Summary

Malibu Civic Center Design Standards
October 17 and 18, 2014 Open House

Overview

On Friday, October 17 and Saturday, October 18, 2014, in the multipurpose and Zuma rooms of Malibu City Hall, the City of Malibu held its first Community Open House for the Malibu Civic Center Design Standards. The open house was the first of several workshops and Task Force meetings planned by the City to hear ideas from the community. The open house was attended by approximately 30 participants, including residents, Task Force appointees, City Council members, and local business and property owners, and architects who practice in Malibu. The City’s Planning Director Joyce Parker-Bozyinski and Laura Stetson, Principal for MIG (the lead consultant firm assisting the City with the Civic Center Design Standards), moderated the open house.

The workshop was designed to introduce the project to the community and to ask participants to describe their impressions of the feel, experience, and identity of Malibu’s Civic Center. The themes discussed during the two-day open house will be used to define guiding principles for the Design Standards. Each day included a one-hour long walking tour to familiarize people with existing development within the Civic Center district.

The workshop was organized as an open house format to allow participants to come and go at any time. At the beginning of the open house and as needed throughout each day, Ms. Stetson conducted a brief orientation to provide a common foundation for those experiencing the open house activities.

The open house consisted of educational and interactive stations, and attendees were encouraged to comment on the materials presented. The interactive displays addressed:

- Malibu Civic Center Shopping Centers: Comment on What Works Today and What Does Not
• What Defines the Malibu Character?
• Design Standards versus Design Guidelines: The Design Review Process
• Open Space, Connectivity, and Landscaping and Other Components of Design Detail

In addition to providing written comments on sticky notes at the topic stations, attendees were able to provide additional feedback at the event using the following tools:

• On-line survey
• Walking Tour comment brochure
• Comment card
• “Graffiti” wall for free-form comments on any issue

Participants’ comments and responses are summarized on the following pages.
I. Welcome, Introduction, and Open House Orientation

Laura Stetson of MIG welcomed attendees to the Open House and thanked them for participating. Ms. Stetson gave a 15-minute presentation covering the planning history of the Civic Center district and questions for participants to consider as they interact with staff and the consultant team during the Open House. The presentation is included as Appendix A.

*Laura Stetson, a consultant to the City, gives an introductory presentation.*

II. Malibu Civic Center Shopping Centers

At this station, participants reviewed display boards presenting images of existing development in the Civic Center District and were asked to describe what they liked and did not like. The map below identifies the location of existing and proposed projects in the Civic Center. Photos of each shopping center display board center are included in the subsequent pages.
The following comments have been grouped by display board.

**Malibu Village**

Existing stores include but are not limited to, Levis, Marmalade Café, Malibu Hollywood Cinemas, Banana Republic, and Soul Cycle.

- Like! Eclecticism
- More gathering areas
- Corporate America for mid-priced snobs
- Dislike compact parking
- Need for more local shops and not high-priced tourist shops
- Grass and open space equals gathering area
- Create more seating opportunities
- Interesting
- Don’t like gas station connection to shopping area via parking lot
- Dislike!!
- The best part about Malibu Village, which is not utilized, is the wonderful banks along the creek. Could be a walking, biking path, with restaurants, patios should open up to the back of this mall. It’s beautiful; tear down and start new!
- Need smaller businesses (not chains here)
- Ugly and uninviting facades with generic chain stores
- Does not take advantage of Malibu Creek
- Only interesting part is the egret nest trees in parking lot
- All high end stores; ridiculous for locals
- Needs open green space
- Need more services centers: shoe repair, radio shack, books, cafes
- Not enough parking
- No character; doesn’t relate to County Mart; feels separate; feels tourist
- Flat high-end money
- Boring
- Façade variation break up buildings; no box look
- Some detailed elements

**Cross Creek Courtyard**

Existing stores include but are not limited to, Urban Outfitters and Malibu Management Estate Services.

- Love my angled parking and tree/landscaped street parking
- Like! Trees near parking easy access to Urban Outfitters
- Like! Buffered parking; parking shouldn’t come straight to building
- Not excited Urban Outfitters is here
Like! Will grow into a nice space
Did not know about the space behind Urban Outfitters; shows potential
More signage; no idea what is available here
Courtyard is pleasant and inviting and landscaping includes new monarch butterfly gardens
but I have no use for Urban Outfitters; – Agree
Like what they have done so far; wish it was more connected to other centers
Look like Army housing on pre-fabricated construction
Poor entrance; needs identification
Garden accessibility
No character; how did that happen?
Ugly
Modern glass, wood, and landscape
Green parking, not just asphalt, shade
Sucks

Country Mart
Existing stores include but are not limited to, Juicy Couture, 5 Point Yoga, Howdy’s, John’s
Garden, Westside Estate Agency, Madison, Toy Crazy, Malibu Car Wash, and L’Occitane.

Shopping prices really high, locals don’t shop a lot (except a few stores i.e., Toy)
Dislike! Big high sign
Like! Kids park
Sorry to see bookstore leave
Like! L’occitane smaller, interesting, sign
Shop signs are appropriate for unique stores of both local and tourist needs
Underpaved severely
Like central quad congregation and play area safely away from traffic
Driveway traffic is safety hazard to walking patrons
Like! The great mix of shops
Like! The courtyard open space and mixed density
Dislike! Parking ingress/egress gets backed up
Wish it was more connected with park
Love the energy at the playground, green space, nice place to hang out
Like playground and open space, hate that almost all the small stores are gone, especially
Tops and Diesel
Like!
1-story human scale preserves view of mountains
Center designed around open space instead of parking lot
Use native drought-tolerant landscaping
Keep lot of green open space
Spacious, not compact
- Parking: possibly use Colony
- Like playground
- User friendly
- Eclectic
- Too sterile
- Parking lot circulation poor; lots should be joined
- Open air
- Safety, truck parking, street truck unloading in Cross Creek Road and Civic Way medians
- Access to park should be integrated
- Separation different spaces, seating
- Lack of parking

**Cross Creek Road Area**

Existing stores include but are not limited to, Malibu Hardware and Supply, Cross Fit Malibu, and Artifac Tree Thrift Store.

- Needs to connect to creek
- Love this area as a rural part of community
- Would hate to see this wiped out and replaced with another big box development
- Hardware store is wonderful; like old Malibu rural feel of road and horse farm at the end of the road
- Love eclectic vibe
- Feels like the “real” Malibu
- Human need/nature interface is positive attribute to this area
- Local need serving use on perimeter of commercial area helps repurpose instead of landfill
- Interim use but effective temporary utilization
- Dislike! We should allow owner to plan/build
- Dislike! Chain link and closed off feeling – Agree
- Keep rural Malibu like this area!
- Love hardware; wish it was more connected to other shops
- Love to have the hardware store in town, even if inventory is somewhat limited, but the staff is super friendly and helpful
- Reused space, old World War II design
- Reflect Indian Chumash in design of shops, themed beautiful tents/tepees (handiwork), feathers blades, staticary
- Keep zoning; mish-mosh but landscaped well and other uses -> Intrigue
- Fits into creek area
- Rural character! But needs signage
- Needs traffic safe drop-off area (off street!)
- Transient people services, charity
- Good rural use of service space!
• Walk for riverfront
• Poor access
• Connectivity between these shopping centers! Overlay design

Malibu Lumber Yard

Existing stores include but are not limited to, Café Habana, J. Crew, kiston, Tory Burch, and Canyon Beachwear.

• Like non-reflective and natural wall finishes
• Like architecture of wood; modern feel
• Like architecture: wood or modern
• I never go here: too expensive, poor parking plan and uninviting design. One thing I like: drought-tolerant plants
• Like materials used
• Boring landscape bordering on weeds
• Like! Finish, landscaping, parking in back, 2 floors
• Too dense; like courtyard, but no green space
• Love the aquariums, outdoor space
• Parking can be painful when it’s busy
• Do not like the second story; it darkens the interior and has high vacancy rate
• Like central courtyard theme and continuous elements unifying the shopping experience
• Like landscaping
• Like decking and patio
• Stores too expensive for regular families in Malibu to shop
• Like openness of stores
• Second story! Uses design accessibility, marketing to locals if that was intention
• Like second-story areas
• Underparked
• Landscape softens flat store fronts
• Glass, modern, very square, no soft edges, color
• Reuse of woods and (a little) dimensional, natural colors or light
• Wood rustic; blends in
Malibu Colony Plaza

Existing stores include but are not limited to, Ralph’s Fresh Fare, CVS Pharmacy, First Bank, Starbucks, Subway, and US Post Office.

- Dislike! Length equals strip mall
- Too much hardscape and obstruction in outdoor areas
- Shabby
- Appreciate moment sign scale; fits the shopping center’s architectural style
- Classic and timeless style but unimaginative
- Needs updating
- Too much like generic strip mall
- Dislike landscaping
- Don’t like cement footprint; seems way too big
- Dislike outdated style
- Terrible pedestrian flow from parking to stores because main driveway splits so trees from parking (everyone has to jaywalk in front of traffic flow)
- Like the sycamores in parking lot; otherwise unlovely design, looks cheap and generic – Ditto
- Thank you for giving a bit of historic flavor
- Pedestrian and bicycling walkway to connect (safely) Colony Plaza to Lumber Yard
- Needs to be cleaned
- Like water element; could be restyled
- Traffic, repaving, encourage more walking, pedestrian connectivity to Country Mart
- Connect to rest of Civic Center
III. Malibu Character

At this station, display boards depicting various design characteristics were exhibited. Participants were asked to consider the question: What is Malibu? A range of design features, architectural styles, materials, and ideas were shown to spark ideas from participants about what Malibu means to them. Participants also had the opportunity to comment on the boards using sticky notes.

General Comments (What is Malibu?):

Inspired by the Coast
- Losing simple coastal feel, just blue doesn’t make it coastal
- Connectivity from Civic Center to pier

How do we use open space and nature?
- Blending in good use color design, open, blends in

Sustainable?
- Yes, drought resistant
- Lighting ordinance, but nightlife is an important aspect

Contemporary?
- Soften the look

Rural?
- Don’t forget this aspect please; it is getting lost
- Rural; this element needs space; too many parked cars in the way!

Eclectic Architecture
- Mix it up in different areas; do not overbuild
- Would make it interesting, contemporary and futuristic, Mediterranean, rural, natural, Chumash
- Eclectic is nice, uniformity is boring
- Parking is an Issue; create parking lots hidden by trees and artistic buildings
- Beach tourism: create parking lots to shuttle beach goers
IV. **Design Standard and Guidelines**

This station presented several related topics as a means of getting participants to think about design review and how it works today in Malibu and might be applied within the Civic Center district. The first display board illustrated the City’s current design review process and summarized the practices of five coastal communities with similarities to Malibu: Fort Bragg, Sausalito, Carmel, Santa Barbara, and Del Mar. Two companion boards compared the design goals and implementation practices from the sample cities, indicating whether design criteria were simply guidelines (“should”) or mandatory requirements (“shall”) and showing in graphic form the level of review scrutiny applied (see boards below).

The activity related to these displays was a survey, described below, that asked questions about design review.
## Design Guidelines
**What is the focus?**

### GOALS

<table>
<thead>
<tr>
<th>Ensure Compatibility of New Development with Existing</th>
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<tbody>
<tr>
<td>Del Mar</td>
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<table>
<thead>
<tr>
<th>Maintain a Human Scale</th>
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<tr>
<td>Del Mar</td>
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<tr>
<th>Encourage a Relationship between Development and Pedestrians</th>
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<tr>
<td>Del Mar</td>
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<thead>
<tr>
<th>Maintain a Pedestrian Network</th>
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<tr>
<td>Del Mar</td>
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<table>
<thead>
<tr>
<th>Encourage Open Space</th>
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<td>Del Mar</td>
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<table>
<thead>
<tr>
<th>Reduce Visibility of Parking</th>
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<tbody>
<tr>
<td>Del Mar</td>
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<table>
<thead>
<tr>
<th>TOTAL</th>
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<tbody>
<tr>
<td><strong>Design Standard</strong></td>
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<tr>
<td><strong>Design Guideline</strong></td>
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**City of Malibu | Civic Center Design Standards**

October 17th and 18th
Design Guidelines
Design Guidelines vs. Design Standards

**DESIGN STANDARDS**

**“SHALL”**

**Sausalito’s Building Material Standard**
Building materials shall appear similar in scale, color, texture and finish to those seen historically in context.
Sausalito Design Guideline 4.2

**Fort Bragg’s Site Planning Standard**
Cluster buildings on the site to encourage a higher level of pedestrian activity.
Fort Bragg Guideline 2.3.3b

**Santa Barbara’s Siting Standard**
On lots with one street frontage, place the primary mass of buildings parallel to the street.
Santa Barbara Design Guideline 3.2.1

**Carmel’s Window Pattern Standard**
Such window treatments as mitered corners, etched glass, and glass block are to be avoided.
Carmel Design Guideline C.2

**Del Mar’s Construction Standard**
Development for the zone shall be designed to maintain a pedestrian-oriented, predominantly retail village character, with attractive walkways and courts which encourage social interaction and talking.
Del Mar Municipal Code 30.22.080

**DESIGN GUIDELINES**

**“SHOULD”**

**Sausalito’s Building Materials Guideline**
Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.
Sausalito Design Guideline 4.22

**Fort Bragg’s Site Planning Guideline**
View corridors that offer unobstructed views of the shoreline and/or sea from public rights-of-way should be provided.
Fort Bragg Guideline 2.3.3d

**Santa Barbara’s Siting Guideline**
When siting a new building, consider the setbacks and scale of the existing neighborhood and adjacent buildings.
Santa Barbara Design Guideline 3.2.3

**Carmel’s Window Pattern Guideline**
Large sheets of glass, unbroken by divisions, can appear too urban or modern and should be avoided.
Carmel Design Guideline C.1

**Del Mar’s Construction Guideline**
Del Mar has no Design Guidelines.

City of Malibu | Civic Center Design Standards
October 17th and 18th
V. Retail Architecture

This station summarized Malibu’s formula retail ordinance (effective September, 2014) and depicted standardized features associated with formula retail establishments. It should be noted that the retail ordinance will be rescinded by the City Council on December 8, 2014 due to the approval of Measure R by voters on November 4, 2014 election.
VI. Environmental

At this station, participants were provided with an overview of environmental strategies commonly used to conserve resources. Four categories were covered: water conservation, permeability, retention, and energy conservation.
VII. Open Space Connectivity, and Landscaping

At this station, participants reviewed a display board that included images of open space, connectivity, and landscaping. The images were color coded and arranged by category into three rows. Participants were given five colored dot stickers and directed to place a dot beneath features they would like to see in the Civic Center District.

Five features of the nine represented were supported by the majority of participants; however all of the features had some level of support. The following summarizes the results of the activity from both days.

<table>
<thead>
<tr>
<th>Category</th>
<th>Features you would like to see in the Malibu Civic Center District</th>
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</thead>
<tbody>
<tr>
<td><strong>Open Space</strong></td>
<td></td>
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<tr>
<td>Courtyard</td>
<td>Public Plaza</td>
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<tr>
<td>4</td>
<td>13</td>
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<tr>
<td><strong>Connectivity</strong></td>
<td></td>
</tr>
<tr>
<td>Pedestrian Pathways</td>
<td>Pedestrian Bridge</td>
</tr>
<tr>
<td>11</td>
<td>8</td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td></td>
</tr>
<tr>
<td>Outdoor Furniture</td>
<td>Drought tolerant Landscaping</td>
</tr>
<tr>
<td>14</td>
<td>7</td>
</tr>
</tbody>
</table>
VIII. On-line Survey

At the Open House, laptop computers were provided for participants to complete a survey relating to the materials presented at the event. Paper survey copies were also made available, and the survey could be completed on a smart phone or personal tablet computer. The survey asked questions about vision and character, design elements, and design guidelines for the Civic Center District. The following is a summary of the responses. Raw data are available in Appendix D. Following the Open House, the survey was placed on the City’s website to collect additional responses.

- A majority of respondents described the Civic Center District as eclectic, visitor oriented, and town center oriented.
- A majority of respondents indicated that the Civic Center District is not equestrian oriented, 24/7, or bicycle friendly.
- A majority of respondents want to see a Civic Center District that is pedestrian friendly, family oriented, local, organic, town center, green, bicycle friendly, and coastal.
- A majority of respondents would like to see more design elements such as landscaping, outdoor furniture, benches, shading, and awnings in the Civic Center District.
- A majority of respondents would like to see more of the following public spaces and connectivity features: pedestrian connectivity, plaza and courtyards, public seating areas, public square, and bicycle connectivity.
- Respondents were evenly split when asked whether new development should comply with formal design standards (mandatory or “shall”) and guidelines (suggestive or “should”).
- Respondents who agreed guidelines or standards should be required in the Civic Center District were split on when design review should be applied. However, most agreed that design review should apply to most new developments and all exterior modifications.
- Respondents who agreed guidelines or standards should be required in the Civic Center District thought those guidelines or standards should regulate lot coverage of buildings, outdoor open spaces, site design, building height, landscaping, signs, fencing and walls, sustainable design features, and connections between developments.
- Respondents who agreed guidelines or standards should be required in the Civic Center District designated City staff, community members, the Planning Commission, and City Council to be involved in the design review process.
- A majority of respondents expressed a preference for general design consistency if design standards or guidelines were adopted.
- Respondents were split on the flexibility of regulations if design standards or guidelines were adopted.
- Respondents were split on the type of design review and appeals processes.
IX. Comment Cards

Below are the main points captured on the comment cards. All comment cards received during the open house held on October 17, 2014 and October 18, 2014 have been photographed. The comment card photographs are presented in Appendix B.

- Main emphasis on any project should be to keep green open space.
- Lots of mature tree are needed to soften the impact of any development (native drought-tolerant).
- All development needs to be one story (15 feet high) to maintain human scale and broken up into small structures to remain residential in style.
- Development should be designed around court yards, not parking lots.
- Buildings should meet platinum LEED standards and use recycled water.
- Malibu cannot sustain very much more development in this area because of limited infrastructure, so the FAR needs to reduced.
- Parking should be underground and the spaces utilized normally for parking should remain green open space.
- Rooftops should be gardens.
- The design of the Adamson House and Ed Niles project (Cantina and Zuma Sushi) are pleasing.
- Signage should be small, discrete and, understated, with no lighting of signs.
- No corporate logos like McDonalds, Wells Fargo should be allowed.
- Night lighting should be LZ1 and needs to be turned off by 11am.
- All trash needs to be put in sealed containers and bait boxes prohibited to protect wildlife.
- All facades need to blend with the mountain background.
- Supermarkets like Whole Foods should not exceed 5,000 square feet; if it is larger, it should have small satellite structures.
- If parking lots are not underground, they need to be planted with mature natural trees (like Ralph’s center), and these landscaped medians should not be counted in the 45% green open space requirement.
- Need open space for emergency vehicle parking
- Should have outdoor places to sit and rest, which are part of the remaining 25% open space
- Instead of development emphasis, all building materials must be of the highest quality, the conclusion less development is more, keep the rural feeling.
- Encourage creativity and individuality by not having a lot of rules.
- Design guidelines, not standards
- Encourage use of recycled materials.
- Need dedicated safe bike paths that could join up to Legacy Park
- The part of the highway over the creek from the pier towards Malibu Lagoon: make this a pedestrian-friendly walkway. A barrier is needed to separate the traffic from the sidewalk. Add trees, boardwalk, plants. Perhaps it should be a pleasant experience to walk from pier towards shopping in the Civic Center.
- Malibu Creek as a natural waterway and should be a feature of the Civic Center.
X. Graffiti Wall

At this station, participants provided general written comments about the Civic Center area that generally were not addressed at any of the activity stations. While the comments on the wall were free-form, they have been organized below by topic. The graffiti wall comments can be viewed in Appendix C.

Connectivity

- Free transit shuttle, possible shuttle stop at pier
- Create connections to all five shopping centers and PCH
- Decide on access or no access to Pepperdine
- Design projects to accommodate delivery trucks off the streets due to safety and air quality concerns
- Traffic issues; feels congestive
- Create connections to the proposed “ballparks”
- Accessible walkway to pier
- Design connection to the mountains and beach
- More pedestrian friendly
- Pedestrian connection across PCH, possible bridge
- Traffic flow: horses, mini horses, bikes, dogs, cars
- Walking paths, bikepaths, and bike racks

Design

- Creative frontage designs, no flat boxy look (Malibu Village)
- Behind Country Mart: hire architect to work with artist to do fabulous oceanic theme! Could be contemporary, shells, fish, birds, water, waterfalls!
- Create patterns along sidewalks and PCH
- Improved open space areas
- Beachy, fun design
- Love wood siding on Trancas vintage market
- Colors should reflect mountains and local greenery
- Incorporate Malibu’s history (Adamson house), nature (Legacy Park), and water (creek)
- Reflect the heritage of the Chumash in the art and architecture; this is part of Malibu’s character
- Quaint and local
- Need water elements, simple design
- Maintain small town charm
- Architectural diversity and authenticity
- Maintain human scale
- Raised landscape features to obscure parking lots/headlights from street view
- Underground electrical lines and telephone poles
Retail signs and building materials should be tastefully restrained so as to relate and flow with other adjacent, or competing stores themes as viewed from a distance to resist the urge to out-attract other nearby uses (Malibu Country Mart does this well)

- No excessive hardscapes
- Pier should be simple, nautical, historic

Safety

- Concerned about wildland fires and evacuation routes
- Fire staging-prevention areas
- Disaster resource open space, gathering areas
- Trucks should not unload in the middle of the street
- Noise! Civic center is an amphitheatre. Noise travels to ocean, canyon to creek. Noise base is heard in adjacent Serra Canyon, library, Legacy Park, and along Cross Creek.

Landscaping, Sustainability, and Environment

- Natural, non-invasive plant palates
- Respect wild life in the creek: ducks, egrets, herons
- Protect vernal pool site to east of condos and connect to Legacy Park
- Malibu is part of the Santa Monica Mountains National Recreation Area and a unique coastal community featuring marine protected areas; commercial development must respect those regulations and be compatible.
- More green open space
- Solar integration for energy efficiency
- Public parking with solar panels
- Malibu creek should be utilized as front yard of development/restored habitat.

General Comments

- Young people and gathering spaces, pods of uses: coffee shops, civic space
- Fair design review board with professional designers
- Malibu is a city made up of strong-willed individual used to running whatever they are involved in. Homogenized design standards are not the character of Malibu; this is not Orange County.
- Reasonable food costs
- Trade-off for providing public benefits
- Be careful of trade-offs for providing public benefits
- Include common sense in interpretation of LID and zoning ordinance
- Centrality: where is The Malibu?
- Be careful of Trancas situation
- Maintain history in Malibu bring back mom and pop stores
- Dream what Malibu can be; create a 100-year incremental plan, not limited to ordinances.
- Integrate live/work lofts
- Remodel courthouse
- Equal FAR ratios or tenant leasing opportunities for all commercial land owners, both existing and future
- Fun, inspiring, innovative
- Limited infrastructure doesn’t allow for Civic Center to be built out
- Owner-donated land for pedestrian way; owner retains right to develop original FAR for original property retain parcel
XI. Appendices

Appendix A: Orientation PowerPoint Presentation

Appendix B: Comment Cards

Appendix C: Graffiti Wall

Appendix D: On-line Survey Results

Appendix E: Hard Copy Survey
Welcome!

- We are here to listen to you
- No ideas are bad ideas
- Your charge: Envision the future for the Civic Center District
Questions for You

- What is working? What is not?
- What defines the Malibu character and how should that be reflected in the Civic Center District?
- What development/design features should be incorporated into new development?
- What haven’t we asked but need to know?

Why these questions?

**LU OBJECTIVE 2.3:** DEVELOPMENT OF APPROPRIATE SCALE AND CONTEXT.

**LU Policy 2.3.1:** The City shall protect and preserve the unique character of Malibu’s many distinct neighborhoods.

**LU Policy 2.3.2:** The City shall discourage “mansionization” by establishing limits on height, bulk, and square footage for all new and remodel single-family residences.

To implement these policies the City shall:

**LU Implementation Measure 52:** Adopt community design standards that recognize Pacific Coast Highway (PCH) as a residential corridor with centers at Las Flores, Civic Center, Point Dume and Trancas. Each center should have its own character, identity and scale with landscaping along PCH having an overall unifying theme.

*(source: M.I.C., 2nd, 3rd, & 4th Floor; Lakefront Architectural Office)*
Activities for Today Focus on Design Standards:

- Site design
- Architecture
- Landscaping
- Open space
- Public space
- Signage
- Connections
- Amenities

Activities for Today

Share your thoughts about existing development in the Civic Center District
Activities for Today

Take the survey:
Defining the Malibu character for the Civic Center District

Activities for Today

Priority Exercise:
Identify amenities and features to be included in the Civic Center District
Activities for Today: What Didn’t We Ask?

Process and Schedule

Community Workshop #1: Ideas for the Future
- MIG/City Staff: Vision Concepts
  - Task Force #1: Define the Vision
    - Joint CCPC Meeting

Community Workshop #2: Review Alternatives
- MIG/City Staff: Develop Alternatives
- MIG/Staff: Refine Alternatives
  - TF #2: Consider Alternatives
  - TF #3: Recommend Preferred Approach

MIG/City Staff: Prepare Design Standards
- Planning Commission Hearings
- City Council Hearings

Thanks for participating
Appendix B – Comment Cards

Malibu Civic Center Design Standards

Thank you for your attendance and participation in today’s open house. Please add any additional comments below.

Malibu Creek is a natural water way – should be a feature of the civic center.

Benefits include:
- Increased awareness and attention to watershed; fresh water to ocean; habitat shifts, etc.
- Once you see it you’re more reluctant to wreck it.

J.M. Milius, sr. arch. +

Please project whose Continua + Continua Supply & Demand architect be named.

Signage should be seamless.

I like design of Hennepin Avenue +

9th Ave project which Continua + Continua Supply & Demand architect be named.

Seamless -- no signage -- seamless.

No corporate logos +. We don’t need "Mallardin, walk around town.

I like the highway as the work +

the pier towards Malibu Canyon.

Malibu’s pedestrian walkway would need a barrier to separate the traffic from the sidewalk -- odd issues, too - walk path is perhaps.

It should be a pleasant experience to walk from Pier towards shopping in civic center.
Appendix C - Graffiti Wall
Q1 1. This question asks about the Civic Center District as it is today. Which of the below DOES describe the Malibu Civic Center District? Mark all that apply.

Answered: 12  Skipped: 0

- Eclectic: 75.00%
- Visitor oriented: 66.67%
- Town Center: 58.33%
- Pedestrian Friendly: 50.00%
- Family Oriented: 50.00%
- Automobile Oriented: 50.00%
- Contemporary: 41.67%
- Mixed Use: 41.67%
- Green: 41.67%
- Coastal: 41.67%
- Mediterranean Influenced: 41.67%
- Organic: 33.33%
- Local: 33.33%
- Sustainable: 33.33%
- Main Street: 33.33%
- Independent: 25.00%
- Strip Mall: 25.00%
- Local Retail: 25.00%
Malibu Civic Center Design Standards Survey

Answer Choices

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eclectic</td>
<td>75.00%</td>
</tr>
<tr>
<td>Visitor oriented</td>
<td>66.67%</td>
</tr>
<tr>
<td>Town Center</td>
<td>58.33%</td>
</tr>
<tr>
<td>Pedestrian Friendly</td>
<td>50.00%</td>
</tr>
<tr>
<td>Family Oriented</td>
<td>50.00%</td>
</tr>
<tr>
<td>Automobile Oriented</td>
<td>50.00%</td>
</tr>
<tr>
<td>Contemporary</td>
<td>41.67%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>41.67%</td>
</tr>
<tr>
<td>Green</td>
<td>41.67%</td>
</tr>
<tr>
<td>Coastal</td>
<td>41.67%</td>
</tr>
<tr>
<td>Mediterranean Influenced</td>
<td>41.67%</td>
</tr>
<tr>
<td>Organic</td>
<td>33.33%</td>
</tr>
<tr>
<td>Local</td>
<td>33.33%</td>
</tr>
<tr>
<td>Sustainable</td>
<td>33.33%</td>
</tr>
<tr>
<td>Main Street</td>
<td>33.33%</td>
</tr>
<tr>
<td>Independent</td>
<td>25.00%</td>
</tr>
</tbody>
</table>
## Malibu Civic Center Design Standards Survey

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strip Mall</td>
<td>25.00%</td>
<td>3</td>
</tr>
<tr>
<td>Local Retail</td>
<td>25.00%</td>
<td>3</td>
</tr>
<tr>
<td>Human-scale</td>
<td>16.67%</td>
<td>2</td>
</tr>
<tr>
<td>Bicycle Friendly</td>
<td>16.67%</td>
<td>2</td>
</tr>
<tr>
<td>Generic</td>
<td>16.67%</td>
<td>2</td>
</tr>
<tr>
<td>Rural</td>
<td>16.67%</td>
<td>2</td>
</tr>
<tr>
<td>Equestrian</td>
<td>8.33%</td>
<td>1</td>
</tr>
<tr>
<td>24/7</td>
<td>0.00%</td>
<td>0</td>
</tr>
<tr>
<td>Traditional</td>
<td>0.00%</td>
<td>0</td>
</tr>
<tr>
<td>Night Life</td>
<td>0.00%</td>
<td>0</td>
</tr>
</tbody>
</table>

Total Respondents: 12
Q2 This question asks about the Civic Center District as it is today. Which of the below DOES NOT describe the Malibu Civic Center District? Mark all that apply.

Answered: 12  Skipped: 0

- Equestrian: 75.00%
- 24/7: 58.33%
- Bicycle Friendly: 58.33%
- Pedestrian Friendly: 41.67%
- Town Center: 41.67%
- Family Oriented: 41.67%
- Traditional: 41.67%
- Night Life: 41.67%
- Sustainable: 41.67%
- Coastal: 33.33%
- Local: 33.33%
- Strip Mall: 33.33%
- Rural: 33.33%
- Local Retail: 33.33%
- Main Street: 33.33%
- Automobile Oriented: 33.33%
- Independent: 25.00%
- Generic: 25.00%
## Malibu Civic Center Design Standards Survey

<table>
<thead>
<tr>
<th>Style</th>
<th>Percentage</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Independent</td>
<td>25.00%</td>
<td>3</td>
</tr>
<tr>
<td>Generic</td>
<td>25.00%</td>
<td>3</td>
</tr>
<tr>
<td>Organic</td>
<td>16.67%</td>
<td>2</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>16.67%</td>
<td>2</td>
</tr>
<tr>
<td>Green</td>
<td>16.67%</td>
<td>2</td>
</tr>
<tr>
<td>Contemporary</td>
<td>8.33%</td>
<td>1</td>
</tr>
<tr>
<td>Human-scale</td>
<td>8.33%</td>
<td>1</td>
</tr>
<tr>
<td>Eclectic</td>
<td>8.33%</td>
<td>1</td>
</tr>
<tr>
<td>Mediterranean Influenced</td>
<td>8.33%</td>
<td>1</td>
</tr>
<tr>
<td>Visitor oriented</td>
<td>0.00%</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Respondents:** 12
Q3 Which of the below describes the Malibu Civic Center District you WANT to see in the future? Mark all that apply.

Answered: 11  Skipped: 1

- Pedestrian Friendly: 100.00%
- Family Oriented: 90.91%
- Local: 90.91%
- Organic: 81.82%
- Town Center: 81.82%
- Green: 81.82%
- Bicycle Friendly: 81.82%
- Coastal: 72.73%
- Independent: 63.64%
- Sustainable: 63.64%
- Contemporary: 54.55%
- Human-scale: 54.55%
- Mixed Use: 54.55%
- Eclectic: 54.55%
- Local Retail: 54.55%
- Main Street: 54.55%
- Rural: 45.45%
- Mediterranean Influenced: 27.27%
Malibu Civic Center Design Standards Survey

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian Friendly</td>
<td>100.00%</td>
</tr>
<tr>
<td>Family Oriented</td>
<td>90.91%</td>
</tr>
<tr>
<td>Local</td>
<td>90.91%</td>
</tr>
<tr>
<td>Organic</td>
<td>81.82%</td>
</tr>
<tr>
<td>Town Center</td>
<td>81.82%</td>
</tr>
<tr>
<td>Green</td>
<td>81.82%</td>
</tr>
<tr>
<td>Bicycle Friendly</td>
<td>81.82%</td>
</tr>
<tr>
<td>Coastal</td>
<td>72.73%</td>
</tr>
<tr>
<td>Independent</td>
<td>63.64%</td>
</tr>
<tr>
<td>Sustainable</td>
<td>63.64%</td>
</tr>
<tr>
<td>Contemporary</td>
<td>54.55%</td>
</tr>
<tr>
<td>Human-scale</td>
<td>54.55%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>54.55%</td>
</tr>
<tr>
<td>Eclectic</td>
<td>54.55%</td>
</tr>
<tr>
<td>Local Retail</td>
<td>54.55%</td>
</tr>
<tr>
<td>Main Street</td>
<td>54.55%</td>
</tr>
<tr>
<td>Malibu Civic Center Design Standards Survey</td>
<td></td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>Rural</strong></td>
<td>45.45%</td>
</tr>
<tr>
<td>Mediterranean Influenced</td>
<td>27.27%</td>
</tr>
<tr>
<td>Visitor oriented</td>
<td>27.27%</td>
</tr>
<tr>
<td>24/7</td>
<td>18.18%</td>
</tr>
<tr>
<td>Traditional</td>
<td>18.18%</td>
</tr>
<tr>
<td>Night Life</td>
<td>18.18%</td>
</tr>
<tr>
<td>Equestrian</td>
<td>9.09%</td>
</tr>
<tr>
<td>Automobile Oriented</td>
<td>9.09%</td>
</tr>
<tr>
<td>Strip Mall</td>
<td>0.00%</td>
</tr>
<tr>
<td>Generic</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Total Respondents: 11</strong></td>
<td></td>
</tr>
</tbody>
</table>
Q4 Please check all that apply. Which of the following design elements would you like to see more of in the Malibu Civic Center District?

Answered: 10  Skipped: 2

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping (plants, trees, shrubs, etc.)</td>
<td>90.00%</td>
</tr>
<tr>
<td>Outdoor furniture</td>
<td>90.00%</td>
</tr>
<tr>
<td>Benches</td>
<td>80.00%</td>
</tr>
<tr>
<td>Shading: awnings, umbrellas</td>
<td>80.00%</td>
</tr>
<tr>
<td>Water features (such as fountains)</td>
<td>70.00%</td>
</tr>
<tr>
<td>Art sculptures</td>
<td>50.00%</td>
</tr>
<tr>
<td>Paintings/mural</td>
<td>50.00%</td>
</tr>
<tr>
<td>Entry signage</td>
<td>50.00%</td>
</tr>
<tr>
<td>Covered walkways</td>
<td>40.00%</td>
</tr>
<tr>
<td>Light posts</td>
<td>30.00%</td>
</tr>
<tr>
<td>Directional signage</td>
<td>30.00%</td>
</tr>
</tbody>
</table>
## Malibu Civic Center Design Standards Survey

<table>
<thead>
<tr>
<th>Feature</th>
<th>Percentage</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paintings/murals</td>
<td>50.00%</td>
<td>5</td>
</tr>
<tr>
<td>Entry signage</td>
<td>50.00%</td>
<td>5</td>
</tr>
<tr>
<td>Covered walkways</td>
<td>40.00%</td>
<td>4</td>
</tr>
<tr>
<td>Light posts</td>
<td>30.00%</td>
<td>3</td>
</tr>
<tr>
<td>Directional signage</td>
<td>30.00%</td>
<td>3</td>
</tr>
</tbody>
</table>

**Total Respondents: 10**
Q5 Please check all that apply. Which of the following public spaces and connectivity features would you like to see more of in the Malibu Civic Center District?

- Pedestrian connectivity...
- Plaza and courtyards
- Public seating areas
- Public square
- Bicycle connectivity
- Pedestrian pathways
- Bike parking
- Paseos/Passage
- Transit connectivity
- Promenade
- Wayfinding signage
- Golf cart parking
- Horse parking

Answered: 11  Skipped: 1

- Pedestrian connectivity: 81.82%
- Plaza and courtyards: 72.73%
- Public seating areas: 72.73%
- Public square: 63.64%
- Bicycle connectivity: 63.64%
- Pedestrian pathways: 54.55%
- Bike parking: 54.55%
- Paseos/Passage: 45.45%
- Transit connectivity: 45.45%
- Promenade: 36.36%
- Wayfinding signage: 18.18%
- Golf cart parking: 18.18%
- Horse parking: 18.18%
<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian connectivity to parks and civic uses</td>
<td>81.82%</td>
</tr>
<tr>
<td>Pedestrian connectivity to natural habitat</td>
<td>81.82%</td>
</tr>
<tr>
<td>Plaza and courtyards</td>
<td>72.73%</td>
</tr>
<tr>
<td>Public seating areas</td>
<td>72.73%</td>
</tr>
<tr>
<td>Pedestrian connectivity between shopping centers</td>
<td>72.73%</td>
</tr>
<tr>
<td>Public square</td>
<td>63.64%</td>
</tr>
<tr>
<td>Pedestrian connectivity across Pacific Coast Highway</td>
<td>63.64%</td>
</tr>
<tr>
<td>Bicycle connectivity</td>
<td>63.64%</td>
</tr>
<tr>
<td>Pedestrian pathways</td>
<td>54.55%</td>
</tr>
<tr>
<td>Bike parking</td>
<td>54.55%</td>
</tr>
<tr>
<td>Paseos/Passage</td>
<td>45.45%</td>
</tr>
<tr>
<td>Transit connectivity</td>
<td>45.45%</td>
</tr>
<tr>
<td>Promenade</td>
<td>36.36%</td>
</tr>
<tr>
<td>Wayfinding signage</td>
<td>18.18%</td>
</tr>
<tr>
<td>Golf cart parking</td>
<td>18.18%</td>
</tr>
<tr>
<td>Horse parking</td>
<td>18.18%</td>
</tr>
</tbody>
</table>

Total Respondents: 11
Q6 Should new developments within the Civic Center District be required to comply with formal design standards (mandatory or "shall") and guidelines (suggestive or "should")? Select one.

Answered: 12  Skipped: 0

Answer Choices

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes- Guidelines Only</td>
<td>41.67%</td>
</tr>
<tr>
<td>Yes- Standards and Guidelines</td>
<td>41.67%</td>
</tr>
<tr>
<td>Yes- Standards Only</td>
<td>8.33%</td>
</tr>
<tr>
<td>No opinion</td>
<td>8.33%</td>
</tr>
<tr>
<td>No- Standards</td>
<td>0.00%</td>
</tr>
<tr>
<td>No- Guidelines</td>
<td>0.00%</td>
</tr>
<tr>
<td>No- Standards and Guidelines</td>
<td>0.00%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
</tr>
</tbody>
</table>
Q7 If you answered "Yes" in question #6, when should design review be required? Mark all that apply.

Answered: 8   Skipped: 4

- MOST new developments... 50.00%
- ALL exterior modifications... 50.00%
- NO interior modifications... 37.50%
- ALL new development,... 25.00%
- SOME interior modifications... 25.00%
- NO developments... 12.50%
- SOME exterior modifications... 12.50%
- ALL interior modifications... 12.50%
- NO exterior modifications... 12.50%

Answer Choices Responses

- MOST new developments- some smaller or special developments should be exempt from design review. 50.00% 4
- ALL exterior modifications should be subject to design review. 50.00% 4
- NO interior modifications should be subject to design review. 37.50% 3
- ALL new development, regardless of size should be subject to design review. 25.00% 2
- SOME interior modifications should be subject to design review. 25.00% 2
- NO developments should be subject to design review. 12.50% 1
- SOME exterior modifications- some special development should be exempt from design review. 12.50% 1
- ALL interior modifications should be subject to design review. 12.50% 1
- NO exterior modifications should be subject to design review. 0.00% 0

Total Respondents: 8
Q8 If you answered "Yes" in question #6, what do you think the design standards or guidelines should regulate? Please mark all that apply.

Answered: 8  Skipped: 4
Lot Coverage of Buildings | 100.00%
Outdoor Open Spaces | 87.50%
Site Design | 75.00%
Building Height | 75.00%
Landscaping | 75.00%
Signs | 75.00%
Fencing and Walls | 75.00%
Sustainable Design Features | 75.00%
Connections Between... | 75.00%
Building Size | 62.50%
Building Orientation | 62.50%
Building Colors | 50.00%
Styles and/or Shapes of Roofs | 50.00%
Parking Areas | 50.00%
Building Shape | 37.50%
Building Materials | 37.50%
Windows and Storefronts | 37.50%
Architectural Style | 25.00%

Answer Choices

<table>
<thead>
<tr>
<th>Lot Coverage of Buildings</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>100.00%</td>
</tr>
<tr>
<td>Outdoor Open Spaces</td>
<td>87.50%</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>Site Design</td>
<td>75.00%</td>
</tr>
<tr>
<td>Building Height</td>
<td>75.00%</td>
</tr>
<tr>
<td>Landscaping</td>
<td>75.00%</td>
</tr>
<tr>
<td>Signs</td>
<td>75.00%</td>
</tr>
<tr>
<td>Fencing and Walls</td>
<td>75.00%</td>
</tr>
<tr>
<td>Sustainable Design Features</td>
<td>75.00%</td>
</tr>
<tr>
<td>Connections Between Developments</td>
<td>75.00%</td>
</tr>
<tr>
<td>Building Size</td>
<td>62.50%</td>
</tr>
<tr>
<td>Building Orientation</td>
<td>62.50%</td>
</tr>
<tr>
<td>Building Colors</td>
<td>50.00%</td>
</tr>
<tr>
<td>Styles and/or Shapes of Roofs</td>
<td>50.00%</td>
</tr>
<tr>
<td>Parking Areas</td>
<td>50.00%</td>
</tr>
<tr>
<td>Building Shape</td>
<td>37.50%</td>
</tr>
<tr>
<td>Building Materials</td>
<td>37.50%</td>
</tr>
<tr>
<td>Windows and Storefronts</td>
<td>37.50%</td>
</tr>
<tr>
<td>Architectural Style</td>
<td>25.00%</td>
</tr>
</tbody>
</table>

**Total Respondents: 8**
Q9 If you answered "Yes" in question #6, who should be involved in a design review process? Please mark all that apply.

Answered: 8  Skipped: 4

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Staff</td>
<td>75.00%</td>
</tr>
<tr>
<td>Community Members and Volunteers</td>
<td>50.00%</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>50.00%</td>
</tr>
<tr>
<td>City Council</td>
<td>50.00%</td>
</tr>
<tr>
<td>Architecture Review Board</td>
<td>37.50%</td>
</tr>
<tr>
<td>Design Professionals/Consultants</td>
<td>37.50%</td>
</tr>
<tr>
<td>Professional Design Volunteers</td>
<td>12.50%</td>
</tr>
<tr>
<td>Sign Review Committee</td>
<td>12.50%</td>
</tr>
</tbody>
</table>

Total Respondents: 8
Q10 If design standards or guidelines were adopted to address architectural style and or character, which approach would you choose for the Malibu Civic Center District? Select one.

Answered: 9  Skipped: 3

Answer Choices

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Design Consistency plus Flexible Design Parameters- new projects must meet general landscape, building form, material, and other such design standards and guidelines and there is flexibility to encourage innovative design.</td>
<td>66.67% 6</td>
</tr>
<tr>
<td>General Design Consistency- new projects must meet design standards and guidelines that establish general landscape, building form, material, and other such characteristics.</td>
<td>11.11% 1</td>
</tr>
<tr>
<td>Design Guidelines Only- projects should meet base standards, but only design should be subject to design guidelines and processes.</td>
<td>11.11% 1</td>
</tr>
<tr>
<td>No Design and Landscape Guidelines- I don't think Malibu should regulate architectural and/or landscape design character.</td>
<td>11.11% 1</td>
</tr>
<tr>
<td>Architectural Style Consistency- new projects must be designed utilizing specific style(s) and landscape parameters.</td>
<td>0.00% 0</td>
</tr>
<tr>
<td>Landscape Guidelines Only- projects should meet base standards, but only landscape should be subject to design guidelines and processes.</td>
<td>0.00% 0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>9</strong></td>
</tr>
</tbody>
</table>
Q11 If design standards or guidelines were adopted, how flexible should the regulations be? Select one.

Answered: 10  Skipped: 2

**Answer Choices**

<table>
<thead>
<tr>
<th>Response</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>New development must comply with clear design objectives and design guidelines, but there is some flexibility for applicants to choose which objectives and design guidelines to comply with.</td>
<td>40.00%</td>
</tr>
<tr>
<td>New development should comply with design standards but Malibu should not regulate them.</td>
<td>30.00%</td>
</tr>
<tr>
<td>New development must comply with each of the design standards and the design guidelines.</td>
<td>20.00%</td>
</tr>
<tr>
<td>New development must comply with each of the design standards and the design guidelines are educational and voluntary.</td>
<td>10.00%</td>
</tr>
<tr>
<td>Total</td>
<td>10</td>
</tr>
</tbody>
</table>
Q12 What process do you think is appropriate for projects within the Civic Center District? (Through an appeals process, the City Council would always have the ability to make the final decision.)

Answered: 8  Skipped: 4

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning staff review and approval, with appeals of decisions to the Planning Commission.</td>
<td>50.00% 4</td>
</tr>
<tr>
<td>Establishment of a Design Review Board to conduct design review, with City staff making recommendations to the Board for action.</td>
<td>37.50% 3</td>
</tr>
<tr>
<td>Planning Commission conducting design review.</td>
<td>12.50% 1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>8</strong></td>
</tr>
</tbody>
</table>
Q13 Let us know what additional ideas or thoughts you have that City staff and the consultant team working on the Malibu Civic Center Design Standards should consider.

Answered: 8   Skipped: 4
Appendix E - Hard Copy Survey
The City is interested in your ideas regarding the Malibu Civic Center Design Standards.

Thanks for participating in this survey.

While the survey is designed for your use via your computer, tablet, smart phone, or other mobile device, you can also do it the old-fashioned way with pen and paper. Just fill out this form and leave it in the basket provided at the workshop. Or you can take this paper copy home to read before going on-line to complete the survey. Feel free to make copies to share with friends and neighbors.

https://www.surveymonkey.com/s/MalibuCC_Design_Standards

Questions?

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1. 1. This question asks about the Civic Center District as it is today. Which of the below DOES describe the Malibu Civic Center District? Mark all that apply.

☐ Organic
☐ Pedestrian Friendly
☐ Contemporary
☐ Human-scale
☐ Mixed Use
☐ Independent
☐ Eclectic
☐ Town Center
☐ 24/7
☐ Family Oriented
☐ Green
☐ Equestrian
☐ Coastal
☐ Local
☐ Bicycle Friendly
☐ Strip Mall
☐ Traditional
☐ Generic
☐ Night Life
☐ Mediterranean Influenced
☐ Rural
☐ Sustainable
☐ Local Retail
☐ Main Street
☐ Automobile Oriented
☐ Visitor oriented

Other (please specify)
2. This question asks about the Civic Center District as it is today. Which of the below DOES NOT describe the Malibu Civic Center District? Mark all that apply.

☐ Organic
☐ Pedestrian Friendly
☐ Contemporary
☐ Human-scale
☐ Mixed Use
☐ Independent
☐ Eclectic
☐ Town Center
☐ 24/7
☐ Family Oriented
☐ Green
☐ Equestrian
☐ Coastal
☐ Local
☐ Bicycle Friendly
☐ Strip Mall
☐ Traditional
☐ Generic
☐ Night Life
☐ Mediterranean Influenced
☐ Rural
☐ Sustainable
☐ Local Retail
☐ Main Street
☐ Automobile Oriented
☐ Visitor oriented

Other (please specify)

NON OF THE ABOVE
3. Which of the below describes the Malibu Civic Center District you WANT to see in the future? Mark all that apply.

- Organic
- Pedestrian Friendly
- Contemporary
- Human-scale
- Mixed Use
- Independent
- Eclectic
- Town Center
- 24/7
- Family Oriented
- Green
- Equestrian
- Coastal
- Local
- Bicycle Friendly
- Strip Mall
- Traditional
- Generic
- Night Life
- Mediterranean Influenced
- Rural
- Sustainable
- Local Retail
- Main Street
- Automobile Oriented
- Visitor Oriented
- Other (please specify)

Other (please specify)

Does not use the scenic creek area adjoining Malibu Creek. How about making it where people can walk and enjoy the beauty of creek side. Some flowers would be nice pedestrian walkway.
<table>
<thead>
<tr>
<th>Design Elements</th>
</tr>
</thead>
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4. Please check all that apply. Which of the following design elements would you like to see more of in the Malibu Civic Center District?

- [ ] Benches
- [ ] Light posts
- [ ] Landscaping (plants, trees, shrubs, etc.)
- [x] Shading: awnings, umbrellas
- [ ] Art sculptures
- [ ] Paintings/murals
- [ ] Outdoor furniture
- [ ] Directional signage
- [ ] Entry signage
- [ ] Water features (such as fountains)
- [ ] Covered walkways

Other (please specify)
5. Please check all that apply. Which of the following public spaces and connectivity features would you like to see more of in the Malibu Civic Center District?

- Public square
- Plaza and courtyards
- Public seating areas
- Paseos/Passage
- Promenade
- Wayfinding signage
- Pedestrian pathways
- Pedestrian connectivity across Pacific Coast Highway
- Pedestrian connectivity between shopping centers
- Pedestrian connectivity to parks and civic uses
- Pedestrian connectivity to natural habitat
- Bicycle connectivity
- Transit connectivity
- Golf cart parking
- Bike parking
- Horse parking

Other (please specify):
6. Should new developments within the Civic Center District be required to comply with formal design standards (mandatory or "shall") and guidelines (suggestive or "should")? Select one.

- [ ] Yes- Standards Only
- [ ] Yes- Guidelines Only
- [ ] Yes- Standards and Guidelines
- [ ] No- Standards
- [ ] No- Guidelines
- [ ] No- Standards and Guidelines
- [ ] No opinion

7. If you answered "Yes" in question #6, when should design review be required? Mark all that apply.

- [ ] ALL new development, regardless of size should be subject to design review.
- [ ] MOST new developments- some smaller or special developments should be exempt from design review.
- [ ] NO developments should be subject to design review.
- [ ] ALL exterior modifications should be subject to design review.
- [ ] SOME exterior modifications- some special development should be exempt from design review.
- [ ] NO exterior modifications should be subject to design review.
- [ ] ALL interior modifications should be subject to design review.
- [ ] SOME interior modifications should be subject to design review.
- [ ] NO interior modifications should be subject to design review.
8. If you answered "Yes" in question #6, what do you think the design standards or guidelines should regulate? Please mark all that apply.

☐ Site Design
☐ Architectural Style
☐ Building Size
☐ Building Height
☐ Building Shape
☐ Building Colors
☐ Building Materials
☐ Building Orientation
☐ Styles and/or Shapes of Roofs
☐ Landscaping
☐ Parking Areas
☐ Signs
☐ Windows and Storefronts
☐ Lot Coverage of Buildings
☐ Outdoor Open Spaces
☐ Fencing and Walls
☐ Sustainable Design Features (e.g., solar access, water conservation)
☐ Connections Between Developments

Other (please specify)

9. If you answered "Yes" in question #6, who should be involved in a design review process? Please mark all that apply.

☐ City Staff
☐ Professional Design Volunteers
☐ Architecture Review Board
☐ Community Members and Volunteers
☐ Design Professionals/Consultants
☐ Sign Review Committee
☐ Planning Commission
☐ City Council

Other (please specify)
10. If design standards or guidelines were adopted to address architectural style and or character, which approach would you choose for the Malibu Civic Center District? Select one.

- General Design Consistency- new projects must meet design standards and guidelines that establish general landscape, building form, material, and other such characteristics.
- Architectural Style Consistency- new projects must be designed utilizing specific style(s) and landscape parameters.
- General Design Consistency plus Flexible Design Parameters- new projects must meet general landscape, building form, material, and other such design standards and guidelines and there is flexibility to encourage innovative design.
- Design Guidelines Only- projects should meet base standards, but only design should be subject to design guidelines and processes.
- Landscape Guidelines Only- projects should meet base standards, but only landscape should be subject to design guidelines and processes.
- No Design and Landscape Guidelines- I don't think Malibu should regulate architectural and/or landscape design character.

11. If design standards or guidelines were adopted, how flexible should the regulations be? Select one.

- New development must comply with each of the design standards and the design guidelines are educational and voluntary.
- New development must comply with each of the design standards and the design guidelines.
- New development must comply with clear design objectives and design guidelines, but there is some flexibility for applicants to choose which objectives and design guidelines to comply with.
- New development should comply with design standards but Malibu should not regulate them.

12. What process do you think is appropriate for projects within the Civic Center District? (Through an appeals process, the City Council would always have the ability to make the final decision.)

- Planning staff review and approval, with appeals of decisions to the Planning Commission.
- Planning Commission conducting design review.
- Establishment of a Design Review Board to conduct design review, with City staff making recommendations to the Board for action.

Other (please specify)
13. Let us know what additional ideas or thoughts you have that City staff and the consultant team working on the Malibu Civic Center Design Standards should consider.