

Malibu Civic Center Design Standards Task Force

Task Force Meeting # 1: Summary

13 January 2015 | 6:30 P.M. - 8:30 P.M.

Task Force members in attendance: Antonio Alessi, Douglas Burdge, Kristina Kell, Andy Lyon, Edward Niles, Richard Sperber, Brittany Stephens, and Jefferson Wagner. John Kaliski of John Kaliski Architects and Jose Rodriguez of MIG, Inc. facilitated the Task Force discussion. City staff in attendance: Bonnie Blue.

Overview

On Tuesday, January 13, 2014, the Malibu Civic Center Design Standards Task Force conducted its first meeting at Malibu City Hall. City staff and the consultant team of MIG, Inc. and John Kaliski Architects opened with an overview of the planning process, the Task Force's responsibilities, and a review of the Workshop Summary and Background Workbook. The Task Force was then asked to: (1) review the findings and questions contained in the workbook and (2) discuss potential strategies and solutions for addressing identified issues and challenges.

I. Welcome, Introductions and Overview of the Task Force Planning Process

Bonnie Blue, the City's Interim Planning Director, welcomed everyone to the meeting. The Task Force led a round of self-introductions and expressed why they were interested in the Civic Center Design Standards process. The consultants then reviewed the meeting objectives and agenda.

II. Discussion

Mr. Kaliski and Mr. Rodriguez facilitated a discussion with Task Force members to identify the key issues and challenges associated with the Civic Center Design Standards, as well as preliminary ideas for addressing those issues. Mr. Rodriguez graphically recorded the discussion as it happened. The following summarizes the discussion based on the wallgraphic notes.

What is Malibu?

Task Force members provided examples of what Malibu is to them. The following questions and ideas emerged.

- **What is a Civic Center?** A public gathering space or focal point at the center of a community. A place for the community to congregate.
- **What can Legacy Park become?** Legacy Park has potential to become a strong asset for the Civic Center area.
- **Trancas Country Market.** The recently constructed Trancas Country Market reflects Malibu's character with its small-scale buildings, landscaped common areas, and rural ambiance.
- **Locals.** Local residents exemplify the character of Malibu.

Key Issues and Challenges

Task Force members identified a wide range of key issues and challenges regarding the Civic Center area, surrounding development, and the City. The major themes of the discussion were as follows.

- **Traffic congestion.** Heavy auto congestion occurs throughout the area, especially on Cross Creek Road. Large numbers of users create conflicts among all transportation modes.
- **Connectivity.** Ensuring pedestrian safety throughout the Civic Center area and access to transit is a top priority.
- **Visitors.** Annually, Malibu attracts more than 13 million visitors. Accommodating their needs; such as restrooms and parking, as well as the needs of residents is a key challenge within the Civic Center area.
- **Parking Structure/Garage.** Parking is a contentious issue in the Civic Center. With future development, the challenge will be to develop enough parking to accommodate all users.
- **Legacy Park.** While the park provides natural habitat and water quality treatment, it remains a missed opportunity.
- **La Paz.** The La Paz commercial development proposal has gone through the entitlement process and will not be affected by any design standards. It has been approved by the Coastal Commission.
- **Easements.** Easements through private property could be used to create connections throughout the Civic Center area.
- **Architectural Theme(s).** The Task Force needs to develop an overarching theme for the area that comports with community sensibilities.
- **Space Constraints.** The Civic Center area is bound by the Pacific Ocean, Malibu Lagoon and Creek, and the Santa Monica Mountain foothills. These physical boundaries create constraints for future development.
- **New/Proposed Development.** With four major projects approved or proposed within the Civic Center area, concerns have arisen over compatibility with existing development.

- **Cumulative Zoning Code.** Cumulative zoning classifies land use from the most restrictive to the least restrictive. This is contrasted by mutually exclusive zoning, which excludes all uses that are not within the prescribed uses for an area. For example, not allowing a residence to be built in a commercial district is exclusive zoning.

Opportunities

Task Force members provided examples and ideas they believed are integral to the Civic Center Design Standards. The following main ideas were discussed.

- **Connectivity.** Critical to development of the Civic Center Design Standards are internal circulation, walkability, and multiuse trails. The development of a promenade or esplanade could be a focal point.
- **Natural Habitat.** The natural habitat of the Civic Center area should be treated as the area's most valuable resource (e.g., Legacy Park, Malibu Creek, and Golf Course).
- **Sense of Place.** Utilizing the Civic Center's unique features can provide an opportunity to create a unique sense of place.
- **Financing.** One potential mechanism to fund projects could be an enhanced infrastructure financing district.
- **Flexible Standards.** Explore standards that would provide the ability for property owners to build what they want within less restrictive zones.

III. Closing and Next Steps

The meeting closed with a discussion of the next steps outlined below:

- The Task Force recommended that more information be provided regarding:
 1. Information on Perenchio (conditions of approval for dedicating land)
 2. Coastal Development Permit conditions (path along the creek)
 3. List of properties for sale
 4. Adopted Local Coastal Plan trail map pending California Coastal Commission certification
 5. Pending and existing access/trail easements, e.g., La Paz, Perenchio
 6. Deed restrictions and use constraints for Legacy Park
- The Task Force stressed the need for an interactive design session or charrette with maps for the next meeting.
- The Task Force recommended the creation of an online website/forum and use of social media resources to engage members of the public unable to attend the meetings.

The meeting adjourned at 8:45 P.M.

MALIBU CIVIC CENTER TASK FORCE MITG #1

WHAT IS A CNIC CENTER
PUBLIC GATHERING

CONNECTIVITY
PEDESTRIAN
HELP DEVELOPMENTS

LA PAL
ENTITLEMENTS APPROVED

NEXT STEPS

WHAT IS MALIBU?

- WHAT CAN LEGACY PARK BE?
- LOVES TRANCAS
 - SMALL SCALE
 - CAPTURE MALIBU SOUL
- CIVIC CENTER
- LOCALS
- A PLACE TO CONGREGATE

CHALLENGES

- 13 MILLION VISITORS - EASEMENTS - DONE
- LEGACY PARK - MISS OPPORTUNITY - WATER QUALITY HABITAT
- PARKING STRUCTURES - COSTS
- PROCESS - EXISTING
- DEDICATED EASEMENTS
- BUY STRATEGIC PROPERTIES
- PROPERTIES FOR SALE - MAP
- TRAFFIC / ACCESS TO - TOO MUCH OF SAME THING
- IMPEMDING DEVELOPMENT
- ARCHITECTURAL THEME - LARAZ - 4 MAJOR PROJECTS
- CONSENSUS - MASSIVE - MORE COMING
- CAN'T BUILD UGLY / GARBAGE - CUMULATIVE ZONING CODE
- RELAY STANDARDS - CREATE COURTYARD
- LIMITED SPACE - SEWER - EIR
- CONSTRAINTS - HILLS / CREEKS
- MORE INFORMATION

OPPORTUNITIES

- CONNECTIVITY - CRITICAL
 - INTERNAL ORDER
 - WALKABILITY
- MULTI-USE TRAILS
- BUY PARKING RIGHTS
- CREEK - ALLEYS IN BACK OF CENTERS
- ESPLANADE
- GOLF COURSE - NATURAL HABITAT
- ACQUISITION OF PROPERTIES (CITY)
- ADAPTIVE FOR CHANGE - DESIGN
- CROSS CREEK IMPROVEMENT - SENSE OF PLACE
- REMODEL LEGACY PARK PATHWAYS
- FLEXIBLE STANDARDS - FINANCING LAW - TRANS OS
- TRANSFER OF DEVELOPMENT RIGHTS
- THINK OUTSIDE OF THE BOX - CHANGE EX STANDARDS - SET BACKS
- BUBBLE DIAGRAMS - CHARACTER
- ON-LINE SITE - SOCIAL MEDIA?
- IDENTIFY EASEMENTS - GOLF COURSE * DEDICATION
- SS TO WATER APPROVAL

- MORE INFORMATION
 - DATA - SYNTHESIZED
 - TRAILS - READABLE
 - CULTURAL ARTS COMM.
- DESIGN SESSION

