Highway, Room #1201
Norwalk, CA 90650

From: City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
(310) 456-2489

Project Title: Conditional Use Permit No. 26-001, Coastal Development Permit Exemption No. 26-058, and Categorical Exemption No. 26-036

Project Location – Specific: 22935 Pacific Coast Highway

Project Location – City: Malibu **Project Location – County:** Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: An application to establish the use of an existing restaurant known as Pita Bu, with an attached outdoor patio with 30 seats, including a California Department of Alcoholic Beverage Control (ABC) License Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) to allow the onsite service of beer and wine at the restaurant during all business hours Sunday to Thursday from 11:00 AM to 11:00 PM and Friday from 11:00 AM to 6:00 PM and to include the California Department of Alcoholic Beverage Control (ABC) License Type 58 Caterer Permit to cater alcoholic beverages off-site

Name of Public Agency Approving Project: City of Malibu

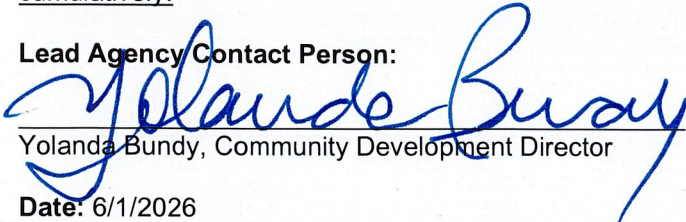
Name of Applicant/Permittee/Property Owner/Recipient of Project Approvals: Nieves and Associates, on behalf of Property Owner Chabad of Malibu, Inc.

Exempt Status: *(check one)*

- ☐ Ministerial (Sec. 21080(b)(1); 15268): _____
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)): _____
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c)): _____
- ☒ Categorical Exemption; Type and section number: Section: 15301 - Existing Facilities
- ☐ Statutory Exemptions; Code number: _____

Reasons why project is exempt: The project, as described above, is consistent with the classes of projects described in CEQA Guidelines Section 15301 that are considered exempt from further CEQA review. None of the exceptions described in Section 15300.2 apply. No potentially significant impacts will result from the project, either singularly or cumulatively.

Lead Agency Contact Person:


Yolanda Bundy, Community Development Director

Date: 6/1/2026

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with OPR: _____