Design Review Process
How cities do it

OTHER CITIES

Five coastal cities were chosen that are comparable to Malibu in terms of population density but with different design goals.

FORT BRAGG
Population: 7,000
Area: 3 sq miles
Density: 2,500 persons /sq mi
Goal: Develop consistent with existing neighborhood scale, use, and character

SAUSALITO
Population: 7,000
Area: 2.25 sq miles
Density: 3,000 persons /sq mi
Goals: Preserve historical architecture and city form

CARMEL
Population: 4,000
Area: 1 sq mi
Density: 4,000 persons /sq mi
Goals: Maintain pedestrian scale and Carmel character

SANTA BARBARA
Population: 90,000
Area: 42 sq mi
Density: 2,000 persons /sq mi
Goals: Maintain and build upon Santa Barbara’s architectural style, unique network of plazas, and paseos and active transit options

DEL MAR
Population: 7,000
Area: 1.75 sq mi
Density: 4,000 persons /sq mi
Goal: Promote Del Mar’s retail village character

MORE OPTIONS FOR DESIGN REVIEW

Staff
Professional Volunteers
Architecture Review Board
Sign Review Commission
Planning Commission
City Council

City of Malibu | Civic Center Design Standards
October 17th and 18th
# 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>Maintain a Human Scale</td>
</tr>
<tr>
<td>Encourage a Relationship between Development and Pedestrians</td>
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<tr>
<td>Maintain a Pedestrian Network</td>
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<tr>
<td>Encourage Open Space</td>
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<tr>
<td>Reduce Visibility of Parking</td>
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</tbody>
</table>

**TOTAL**

- **Design Standard**
- **Design Guideline**

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# Design Guidelines

## Design Guidelines vs. Design Standards

### DESIGN STANDARDS

**“SHALL”**

| Sausalito’s Building Material Standard | Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.  
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 2.33b |
| 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 C2 |
| 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”**

<table>
<thead>
<tr>
<th>Sausalito’s Building Materials Guideline</th>
</tr>
</thead>
</table>
| 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 2.33d |
| 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 C1 |
| Del Mar’s Construction Guideline        | Del Mar has no Design Guidelines. |

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