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City of Malibu
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# Table of Contents

1.0 Purpose and Project Background ............................................. 1

2.0 Planning Analysis ............................................................... 3

3.0 Gateways, Landmarks, and Connections ................................. 17

4.0 Development and Design Standards ...................................... 28

5.0 Architectural Character ....................................................... 34

6.0 Natural Features ................................................................. 40

7.0 Key Issues and Questions for Discussion ................................. 42

8.0 References ........................................................................... 43
1.0 Purpose and Project Background

1.1 Purpose

This design analysis workbook is a resource for the community, decision makers, staff, and Task Force members to use in the development of the Civic Center design standards. The workbook reviews the current regulatory environment; discusses gateways, landmarks, and connections; describes urban form; and identifies the natural features in the Civic Center area. The workbook is not exhaustive but summarizes factual information to provide a basis for informed discussion by Task Force members. This information will be reviewed by the Task Force members and the community to ensure that no significant issues or considerations have been overlooked, and to provide context for the next phases of the design standards development.

1.2 Project Background

The Civic Center area (see map on page 5) is one of the most active community gathering places in Malibu, with a concentration of civic and institutional uses and retail shopping for residents and visitors. However, many properties within the area are undeveloped. New development could potentially reshape the district. The City’s General Plan includes policies and implementation measures specific to the Civic Center area and establishes a Specific Plan Overlay designation, with the intent of providing specific development and design criteria for the Civic Center area through the implementation of a specific plan. With this policy direction, the City began drafting a specific plan in September 1995. However, in 1998, the City Council voted to postpone adoption of the specific plan and analyze other alternatives. Ultimately, that project never was completed.

In late 2013, the City faced pressure from business interests and community activists in response to several development applications in the Civic Center. Community groups looked to place greater restrictions on development—and formula retail businesses in particular—via a ballot measure.

In October 2013, the City Council directed City staff to prepare a specific plan and design standards for the Civic Center area. The design standards would be used in the interim to guide development within the Civic Center area until a specific plan could be adopted. The design standards subsequently would be incorporated into the specific plan. The specific plan and design standards were envisioned as an alternative to the proposed formula retail ordinance, with the goal of responding to both sides of the community. However, to more immediately address community concerns—and with a measure to restrict formula retail qualifying for the ballot—in September 2014 the City Council passed Ordinance No. 376 to regulate formula retail businesses in the Civic Center. Ordinance No. 376 defines formula retail businesses (commonly called “chain stores”) as businesses with 10 or more stores nationally that share features like merchandise, menu, façade, layout, uniforms, or décor. The regulations prohibit most formula retail businesses over 3,500 square feet and limit shopping centers to 45 percent of such tenants.

Measure R

On November 4, 2014, Malibu voters considered and approved Measure R. The measure puts in place regulations that make two categories of change affecting commercial property citywide.

1. Requires voter approval of specific plans for commercial and commercial-residential projects over 20,000 square feet. In general, specific plans are planning tools that may establish project-specific development rules. Legally, voter approval may be a prerequisite for specific plans that propose new rules. Measure R is not limited to projects that propose new rules. The measure also mandates specific plans for projects that comply with existing rules. Specific plans may be rejected by the voters.

2. Creates alternative formula retail regulations. Measure R supercedes the previously adopted formula retail requirements as follows: 1) changes the definition to regulate businesses with 10 or more stores worldwide, instead of nationally; 2) decreases the maximum size of a formula retail business from 3,500 square feet to 2,500 square feet; and 3) decreases the limit in shopping centers from 45 percent to 30 percent of formula retail tenants. The measure also allows exemptions for formula retail businesses from the conditional use permit requirements in the five existing Civic Center shopping centers for existing tenant spaces between 1,400 square feet and 5,000.

Portions of Measure R and Ordinance No. 376 conflict. The City Attorney has recommended to the City Council that Ordinance No. 376 be repealed in its entirety to avoid confusion.
Retail stores located in the Civic Center shopping areas today
2.0 Planning Analysis

2.1 Introduction

This section summarizes planning information having a bearing on design standards for the Civic Center area:

- The Study Area
- Project Background
- Development Pattern
- Development Projects and Applications
- Regulatory Environment
- Implementation of Design Criteria

The Study Area

Located in the northwest portion of Los Angeles County, the City of Malibu was incorporated on March 28, 1991. The City, which stretches from Ventura County in the west to Topanga Canyon and the City of Los Angeles (Pacific Palisades), covers more than 20 square miles of land, 21 miles of Pacific Ocean coastline, and a portion of the Santa Monica Mountains National Recreation Area. As of January 1, 2014, the City was home to an estimated 12,865 residents. Known for its beaches, restaurants, and increasingly, for its shops, Malibu draws more than 15 million visitors annually.

After incorporation, the City adopted its first General Plan in 1995. The General Plan specifically identifies the Civic Center area, which is generally bound by Malibu Creek to the east, Pacific Coast Highway to the south, the Malibu Knolls neighborhood to the north, and Malibu Canyon Road to the west. However, for the purpose of this study, the Civic Center area boundary has been expanded to include the commercial areas south of Pacific Coast Highway (as shown in Figure 2.1, Project Boundary).

The Civic Center area contains Malibu’s civic institutions, including City Hall, the Malibu Library, and the now-closed Los Angeles County Superior Courthouse. Additional land uses include several shopping centers and office buildings that support a mix of retail, office, and restaurant uses. Signature open space areas frame the district: Legacy Park, Malibu Creek State Park, Malibu Lagoon State Park, and Surfrider Beach. Notably, the Civic Center area has a number of vacant parcels, some of which have active development entitlements or applications under review.

Shoppers walk along Cross Creek Road.
Retail stores located in the Civic Center shopping areas
Figure 2.1 Project Boundary
### 2.2 Civic Center Development Pattern

#### Land Use

The Civic Center area is comprised of 51 parcels encompassing 197.3 net acres. Land uses within the Civic Center area include civic, commercial, commercial recreation, office, open space, and utilities. As shown in Figure 2.3, Existing Land Use, commercial uses are located primarily along Pacific Coast Highway and Cross Creek Road, while open space, office, and civic uses generally are located along Civic Center Way and Stuart Ranch Road. Commercial recreation uses (Sycamore Farms and the Malibu Racquet Club) are located at the eastern and western boundaries of the Civic Center area, respectively. A utility building occupied by Verizon Wireless is also located adjacent to Sycamore Farms. Most of the area remains undeveloped, at 56 percent. Table 2.1, Existing Land Use Acreages, displays the total acres and percentage of land occupied by each use.

Of the 197.4 acres, 87.0 acres are developed. A majority of developed land is occupied by civic, commercial, and open space uses. Legacy Park, a 15-acre park that provides both passive recreation and groundwater recharge functions, is a community focal point and provides a connection for pedestrians between the library and the shops along Cross Creek Road. Two distinct shopping areas offer approximately 283,000 square feet of commercial space. The Malibu Country Mart, Cross Creek Courtyard, and Malibu Village shopping centers take immediate access from Cross Creek Road. Malibu Colony Plaza fronts Pacific Coast Highway, forming the western boundary of the Civic Center area. This shopping area includes restaurants, a Ralph’s supermarket, CVS pharmacy, and other service commercial uses. These shopping areas are identified in Figure 2.3, Existing Land Use (2014).

#### Table 2.1 - Existing Land Use Acreages

<table>
<thead>
<tr>
<th>Existing Land Use</th>
<th>Acres</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>44.1</td>
<td>22.3%</td>
</tr>
<tr>
<td>Commercial Recreation</td>
<td>6.1</td>
<td>3.1%</td>
</tr>
<tr>
<td>Civic Uses</td>
<td>15.7</td>
<td>7.9%</td>
</tr>
<tr>
<td>Office</td>
<td>3.0</td>
<td>1.5%</td>
</tr>
<tr>
<td>Open Space</td>
<td>17.4</td>
<td>8.8%</td>
</tr>
<tr>
<td>Utility</td>
<td>0.8</td>
<td>0.4%</td>
</tr>
<tr>
<td>Vacant</td>
<td>110</td>
<td>55.9%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>197</td>
<td>100%</td>
</tr>
</tbody>
</table>


#### Table 2.2 - Shopping Center Square Feet

<table>
<thead>
<tr>
<th>Shopping Center</th>
<th>Building Square Feet</th>
<th>Lot Acres</th>
<th>Floor-Area Ratio (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Country Mart</td>
<td>90,000</td>
<td>6.0</td>
<td>0.34</td>
</tr>
<tr>
<td>Malibu Village</td>
<td>50,000</td>
<td>4.8</td>
<td>0.26</td>
</tr>
<tr>
<td>Lumber Yard</td>
<td>30,000</td>
<td>2.7</td>
<td>0.24</td>
</tr>
<tr>
<td>Malibu Colony Plaza</td>
<td>113,000</td>
<td>20.0</td>
<td>0.13</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>283,000</strong></td>
<td><strong>33.5</strong></td>
<td><strong>0.19</strong></td>
</tr>
</tbody>
</table>

Source: MIG, 2014.

Table 2.2 identifies the existing shopping center square feet, lot size and floor-area ratios (FAR). The FAR is calculated by the total square feet of a building divided by the total square feet of the lot the building is located on.
Figure 2.3 - Existing Land Use (2014)
**Land Ownership**

Land ownership in the project area is divided among private, public, and county entities. As shown in Table 2.3, Land Ownership Composition, the majority of land is privately owned, with the remaining under ownership of either the City of Malibu or County of Los Angeles.

As shown in Figure 2.5, Land Ownership, City-owned properties include City Hall and Legacy Park. County-owned properties include the Malibu Library and County of Los Angeles Fire Station No. 88. The remaining properties are privately owned and consist of a mix of uses, including shopping centers, commercial recreation uses, and vacant land.

### 2.3 Development Projects

**Table 2.3 - Land Ownership Composition**

<table>
<thead>
<tr>
<th>Land Ownership Composition</th>
<th>Acres</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>25.9</td>
<td>13.1%</td>
</tr>
<tr>
<td>County</td>
<td>9.6</td>
<td>4.9%</td>
</tr>
<tr>
<td>Private</td>
<td>161.8</td>
<td>82.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>197.3</td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Figure 2.5 - Land Ownership (2014)
Several projects, described below, have been approved, are in the review process, or are planned within the Civic Center area (see Figure 2.6, Proposed and Approved Projects).

1. **La Paz Retail Center (23465 Civic Center Way)**. This project consists of a new commercial center that includes 112,058 square feet of commercial and office space. The project was approved in 2008. However, construction of the project cannot commence until the wastewater treatment and sewer system has been established in the Civic Center area.

2. **Whole Foods in the Park (23401 Civic Center Way)**. Anchored by a Whole Foods Market, this project proposes 34,425 square feet of retail and 4,000 square feet of restaurant use. The project has been submitted to the City for processing, but the project is now affected by the requirements of Measure R, including the requirement for a specific plan.

3. **Malibu Sycamore Village (23575 Civic Center Way)**. This project proposes a two-story commercial center consisting of 37,698 square feet of retail space, 12,302 square feet of office space, and 10,000 square feet of restaurant space. The project has been submitted to the City for processing, but the project is now affected by the requirements of Measure R, including the requirement for a specific plan.

4. **Rancho Malibu Hotel (4000 Malibu Canyon Road)**. This property owner proposed construction of a 146-room luxury hotel resort with retail shops, a restaurant, sundries store, lobby bar, library, ballrooms, meeting rooms, fitness center and spa, swimming pool, pool cabanas, and lawns. The applicant has discussed with City staff pursuing an alternative project involving a memorial park and cemetery.

5. **Civic Center Wastewater Treatment Facility (24000 Civic Center Way)**. This project involves construction of a centralized wastewater treatment facility that would treat, reuse, and/or dispose of wastewater flows exclusively from properties in the Civic Center area. The project is currently under review by the City and is not affected by the requirements of Measure R. The City anticipates that the first phase of the project would be completed in June 2017. The completion date for Phase 2 is anticipated for November 2022 and Phase 3 is unknown at this time.7

6. **Santa Monica College Malibu Campus (23555 Civic Center Way)**. This project proposes demolition of the former Los Angeles County Sheriff’s Station and construction of a 27,500-square-foot educational facility, including a 5,700-square-foot Sheriff’s substation and Emergency Operations and Planning Center. The project is under review by the City. This project is not affected by Measure R.
Figure 2.6 - Proposed and Approved Projects (2014)
2.4 Regulatory Environment

New development in the Civic Center area is guided by several policy and regulatory documents at the local and State levels: the City’s General Plan, the Malibu Municipal Code (M.M.C.) Zoning Code, and the Local Coastal Program’s Land Use Plan and Local Implementation Plan. The following paragraphs discuss each policy and regulatory document.

City of Malibu General Plan

On November 1995, the City of Malibu adopted its first General Plan, which provides the policy framework to guide land use decisions and future growth in the City and its sphere of influence. As noted above, the General Plan calls for preparation of a specific plan to guide development within the Civic Center area.

The General Plan contains numerous policies and implementation measures applicable to the Civic Center area, addressing environmental protection and restoration, architecture and site design, financing mechanisms for new development, pedestrian and vehicular circulation, and neighborhood character.

The Land Use Policy Map in the General Plan establishes four land use designations for the area: Community Commercial, Visitor-Serving Commercial, General Commercial, and Public and Semi-Public Institutional (as shown in Figure 2.7, Local Coastal Program Land Use Designations). Table 2.4, General Plan Floor-to-Area Ratios (FAR), displays the maximum permitted FARs for land uses within the Civic Center area.

Table 2.4 General Plan Floor-to-Area Ratios

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Commercial</td>
<td>0.15 to 0.20</td>
</tr>
<tr>
<td>Visitor-Serving Commercial</td>
<td>0.15 to 0.25</td>
</tr>
<tr>
<td>General Commercial</td>
<td>0.15 to 0.25</td>
</tr>
<tr>
<td>Institutional</td>
<td>0.15 to 0.25</td>
</tr>
</tbody>
</table>

Source: City of Malibu General Plan, November 1995.

City of Malibu Zoning Code

Title 17 (Zoning) of the City’s Municipal Code regulates the use of land, development standards, and design standards for each zoning district. However, since adoption of the Local Coastal Program (LCP)—zoning for the Civic Center area is now administered through the Local Implementation Plan contained in the LCP, unless a more restrictive provision exists in the M.M.C.

The Malibu LCP has two components: the Land Use Plan (LUP) and the Local Implementation Plan (LIP). The LUP describes the conditions and issues that exist within Malibu’s Coastal Zone, and presents land use and development policies designed to fulfill the intent of the Coastal Act. The LIP is the primary implementation mechanism for the LUP.

Local Coastal Program: Land Use Plan

The LUP provides a framework for future development and establishes policies to guide government in everyday decisions. Land use designations within the Coastal Zones, which includes the Civic Center area, are established in the LUP. As shown in Figure 2.7, LCP Land Use Designations, the following land use designations apply within the Civic Center area:

- **Community Commercial (CC):** The CC designation is intended to provide for the resident-serving needs of the community on parcels of land suitable for concentrated commercial activity. The Community Commercial category plans for centers that offer a greater depth and range of merchandise in shopping and specialty goods than neighborhood centers, although this category may include some of the uses also found in a neighborhood center. Often a supermarket or variety store functions as the anchor tenant. The maximum FAR is 0.15.

Certified on September 13, 2002, the City of Malibu LCP implements the California Coastal Act of 1976 at the local level. The LCP policies and regulations supersede any policy or regulation of the City’s General Plan or Zoning Code. As granted through the LCP, the City has the authority to review and approve development projects located within the Coastal Zone. However, on appeal, the California Coastal Commission may also review development projects located within the Coastal Zone.
Figure 2.7 - Local Coastal Program Land Use Designations (2014)
The FAR may be increased to a maximum of 0.20 where public benefits and amenities are provided as part of a project. Uses that are permitted and/or conditionally permitted include all permitted uses in the Commercial Neighborhood designation, financial institutions, medical clinics, restaurants, service stations, health care facilities, offices, and public open space and recreation.

- **Commercial Visitor Serving (CV):** The CV designation provides for visitor-serving uses such as hotels and restaurants that are designed to be consistent with Malibu’s rural character and natural environmental setting. Public open space and recreational uses are also permitted. Uses allowed in the other commercial categories (Commercial Neighborhood, Community Commercial, and Commercial General) may be permitted as part of projects approved on parcels designated CV, as long as at least 50 percent of the overall floor area of any individual project is devoted to visitor-serving uses. The maximum FAR is 0.15. The FAR may be increased to a maximum of 0.20 where public benefits and amenities are provided as part of a project. CV designations are divided into two levels of density: CV-1 and CV-2. Motels and bed and breakfast inns are allowed in CV-1. Hotels are only permitted in CV-2.

- **Commercial General (CG):** The CG designation provides for more intense commercial uses, visitor-serving uses, and light industrial uses on larger sites. The maximum FAR is 0.15. The FAR may be increased to a maximum of 0.20 where public benefits and amenities are provided as part of a project. Uses that are permitted and conditionally permitted include all permitted uses in the CN and CC designations, mixed commercial and residential projects, masonry supplies, plant nurseries, restaurants, movie theaters, performing arts facilities, offices, and public open space and recreation. Affordable housing for very low-, low-, and moderate-income families may also be permitted.

The LUP also contains land use policies related to the Civic Center, including creation of a specific plan. As a result, an overlay has been applied to the Civic Center area, consistent with the General Plan. The overlay encourages and provides for preparation of a specific plan to allow land uses, development standards, and design guidelines to be tailored to satisfy the unique characteristics and vision for the Civic Center.

Upon its adoption, the LUP prohibited new development within the Civic Center area for a period of two years commencing September 15, 2002, or until a specific plan could be adopted. A specific plan was not adopted within the two-year time limit. Consequently, the moratorium on new development within the Civic Center area expired on September 15, 2004. Subsequent to that date, new development was allowed on the properties located within the Civic Center area.

<table>
<thead>
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<th>Land Use Designation</th>
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</tr>
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</table>

¹ The FAR may be increased to a maximum of 0.20 where public benefits and amenities are provided as part of the project.

Source: City of Malibu Local Coastal Program, September 2002.
Local Coastal Program: Local Implementation Plan

Zoning for the Civic Center area is administered through the LIP and its corresponding map, which is analogous to a zoning map. The purpose of the LIP is to implement the policies of the California Coastal Act of 1976 and City of Malibu Land Use Plan (LUP), and to (as stated in the LIP):

- Assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the people of this City and of the State.
- Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- Provide a definite plan for development so as to guide the future growth of the City.
- Protect and enhance the quality of the natural environment.
- Promote the public health, safety, and general welfare.
- Ensure that any development in the coastal zone preserves and enhances coastal resources; and protects coastal views and access; and guides growth, development, and environmental management in a manner consistent with the provisions of the Land Use Plan of the Local Coastal Program.

The LIP regulates permitted land uses, development standards, and design guidelines, consistent with the policies specified in the LUP. Furthermore, the LIP allows additional square footage for commercial development within the Civic Center area, if approved through an adopted specific plan and the development does not exceed the maximum FAR identified in the LUP. Section 3.0, Urban Form, of this workbook reviews the development and design standards for the various LIP zones.

Lessen congestion on the streets and provide for adequate off-street parking.
- Prevent damage and injury from disasters such as fire, flood, tsunamis, tidal action ocean storms, geologic and seismic hazards and other dangers.
- Provide adequate light and air, clean groundwater, and non-polluting waste disposal.
- Assure adequate public transportation, utilities, schools, parks, open space, roads, and other public facilities and improvements.
- Protect and preserve the areas, sites and structures of historic, cultural, archaeological, and paleontological significance.

The zone districts are shown on Zoning Map 5: Civic Center Overlay Area of the LIP and mirror the LUP land use designations:

- **Community Commercial (CC) Zone.** The CC zone is intended to provide for the resident-serving needs of the community similar to the Commercial Neighborhood (CN) zone, but on parcels of land more suitable for concentrated commercial activity.

- **Commercial General (CG) Zone.** The CG zone applies to commercial uses oriented along Pacific Coast Highway (PCH). Uses include a wider range of resident- and visitor-serving uses.

- **Commercial Visitor Serving 1 (CV-1) Zone.** The CV-1 zone is intended to provide for visitor-serving uses, including motels and bed and breakfast inns. Uses must be designed to be consistent with the rural character and natural environmental setting.

- **Commercial Visitor Serving 2 (CV-2) Zone.** The CV-2 zone is intended to provide for visitor-serving uses, including hotels. As with the CV-2 district, development must be consistent with the rural character and natural environmental setting.

- **Institutional (I) Zone.** The I zone accommodates public and quasi-public uses and facilities. Allowed uses include emergency communications and services, libraries, museums, maintenance yards, educational (private and public), religious institutions, community centers, parks, and recreational and governmental facilities.

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- **Institutional (I) Zone.** The I zone accommodates public and quasi-public uses and facilities. Allowed uses include emergency communications and services, libraries, museums, maintenance yards, educational (private and public), religious institutions, community centers, parks, and recreational and governmental facilities.
Implementation of Design Criteria

Implementation of design criteria can be administered through a variety of methods. The three most common methods are a specific plan, a set of design standards, or a series of design guidelines. The following paragraphs discuss each.

Specific Plan

A specific plan is a planning tool used for the systematic implementation of the General Plan for a defined portion of the community. Pursuant to State law, a specific plan must be consistent with the goals and policies contained in the General Plan and, when applicable, an LCP. In addition, a specific plan must include the following:

- A description of proposed land uses
- A description of public and private facilities required to support the proposed land uses
- A set of standards and criteria by which development will proceed and natural resources will be conserved
- A program of implementation measures, including but not limited to regulatory and financing measures

The implementation of a specific plan ensures that an area develops in a coordinated fashion, with adequate consideration given to the compatibility of land uses, maximum development intensities, infrastructure, and public safety. It also clearly defines the land uses that are permitted, as well as design guidelines for structures and related onsite improvements. Upon adoption, a specific plan guides development within the specific plan area, serving as the zoning.

Design Standards and Design Guidelines

Design standards and design guidelines can be used to establish design criteria tailored for a particular area. Design standards are a set of design criteria that are more prescriptive in nature and typically are incorporated into a jurisdiction’s municipal code. The advantage of design standards is that they can clearly define what criteria must be satisfied in order for a development project to be approved. Conversely, design guidelines generally are advisory in nature and not prescriptive, and are usually used to communicate the general vision and objectives for a particular area. Design guidelines allow for more flexibility and creativity in the design of development projects, but sometimes applicants and staff find challenges or may disagree in the interpretation. Typically, design guidelines are reviewed by a design review committee or architectural review board to determine whether a development project satisfies the design guidelines’ objectives. Design guidelines usually consist of a stand-alone document and are not incorporated into a municipal code.
3.0 GATEWAYS, LANDMARKS, AND CONNECTIONS

3.1 The Civic Center District

The Civic Center district is one of the most recognized areas in Malibu. The area has been described as the “Civic Center Bowl,” bounded by the Santa Monica Mountains to the north and the Pacific Ocean to the south. The adjacent aerial photo gives the impression of a district with isolated pockets of development separated by vacant lots and bisected by the heavily trafficked Pacific Coast Highway.

Adjacent Uses
- Residential developments bound the district along the beach and at the base of the mountains.
- Malibu Creek bounds the district to the east.
- Pepperdine University bounds the district to the west.

Community Workshop Comments
- At the October 17-18, 2014 community workshop, participants offered many insights and comments.
- Everyone was familiar with the area.
- Shopping centers were frequently discussed.
- Concerns include, but are not limited to, difficulty with parking, traffic congestion, and the dominance of luxury brands and associated architecture.

Malibu’s Civic Center district includes a mix of civic uses, retail, and open space. Existing projects are separated from each other by vacant lots and busy roads.
3.2 Civic Center District Perceived Boundaries

Conversations during the first community workshop and an analysis of the Civic Center urban fabric revealed that Pacific Coast Highway, the Santa Monica Mountains, Malibu Lagoon, and Malibu Canyon Road were perceived boundaries that limit movement through the Civic Center.

**Pacific Coast Highway (PCH)**
Description
- A major four-lane, state highway
- Starts at I-5 in Orange County and ends at US-101 in Mendocino County
- Functions as Malibu’s main thoroughfare
- Spans the entire 21-mile length of Malibu
- Cross Creek Road and Webb Way afford crossings of PCH in the Civic Center district.

Why it is perceived as a boundary.
- Divides City Hall, Legacy Park, Malibu Public Library, Malibu Country Mart, Malibu Village, and the Malibu Lumberyard on the north side of the PCH from Malibu Colony Plaza and the ocean on the south side of PCH
- Limited opportunities for non-vehicle connections across PCH

**Malibu Canyon Road**
Description
- Designed as a scenic two-lane mountain road
- Connects Malibu with Agoura Hills and Calabasas

Why it is perceived as a boundary.
- Becomes heavily trafficked with “Z” traffic. Morning Z-traffic consists of eastbound traffic from US-101 that exits on Malibu Canyon Road, turns east on PCH, and connects to I-10
- The heavy and fast traffic along Malibu Canyon Road isolates Pepperdine University from the Civic Center District.

**The Santa Monica Mountains**
Description
- Extends approximately 40 miles east-west from the Hollywood Hills to Point Mugu in Ventura County
- Separates Conejo Valley, Agoura Hills and Calabasas from Malibu

Why it is perceived as a boundary.
- Portions of the mountain range are nearly impassable.
- Development is typically limited to the canyons and the less steep parts of the mountain range

**Malibu Creek**
Description
- A year-round stream
- Runs from Agoura Hills through the Santa Monica Mountains to the Santa Monica Bay in Malibu

Why it is perceived as a boundary.
- Physically separates the Civic Center district from the Malibu Pier, the Adamson House and the rest of eastern Malibu
- Only access across the creek is along PCH and in private Serra Canyon neighborhood
- No pedestrian access across Malibu Creek
The edges of the Civic Center district are marked by the Santa Monica Mountains, Pacific Coast Highway, the Malibu Pier, and Pepperdine University.
3.3 Civic Center Paths

**Malibu’s Street System**
- Malibu has a branching street system.
- The regional Pacific Coast Highway intersects with wide local streets like Malibu Canyon Road that branch into smaller local roads that eventually feed into residential cul-de-sacs.
- Malibu has few streets that traverse its entire length.
- The Civic Center’s branching street network diverts through traffic away from residential areas to major roads such as Malibu Canyon Road and PCH. Traffic on these major vehicular paths is therefore concentrated rather than dispersed.
- Through traffic and local traffic are mixed on all of the major roads.
- Almost everyone at the first Community Workshop complained about traffic and how it affects daily life and evacuation plans in the event of an emergency, such as a fire.

**Malibu’s “Superblocks”**
- High traffic generators such as the shopping centers, Malibu Library, and gas stations create “superblocks” with their own internal pedestrian and vehicular circulation systems.
- Superblocks are internally organized, and pedestrian movement is easy and pleasant within each superblock.
- Moving between superblocks is difficult for pedestrians.
- Superblocks encourage more car travel between destinations within the Civic Center and re-parking at each local destination.
Malibu’s street pattern directs the majority of traffic to the major vehicular paths of Pacific Coast Highway and Malibu Canyon Road.
3.4 Civic Center District Nodes

The Civic Center district contains numerous big superblocks surrounded by wide roads with fast-moving traffic. For example, the Civic Center Way frontage between Stuart Ranch Road and Cross Creek Road is 1,825-feet long, six times longer than a typical 300-foot city block. The lack of a finer grid of streets and intersections concentrates traffic on fewer roads, cuts the Civic Center area into isolated units, and given the lack of active transportation amenities, limits the safe movement of pedestrians and cyclists between superblocks.

Nodes in the Civic Center

**Malibu Country Mart + Malibu Village + Malibu Lumber Yard Node**
- Is the most prominent node in the Civic Center district
- Is made up of the Malibu Country Mart, Malibu Village, and the Malibu Lumber Yard
- Encompasses over 13 acres and approximately 170,000-square-feet of retail, food, and services
- Has an increased traffic impact due to the spatial proximity of these three shopping centers to each other
- Has been criticized by locals for the large number of luxury retailers. One local commented that there are a "multitude of places to buy a $200 T-shirt, but no place to buy a hammer or a nail."

**Malibu Colony Plaza Node**
- Was built in 1988 - 1989
- Is located on the beach side of PCH
- Includes a Ralphs grocery store, several restaurants, stores, and services, including a post office, a dry cleaner, and several banks
- Its practical offerings are appreciated by Malibu residents.
- Was almost universally dismissed during the first community workshop for its adherence to a faux-Spanish Mediterranean architectural style

**Malibu Library and Legacy Park Node**
- Includes the Malibu Public Library, the future Santa Monica College extension, and Legacy Park
  - Provides a pedestrian connection between Civic Center Way and the three shopping centers located along Cross Creek Road
  - Includes a strict "passive use" restriction in the land purchase agreement that prohibits all ball sports, running, jogging, and other similar use

**Malibu Lagoon Node**
- Is located where the Malibu Creek meets the Pacific Ocean
- Is divided by PCH into a northern and southern portion
- Lacks a safe and comfortable connection between the northern and southern portion
- Was recently restored. The restoration included the removal of excess sediment from the lagoon, re-contouring of the western channels to improve water flows, removal of invasive plants, redesigned viewing areas, and new paths to the southern section of the lagoon from PCH and the Malibu Lagoon State Beach.
- Is difficult to access from the north of PCH

**City Hall Node**
- Is located on Stuart Ranch Road
- Is six acres and 40,000-square-feet
- Contains Malibu’s first permanent City Hall
- Is isolated from the rest of the Civic Center district by topography and the numerous vacant lots along Stuart Ranch Road

Surrounding Nodes

In addition to the five nodes located within the Civic Center, additional key nodes are located directly outside the district’s boundary.

**Residential Node**
- Is located on the hillsides surrounding the Civic Center bowl
- Transitions and buffers between residential areas and the Civic Center have been discussed by homeowners.

**Pepperdine University**
- Pepperdine's main campus is located on the ridges one mile west of the Civic Center district.
- The main entrance off of Malibu Canyon Road is marked by a turf slope and a large stylized cross.
- Little pedestrian and bicycle traffic is observed between the University and the Civic Center district.

**Malibu Pier**
- Was built in 1905
- Was described by Pamela Conley Ulich, the former mayor of Malibu, as the “archway into Malibu”
- Is less than one mile from the Malibu Public Library
- Is separated from the Civic Center district by PCH
- Limited pedestrian connectivity between the pier and the Civic Center district
Figure 3.4 - Nodes in the Civic Center District

The nodes in the Civic Center area are weakly connected and encourage intra-district vehicle trips.
3.5 Civic Center District Landmarks

When people talk about landmarks in Malibu, "landmarks" generally fall into two groups: 1) large building features such as signs and towers that were designed to catch drivers’ eyes and 2) large structures, such as HRL Laboratories and Pepperdine University, that are visible from their prominent locations on the ridges above the Civic Center district.

Two frequently mentioned landmarks, the sign for the Malibu Country Mart and the Exxon sign, were not seen as pleasant or beautiful by residents attending the first community workshop. These signs are seen as foreign to local Malibu culture and described as clashing with Malibu’s surroundings.

The Malibu Pier and Adamson House seem to be landmarks with universal affection. People at the first community workshop spoke of a strong attachment for places and things that showcase Malibu’s history.
Key landmarks in the Civic Center district include the Exxon sign on PCH and the HRL Laboratories located on the cliffs above the district.
3.6 Civic Center District Opportunities

Conversations with community members at the first community workshop reinforced concerns about vehicular traffic, lack of connection within the district, dominance of chain retail, and the desire for a sense of local identity and space. Addressing these issues will enhance people’s experiences when they visit and use the Civic Center district and encourage the evolution of the Civic Center as a unique, local district.

Three themes emerged during the initial phase of work.

**Connect Civic Center nodes**
- Link the northern and southern sides of the Civic Center district by creating additional opportunities for pedestrians and bikes to cross PCH.
- Differentiate regional from local paths and encourage active transportation with dedicated pedestrian and bike paths, within the Civic Center area along local streets.
- Increase visual interest on locally designated paths by adding elements that include, but are not limited to, street furniture, street trees, artwork, and vegetation.

**Encourage a design that creates a district sense of local place.**
- Create human-scale character with design that reduces the apparent size, bulk, scale, and height of buildings.
- Orient buildings and development to local streets to enhance an emerging pedestrian realm.
- Design development to complement and enhance the character of the Civic Center, the surrounding neighborhoods, and existing adjacent development while allowing each development to retain a distinct visual identity.

**Showcase Malibu’s natural beauty in relationship to the development of open space.**
- Enhance access to the Malibu Lagoon with pedestrian paths into and along Malibu Creek.
- Encourage connection between the Civic Center and Malibu Pier with paths across Malibu Creek.
- Incorporate natural features and landscaped open spaces into developments to provide a sense of openness and views to and from the natural environment.
There are opportunities to enhance the Civic Center through place making, developing complete streets, and creating additional crossings.
### 4.0 EXISTING DEVELOPMENT AND DESIGN STANDARDS

Existing development and design standards in the Malibu Civic Center District are regulated by Title 17 of the City’s Municipal Code and Local Implementation Plan contained within the LCP. Section 2.0 details the regulatory environment, and Table 4.1 below indicates the specific development requirements in the Civic Center District.

#### Table 4.1 - Existing Civic Center Development Standards

<table>
<thead>
<tr>
<th>LAND USES</th>
<th>Community Commercial CC</th>
<th>Visitor Serving Commercial CV-1 and CV-2</th>
<th>General Commercial CG</th>
<th>Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intense commercial uses such as a supermarkets, department stores and restaurants</td>
<td>Visitor-serving uses, including motels, beds and breakfast and inns</td>
<td>Intense commercial use such as a supermarkets, department stores and restaurants</td>
<td>Visitor serving uses such as movie theaters</td>
<td>Public and quasi-public uses and facilities, such as libraries, museums, and government facilities</td>
</tr>
<tr>
<td>Light industrial uses such as service stations</td>
<td></td>
<td>Light industrial uses such as masonry supplies</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### LOT SIZE

| Minimum Lot Area | 5 acres | 5 acres | 5 acres | 0.5 acres |
| Minimum Lot Width | 300 feet | 300 feet | 300 feet | 80 feet |
| Minimum Lot Depth | 500 feet | 500 feet | 500 feet | 125 feet |

#### BUILDING FORM

| Maximum Far | 0.15 / 0.20¹ | 0.15 / 0.20¹ | 0.15 / 0.20¹ | 0.15 / 0.20¹ |
| Maximum Building Height | 18 feet / 24 feet² / 28 feet³ | 18 feet / 24 feet² / 28 feet³ | 18 feet / 24 feet² / 28 feet³ | 18 feet / 24 feet² / 28 feet³ |

#### PARCEL DEVELOPMENT

| Minimum Landscape % | 40% | 40% | 40% | 25% |
| Minimum Open Space % | 25% | 25% | 25% | 25% |

#### SETBACKS

| Front Yard Minimum | 20% of the depth | 20% of the depth | 20% of the depth | 10 feet |
| Side Yard Minimum | 25% of the width (both sides) | 25% of the width (both sides) | 25% of the width (both sides) | 5 feet |
| Rear Yard Minimum | 15 feet | 15 feet | 15 feet | 5 feet |

¹ Developments that provide community benefits
² Flat roofs with site plan review
³ Pitched roofs with site plan review
4.1 Commercial Zone Requirements

Site Standards
Standards in the Zoning Code and the LIP allow for very little flexibility. Existing Zoning Code and LIP regulations generally push buildings to the center of a site. A by-right development would devote the majority of the lot to landscaping and open space. A typical development would take up 15% of the lot, and 25% of the lot would be used to fulfill parking requirements.

Table 4.2 - Commercial Zone Site Standards

<table>
<thead>
<tr>
<th>DEVELOPMENT STANDARD</th>
<th>LOT SIZE</th>
<th>LANDSCAPING</th>
<th>OPEN SPACE</th>
<th>BUILDING FOOTPRINT</th>
<th>PARKING REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZO 3.J.3</td>
<td>5 acres minimum</td>
<td>40% of the lot area minimum</td>
<td>25% of the lot area should be devoted to landscape minimum</td>
<td>Gross square footage is limited to 15% of the lot</td>
<td>1 space for each 225 SF of gross square footage</td>
</tr>
<tr>
<td>LIP 3.8.5.A</td>
<td>15% maximum</td>
<td>43,800 SF (146 spaces)</td>
<td>32,670 SF</td>
<td>87,120 SF (assuming a five-acre parcel)</td>
<td></td>
</tr>
</tbody>
</table>

5-ACRE LOT

<table>
<thead>
<tr>
<th>SQUARE FOOTAGE (assuming a five-acre parcel)</th>
<th>% LOT AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>LANDSCAPING</td>
<td>40% minimum</td>
</tr>
<tr>
<td>OPEN SPACE</td>
<td>25% minimum</td>
</tr>
<tr>
<td>BUILDING FOOTPRINT</td>
<td>15% maximum</td>
</tr>
<tr>
<td>PARKING REQUIREMENT</td>
<td>20% minimum</td>
</tr>
<tr>
<td>TOTAL</td>
<td>100%</td>
</tr>
</tbody>
</table>

Table 4.3 - Example Development

Figure 4.3 - Minimum Development Example
4.1 Commercial Zone Requirements (Cont.)

Building Standards
A low-scale Civic Center district is ensured by current development standards that restrict building heights to 28 feet for pitched roofs, require front setbacks that create space between buildings and the street, and require side setbacks that ensure that buildings avoid crowding each other.

Table 4.4 - Commercial Zone Building Standards

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>SECTION</th>
<th>DEVELOPMENT STANDARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT WIDTH</td>
<td>ZO 3.1.3</td>
<td>300 feet Minimum</td>
</tr>
<tr>
<td>LOT DEPTH</td>
<td>LIP 3.8.5.A</td>
<td>500 feet Minimum</td>
</tr>
<tr>
<td>SIDE SETBACK MINIMUM</td>
<td>LIP 3.8.2.A</td>
<td>25% of the lot width minimum (cumulatively)</td>
</tr>
<tr>
<td>FRONT SETBACK</td>
<td>ZO 3.8.2.A</td>
<td>20% of the lot depth minimum</td>
</tr>
<tr>
<td>REAR SETBACK</td>
<td>ZO 3.8.3.c</td>
<td>15 feet minimum</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>ZO 3.8.1.B</td>
<td>18 feet by right</td>
</tr>
</tbody>
</table>

Note: ZO: Zoning Ordinance; LIP: Local Implementation Plan.
### 4.2 Institutional Zone Requirements

#### Site Development Standards
Standards in the Zoning Code and the LIP account for approximately 58% of an institutional lot’s site capacity.

<table>
<thead>
<tr>
<th>DEVELOPMENT STANDARD</th>
<th>SQUARE FOOTAGE (assuming a half-acre parcel)</th>
<th>% LOT AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOT SIZE</strong></td>
<td>ZO 3.1.3</td>
<td>0.5 acres minimum</td>
</tr>
<tr>
<td><strong>LANDSCAPING</strong></td>
<td>LIP 3.9.3.B</td>
<td>25% of the lot area minimum</td>
</tr>
<tr>
<td><strong>BUILDING FOOTPRINT</strong></td>
<td>LIP 3.9.3.A</td>
<td>Gross square footage is limited to 15% of the lot</td>
</tr>
<tr>
<td><strong>PARKING REQUIREMENT</strong></td>
<td>LIP 3.14.13</td>
<td>1 space for each 250 SF of gross square footage minimum</td>
</tr>
</tbody>
</table>

#### Table 4.6 - Institutional Zone Site Standards

![Figure 4.7 - Minimum Institutional Development Example](image)

#### Figure 4.7 - Minimum Institutional Development Example

<table>
<thead>
<tr>
<th>0.5 ACRE LOT</th>
<th>3,920 SF (13 spaces) Assuming 300 SF per parking space</th>
<th>18%</th>
</tr>
</thead>
</table>

Note: 1. Parking cannot be located in front setback.
4.2 Institutional Zone Requirements (Cont.)

Development Standards
Compared to the commercial zones, the Institutional Zone has smaller setback and parcel size requirements. This creates a tighter cluster of buildings and a more pedestrian-friendly environment.

Table 4.8 - Institutional Zone Building Standards

<table>
<thead>
<tr>
<th>DEVELOPMENT STANDARD</th>
<th>ZONING CODE</th>
<th>MINIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT WIDTH</td>
<td>ZO 3.N.3.A</td>
<td>80 feet Minimum</td>
</tr>
<tr>
<td>LOT DEPTH</td>
<td>ZO 3.N.3.A</td>
<td>125 feet Minimum</td>
</tr>
<tr>
<td>SIDE SETBACK MINIMUM</td>
<td>ZO 3.9.2.B</td>
<td>5 feet Minimum</td>
</tr>
<tr>
<td>FRONT SETBACK</td>
<td>ZO 3.9.2.A</td>
<td>10 feet Minimum</td>
</tr>
<tr>
<td>REAR SETBACK</td>
<td>ZO 3.9.2.C</td>
<td>5 feet minimum</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>ZO 3.8.1.B</td>
<td>18 feet by right</td>
</tr>
</tbody>
</table>
4.3 Summary of Development in Commercial and Institutional Zones

Building form in Commercial Zones
- Zoning Code and LIP account for 100% of a commercial lot’s site capacity
- Minimum parcel size is 5 acres
- Creates an urban fabric of building strips surrounded by surface parking with little connection between lots

Building form in Institutional Zones
- Zoning Code and LIP account for 60% of a lot’s site capacity
- Minimum parcel size is 0.5 acres
- Creates an urban fabric of smaller, more varied lots

Figure 4.10 - Commercial and Institutional Development

Development in a Commercial Zone

Development in an Institutional Zone
5.0 MALIBU CIVIC CENTER’S EXISTING ARCHITECTURAL CHARACTER

The existing architectural character in the Malibu Civic Center district reveals common themes.

- Development is typically offset from the road to allow for surface parking lots.
- Pedestrian connections between commercial developments—and frequently within a development—are generally weak.
- Malibu architecture is an eclectic mix of styles, including but not limited to Contemporary, Spanish Revival, Rural, and Mid Century Modern. Additionally, many of the national chains represented in the district utilize recognizable national brand identity programs.
- Developments are all low density, with FARs well below 0.5.
- Almost all the development respond to the desire for more sustainable open spaces, from the Malibu Lumberyard’s stormwater program to the creation of parklets in the Malibu Village parking lot.
5.1 Malibu Civic Center Complex

- Year Built: 1970
- Type: Civic / Institutional
- Character: Neo-Classical Modern
- Frontage: Parking
- Orientation: To Civic Center Way
- Building Height: ~25 feet

The Civic Center opened in 1970 in the previously undeveloped Malibu Creek floodplain area.

The complex previously housed the Sheriff’s Office, the Malibu Library, and the Los Angeles Country Superior Court.

The exterior of the building has remained unchanged since its establishment in 1970.

The courtyard and front lawn are landscaped with turf and non-native trees.

A 160-foot deep parking lot fronts onto Civic Center Way.

The main entrance is set back ~ 165 feet from the sidewalk.

The proposed Santa Monica College (SMC) Malibu Campus will occupy the eastern portion of the site. The County Superior Court (currently closed), the helipad, the newly renovated library, and associated parking and maintenance areas will not be affected by the SMC Malibu Campus development.
5.2 Malibu Country Mart

Year Built: Varies
Type: Strip center with a courtyard shopping center
Character: Spanish Revival and Contemporary
Frontage: Parking
Orientation: Internal
Square Footage: 90,000 square-feet
Parcel Size: 6.0 acres
Approximate FAR: 0.34
Building Height: One to two stories

- Located on both sides of Cross Creek Road
- Formerly a motel
- The Malibu County Mart combines high-end retail, dining, with leisure amenities, such as gardens and sculptures with a strip shopping center. Sometimes referred to as a “Boutique Mall.”
- In the original plan of the Malibu Country Mart storefronts faced each other across a pedestrian walkway. As the shopping center expanded, stores were added that faced parking lots.
- The buildings are a mix of architectural styles, displaying Spanish, Mediterranean, Modern, Rustic, and Rural influences.
- The Country Mart includes unique gardens and sculptures, outdoor dining and picnic areas, and a pesticide and chemical free children’s playground.
- The landscape features artificial turf, California natives and drought tolerant landscaping such as lycemus grasses, agaves, aloe, and fruitless olive trees

Malibu Country Mart advertises its “abundant free parking.”

Expansions of the Malibu Country Mart include rows of retail that face the parking lots.

The popular Country Mart playground is pesticide and chemical free.

In the original Malibu Country Mart plan, stores faced open spaces and pedestrian paths.

Today's Malibu Country Mart extends from Legacy Park to the Malibu Lagoon.
5.3 Malibu Village

- Year Built: 1966
- Type: Suburban strip center with surface parking
- Character: Eclectic Contemporary
- Frontage: Parking dominates
- Orientation: Internal
- Square Footage: 50,000 square feet
- Parcel Size: 4.8 Acres
- Approximate FAR: 0.24
- Building Height: One story

- Malibu Village is an L-shaped shopping center made up of three stand-alone buildings located off the northeast corner of Pacific Coast Highway and Cross Creek Road.
- The stores all face onto the Malibu Village parking lot.
- Small parklets with Adirondack chairs, umbrellas, and a boxwood border were created within the parking lot.
- Malibu Village mixes contemporary, rural, and national chain architecture.
- Malibu Village’s eastern parking lots front directly onto the Malibu Lagoon, but there are no access paths between the shopping center and the lagoon.
- Malibu Village management notes that their key tenants include Wells Fargo, Chipotle, Banana Republic, Nike, True Religion, Sephora, Levi’s, and Radio Shack, all national chains.
5.4 Malibu Colony Plaza

Year Built: 1988-1989
Type: Strip center with surface parking
Character: Spanish Revival
Frontage: Parking
Orientation: To parking lot
Square Footage: 113,000 square feet
Parcel Size: 20 acres
Approximate FAR: 0.13 FAR
Building Height: One to two stories

- An open air shopping mall with stores arranged in a row connected by a sidewalk colonnade
- The 1,250-foot long shopping center is divided by four courtyards with a small plaza space, fountains, landscaping and outdoor seating.
- The Malibu Colony Plaza is directly accessible from the Pacific Coast Highway. However, the building is set back over 200 feet from Pacific Coast Highway to allow for a parking lot.
- The shopping center was built with a Spanish Revival theme that extends from the red tile roofs, to the Mediterranean planting choices and colonnaded passageways.
- Malibu Colony Plaza is anchored by Ralphs’ Supermarket and a CVS pharmacy.
- The one pedestrian connection to the Malibu Colony Plaza is a crosswalk across Pacific Coast Highway at Webb Way.
5.5 Malibu Lumber Yard

<table>
<thead>
<tr>
<th>Year Remodeled</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Courtyard shopping center with two frontage buildings surrounded by surface parking and aisles</td>
</tr>
<tr>
<td>Character</td>
<td>Contemporary</td>
</tr>
<tr>
<td>Frontage</td>
<td>Circulation</td>
</tr>
<tr>
<td>Orientation</td>
<td>From parking lot</td>
</tr>
<tr>
<td>Square Footage</td>
<td>30,000 square feet</td>
</tr>
<tr>
<td>Parcel Size</td>
<td>2.7 acres</td>
</tr>
<tr>
<td>FAR</td>
<td>0.26</td>
</tr>
<tr>
<td>Building Height</td>
<td>One and two stories</td>
</tr>
</tbody>
</table>

- An adaptive reuse development that converted the former Malibu Lumber Yard into a shopping center.
- The perimeter walls of the original structure were retained and re-clad.
- The historical significance of the site was honored by using materials once produced at the original Malibu Lumber Yard.
- Retail fronts onto an ellipse-shaped internal courtyard.
- The building is surrounded by a border of 116 parking spaces.
- Sustainability measures include low-water use planting, maintaining all stormwater runoff through bioswales under the wooden deck of the central courtyard, and use of recycled and permeable materials.
- The shopping center is accessible from Legacy Park and Cross Creek Road.
- The main pedestrian access is from the northern parking lot rather than Cross Creek Road.

The material choices pay homage to the site’s original use as a lumber yard.

Parking lots and frontage buildings face Cross Creek Road.

Malibu Lumber Yard’s internal courtyard was imagined as an outdoor living room.

Major tenants include INTERMIX, J. Crew, James Perse, Kiton, and Tory Burch.
6.0 Natural Features

6.1 Natural Features

Distinctive open space areas in and around the Civic Center include Legacy Park, Malibu Creek, and Malibu Lagoon. Each of these open spaces is part of a complex ecosystem, and the City has managed these areas to preserve and enhance natural resources.

6.2 Legacy Park

Legacy Park is centrally located in the Civic Center district and exemplifies the City’s commitment to improving water quality and environmental health. The park provides approximately 15 acres of open space, a series of interconnecting trails, a learning center, and informational kiosks, and serves as an outdoor classroom and cultural interpretive center. To highlight the biodiversity within Malibu, the park was designed to showcase six regionally significant habitats, including the coastal prairie, woodlands, coastal bluffs, riparian corridor, wetland meadows, and vernal pools. Each habitat area includes artistic large-scale animal mosaic sculptures that highlight the characteristics of that ecosystem.

Another key objective of the park was to improve local water quality and reduce impacts to the nearby sensitive watersheds of Malibu Creek and Malibu Lagoon. The park is capable of capturing up to 2.6 million gallons per day of stormwater and urban runoff for treatment and disinfection at the nearby Civic Center Stormwater Treatment Facility. Once treated, the water is reused for irrigation of the park. For its innovative design, the park has received accolades from the American Society of Civil Engineers, California Stormwater Quality Association, and American Public Works Association.
6.3 Malibu Creek

Malibu Creek runs along the eastern boundary of the Civic Center area and is a significant biological resource comprised of fresh and brackish water and riparian vegetation. The creek’s mainstream begins south of Westlake Village at the confluence of Triunfo Creek and Lobo Canyon Creek and meanders through the Santa Monica Mountains for approximately 11 miles. The creek then drains into Malibu Lagoon, which outlets into Santa Monica Bay. Malibu Creek forms the largest perennial drainage system within the Santa Monica Mountains. The creek also serves as an important wildlife corridor for a variety of fish species and is used by birds and other wildlife for nesting and hunting.

In 1974, Malibu State Creek Park was established to preserve the creek. The park consists of over 8,000 acres of riparian habitat, 37 miles of trails, and outdoor recreation amenities, including benches, shower facilities, and campsites. Portions of the park have also been used to film numerous movies and television shows, including M.A.S.H. and Planet of the Apes.

6.4 Malibu Lagoon

Malibu Lagoon lies east of the Civic Center and is where Malibu Creek meets the Pacific Ocean. The lagoon supports a diversity of riparian vegetation and wildlife. Malibu Lagoon State Park was established in 1951 to preserve the lagoon and its habitat. The park features protected wetlands, sandy beaches, and flower gardens.

Malibu Lagoon suffers from poor circulation, and ongoing restoration efforts aim to improve its condition and function. The poor circulation causes the water’s oxygen levels to plummet near zero in some sections (below five milligrams per liter), which threatens fish and wildlife and promotes the proliferation of bacteria. Restoration efforts will improve the estuary’s water flows, allowing cleaner water to return to the surf and a greater diversity of wildlife species to thrive.

One of the park’s most notable landmarks is Surfrider Beach, which has a long-standing reputation as a premier surfing beach, and was enshrined as the first World Surfing Reserve in 2010. Other notable features include Malibu Pier and the Adamson House, which overlooks the pier and Surfrider Beach. The Adamson House is listed on the National Register of Historic Places and showcases historical artifacts significant to Malibu. The home was built in 1929 for Merritt Huntley Adamson and Rhoda Rindge Adamson, daughter of Frederick Hastings Rindge and May Knight Rindge, the last owners of the Rancho Malibu Spanish land grant.

Adjacent to the Adamson House is the Malibu Lagoon Museum, which offers visitors the opportunity to explore the unique history and ecosystem of the area.
7.0 Gateways, Landmarks and Connections Findings

BOUNDARIES
Pacific Coast Highway, Malibu Canyon Road, the Santa Monica mountains and Malibu Creek limit pedestrian connections, physically separate areas in the Civic Center district and create a culture where people drive to destinations that are easily walkable.

How can the design standards encourage a continuous, convenient network of pedestrian facilities?

PATHS
The Civic Center district contains superblocks surrounded by wide roads and fast moving local and through vehicular traffic.

How shall the Civic Center design standards differentiate local Malibu streets from state routes in terms of character, walkability and traffic congestion? What kind of landscape improvements and streetscape improvements should be encouraged in the Civic Center District?

NODES
There are a number of nodes of heightened concentration in the Malibu Civic Center district. But, these nodes are weakly connected to each other.

How should the design standards orient buildings and open spaces on adjacent sites to provide a sense of connection and circulation between sites?

LANDMARKS
Landmarks in the Malibu Civic Center district are primarily large signs visible from a moving vehicle.

How shall the design standards encourage a more human-scale environment?

Should the design standards encourage pedestrian activity by orienting buildings and locating entrances in respect to streets, sidewalks and paths?

BUILDING TYPOLOGY
Existing commercial zoning standards encourage a suburban building fabric with buildings surrounded by surface parking.

Should the Civic Center standards encourage another type of building typology? What kind of typology would complement and enhance the character of the Malibu Civic Center district?

ARCHITECTURAL CHARACTER
Malibu’s Civic Center incorporates an eclectic mix of architectural styles including Spanish Revival, Contemporary, Spanish, and Rural expressions.

Should the Civic Center design standards reflect and express this type of mix or emphasize other concepts?

Many of the chain retailers seek to implement “brand” architecture.

Shall the design standards limit the use of architecture that is specific to a tenant’s corporate identity?
8.0 References

6. Ibid.
7. RMC Water and Environment and ICF International, “Malibu Civic Center Wastewater Treatment Facility Project Final Environmental Impact Report,” (November 2014) 3-23; and Revised Memorandum of Understanding (MOU) between the City of Malibu and Regional Water Quality Control Board on December 2014 to extend deadlines for Phase 1 and 2 to June 2017 and November 2022, respectively.
9. Article 8 of the California Government Code (Section 65450 et seq.)