

RESOLUTION NO. 14-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU ADOPTING GENERAL PLAN AMENDMENT NO. 13-002, AN AMENDMENT TO THE GENERAL PLAN HOUSING ELEMENT, TO BRING THE ELEMENT INTO CONFORMANCE WITH EXISTING HOUSING ELEMENT LAW FOR THE 5TH CYCLE (2013-2021) PLANNING PERIOD

THE CITY COUNCIL OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. State law requires each city within the Southern California Association of Governments region to prepare an update to the General Plan Housing Element for the 2013-2021 planning period.

B. On September 20, 2013, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu indicating that the Planning Commission would hold a public hearing on October 21, 2013 to consider the Draft 2013-2021 Housing Element amendment. Additionally, a Notice of Planning Commission Public Hearing was mailed to interested parties, homeowners' associations on record with the City, regional, state and federal agencies affected by the amendment, local libraries and media.

C. On October 21, 2013, the Planning Commission held a duly noticed public hearing on the Draft 2013-2021 Housing Element amendment, reviewed and considered the staff report, public testimony, and other information in the record. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 13-97 recommending City Council approval of the General Plan amendment.

D. On October 28, 2013, the Draft 2013-2021 Housing Element amendment was delivered to the California Department of Housing and Community Development (HCD) for review as required by state law.

E. On November 13, 2013, HCD issued a letter finding that the Draft 2013-2021 Housing Element amendment meets the statutory requirements of state housing element law.

F. On December 19, 2013, a notice of City Council public hearing was published in a newspaper of general circulation within the City of Malibu indicating that the City Council would hold a public hearing on January 13, 2014 to consider the Draft 2013-2021 Housing Element amendment. Additionally, on December 19, 2013, a Notice of City Council Public Hearing was mailed to interested parties, regional, state and federal agencies affected by the amendment, local libraries and media.

G. On January 13, 2014, the City Council held a duly noticed public hearing on the Draft 2013-2021 Housing Element amendment, reviewed and considered the staff report, public testimony, and other information in the record.

Section 2. Environmental Findings.

The City Council hereby finds as follows:

A. The 2013-2021 Housing Element amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, which states the general rule is that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The 2013-2021 Housing Element amendment does not propose any new policies or programs that would change any land use or portend new development that was not already anticipated in the City's previous Housing Element. It can therefore be seen with certainty that there is no possibility that the adoption of the 2013-2021 Housing Element amendment would have a significant effect on the environment.

B. The project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the State of California Fish and Game Code.

C. The proposed 2013-2021 Housing Element amendment is consistent with the provisions of the Malibu General Plan, Municipal Code, Local Coastal Program, and all other applicable programs.

Section 3. Adoption of General Plan Amendment.

The City Council hereby adopts General Plan Amendment No. 13-002 (2013-2021 Housing Element Update), attached hereto as Exhibit A, amending the General Plan Housing Element in its entirety. The City Council further finds that General Plan Amendment No. 13-002 is consistent with State law.

Section 4. Submittal to the California Department of Housing and Community Development.

The City Council hereby directs staff to submit the 2013-2021 Housing Element amendment to the California Department of Housing and Community Development (HCD) for review pursuant to state law. The Planning Director is further directed to make any technical or clerical changes to the Housing Element as may be required to address any comments from HCD.

Section 5. Certification.

The City Clerk shall certify the adoption of this resolution.

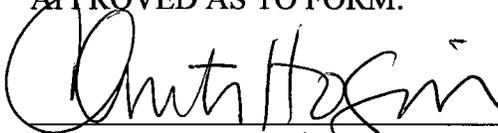
PASSED, APPROVED AND ADOPTED this 13<sup>th</sup> day of January 2014.

  
\_\_\_\_\_  
JOAN HOUSE, Mayor

ATTEST:

  
\_\_\_\_\_  
LISA POPE, City Clerk  
(seal)

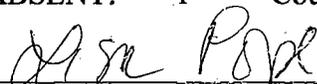
APPROVED AS TO FORM:

  
\_\_\_\_\_  
CHRISTI HOGIN, City Attorney

Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the Malibu Municipal Code and Code of Civil Procedure.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 14-04 was passed and adopted by the City Council of the City of Malibu at the regular meeting thereof held on the 13<sup>th</sup> day of January 2014 by the following vote:

AYES: 4 Councilmembers: La Monte, Rosenthal, Peak, House  
NOES: 0  
ABSTAIN: 0  
ABSENT: 1 Councilmember: Sibert

  
\_\_\_\_\_  
LISA POPE, City Clerk  
(seal)

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## **7.0 Housing Element**

### **7.1 Introduction**

State law requires the preparation of a Housing Element (“Element”) as part of a jurisdiction’s General Plan (*California Government Code §65302(c)*). The Element is to consist of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing in the City of Malibu (“City”). The Element shall also identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community (§65583).

Guidelines adopted by the California Department of Housing and Community Development (“HCD”) are also to be considered in the preparation of the Element (§65585). Periodic review of the Element is required to evaluate: (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goal; (2) the effectiveness in attaining the community’s housing goals and objectives; and (3) the progress of the City in implementation of the Element (§65588).

#### **7.1.1 Purpose of the Housing Element**

State law recognizes the vital role that local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires that HCD review local housing elements for compliance with state law and to report its written findings to the local government.

As mandated by state law, the planning period for this Housing Element extends from 2013 to 2021.<sup>1</sup> This Element identifies strategies and programs that focus on: 1) providing diversity in housing opportunities; and 2) maintenance and preservation of the City’s housing stock.

The Housing Element consists of the following major components:

- An analysis of the City’s demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City’s housing goals (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City’s housing needs (Chapter IV);
- A Housing Plan for the 2013-2021 planning period, including housing goals, policies, and programs (Chapter V);
- A review of the City’s accomplishments and progress in implementing the previous Housing Element (Appendix A);

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<sup>1</sup> The planning time frame for the Regional Housing Needs Assessment process is from January 2014 through October 2021.

- A detailed inventory of sites suitable for the development of housing (Appendix B); and
- A summary of the City's public participation during the preparation and adoption of this Housing Element (Appendix C).

### **7.1.2 Public Participation**

Section 65583(c)(5) of the *California Government Code* states that “[t]he local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City's housing goals and policies, and in the development of a Land Use Plan that determines the extent and density of future residential development in the community.

Residents and other stakeholders had many opportunities to review and provide comments on the Housing Element and related implementation actions. Please refer to Appendix C for additional information regarding the City's efforts to encourage public involvement and how comments and concerns have been addressed.

### **7.1.3 Consistency with Other Elements of the General Plan**

The City's General Plan sets forth broad policy guidance in the areas of land use, housing, transportation, conservation, open space and recreation, noise, and public safety. The various General Plan elements provide a consistent set of policies and programs intended to preserve and enhance the quality of life, while accommodating growth and change in a proactive manner. For example, residential development capacities established in the Land Use Element, and constraints to development identified in the Conservation, Public Safety, and Noise Elements, are reflected in the Housing Element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the General Plan. As the General Plan is occasionally amended, the City will review the Housing Element for internal consistency, and make any necessary revisions.

Senate Bill (SB) 1087 of 2005<sup>2</sup> requires cities to provide a copy of their Housing Element to local water and sewer providers, and also requires that these agencies provide priority to affordable housing developers. SB 1087 further prohibits local water and sewer providers from denying services to affordable housing developers, unless they find that the capacity is unavailable to all applicants. The Housing Element will be provided to these agencies immediately upon adoption.

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<sup>2</sup> SB 1087 (Florez) [Stats. 2005, ch. 727].

## **7.2 Housing Needs Assessment**

The City of Malibu ("City") lies within an approximately 21-mile strip of coastline at the western edge of Los Angeles County ("County"). Malibu is primarily a residential community consisting of beachfront residential lots and large estate lots in the hillsides and canyons overlooking the ocean. Some multi-family development and neighborhood/visitor-serving commercial development is located in the flatter portions of the City along Highway 1 (Pacific Coast Highway). The City has a highly scenic rural character that it seeks to preserve. Development within the City is constrained by numerous land features including steep slopes, environmentally sensitive habitat areas (ESHA), geologic instability, flood hazards, and extreme wildfire hazards. The entire City lies within the Coastal Zone as defined by the California Coastal Act of 1976<sup>3</sup>. Because of these constraints, a large portion of the City remains undeveloped and rural in character. Growth is also limited by the lack of a centralized sewer system.

Since its incorporation in 1991, the City has grown from a population of approximately 11,700 to 12,699 residents in 2012, according to recent Census data. The City is approximately 19.9 square miles in area and is bounded by unincorporated County to the west and north, the City of Los Angeles (Pacific Palisades) to the east and the Pacific Ocean to the south. Further to the east is the City of Santa Monica. The Santa Monica Mountains National Recreation Area lies just to the north. The City's population is affluent with a median household income, according to recent Census data, of \$132,926. Malibu's median household income was significantly higher than that of Los Angeles County (\$56,266) and California as a whole (\$61,632).

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are discussed.

The Housing Needs Assessment utilizes the most recent data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Southern California Association of Governments (SCAG), and other relevant sources. Supplemental data were obtained through field surveys and from private vendors, where appropriate.

### **7.2.1 Population Characteristics**

#### **7.2.1(a) Population Growth Trends**

In 1990, the unincorporated community of Malibu had a population of 11,643. The City of Malibu was incorporated on March 28, 1991. From 1990 to 2000, the population of the newly incorporated City grew by about 8% to 12,575. From 2000 to 2012 the City's population grew by only 124 persons, or one percent compared to almost four percent for Los Angeles County as a whole (see Table 7-1).

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<sup>3</sup> California Public Resources Code, Division 20.

**Table 7-1**  
**Population Trends 1990-2012**  
**Malibu vs. Los Angeles County**

	1990	2000	2012	Growth 1990-2000	Growth 2000-2012
Malibu	11,643	12,575	12,699	8.0%	1.0%
Los Angeles County	8,863,164	9,519,330	9,884,632	7.4%	3.8%

Source: U.S. Census, California Dept. of Finance Table E-5 (2012)

### 7.2.1(b) Age

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table 7-2 provides a comparison of the City's and County's population by age group in 2010. This table shows that the age distribution of the City's population differs from Los Angeles County as a whole, in that a lower proportion of the City's population is 19 years of age or younger (20% in the City versus 28% in the County) and a higher proportion of the City's population is 45 years of age and above (55% in the City versus 36% in the County). The median age of the City's population is 13 years older than the median age in the County (47.8 years in the City versus 34.8 years in the County).

**Table 7-2**  
**Age Distribution**  
**Malibu vs. Los Angeles County**

Age Group	Malibu		Los Angeles County	
	Persons	%	Persons	%
Under 5 years	408	3%	645,793	7%
5 to 9 years	639	5%	633,690	6%
10 to 14 years	778	6%	678,845	7%
15 to 19 years	781	6%	753,630	8%
20 to 24 years	820	6%	752,788	8%
25 to 29 years	443	4%	759,602	8%
30 to 34 years	425	3%	716,129	7%
35 to 39 years	574	5%	715,635	7%
40 to 44 years	849	7%	714,691	7%
45 to 49 years	1,125	9%	706,742	7%
50 to 54 years	1,234	10%	662,205	7%
55 to 59 years	1,142	9%	560,920	6%
60 to 64 years	1,105	9%	452,236	5%
65 to 69 years	718	6%	323,287	3%
70 to 74 years	570	5%	245,183	2%
75 to 79 years	415	3%	192,881	2%
80 to 84 years	314	2%	152,722	2%
85 years and over	305	2%	151,626	2%
Total	12,645	100%	9,818,605	100%
Median age	47.8		34.8	

Source: 2010 Census, Table DP-1

### 7.2.1(c) Race and Ethnicity

The racial and ethnic composition of the City differs from that in the County, in that a lower proportion of City residents are Hispanic/Latino or other racial minorities. Approximately 87% of City's residents are non-Hispanic white, contrasted with 28% for the County as a whole. The percentage of Hispanics residing in the City, at 6.1%, is approximately one-eighth that of the percentage of Hispanics residing in the County. Asians, at 2.6%, represent the largest non-Hispanic minority group in the City (Table 7-3).

**Table 7-3**  
**Race/Ethnicity**

Racial/Ethnic Group	Malibu		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	11,876	93.9%	5,130,716	52.3%
-White	11,046	87.4%	2,728,321	27.8%
-Black or African American	137	1.1%	815,086	8.3%
-American Indian/Alaska Native	17	0.1%	18,886	0.2%
-Asian	323	2.6%	1,325,671	13.5%
-Native Hawaiian/Pacific Islander	15	0.1%	22,464	0.2%
-Other races or 2+ races	338	2.7%	220,288	2.2%
Hispanic or Latino (any race)	769	6.1%	4,687,889	47.7%
Total	12,645	100.0%	9,818,605	100.0%

Source: 2010 Census, Table DP-1

## 7.2.2 Household Characteristics

### 7.2.2(a) Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table 7-4 provides a comparison of households by type for the City and County as a whole, according to recent Census data. Family households comprised approximately 61% of all households in the City, somewhat lower than the County with 68%. Household composition in the City differs from that of the County with the most significant difference being non-family households with individuals under 18 years of age (City 26% versus County 38%). Other less significant differences include non-family households headed by individuals 65 and older (City 32% versus County 24%) and family households headed by a female with no husband present (8% City versus 15% County). The City's average household size of 2.37 is somewhat lower than the County as a whole (2.98).

**Table 7-4  
Household Composition**

Household Type	Malibu		LA County	
	Households	%	Households	%
<b>Family households:</b>	3,196	61%	2,194,080	68%
Husband-wife family	2,571	49%	1,480,665	46%
With own children under 18 years	980	19%	721,804	22%
Male householder, no wife present	222	4%	216,368	7%
With own children under 18 years	112	2%	92,161	3%
Female householder, no husband present	403	8%	497,047	15%
With own children under 18 years	207	4%	239,012	7%
<b>Non-family households:</b>	2,071	39%	1,047,124	32%
Householder living alone	1,498	28%	784,928	24%
Households with individuals under 18 years	1,379	26%	1,220,021	38%
Households with individuals 65 years and over	1,711	32%	790,386	24%
<b>Total households</b>	<b>5,267</b>	<b>100%</b>	<b>3,241,204</b>	<b>100%</b>
<b>Average household size</b>	<b>2.37</b>		<b>2.98</b>	

Source: 2010 Census, Table DP-1

### 7.2.2(b) Housing Tenure and Vacancy

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. Table 7-5 provides a comparison of the number of owner-occupied and renter-occupied units in the City in 2010 as compared to the County as a whole. It reveals that the level of homeownership for the City (54.1%) is higher than for the County (44.8%).

This table also shows that the vacancy rate in the City is very high (23%) due to the large number of second homes.

**Table 7-5  
Household Tenure**

Housing Type	Malibu		LA County	
	Units	%	Units	%
<b>Occupied housing units</b>	5,267	76.7%	3,241,204	94.1%
Owner-occupied housing units	3,716	54.1%	1,544,749	44.8%
Average household size of owner-occupied units	2.46		3.16	
Renter-occupied housing units	1,551	22.6%	1,696,455	49.2%
Average household size of renter-occupied units	2.17		2.81	
<b>Vacant housing units</b>	1,597	23.3%	203,872	5.9%
For rent	212	3.1%	104,960	3.0%
Rented, not occupied	14	0.2%	4,994	0.1%
For sale only	110	1.6%	26,808	0.8%
Sold, not occupied	39	0.6%	6,726	0.2%
For seasonal, recreational, or occasional use	990	14.4%	19,099	0.6%
All other vacants	232	3.4%	41,285	1.2%
Homeowner vacancy rate (%)	2.8		1.7	
Rental vacancy rate (%)	11.9		5.8	
<b>Total housing units</b>	6,864	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

### 7.2.2(c) Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Table 7-6 summarizes overcrowding for the City of Malibu.

**Table 7-6  
Overcrowding**

Occupants per Room	Malibu		LA County	
	Units	%	Units	%
<b>Owner occupied units</b>	3,340	100%	1,552,091	100%
1.01 to 1.50	14	0.4%	71,920	4.6%
1.51 to 2.00	0	0%	17,241	1.1%
2.01 or more	0	0%	4,877	0.3%
<b>Renter occupied units</b>	1,333	100%	1,665,798	100%
1.01 to 1.50	13	1.0%	163,166	9.8%
1.51 to 2.00	0	0%	86,760	5.2%
2.01 or more	0	0%	43,489	2.6%

Source: Census 2006-2010 ACS, Table B25014

According to recent Census data, overall overcrowding in the City was substantially lower than in the County as a whole (1.4% occupied units in the City versus 23.6% occupied units in the County). In the City, overcrowding was more prevalent among renter-occupied units than for owner-occupied units. Approximately 1% of the City's renter-occupied households were overcrowded, compared to only .4% of

owner-occupied households. The relatively high cost of housing in Malibu is the primary cause of overcrowding. Several programs in the Housing Plan (Chapter V) that are designed to address housing affordability will also help to alleviate overcrowding. These programs include: Program 1.1 – Code Enforcement; Program 1.3 – Housing Rehabilitation Assistance; Program 1.4 – Preserve Existing Mobile Home Parks; Program 1.5 – Conserve Affordable Housing in the Coastal Zone; Program 2.2 – Ensure Adequate Capacity to Accommodate Housing Needs; Program 2.3 – Encourage Mixed-Use and Adaptive Reuse Development in Appropriate Locations; Program 2.2A – Second Units; Program 2.3 – Streamline Development Review and Assist Affordable Housing Developments; and Program 3.3 – Provide Financial Support and Referral Information to Persons in Need of Assistance.

### 7.2.2(d) Household Income

Household income is a primary factor affecting housing needs in a community. According to recent Census data, the median household income in the City was \$132,926, approximately 226% higher than the County median income of \$56,266 (Table 7-7).

**Table 7-7**  
**Median Household Income**  
**Los Angeles County and Cities**

Jurisdiction	Median Income	% of County Median Income
Malibu	\$132,926	236%
Los Angeles County	\$56,266	100%

Source: U.S. Census, 2006-2010 ACS, Table DP-3

### 7.2.2(e) Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. According to SCAG, 46% of all renter households and 42% of all owner households in the City were overpaying for housing.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding.

The relatively high cost of housing in Malibu is the primary cause of overpayment for lower-income households. Several programs in the Housing Plan designed to address housing affordability will also help to alleviate overpayment. These programs include Program 1.1 – Code Enforcement; Program 1.3 – Rehabilitation Assistance; Program 1.4 – Preserve Existing Mobile Home Parks; Program 1.5 – Conserve Affordable Housing in the Coastal Zone; Program 2.2 – Ensure Adequate Capacity to Accommodate Housing Needs; Program 2.2A – Second Units; Program 2.3 – Streamline Development Review and Assist Affordable Housing Development; and Program 3.3 – Provide Financial Support and Referral Information to Persons in Need of Assistance.

### Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely-low-income (ELI) households. ELI is defined as households with income less than 30% of area median income. The 2013 area median income for the County was \$64,800 (see Table 7-14). For ELI households, this

results in an income of \$25,600 or less for a four-person household. Households with extremely low incomes have a variety of housing problems and needs.

**Existing Needs** - According to ACS data reported by SCAG, approximately 342 ELI households resided in the City, representing 6.3% of the total households.

**Projected Needs** - The projected housing need for ELI households is assumed to be 50% of the very-low-income regional housing need of 1 unit. As a result, the City has a projected need for 1 ELI unit. The resources and programs to address this need are the same as for low-income housing in general and are discussed throughout the Housing Element, including the Housing Plan. Because the needs of ELI households overlap extensively with other special needs groups, further analysis and resources for ELI households can be found in Section 7.2.5, Special Needs and Section 7.4.1(a), Land Use Plans and Regulations.

### 7.2.3 Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

#### 7.2.3(a) Current Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table 7-8 shows that the City had a workforce of 6,173 persons, or 58% of the working-age population, according to recent Census data. The table shows that the characteristics of the City's working population are generally similar to those countywide with a slightly lower proportion of the working-age population in the labor force (58% City versus 65.2% County). Approximately 42% of City residents were not in the labor force.

**Table 7-8**  
**Labor Force Malibu vs. Los Angeles County**

Labor Force Status	Malibu		LA County	
	Persons	%	Persons	%
Population 16 years and over	10,639	100%	7,602,252	100%
In labor force	6,173	58.0%	4,959,167	65.2%
Civilian labor force	6,163	57.9%	4,953,791	65.2%
Employed	5,741	54.0%	4,522,917	59.5%
Unemployed	422	4.0%	430,874	5.7%
Armed Forces	10	0.1%	5,376	0.1%
Not in labor force	4,466	42.0%	2,643,085	34.8%

Source: Census 2006-2010 ACS, Table DP3

According to recent Census data, approximately 61.7% of the City's working residents were employed in management and professional occupations (Table 7-9). A significant percentage of workers (22.6%) were employed in sales and office-related occupations. A relatively low percentage of workers (11.1%) were employed in service-related occupations such as waiters, waitresses, and beauticians. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers, and laborers constituted 4.6% of the workforce.

**Table 7-9  
Employment by Occupation**

Occupation	Malibu	
	Persons	%
Civilian employed population 16 years and over	5,741	100%
Management, business, science, and arts occupations	3,542	61.7%
Service occupations	640	11.1%
Sales and office occupations	1,296	22.6%
Natural resources, construction, and maintenance occupations	154	2.7%
Production, transportation, and material moving occupations	109	1.9%

Source: U.S. Census 2006-2010 ACS, Table DP3

In a high-cost area like Malibu second units provide an important option for low-wage workers, including household employees. Program 2.2 in the Housing Plan describes the City's strategy for expanding the availability of second units.

### **7.2.3(b) Projected Job Growth**

Future housing needs are affected by the number and type of new jobs created during this planning period. Table 7-10 shows projected job growth by industry for the Los Angeles-Long Beach-Glendale Metropolitan Statistical Area (Los Angeles County) for the period 2010-2020. Total employment in Los Angeles County is expected to grow by 15.5% during this time period. The overall growth is expected to add about 658,000 new jobs and bring the employment of Los Angeles County to about 4.9 million by 2020.

Generally, residents who are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low-paying occupations.

**Table 7-10**  
**2010-2020 Industry Employment Projections**  
**Los Angeles-Long Beach-Glendale Metropolitan Statistical Area**

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2010	2020	Numerical	Percent
	Total Employment	4,246,700	4,904,300	657,600	15.5
	Self-Employment (A)	337,500	366,900	29,400	8.7
	Unpaid Family Workers (B)	3,300	3,400	100	3.0
	Private Household Workers (C)	126,600	163,300	36,700	29.0
	Total Farm	6,200	5,800	-400	-6.5
	Total Nonfarm	3,773,100	4,364,900	591,800	15.7
1133,21	Mining and Logging	4,100	4,500	400	9.8
23	Construction	104,500	129,600	25,100	24.0
31-33	Manufacturing	373,200	362,500	-10,700	-2.9
22,42-49	Trade, Transportation, and Utilities	739,800	887,700	147,900	20.0
51	Information	191,500	211,700	20,200	10.5
52-53	Financial Activities	209,500	231,300	21,800	10.4
54-56	Professional and Business Services	527,500	640,600	113,100	21.4
61-62	Educational Services, Health Care and Social Assistance	522,000	660,000	138,000	26.4
71-72	Leisure and Hospitality	384,800	480,000	95,200	24.7
81	Other Services (excludes 814-Private Household Workers)	136,700	150,700	14,000	10.2
	Government	579,600	606,300	26,700	4.6
	Federal Government (D)	51,600	43,900	-7,700	-14.9
	State and Local Government	528,000	562,400	34,400	6.5
	State Government	80,700	88,100	7,400	9.2
	Local Government	447,300	474,300	27,000	6.0

Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2011 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.

Industry detail may not add up to totals due to independent rounding.

**Notes**

1. Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.
2. Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.
3. Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.
4. Temporary U.S. Census workers are included in the base and projected year employment numbers.

### 7.2.3(c) Jobs-Housing Balance

A regional balance of jobs to housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become overheated, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas. The current jobs-housing objective within the SCAG region is one new housing unit for every 1.5 jobs.<sup>4</sup>

<sup>4</sup> SCAG Draft 2007 Regional Comprehensive Plan, Land Use & Housing Chapter

According to recent Census data, 96% of employed City residents worked in Los Angeles County, and approximately 40.4% of all workers were employed within the City limits (Table 7-11).

**Table 7-11**  
**Job Location for Malibu Residents**

<b>Workplace Location</b>	<b>%</b>
Worked in state of residence	99.8%
Worked in county of residence	96.0%
Worked in place of residence	40.4%
Worked outside county of residence	3.7%
Worked outside state of residence	0.2%

Source: Census 2006-2010 ACS, Table S0801

## **7.2.4 Housing Stock Characteristics**

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters.

### **7.2.4(a) Housing Type and Growth Trends**

According to recent Census data, the housing stock in the City was comprised mostly of single-family detached homes, which made up about 78% of all units, while multi-family units comprised about 15% of the total. Mobile home units comprised about 8% of the total. Table 7-12 provides a breakdown of the housing stock by type along with growth trends for the City compared to the County as a whole for the period from 2000 to 2012.

Second units provide an important source of housing for lower-income persons in Malibu. A discussion of second unit production and affordability is presented in Appendix B. Program 2.2 in the Housing Plan describes the City's strategy for expanding the availability of second units.

**Table 7-12  
Housing by Type, 2000-2012 –  
Malibu vs. Los Angeles County**

Structure Type	2000		2012		Growth	
	Units	%	Units	%	Units	%
<b>Malibu</b>						
Single-family	4,294	70%	5,327	78%	1,033	139.2%
Multi-family	1,222	20%	1,000	15%	-222	-29.9%
Mobile homes	610	10.0%	541	7.9%	-69	-9.3%
<b>Total units</b>	<b>6,126</b>	<b>100%</b>	<b>6,868</b>	<b>100%</b>	<b>742</b>	<b>100%</b>
<b>Los Angeles County</b>						
Single-family	1,835,024	56%	1,947,820	56%	112,796	61.6%
Multi-family	1,379,277	42%	1,447,958	42%	68,681	37.5%
Mobile homes	56,605	2%	58,314	2%	1,709	0.9%
<b>Total units</b>	<b>3,270,906</b>	<b>100%</b>	<b>3,454,092</b>	<b>100%</b>	<b>183,186</b>	<b>100%</b>

Source: Cal. Dept. of Finance, Tables E-5 & E-8

Between 2000 and 2012, only single-family detached homes were added to the City's housing stock (second units are not reported in these data). The number of multi-family units and mobile homes in the City were reduced during that same period by 29.9% and 9.3%, respectively. Approximately 61.6% of new residential units in the County as a whole were single family units and 35.7% were multi-family units.

#### **7.2.4(b) Housing Age and Conditions**

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have deteriorated lead-based paint. Table 7-13 shows the age distribution of the housing stock in the City compared to the County as a whole.

This table shows that about 44% of the units in the City were constructed prior to 1970. The fact that a significant percentage of the City's housing stock is more than 30 years old suggests that there may be some need for rehabilitation, which is typical of most jurisdictions in Southern California.

**Table 7-13  
Age of Housing Stock by Tenure –  
Malibu vs. Los Angeles County**

Year Built	Malibu		LA County	
	Units	%	Units	%
Built 2005 or later	138	2%	54,241	2%
Built 2000 to 2004	271	4%	109,255	3%
Built 1990 to 1999	567	9%	208,791	6%
Built 1980 to 1989	993	16%	403,248	12%
Built 1970 to 1979	1,498	24%	496,376	14%
Built 1960 to 1969	1,207	19%	518,500	15%
Built 1950 to 1959	868	14%	722,473	21%
Built 1940 to 1949	435	7%	396,035	12%
Built 1939 or earlier	275	4%	516,817	15%
<b>Total units</b>	<b>6,252</b>	<b>100%</b>	<b>3,425,736</b>	<b>100%</b>

Source: Census 2006-2010 ACS, Table DP-4

In general, the quality of housing is exceptional in the City. At a minimum, most dwelling units are well-maintained, especially with respect to the harsh environmental conditions that they are subject to. There are areas where older housing units exist, such as along Pacific Coast Highway in the eastern portion of the City. However, even these units are maintained given their economic value. It is estimated that about 2% of the housing units within the City are in need of minor repair, and two are in need of major structural repair or replacement due to landslides.

A goal of the City’s Building & Safety Division as well as Code Enforcement staff is to address housing concerns before they become serious problems. Staff has helped to reduce structural deterioration by identifying problems and informing residents of programs to assist with improvements. In addition, the City addresses issues related to lead-based paint and asbestos removal through adding standard conditions of approval to include Best Management Practices for all projects that include the demolition or remodeling of older structures.

### 7.2.4(c) Housing Cost

#### Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the County’s area median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above-moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development (“HUD”) and the California Department of Housing and Community Development (“HCD”),<sup>5</sup> housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas (such as Los Angeles County), these income limits may be increased to adjust for high housing costs.

Table 7-14 shows affordable rent levels and estimated affordable purchase prices for housing in the City (and County)<sup>6</sup> by income category. Based on state-adopted standards, the maximum affordable monthly

<sup>5</sup> HCD memo dated 4/18/07. Also available at <http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k9.pdf>.

<sup>6</sup> Affordable rent and purchase prices are based on the county median income.

rent for extremely-low-income households is \$640, while the maximum affordable rent for very-low-income households is \$1,068. The maximum affordable rent for low-income households is \$1,708, while the maximum for moderate-income households is \$1,944.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table 7-14 have been estimated based on typical conditions.

**Table 7-14**  
**Income Categories and Affordable Housing Costs –**  
**Los Angeles County**

2013 County Median Income = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$25,600	\$640	
Very Low (31-50%)	\$42,700	\$1,068	\$150,000
Low (51-80%)	\$68,300	\$1,708	\$250,000
Moderate (81-120%)	\$77,750	\$1,944	\$300,000
Above moderate (120%+)	\$77,750+	\$1,944+	\$300,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

### For-Sale Housing

As expected, housing sales price statistics for calendar year 2012 reveal that real estate continues to be very expensive in the City. According to DataQuick's *DQNews*<sup>7</sup>, the median single-family home price in the City during 2012 was more than \$2 million, while the median condo price was \$550,000. Based on the estimated affordable purchase prices shown in Table 7-14, only upper-income residents can afford to purchase a home in the City.

### Rental Housing

A recent survey of rental housing units in the City<sup>8</sup> found that rents ranged from \$3,675 to over \$5,000 per month. When market rents are compared to the amounts that low-income households can afford to pay (Table 7-14), it is clear that it is not possible for low-income households to find market-rate rental housing without overpaying.

### 7.2.5 Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some of the City's residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

<sup>7</sup> <http://www.dqnews.com/Charts/Annual-Charts/LA-Times-Charts/ZIPLAT12.aspx>

<sup>8</sup> <http://www.forrent.com/search-apartments-by-area/CA/Greater-Los-Angeles/West-LA/Malibu.php>

State Housing Element law defines “special needs” groups to include persons with disabilities, the elderly, large households, female-headed households, homeless people, and farmworkers. This section contains a discussion of the housing needs facing each of these groups.

### **7.2.5(a) Persons with Disabilities**

The most recent available Census data reported that the City had approximately 605 people between 16 and 64 years of age, or about 7% of the working age population, who reported a work-related disability (Table 7-15). Of those aged 65 and above, 299 (about 17.5%) reported some form of physical disability. Reported disabilities included persons whose disability hinders their ability to go outside the home (1.7% of the working age population and 10.2% of the senior population). Housing opportunities for the handicapped can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. During the previous planning period an ordinance establishing procedures to ensure reasonable accommodation for persons with disabilities was adopted pursuant to SB 520.<sup>9</sup>

### **Developmentally Disabled**

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The **Westside Regional Center (WRC)** located in Culver City (<http://www.westsiderc.org/>) provides services for people with developmental disabilities in Malibu. The WRC is a private, non-profit community

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<sup>9</sup> Senate Bill 520 (Chesbro) [Stats. 2001, ch. 671]

agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost. According to the latest available WRC Performance Report<sup>10</sup>, the Center served approximately 7,400 individuals during 2012. Of those, 64 clients resided in Malibu and over three-quarters of whom were children or young adults age 22 or under<sup>11</sup>.

In addition to the services provided by the WRC, City housing programs that respond to the needs of this population include 1d (Emergency Shelters and Transitional/Supportive Housing) and 3a (Section 8 Rental Assistance).

**Table 7-15**  
**Persons with Disabilities by Age - Malibu**

Disability by Age	Disabilities	Percent
Age 5 to 15 - total persons*	1,710 persons	--
Sensory disability	0	0.0%
Physical disability	10	0.6%
Mental disability	21	1.2%
Self-care disability	0	0.0%
Age 16 to 64 - total persons*	8,550 persons	--
Sensory disability	54	0.6%
Physical disability	220	2.6%
Mental disability	154	1.8%
Self-care disability	28	0.3%
Go-outside-the-home disability	144	1.7%
Employment disability	605	7.0%
Age 65 and over* - total persons*	1,711 persons	--
Sensory disability	166	9.7%
Physical disability	299	17.5%
Mental disability	111	6.5%
Self-care disability	83	4.9%
Go-outside-the-home disability	174	10.2%

\*Numbers in shaded rows represent persons, not disabilities. Persons may report more than one disability.

Source: 2000 Census, SF3 Tables P8 and P41

<sup>10</sup> [http://www.dds.ca.gov/Transparency/docs/2012/WRCPCYearEndRpt\\_2012.pdf](http://www.dds.ca.gov/Transparency/docs/2012/WRCPCYearEndRpt_2012.pdf)

<sup>11</sup> Westside Regional Center, 2013

### 7.2.5(b) Elderly

According to recent Census data, there were 1,272 households in the City where the property owner was 65 or older (Table 7-16). Many elderly persons are dependent on fixed incomes or have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

Second units provide an important source of housing for elderly family members as an alternative to institutional facilities (see Housing Plan, Program 2.2).

**Table 7-16**  
**Elderly Households by Tenure - Malibu**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	2,220	66%	1,181	89%
65 to 74 years	470	14%	104	8%
75 to 84 years	416	12%	48	4%
85 years and over	234	7%	0	0%
<b>Total Households</b>	<b>3,340</b>	<b>100%</b>	<b>1,333</b>	<b>100%</b>

Source: U.S. Census 2006-2010 ACS, Table B25007

### 7.2.5(c) Large Households

Large households are defined as those with five or more members. Approximately 65% of owner households and 70% of renter households in the City have only one or two members. About 7% of renter households have five or more members, while about 6% of owners were large households (Table 7-17). This distribution indicates that the need for large units with four or more bedrooms is expected to be significantly less than for smaller units. The City responds to the needs of large households through participation in the County's Section 8 program and other housing assistance programs (see Housing Plan Program 3.3).

**Table 7-17**  
**Household Size by Tenure - Malibu**

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	740	22%	595	45%
2 persons	1,425	43%	327	25%
3 persons	432	13%	158	12%
4 persons	528	16%	155	12%
5 persons	167	5%	82	6%
6 persons	45	1%	0	0%
7 persons or more	3	0%	16	1%
<b>Total Households</b>	<b>3,340</b>	<b>100%</b>	<b>1,333</b>	<b>100%</b>

Source: U.S. Census 2006-2010 ACS, Table B25009

**7.2.5(d) Female-Headed Households**

Of the 4,673 households in the City, 6.4% or 297 households were headed by a female (Table 7-18). While female-headed households represent a small portion of households, 8.1% of these households were below the poverty level<sup>12</sup>. The City responds to the needs of female-headed households through the following: Housing Plan Program 1.1 – Code Enforcement; Program 1.3 – Housing Rehabilitation Assistance; Program 1.4 – Preserve Existing Mobile Home Parks; Program 1.5 – Conserve Affordable Housing in the Coastal Zone; Program 2.2 – Ensure Adequate Capacity to Accommodate Housing Needs; Program 2.3 – Encourage Mixed-Use and Adaptive Reuse Development; Program 2.2A – Second Units; Program 2.7 – Streamline Development Review and Assist Affordable Housing Development; and Program 3.3 – Provide Financial Support and Referral Information to Persons in Need of Assistance.

**Table 7-18  
Household Type by Tenure – Malibu**

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	2,256	68%	466	35%
Male householder, no wife present	49	1%	12	1%
Female householder, no husband present	185	6%	112	8%
Non-family households	850	25%	743	56%
Total Households	3,340	100%	1,333	100%

Source: U.S. Census 2006-2010 ACS, Table B11012

**7.2.5(e) Farmworkers**

Farmworkers are traditionally defined as persons whose primary income is from seasonal agricultural work. Farming activities in the City are limited horticultural activities on approximately 25 acres of land scattered throughout the City. For example, there are two nurseries located west of Trancas Canyon, two orchards located north of Point Dume, one nursery located just west of Pepperdine University, and two nurseries and two orchards located in the Civic Center area. These horticultural activities are not a significant source of employment and do not generate a demand for permanent onsite farm worker housing.

Recent Census estimates published by SCAG reported about 4,573 persons employed in agricultural occupations living in Los Angeles County, with none reporting Malibu as their place of residence.

**7.2.5(f) Homeless Persons**

Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include the general lack of housing affordable to lower-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public assistance for the poor, and the de-institutionalization of the mentally ill.

The McKinney-Vento Homeless Assistance Act of 1986<sup>13</sup> defines a "homeless" person as an individual who lacks a fixed, regular, and adequate nighttime residence, or an individual whose primary nighttime residence is:

<sup>12</sup> 2000 Census, SF3 Table DP-3

<sup>13</sup> 42 U.S.C. § 11301, et seq.

1. A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
2. An institution that provides a temporary residence for individuals intended to be institutionalized; or
3. A public or private place not designed for, or ordinarily used as, regular sleeping accommodations for human beings.

Federal agencies, such as the U.S. Department of Housing and Urban Development (HUD), interprets the McKinney-Vento definition to include only those persons who are on the streets or in shelters and persons who face imminent eviction (within a week) from a private dwelling or institution and who have no subsequent residence or resources to obtain housing.<sup>14</sup>

People are also at risk of homelessness when they experience a sudden drop in income or a rise in housing costs, and/or they do not have the skills necessary to manage their limited resources. According to the National Coalition for the Homeless (NCH), most individuals at risk of homelessness are on a fixed income or are marginally employed and have few ties to family and friends.

The 2008-2013 Los Angeles County Consolidated Plan<sup>15</sup> estimated that there may be 71 homeless persons in the City. In 2009, information regarding the estimated number of homeless in the city was obtained from the Malibu Police Services Division of the Los Angeles County Sheriff's Department (LACSD). LACSD estimates there are perhaps 25 homeless individuals living in the undeveloped hillside areas and other vacant or isolated areas of the City. While there are no homeless facilities within the City, the homeless can be found in public parks and near public restroom facilities. This LACSD figure is considered to be a more accurate assessment. Recent Census estimates published by SCAG reported no homeless persons in Malibu.

The needs of the homeless vary by subpopulation. Mentally ill persons require housing supported by mental health care and counseling. Alcohol and drug abusers require treatment facilities and medical and social support services. Victims of domestic violence need shelter and social services to assist in the transition to independent living. Runaway and recently emancipated youths require shelter, combined with counseling and social services, in order to reintegrate them with their families or enable them to live independently.

### **Emergency Shelters**

Emergency shelters are generally geared toward providing immediate housing to persons without shelter. Emergency shelters are housing facilities with minimal supportive services for homeless persons, and are limited to occupancy of six months or less by a homeless person. Stays in emergency shelters are typically limited to a short period of time (1 to 90 days). No individual or household may be denied emergency shelter because of an inability to pay. A few service agencies located near the City provide emergency shelter and services for the homeless; however, most of these facilities have restricted service areas and are not available to the City's homeless at this time (see Table 7-19). Based on this data, there are no emergency shelter beds available to serve the City's homeless population.

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<sup>14</sup> "Who is Homeless?" 2009. Published by the National Coalition for the Homeless, July 2009. p. 1.

<sup>15</sup> Los Angeles Urban County Five-Year Consolidated Plan, Table VI.2, May 28, 2008

**Table 7-19  
Emergency Shelters Serving SPA 5 - West Los Angeles**

Shelter Name	Location*	No. of Beds	Services	Pct. of Beds/Services for Chronic Homeless
SAMOSHEL/OPCC	Santa Monica	110	Emergency housing, and support services. Malibu is not in service area.	0%
Safe Haven/OPCC	Santa Monica	25	Emergency housing and support services for chronically homeless. Malibu is not in service area.	100%
St. Robert's Center	Venice	0	Provides emergency food, information, referral, and motel vouchers for homeless individuals	0%
St. Joseph's Homeless Service Center	Venice	0	Provides emergency food and support services for homeless individuals and families.	0%
Access Center/OPCC	Santa Monica	0	First point of entry for homeless individuals and families seeking assistance	0%
SHWASHLOCK/OPCC	Santa Monica	0	Provides homeless people access to restrooms, showers, and personal storage.	0%
Sojourn/OPCC	Santa Monica	*	Provides safe haven for battered women and their children	0%

Source: J.H.Douglas & Associates

\* Sojourn operates two facilities in undisclosed locations. Bed information is not available.

SB 2 of 2007<sup>16</sup> strengthened the planning requirements for emergency shelters and transitional housing. Unless adequate capacity is available to serve the existing emergency shelter need, SB 2 requires that shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. As an alternative, the requirements may be satisfied through a multi-jurisdictional agreement. In accordance with SB 2, the City amended the Local Coastal Program (LCP) and Malibu Municipal Code (M.M.C.) with respect to emergency shelters during the previous planning period in conformance with SB 2.

### **Transitional and Supportive Housing**

Transitional and supportive housing are types of supportive housing used to facilitate the movement of homeless individuals and families, or those at risk of homelessness, to permanent housing. Specifically, transitional housing means rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Supportive housing has no limit on the length of stay and is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. As with emergency shelter facilities, all transitional and supportive housing programs that serve the City's homeless are located in neighboring communities.

SB 2 requires that transitional and supportive housing be treated as a residential use subject to only those requirements that apply to other residential uses of the same type in the same zone. The LCP and M.M.C.

<sup>16</sup> Senate Bill 2 (Cedillo) [Stats. 2007, ch. 633 Sections 1-3]

were amended in the previous planning period with respect to transitional and supportive housing in conformance with SB 2.

### 7.2.6 Assisted Housing at Risk of Conversion

State law requires that the Housing Element identify any residential projects in the City that are under an affordability restriction, along with those housing projects that are at risk of losing their low-income affordability restrictions within the ten-year period from 2013-2021. According to the SCAG, the California Housing Partnership Corporation and City records, there are no assisted units in the City, and therefore, no housing units at risk of losing their low-income affordability.

### 7.2.7 Housing Constructed, Demolished or Converted within the Coastal Zone

*California Government Code* §65588(d) requires that the Housing Element update take into account any low- or moderate-income housing provided or required in the Coastal Zone pursuant to §6590 (the Mello Act<sup>17</sup>). State law requires that jurisdictions monitor the following:

- The number of new housing units approved for construction within the Coastal Zone (after January 1, 1982);
- The number of low- or moderate-income units required to be provided in new developments either within the Coastal Zone or within three miles of the Coastal Zone;
- The number of existing housing units in properties with three or more units occupied by low- or moderate-income households that have been authorized for demolition or conversion since January 1, 1982; and
- The number of low- or moderate-income replacement units required within the Coastal Zone or within three miles of the Coastal Zone.

Table 7-20 provides City statistics for housing units in the Coastal Zone through 2008.

**Table 7-20  
Malibu Coastal Zone Housing Units – 1982-2013**

	Units
Number of new units approved for construction in the Coastal Zone after January 1, 1982	405
Number of new units for low- and moderate-income households required to be provided either within the coastal zone or within three miles of it	0
Number of units occupied by low- and moderate-income households and authorized to be demolished or converted	0
Number of units for low- and moderate-income households required either within the coastal zone or within three miles of it in order to replace those demolished or converted	0

Source: City of Malibu, 9/2013

<sup>17</sup> The Mello Act requires, in part, the replacement of affordable units demolished or converted within the coastal zone.

**7.2.8 Future Growth Needs**

**7.2.8(a) Overview of the Regional Housing Needs Assessment (RHNA)**

The RHNA is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the period from January 2014 to October 2021. Local governments then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The current RHNA was adopted by the SCAG in 2012. Future housing needs are determined primarily by the forecasted growth of households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the County's income distribution, with adjustments to avoid an over-concentration of low-income households in any one community.

**7.2.8(b) 2014-2021 Growth Needs**

In October 2012 SCAG, adopted the final RHNA growth needs for each of the cities in Los Angeles County, as well as the unincorporated areas. The total housing growth need for the City during the 2014-2021 planning period is 2 units. This total is distributed by income category as shown in Table 7-21.

**Table 7-21  
Regional Housing Growth Needs**

Very Low <sup>1</sup>	Low	Moderate	Above Moderate	Total
1 <sup>2</sup>	1	0	0	2

Source: SCAG 2012

Notes:

1. Includes the Extremely-Low-Income (ELI) category.

2. This unit is assumed to be ELI pursuant to *Government Code §65583.a.1*

A discussion of the City's inventory of suitable sites to accommodate the City's housing need is provided in Chapter III, Resources and Opportunities, and Appendix B.

## 7.3 Resources and Opportunities

### 7.3.1 Land Resources

#### 7.3.1(a) Inventory of Sites for Housing Development

*Government Code* §65583(a)(3) requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of potential development sites has been prepared (see Appendix B) and the results of this analysis are summarized in Table 7-22 below. This analysis also addresses the unaccommodated need from the previous planning period, as required by *Government Code* §65584.09 (AB 1233).

**Table 7-22**  
**Sites Inventory Summary**

Housing Sites	Income Category		
	Lower	Moderate	Above
Potential new single-family units (parcel listing on file with City Planning Dept.)	-	-	870
Potential new multi-family units (Table B-2)	178	30	-
Potential new second units	15	-	6
<b>Total Inventory</b>	<b>193</b>	<b>30</b>	<b>876</b>
RHNA -2014-2021	2	-	-
Adequate Capacity?	Yes	Yes	Yes

Source: City of Malibu, 2013

As summarized in Table 7-22, this analysis determined that there are sufficient vacant or underutilized sites with appropriate zoning to accommodate the City’s housing need for this planning period.

#### 7.3.1(b) Infrastructure Capacity

**Wastewater** - There is no municipal sewer service in the City of Malibu. All properties in the City are currently served by individual onsite wastewater treatment systems (OWTS); with the exception of those served by five small package treatment plants within the City: Latigo Bay Shores, Point Dume, Trancas Canyon, Malibu Mesa, and Maison de Ville. Any new development that is not served by the five treatment plants will be required to install its own OWTS in order to serve its wastewater disposal needs.

**Water** - Domestic water for City residents is supplied by County Waterworks District No. 29 (“District 29”) from the Metropolitan Water District of Southern California (MWD). The MWD obtains its water from the State Water Project and the Colorado River. Wholesalers of water in the Malibu/Santa Monica Mountains areas are the Las Virgenes Municipal Water District and the West Basin Municipal Water District. These wholesalers distribute to three retailers, which include District 29, Silvas Park Mutual Water Company, and Las Virgenes Metro Water District. Many of the City’s water mains and tanks have been identified by the City and by District 29 as severely undersized. However, for projects located in areas with limited to no service by District 29, property owners may install water tanks to serve the property’s needs. With the inclusion of private water tanks, domestic water supply is not expected to limit development.

## 7.3.2 Financial and Administrative Resources

### 7.3.2(a) State and Federal Resources

**Community Development Block Grant Program (CDBG)** – The City does not have any housing that qualifies for CDBG funding. The City receives approximately \$80,000 a year in CDBG funding. Of this total, 15% is spent on administration and program services (e.g., Malibu Community Labor Exchange). In recent years, the City has exchanged the remaining funds with other cities as Malibu does not have eligible projects.

**Low-Income Housing Tax Credit Program** - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 in order to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

**Mortgage Credit Certificates (MCC)** – This program provides a federal tax credit for income-qualified homebuyers that is equivalent to 15% of the annual mortgage interest. Generally, the tax savings are calculated as income in order to help buyers qualify to purchase a home. Using an MCC, first-time homebuyers can save between \$700 and \$2,500 a year on their annual federal tax bill. The program is initiated by the homebuyer applying through a participating lender, who then submits an application to the Los Angeles County Community Development Commission<sup>18</sup>. The City is not involved in administering this process or approving loans.

### 7.3.2(b) Local Resources

The City does not currently have a housing department. The only local revenue source for affordable housing is through the City's approval of the Patriot Homes Overlay condominium project. The City Council resolution approving the project requires an in-lieu payment of \$30,000 per unit, required at the time of the close of escrow, to be used for programs consistent with the City's Housing Element. An Affordable Housing Trust Fund, which contains in-lieu funds generated through development agreements, was established in 2013 (Ordinance No. 375).

## 7.3.3 Energy Conservation Opportunities

State law (*Government Code* §65583(a)(8)) requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from depletable sources. These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs, including audits of home energy use to reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low-income households, buyer's guides for appliances and incentives by the Gas Company to switch from electric to gas appliances. Direct assistance

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<sup>18</sup> <http://www.lacdc.org/CDCWebsite/HDP/linkit.aspx?id=81>

to low-income households is provided by the Gas Company through the California Alternate Rates for Energy Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE's energy rebate program applies to residential developers as well as to individual customers. SCE also offers an Energy STAR new home program and a Sustainable Communities Program, offering design assistance and financial incentives for sustainable housing development projects. The Gas Company's Energy Advanced Home Program is offered to residential developers who install energy-efficient gas appliances that exceed California energy standards by at least 15%.

In addition, simple water conservation techniques can save a family thousands of gallons of water per year, plus many dollars in water and associated energy consumption costs. It is now possible to obtain plumbing products that reduce water waste by restricting the volume of water flow from faucets, showerheads, and toilets. The use of plant materials that are adapted to the climate of Southern California's coastal areas can also measurably contribute to water conservation by reducing the need for irrigation.

A household can save water by fixing dripping faucets and using water more conservatively. In addition, such conservation practices save on the amount of gas and electricity needed to heat water. By encouraging residents to conserve water and install water saving devices, the City can greatly reduce its water consumption needs and expenses.

Actions the City of Malibu has taken to encourage energy conservation include the following:

- City policy regarding processing permits for water tanks, rainwater collection structures, etc. was created for the ease of the applicant
- Solar panels are processed with a ministerial Over-the-Counter (OC) Permit which takes only a few days to approve and costs under \$100
- A draft Exemplary Green Building Projects Fast-Tracking Pilot Program has been prepared

Finally, the City has recently adopted the Local Energy Efficiency Standards Ordinance and the Landscape Water Conservation Ordinance. The energy ordinance preserves and enhances the environment, by setting forth minimum energy efficiency standards within the City for all new single-family dwellings, multi-family residential construction, nonresidential construction, and substantial remodels. The City's ordinance includes measures which are more restrictive than the California Building Energy Efficiency Standards (Title 24). The water conservation ordinance applies to: 1) projects for a commercial, institutional, or multi-family use or a subdivision, any of which propose a new or altered landscape area, including public agency projects; and 2) projects for a single-family residential use proposing a new or altered landscape area of 2,500 square feet or more; in the case of a project associated with an existing single-family residence, the new or altered landscape area is subject to this Chapter when the landscape area is 5,000 square feet or more. The water conservation standards are intended to promote water conservation while allowing the maximum possible flexibility in designing healthy, attractive, and cost-effective water efficient landscapes.

## 7.4 Constraints

### 7.4.1 Governmental Constraints

#### 7.4.1(a) Land Use Plans and Regulations

##### General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future development. The Land Use Element of a City's General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the city's zoning ordinance, and Local Coastal Program, as applicable, must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities in order to implement the policies of the Housing Element.

The City of Malibu's ("City") General Plan Land Use Element provides for five residential land use designations, as shown in Table 7-23.

**Table 7-23**  
**Residential Land Use Categories –**  
**Malibu General Plan**

Designation	Maximum Density <sup>1</sup>	Description
Rural Residential (RR) – Includes RR-40, RR-20, RR-10, RR-5, RR-2 & RR-1	1.0	Single-family homes on large parcels ranging from one to 20 acres or more.
Single Family Residential (SF) – Includes SF-L & SF-M	4.0	Single-family homes on lots ranging from approximately 10,000 SF to one acre.
Multi-Family (MF)	6.0	Duplexes, triplexes, two or three unit townhomes and low-rise apartments (primarily existing) on minimum 20,000 SF parcels.
Multi-Family Beach Front (MFBF)	23.1 <sup>2</sup>	Single-family and multi-family residences on small beach front lots.
Mobile Home Residential	-	Existing mobile home park.

Source: City of Malibu General Plan.

1. Density expressed in dwelling units per net acre of lot area (lot area excludes street rights of way, but may include 1 to 1 slopes).

2. Not to exceed 4 units per lot

3. As determined by the PD process

While the City has a considerable amount of vacant land, only a small portion is suitable for development because of steep hillsides, unstable soils and subsurface conditions, extreme fire hazards, and environmentally sensitive habitat areas (ESHA). Since its incorporation in 1991, the City has focused its efforts on preserving its rural character, protecting environmental resources, and improving fire safety.

With highly constrained land, limited infrastructure, and high land costs, the City's approach to accommodating affordable housing is to identify unconstrained sites at appropriate densities and to successfully leverage state and federal subsidies for affordable housing. The encouragement of second units is also important, as most of Malibu's development consists of single-family homes and associated accessory structures.

### **Zoning Designations and Development Standards**

The City regulates the type, location, density, and scale of residential development through Title 17 of the M.M.C. (Zoning Ordinance/Zoning Map). Additionally, because the City of Malibu lies entirely within the Coastal Zone, all of the zoning designations and development standards have been incorporated into the LCP. The LIP includes additional development standards and coastal resource protection policies that are intended to augment the M.M.C. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The M.M.C. and LCP also help to preserve the character and integrity of existing neighborhoods. The M.M.C. and LCP set forth residential development standards for each zoning district.

Zoning districts that allow residential units as a permitted use are as follows:

<b>RR</b>	Rural Residential
<b>SF</b>	Single-Family Residential
<b>MF</b>	Multi-Family Residential
<b>MFBF</b>	Multi-Family Beachfront
<b>MH</b>	Mobile Home Park
<b>PD</b>	Planned Development
<b>AHO</b>	Affordable Housing Overlay

A summary of the LCP/M.M.C. development standards for the zoning districts permitting residential development is provided in Table 7-24. These development standards are reasonably necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered to be constraints to the development of housing.

In the previous planning period, the LCP and M.M.C. were amended to establish an Affordable Housing Overlay (AHO) district that allows multi-family development by-right at a density of 20 units per acre when units exceeding the base density are reserved for low- and moderate-income households.

**Table 7-24  
Residential Development Standards**

Development Standard	Zoning District Designations				
	RR <sup>1</sup>	SF <sup>7</sup>	MF	MFBB	MIH
Maximum density	1 du/acre	4 du/acre	6 du/acre <sup>8</sup>	23.1 du/acre <sup>9</sup>	NA
Minimum lot area	1 acre	SFL = 0.5 ac SFM = 0.25 ac	20,000 sf	5,000 sf	NA
Minimum front yard	20% of lot depth <sup>2</sup>	NA			
Minimum side yard	10% of lot width <sup>3</sup>	10% of lot width <sub>3</sub>	10% of lot width <sup>3</sup>	3 feet <sup>3</sup>	NA
Minimum rear yard	15% of lot depth <sup>4</sup>	15% of lot depth <sub>4</sub>	15% of lot depth <sub>4</sub>	Stringline <sup>4</sup>	NA
Maximum impermeable coverage	30%-45% <sup>5</sup>	30%-45% <sup>5</sup>	30%-45% <sup>5</sup>	30%-45% <sup>5</sup>	35%
Maximum building height	18 feet <sup>6</sup>	18 feet <sup>6</sup>	18 feet <sup>6</sup>	28 feet <sup>6</sup>	18 feet

Source: City of Malibu Zoning Ordinance

- Includes RR-20, RR-10, RR-5, RR-2, and RR-1 zones. Minimum lot area varies from 1 to 20 acres depending on designator.
- Front yard setback is 20% of lot depth or 65 feet, whichever is less. Front yard setback for beachfront lots is 20 feet or the average of the two adjacent lots, whichever is less.
- Aggregate side yard setbacks must be at least 25% of lot width, with no single side yard less than 10% of lot width or 5 feet, whichever is greater. Side yard setback for beachfront lots is 10 percent of lot width on each side with a 3 feet minimum and a 5 feet maximum.
- Rear yard setback must be at least 15% of lot depth or 15 feet, whichever is greater. Rear yard setbacks for beachfront lots are determined by the stringline rule.
- Not to exceed 25,000 sf.
- Maximum height for new construction on beachfront lots is 24 feet for flat roof structures and 28 feet for pitched roof structures. For non-beachfront lots, heights of 24 feet for flat roof structures and 28 feet for pitched roof structures may be permitted by site plan review.
- Includes SFL and SFM. Maximum of 2 units per acre for SFL and 4 units per acre for SF-M.
- Maximum density is 6 units per acre.
- Maximum density is 1 unit per 1,885 sf of lot area, not to exceed 4 units per lot. One additional unit may be permitted if affordable to a very-low, low, or moderate income household.

In most residential areas of the City, densities range from about one unit per 20 acres (RR-20 zone) to six units per acre (MF zone). Higher densities (up to 23.1 units per acre, not to exceed four units per lot) occur along four small stretches of beachfront property, as well as on AHO parcels, which allow 20 units per acre.

A summary of the residential development permitted by the LCP/ M.M.C. is provided in Table 7-25. (*Note: The PD district is not included in the table because allowable uses and development standards are established through the PD permit process.*)

**Table 7-25  
Permitted Residential Development by Zoning District**

Housing Type Permitted	Zoning District								
	RR	SF	MF	MFB F	MH	CC	CV	CG	I
<b>Residential uses</b>									
Single-family detached	P	P	P	P					
Multi-family			CDP	CDP					
Manufactured housing	P	P	P	P					
Mobile home	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P				
Second units	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>					
<b>Special needs housing</b>									
Emergency shelters <sup>2</sup>									
Transitional/supportive housing <sup>3</sup>	P	P	P	P	P				
Farmworker housing <sup>5</sup>	P	P	CUP						
Residential care facility (6 or fewer persons)	P	P	P	P	P				
Residential care facility (7 or more persons)								CUP	
Residential care facilities for the elderly						CUP	CUP	CUP	CUP
Single room occupancy								P	

Source: Malibu LCP P = Permitted CDP = Coastal Development Permit CUP = Conditional Use Permit

Notes.

1. Permitted only as an accessory use to an otherwise permitted use.
2. Permitted in the CG and I districts.
3. Permitted subject to the same standards and procedures as apply to other residential uses of the same type in the same zone.
4. Permitted only during construction of permanent housing.

### Zoning for Lower-Income Housing

As shown in Table 7-25, the LCP and M.M.C. provide for a variety of housing types including single-family homes, multi-family (both rental and condominiums), manufactured housing and second units. Low-income housing can be accommodated in all residential districts. Second units, which are a tool in facilitating affordable housing, are permitted by-right in all districts that permit detached single-family housing, specifically the RR, SF, MF, and MFBF Districts.

**Density, Units per Parcel, Floor Area and Lot Coverage Limitations.** Pursuant to Assembly Bill 2348,<sup>19</sup> the “default density” for small Los Angeles County jurisdictions, including the City, is 20 dwelling units per acre<sup>20</sup>. The default density refers to the density at which low-income housing development is presumed to be feasible, although state law allows jurisdictions to propose alternative densities that are sufficient to facilitate affordable housing based on local experience and circumstances. The MFBF zone allows development of more than 20 units per acre. While the MFBF zone limits development to four units per parcel, this is not a constraint to development since there are no vacant parcels large enough to accommodate more than four units at the maximum allowable density. In the previous planning period the City amended the General Plan, LCP and M.M.C. to establish an Affordable Housing Overlay (AHO) zone

<sup>19</sup> AB 2348 (Mullin) [Stats. 2004, ch. 724]

<sup>20</sup> Memo of June 9, 2005 from California Department of Housing and Community Development on AB 2348 of 2004. Also available at <http://www.hcd.ca.gov/hpd/hrc/plan/he/ab2348stat04ch724.pdf>

allowing multi-family development at a minimum density of 20 units/acre by-right when affordable housing is provided. This amendment also included revisions to development standards to facilitate such development, such as maximum building square footage and lot coverage.

### **LCP Local Implementation Plan**

The entire City is located in the Coastal Zone and is subject to the City's LCP Local Implementation Plan (LIP). The LIP includes development standards to protect environmentally sensitive habitat areas (ESHA) (LIP Chapter 4), native trees (LIP Chapter 5), scenic, visual, and hillside resources (LIP Chapter 6), shoreline and bluff areas (LIP Chapter 10), archaeological/cultural resources (LIP Chapter 11), public access (LIP Chapter 12), and water quality (LIP Chapter 17). Projects that contain or are located near identified coastal resources may require modifications or reductions in density to protect the identified resource. While the LIP is a City document, it must be consistent with the California Coastal Act, and any modification is subject to certification by the Coastal Commission. For a discussion of potential constraints raised by the LIP, see Chapter IV: Residential Permit Processing/Coastal Development Permit and Non-Governmental Constraints/Environmental Constraints.

### **Special Needs Housing**

Persons with special needs may include those in residential care facilities, persons with disabilities, the elderly, farm workers, or persons needing emergency shelter, transitional living arrangements, or single room occupancy units. Many of these groups also fall under the category of extremely-low-income households. The City's provisions for these housing types are discussed below.

#### **Extremely Low-Income Households**

Many of the persons and households discussed in this section under the topic of special needs fall within the *extremely-low-income* category, which is defined as 30% or less of area median income, or up to \$25,600 per year for a four-person household in Los Angeles County (2013).

A variety of City policies and programs described in the Housing Plan address the needs of extremely-low-income households, including those in need of residential care facilities, and persons with disabilities. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

#### **Residential Care Facilities and Housing for Persons with Disabilities**

Residential facilities refer to any family home, group care facility, or similar facility that provides non-medical care to persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.<sup>21</sup> *Health and Safety Code* §§1267.8 and 1566.3 require local governments to treat licensed group homes and residential facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the licensee, the licensee's family, or persons employed as facility staff. The City shall not require a conditional use permit, zoning variance, or other zoning clearance of a residential facility which serves six or fewer persons which is not required of a family dwelling of the same type in the same zone.<sup>22</sup>

Residential care facilities serving six or fewer persons are permitted by right in all residential districts in conformance with state law. The M.M.C. and the LCP allow large family day care facilities in the CG zone

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<sup>21</sup> California Health & Safety Code §1502.

<sup>22</sup> California Health & Safety Code §1566.3(c).

subject to a conditional use permit. The City has no requirements for minimum distance between residential care facilities.

The City's building codes require that new residential construction comply with the federal American with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physically disabled. Provisions of fully accessible units may also increase the overall project development costs. However, unlike the Uniform Building Codes (UBC), enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

Compliance with building codes and the ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing. In order to facilitate the processing of requests to reduce architectural obstacles for persons with disabilities, a Reasonable Accommodation Ordinance and associated amendments to the LCP and M.M.C. were adopted in the previous planning period.

### **Farmworker Housing**

As discussed in Chapter 7.2 Housing Needs Assessment, the City of Malibu does not have major agricultural areas nor has it identified a need for permanent on-site farm worker housing. However, the Employee Housing Act<sup>23</sup> requires that farmworker housing for up to 12 units or 36 beds to be permitted by-right in zones that allow agricultural uses. Amendments to the M.M.C. and LCP were adopted in the previous planning period in conformance with the Employee Housing Act.

### **Emergency Shelters and Transitional/Supportive Housing**

Emergency shelters are facilities that provide a safe alternative to the streets, either through a shelter facility or through the use of motel vouchers. Emergency shelter is short-term, usually for 30 days or less. Transitional/supportive housing is longer-term housing, typically up to two years or more. Transitional housing typically requires that residents participate in a structured program to work toward the established goals so that they can move on to permanent housing. Residents are often provided with an array of supportive services to assist them in meeting goals.

Senate Bill (SB) 2 of 2007<sup>24</sup> strengthened the planning requirements for emergency shelters and transitional/supportive housing. Unless adequate capacity is available to serve the existing emergency shelter need, SB 2 requires that shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. In accordance with SB 2, in the LCP and M.M.C. were amended in the previous planning period to allow permanent emergency shelters by-right in the Commercial General (CG) and Institutional (I) zoning districts subject to appropriate development standards. The CG zoning district encompasses approximately 26 acres and the Institutional district encompasses approximately 208 acres (see Figure IV-1). Parcels in these districts range in size from 0.1 acre to 14 acres. The majority of CG parcels are located within the Civic Center area, in the middle of the city. Several of the parcels along Malibu Creek are vacant and tucked away from surrounding commercial and residential development. The Institutionally-zoned parcels are scattered throughout the city and although the majority of them contain existing development (fire stations, schools and churches), the parcel in the Civic Center that contains the court house is currently underdeveloped and could accommodate a shelter.

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<sup>23</sup> California Health & Safety Code §17021.5 and §17021.6.

<sup>24</sup> Senate Bill 2 (Cedillo) [Stats. 2007, ch. 633 Section 1-3]

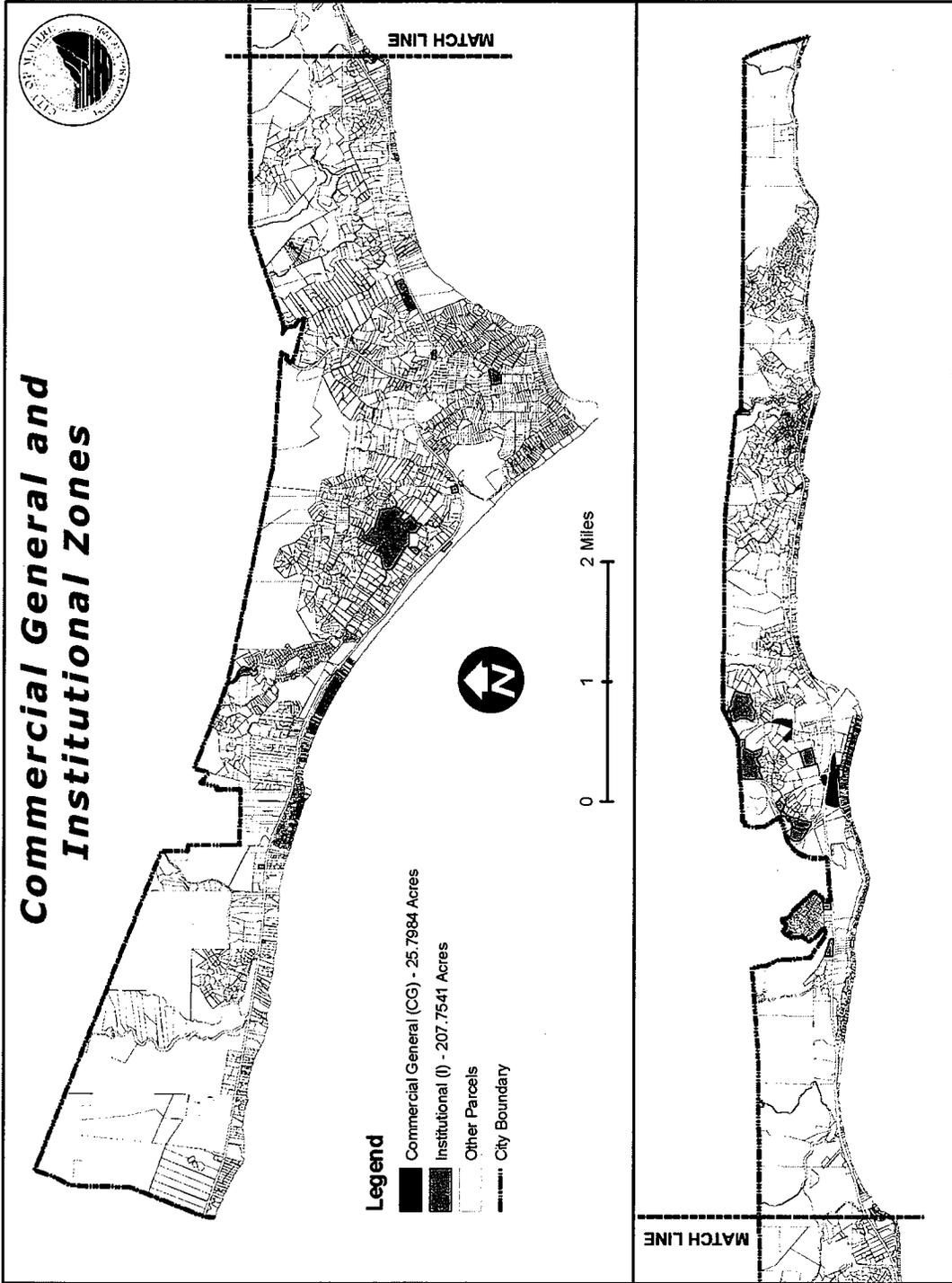
SB 2 also requires that transitional and supportive housing be treated as a residential use subject to only those requirements that apply to other residential uses of the same type in the same zone. The LCP and M.M.C. allow transitional and supportive housing subject to the same standards and procedures as apply to other residential uses of the same type in the same zone in conformance with SB 2.

### **Single Room Occupancy**

Single room occupancy (SRO) facilities are small studio-type units designed for extremely-low- and very-low-income persons. SRO facilities are permitted by-right in the CG zone subject to the following requirements:

- Minimum 150 sq. ft./maximum 400 sq. ft.
- Occupancy limited to 2 persons
- Laundry facilities must be provided on-site
- If bathroom facilities are not provided in each unit, common bathrooms must be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
- If kitchen facilities are not provided in each unit, at least one common kitchen must be provided per floor.
- 24-hour on-site management

Figure 7-1  
Commercial General and Institutional Zones



Note: This map was prepared by the City of Malibu Planning Department on November 14, 2011.

## Off-Street Parking Requirements

The City's parking requirements for residential uses vary by residence type. Single-family dwellings require two enclosed and two unenclosed spaces per unit. Multi-family dwellings require two parking spaces per efficiency (studio) unit and three spaces per one- and two-bedroom units. One additional parking space is required for each additional bedroom above two. The parking requirements are summarized in Table 7-26.

Through the provisions of state density bonus law<sup>25</sup>, senior housing and other affordable housing projects are eligible to request reduced parking standards. It is widely accepted that senior and lower-income households have fewer cars on average than higher-income households. In order to reduce potential constraints to affordable housing development, Reduced parking standards are allowed for multi-family projects that provide affordable housing consistent with state density bonus law.

**Table 7-26  
Residential Parking Requirements**

Unit Type	Minimum Parking Space Required
Single-family units	2 enclosed and 2 unenclosed spaces
<b>Multi-family units</b>	
Efficiency dwelling unit	2 spaces either enclosed or covered
1-bedroom or 2-bedroom units	3 spaces, 2 of which shall be enclosed
3 or more bedroom units	4 spaces, 2 of which shall be enclosed plus one additional space for each additional bedroom above three (enclosed or covered)
Guest parking	1 space for each 4 units

Source: Malibu LCP / M.M.C.

## Second Dwelling Units

In response to state-mandated requirements and local needs, the City allows the development of second dwelling units as a permitted accessory use (i.e., no discretionary approval required) in the RR, SF, MF, and MFBF zones. Second units must meet the following requirements:

- Second units shall be limited in size to a maximum of 900 square feet, which includes the total floor area of all enclosed space, including lofts, mezzanines, and storage areas, but excludes a garage up to 400 square feet.
- One onsite parking space shall be required for the exclusive use of any second residential unit.
- New development of a second unit that includes plumbing facilities shall demonstrate that adequate sewage disposal can be provided on the project site.
- Comply with the same development standards (e.g., height, setbacks) as the primary unit.

Second units serve to augment resources for senior housing or other low- and moderate-income segments of the population. The development standards are reasonable to ensure neighborhood compatibility, and do not present an unreasonable constraint to development. During 2000 – 2010, 34 second units and 50 guest

<sup>25</sup> California Government Code Sections 65915-65918

houses were permitted in the City. Guest houses do not have kitchen facilities and are not intended for full-time occupancy.

In order to expand opportunities for second units, Housing Plan Program 2.2A describes actions the City will take to encourage and facilitate the increased development of this type of housing.

### **Density Bonus**

As part of the LCP, the City has adopted a residential Density Bonus Ordinance (LIP Section 3.7). Under the City's ordinance, a density increase of up to 35% over the otherwise maximum allowable residential density is available to developers who agree to construct housing developments with units affordable to low- or moderate-income households. The density bonus is applicable only to projects where the land use designations in the LCP allow development of at least five residential units on the property where the project is located. Additionally, the Density Bonus Ordinance requires that the project be consistent, to the maximum extent feasible and in a manner most protective of coastal resources.

### **Mobile Homes/Manufactured Housing**

There is often an economy of scale in manufacturing homes in a plant, rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the LCP and M.M.C.

In the City, manufactured housing is allowed in all residential zones as a permitted use, provided the installation complies with the site development standards for the applicable zoning district. Mobile home parks, in existence as of City incorporation on March 28, 1991, are allowed as permitted use within the MH District. Modification to the number, layout, or density of mobile home spaces, or internal roads or parking areas requires a conditional use permit. The City currently has two mobile home parks, both located south of Pacific Coast Highway. The first is Paradise Cove Mobile Home Park (257 units), located just east of Point Dume and the second is the Point Dume Club Mobile Home Park (297 units), located just west of Point Dume.

The City's mobile home parks are its most significant source of affordable housing. Many mobile home park residents have limited or fixed incomes. The City has adopted mobile home park rent control regulations (M.M.C. Chapter 5.16) to ensure that mobile homes continue to provide affordable housing opportunities.

### **Building Codes**

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic, or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the California Department of Housing and Community Development (HCD) and file an expressed finding that the change is needed.

The City has adopted the latest 2011 Los Angeles County Building Codes, with all amendments which are based on the 2010 California Code. The City currently enforces the following codes: California Building, Residential, Plumbing, Mechanical, Electrical, Fire, Energy, and Green Building Standards.

As noted in Chapter III, the City has recently adopted the Local Energy Efficiency Standards Ordinance and the Landscape Water Conservation Ordinance. The energy ordinance preserves and enhances the environment, by setting forth minimum energy efficiency standards within the City for all new single-

family dwellings, multi-family residential construction, nonresidential construction and substantial remodels. The City's ordinance includes measures which are more restrictive than the California Building Energy Efficiency Standards (Title 24). The water conservation ordinance applies to: 1) projects for a commercial, institutional, or multi-family use or a subdivision, any of which propose a new or altered landscape area, including public agency projects; and 2) projects for a single-family residential use proposing a new or altered landscape area of 2,500 square feet or more; in the case of a project associated with an existing single-family residence, the new or altered landscape area is subject to this Chapter when the landscape area is 5,000 square feet or more. The water conservation standards are intended to promote water conservation while allowing the maximum possible flexibility in designing healthy, attractive, and cost-effective water efficient landscapes. Implementation of the two ordinances has begun. These standards may result in an incremental increase in development cost, but are offset by water and energy savings throughout the life of the home.

### **Transfer of Development Credit Program**

For each new single-family residential parcel which is proposed to be created, an applicant must acquire one transfer of development credit (TDC). That is, the applicant must demonstrate that the development potential on the equivalent of one developable parcel has been extinguished. This is normally done by recording an offer to dedicate an open space easement over the subject property. The open space easement prohibits construction of a residence and most other types of development.

As implemented by the California Coastal Commission (CCC), the TDC Program in Malibu (LIP Chapter 7) is mandatory for applicants who propose to intensify land use through subdivisions or construction of condominiums or rental housing projects (except for qualifying affordable housing developments, which are exempt from TDC requirements). Any property owner may choose not to participate in the program by simply applying for a coastal development permit for no more than one residential unit on each existing residential parcel.

The CCC has recognized several ways to "generate" a TDC (that is, to assemble the equivalent of one developable parcel which can then be restricted to open space). For instance, in a small-lot subdivision, a credit will be considered generated" according to a formula which measures the "buildability" of the site. To qualify property as a TDC generator, site-specific soil studies, percolation tests, and the like are not typically performed, due to the often considerable expense which such tests involve. Instead, the formula is based on the criteria of slope, road access, and water service, which can be measured without undue expense to the property owner.

The number of small lots required to equal one TDC depends on the application of the formula to the lots in question: the more gentle the slope, the greater the credit value of the lots, since a more generous dwelling could be constructed. For example, one or more lots capable of supporting a small-to-medium sized dwelling (one with 1,500 square feet of floor space) are determined to generate one TDC.

Where small lots are less suited to development, TDCs may be generated based on their size rather than slope. Thus, the second way of generating a TDC would be based on 500 square feet of "credit" for each lot which has at least 4,000 square feet of area; three such lots, generating 1,500 square feet of credit, are considered to generate one TDC.

A third way to generate TDCs, for lots smaller than 4,000 square feet, is to assign a value of one TDC for any combination of lots adding up to a total of one acre. The assumption here is that an acre of land, even if steep, can probably accommodate at least a small dwelling. Of course, if the property were determined to be completely unbuildable, no TDCs would be generated, since the whole point of the program is to avoid development which could otherwise occur.

However TDCs are generated, the mechanism by which development potential is extinguished is recordation of an offer to dedicate an open space easement. In general, the open space easement allows no development as defined by the Coastal Act, except for removal of vegetation that constitutes a fire hazard, installation of underground utility lines or septic systems, passive public recreational use, directional or no-trespassing signs, and fences which are necessary to protect natural resources and/or private property. Residential use, as a primary use, is not allowed, although some easements allow uses associated with a residence, such as corrals or decks. Such ancillary uses are appropriate where the underlying fee interest in the land is under the ownership of an adjacent home owner who can assume the necessary responsibility for property taxes and weed abatement. In other instances, where other public land holdings are adjacent or nearby, fee ownership of the land is turned over to a public agency, such as the California Department of Parks and Recreation.

Existing regulations generally limit development in the MF and MFBF zones to one unit per existing parcel unless development credits are obtained. The developer of the recipient site must purchase development credits on a unit-for-unit basis to attain the maximum density allowed in the MF and MFBF zones. LCP regulations specifically exempt low-income units from the requirement to purchase TDCs; therefore, this policy does not represent a constraint to the development of affordable housing.

#### **7.4.1(b) Development Processing Procedures**

##### **Residential Permit Processing/Coastal Development Permits**

State planning and zoning laws provide permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits, and ensure that projects receive careful review.

All residential development is reviewed by City staff for LCP/M.M.C. and Building Code compliance prior to the issuance of building permits. These reviews are conducted concurrently with the planning review process, which therefore shortens the overall processing time for projects:

**City Biologist/Environmental Review Board:** Biological review is required if a project is near an environmentally sensitive habitat area (ESHA) or includes landscaping. The City Biologist reviews all new residential projects to determine whether or not they should be reviewed by the Environmental Review Board (ERB). The City Biologist's review process typically takes three weeks. If the City Biologist determines that ERB review is required, then the process typically extends another two months. Additionally, the review process may be extended if the application includes the installation of 2,500 square feet of landscaping, as the project must be reviewed for conformance with the M.M.C. Landscape Water Conservation Ordinance.

**City Coastal Engineer:** The City Coastal Engineer reviews projects that are located along the coast and can be potentially affected by tidal forces. Although the requirement that the application include a wave uprush report can extend the permit process, and thereby raise the cost of residential development, these reports are necessary to ensure public safety in Malibu. On average, the City Coastal Engineer will respond within one month of receiving submitted materials. The entire review process varies greatly depending upon the complexity of the project and the promptness of the applicant's consultant.

**City Environmental Health Administrator:** The City Environmental Health Administrator reviews the adequacy of onsite wastewater treatment systems (OWTS) for all those properties in the City that are not served by a package wastewater treatment plant. Review by the City Environmental Health Administrator is necessary because the City has no public sewer system and approximately 84% of the dwelling units in the City have no access to a local/ neighborhood sewer

system. The entire review process varies greatly depending upon the complexity of the project and the promptness of the applicant's consultant.

**City Geologist and City Geotechnical Engineer:** Due to complex geologic and geotechnical conditions in the City, development is subject to review by the City Geologist and/or City Geotechnical Engineer. Although the requirement that the applicant submit geological and geotechnical reports can extend the permit process, and thereby raise the cost of residential development, these reports are necessary to ensure public safety in Malibu. On average, the City Geologist and / or City Geotechnical Engineer will respond within one month of receiving submitted materials. The entire review process varies greatly depending upon the complexity of the project and the promptness of the applicant's geotechnical consultant.

**City Public Works Department:** The City's Public Works Department is responsible for reviewing projects that include grading, drainage, demolition and right-of-way improvements. On average, comments will be provided by the Public Works Department within one month of submittal. The entire review process varies greatly depending upon the complexity of the project and the promptness of the applicant's geotechnical consultant.

**Additional reviews:** Although additional reviews may not be required for all applications, reviews by the City Engineer, Los Angeles County Fire Department, Los Angeles County Waterworks District No. 29 (District 29), California Department of Fish and Game, California State Lands Commission, and California Department of Transportation may be required so that appropriate conditions can be placed on projects. The amount of time required for review varies depending on the complexity of the project.

All residential projects require an Over-the-Counter (OC) permit, an Administrative Plan Review (APR), or a Coastal Development Permit (CDP). OC permits are issued for such projects as free-standing garden walls, on-grade patio slabs, interior remodels and other smaller residential improvements. APR permits include projects that are exempt from requiring a CDP. A list of exemptions from a CDP are provided in LIP Section 13.4 and include improvements to single-family residences, such as the addition of garages, swimming pools, fences, storage sheds, certain types of landscaping, and a minimal amount of grading. Typically, projects located on beachfront properties do not qualify for an APR permit. A CDP is required for projects that are not exempt and ensures that development within the Coastal Zone (the entire City of Malibu) is consistent with the LCP, the California Coastal Act, and California Code of Regulations Title 14 Division 5.5. Other discretionary requests, such as a site plan review, minor modification, conditional use permit, string-line modification, or variance, are processed concurrently with an APR or a CDP.

### **Permit Processing Times**

Processing times vary and depend on the size, complexity, and location of the project. APR projects are reviewed and approved by the Planning Director. CDPs are separated into two types – Administrative CDP (ACDP) and full CDP. Administrative CDPs are reviewed and approved by the Planning Director and reported to Planning Commission. A regular CDP requires a public hearing and is approved by the Planning Commission. Some discretionary requests, such as conditional use permits and variances, require a public hearing before the Planning Commission. Projects that involve ESHA must also be reviewed by the City's ERB prior to a decision by the Planning Director or Planning Commission. This process typically adds from one to two months to the permit process. The City does not require architectural review; however, a visual impact analysis requiring the installation of story poles onsite is required for all projects that are visible from a scenic area or include a discretionary request unless waived by the Planning Manager.

Tentative parcel maps and tentative tract maps require approximately six to eight months to process and both are processed concurrently with a CDP. However, review time depends greatly on the promptness of the applicant. Projects reviewed by the Planning Commission and the City Council, such as amendments to the General Plan, LCP and M.M.C., typically add, at a minimum, six months to the process.

Certain steps of the development process are required by state laws rather than local laws. The state has defined processing deadlines to limit the amount of time needed for review of required reports and projects. In an effort to provide an efficient permit processing system, the City has implemented the following time and cost saving developmental processes:

- Prepared permit processing guidelines to assist residential builders in applying for development permits for single-family residences, multi-family residential developments, and subdivisions.
- Located all City divisions involved in the permitting process in one central location.
- Developed an “early consultation” pre-application process to identify issues as soon as possible and reduce processing time.
- Encouraged processing of one comprehensive project to avoid multiple applications on one property.
- Provided a GIS (Geographic Information System) application on the City’s website with land use information and hyperlinks to important information, such as General Plan and Zoning Code documents.
- Allowed for planning-related inquiries to be addressed Mondays through Fridays at the public counter and through a Planning Department telephone hotline.

While the City has adopted procedures to minimize the review time for development applications, such as concurrent processing of all related applications, the additional complexity of state Coastal Commission involvement and sensitive environmental conditions on nearly every site results in more lengthy processing times than is often the case in non-coastal areas. While lengthy review procedures can present a constraint to housing development and affordability, the City has few options for expediting permits that have not already been implemented. Table 7-27 summarizes the review process for single-family and multi-family projects.

**Table 7-27  
Permit Processing Steps**

Single-Family Projects	Multi-Family Projects
Example: 5-lot subdivision with development	Example: 5-unit apartment building
1. Pre-application consultation-optional (staff) – 2 weeks	1. Pre-application consultation-optional (staff) – 2 weeks
2. Review application for completeness by all City and appropriate County agencies – 12 weeks	2. Review application for completeness by all City agencies – 12 weeks
3. Board hearing for the application (Subdivision Review Committee) – 4 weeks	3. CDP review (Planning Commission or Planning Director) – 4 weeks
4. Tentative tract map/CDP approval (Planning Commission) – 4 weeks	4. Building plan check (ministerial) – 8 weeks
5. Final map approval (City Council) – 6 weeks	5. Building permits (ministerial) – 1 week
6. Building plan check (ministerial) – 8 weeks	
7. Building permits (ministerial) – 1 week	
Total Time Estimated = 37 weeks (9.25 months)	Total Time Estimated = 27 weeks (6.75 months)

Source: City of Malibu Planning Department, 2012

Notes: Process assumes that the project is consistent with the General Plan and LCP.

## Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act<sup>26</sup> (CEQA). An Environmental Impact Report (EIR) is required for all developments that have the potential of creating significant impacts that cannot be mitigated. Typically, residential projects in the City are either Categorically Exempt or require an Initial Study and Negative Declaration or Mitigated Negative Declaration under CEQA. The Negative Declaration process typically takes six to eight weeks to prepare, plus the mandated public review period. Categorically Exempt developments, such as second residential units, require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

### 7.4.1(c) Development Fees and Improvement Requirements

State law limits the amount of fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies in order to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

Table 7-28 provides a list of fees the City charges for new, standard residential development. Table 7-29 and Table 7-30 provide a summary of fees charged for a typical single-family and multi-family project. The rates charged by the City are inclusive and based on standardized unit sizes. Because of environmental and infrastructure constraints, residential development consists primarily of infill projects that do not involve LCP, M.M.C. or General Plan amendments. Development fees will vary from project to project but are currently estimated to be approximately \$29,000 per unit for single-family units and \$14,000 per unit for multi-family units.

<sup>26</sup> California Public Resources Code §21000, et seq.

**Table 7-28  
Planning and Development Fees**

Fee Category	Fee
<b>Planning and Application Fees</b>	
Coastal Development Permit without ESHA – New Single-Family Residence	\$5,571
Coastal Development Permit with ESHA – New Single-Family Residence	\$6,226
Coastal Development Permit without ESHA – Subdivision and Parcel/Tract Map	\$14,055
Coastal Development Permit with ESHA – Subdivision and Parcel/Tract Map	\$15,364
Coastal Development Permit - Multi-Family Attached Residential Development (2-4 Units)	\$7,872
Minor Modification	\$688
Site Plan Review	\$2,072
Variance	\$2,957
Conditional Use Permit (Major)	\$3,614
Conditional Use Permit (Minor)	\$1,080
General Plan Amendment	\$4,973
Zoning Text Amendment	\$4,973
Local Coastal Program Amendment	\$9,682
<b>Referral Fees</b>	
Geology (Major)	\$2,500 deposit
Coastal Engineering	\$1,250 deposit
City Biologist	\$1,304
Environmental Health (Specialist Review)	\$1,283
Public Works (CDP)	\$1,808
<b>Environmental Review</b>	
Categorical Exemption	\$210
Negative Declaration	\$175
Negative Declaration - Mitigated	\$981
Environmental Impact Report	Cost = 30%
Environmental Review Board Analysis	\$1,606

Source: City of Malibu Planning Dept., 2013. See current schedule of fees as adopted by City Council.

**Table 7-29  
Planning and Development Fee Example  
Single-Family Development**

<b>Fee Category</b>	<b>Fee (per unit)*</b>
<b>Planning and Development Fees</b>	
Coastal Development Permit with ESHA	\$6,226
Site Plan Review	
Geology	\$2,500
City Biologist	\$1,304
Environmental Health	\$1,283
Public Works	\$1,808
Environmental Review Board Analysis	\$1,606
Categorical Exemption	\$210
<b>Impact Fees</b>	
Fire protection fee - \$0.9276 per square foot	\$2,319
Park fee - \$3,425 per single-family residence	\$3,425
School impact fee (\$2.63/sq.ft.)	\$6,575
<b>Total per unit fees</b>	<b>\$29,328</b>
<b>Estimated portion of total development cost**</b>	<b>5%</b>

Source: City of Malibu Planning Dept., 2013

\*Based on a 2,500-sq.ft. single-family house on a 1-acre lot

\*\* Based on development cost of \$250/sq.ft (excluding land cost)

**Table 7-30  
Planning and Development Fee Example  
Multi-Family Development**

<b>Fee Category</b>	<b>Fee (per unit)*</b>
<b>Per-unit Planning and Development Fees</b>	
Multi-Family Attached Residential Development (2-4 Units)	\$2,624
Conditional Use Permit (Major)	\$1,205
Site Plan Review	\$691
Geology	\$833
City Biologist	\$435
Environmental Health	\$428
Public Works	\$603
Categorical Exemption	\$70
<b>Impact Fees</b>	
Fire protection fee - \$0.9276 per square foot	\$1,113
Park fee	\$2,714
School impact fee (\$2.63/sq.ft.)	\$3,156
<b>Total per unit fees</b>	<b>\$13,872</b>
<b>Estimated portion of total development cost**</b>	<b>6%</b>

Source: City of Malibu Planning Dept., 2013

\*Based on a 3-unit project of 1,200-sq.ft. units on a 20,000-sq.ft. lot

\*\*Based on development cost of \$200/sq.ft (excluding land cost)

The City annually evaluates the actual cost of processing the development permits when revising its fee schedule.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide onsite and off-site improvements necessary to serve their projects. Such improvements may include water and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for improvements to the right-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act<sup>27</sup>.

The City requires the payment of three impact fees prior to the issuance of building permits: the Los Angeles County Fire Department Developer Fee, the Santa Monica – Malibu Unified School District (SMMUSD) Developer Fee, and the Quimby Act/Parkland Development Fee. The Fire Department Developer Fee was initiated by the Los Angeles County Fire Department and is the same fee charged by most of the cities and in the unincorporated areas of the County surrounding the City of Malibu. The fee is necessary to assure adequate fire equipment and services are available as Malibu is designated as a Very High Fire Hazard Severity Zone. The fee is \$0.9276 per square foot of new construction. The School District Developer Fee was initiated by the SMMUSD and is used to fund school improvements in the district. The fee is \$2.63 per habitable square foot of new residential (both single-family and multi-family) construction. The Quimby Act/ Parkland Development Fees are designed to ensure that new development

<sup>27</sup> California Government Code §§66410-66499

meets local park space obligations. The Quimby Act fee is applied to new subdivisions while the Parkland Development Fee applies to new construction other than subdivisions. The Parkland Development Fees are \$3,425 per single-family unit, \$2,714 per unit in a multi-family project containing less than five dwelling units per building, and \$2,178 per unit in a multi-family project containing five or more units per building. These fees are typical of other cities in environmentally constrained areas and are not considered to be a constraint to development.

Development and growth in the City are limited by geologic and environmental constraints, steep slopes, and dependence on private OWTS for wastewater management. Public works facilities that exist in the City include roads and highways, public water and telephone utilities, and all publicly financed recreational facilities. Major capital improvement projects completed by the Department of Public Works in Malibu consist of road repairs, maintenance, and improvements.

The majority of new housing development that has occurred in the City during the previous housing cycle has been single-family homes on infill sites, including large rural estate parcels. These projects typically do not require off-site improvements but are dependent on public roads that must be maintained by the City. The City's roads are vulnerable to damage by winter storms, and considerable expense is required to keep the roads open. Local streets are defined in the General Plan Circulation Element as two-lane, undivided roadways with frequent driveway access and 48- to 58-foot right-of-ways, although many of the City's canyon access roads have narrower right-of-ways. To maintain the rural character of its residential areas, the General Plan discourages the use of curbs and sidewalks. Malibu's standards for local streets are modest when compared to more urbanized cities in Los Angeles County and do not act as a constraint to development.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, storm water and wastewater treatment facilities, parks, and other public works projects to facilitate the continued build-out forecast in the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public services and improvements.

## **7.4.2 Non-Governmental Constraints**

### **7.4.2(a) Environmental Constraints**

Malibu is located on a narrow coastal strand on the southern slope of the Santa Monica Mountains, which are characterized by steep and rugged hillsides and canyons draining into the Pacific Ocean. More than 80% of Malibu is hillside area; the remaining relatively flat land is subject to ocean and/or canyon (creek) flooding, or other significant environmental constraints. Geologic and seismic hazards include landslides, soil erosion, mudflows, and liquefaction potential. Additionally, the City is located in the Very High Fire Hazard Severity Zone, and the majority of the City has experienced major brush fires in recent decades. The City's environmental constraints are well documented in the General Plan. Since its incorporation in 1991, the City of Malibu has had six federally declared disasters and one federally declared emergency.

Although the City is characterized by a large amount of vacant land, only a small portion of that land is suitable for development due to these natural constraints. Development in steeply sloping properties would require substantial modification to the natural terrain, which would significantly add to the cost of development. Development on the steep hillsides would also add to erosion and landslide potential. Additionally, all new single-family residences and multi-family residential development in the City require a Coastal Development Permit pursuant to the development requirements of the LCP, which limit grading

on steep slopes and encroachment into environmentally sensitive habitat areas (ESHA). Development is also constrained by federal and state laws (e.g., Federal Emergency Management Agency floodplain regulations, Clean Water Act, Endangered Species Act; and California Fish and Game Code and Alquist-Priolo Earthquake Fault Zoning Act).

While environmental conditions constrain development throughout the city, these factors have been considered in the analysis of potential development sites described in Appendix B, and are not expected to preclude projects from achieving the estimated level of development.

#### **7.4.2(b) Infrastructure Constraints**

Infrastructure in the City is designed to serve resident needs in a manner that respects environmental constraints and retains the City's rural residential character. As discussed previously under *Development Fees and Improvement Requirements*, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Dedication of land or in-lieu fees may also be required of a project for rights of way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

Additionally, the City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, public structures, storm water conveyance and wastewater treatment facilities, parks and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development. As a result of these policies, any infrastructure constraints that currently exist must be fully mitigated and financed as growth occurs. While infrastructure requirements can add to the cost of housing, these improvements are necessary to ensure public health and safety, and would not preclude the level of development that is necessary to accommodate the city's housing needs.

#### **Wastewater**

There is no municipal sewer service in the City. All properties in the City are currently served by individual onsite wastewater treatment systems (OWTS); with the exception of those properties served by five small, community-serving package wastewater treatment plants: Point Dume (serving the Point Dume Mobile Home Park), Trancas Canyon (serving Malibu West and a number of homes on Broad Beach Road and Victoria Point), Malibu Mesa (at Pepperdine University, serving the Malibu Country Estates), Tivoli Cove Condominiums, and Maison de Ville (serving three condominium complexes). The lack of a municipal sewer system constrains the amount of development that the City can accommodate; however, the underlying constraint is the steep terrain that is better suited to onsite systems than a community sewer system. Additional high-density residential development to accommodate the City's assigned regional housing need would require either the construction of a municipal wastewater treatment system or small package treatment plants to serve individual developments.

#### **Water**

Domestic water for City residents is supplied by District 29 from the Metropolitan Water District of Southern California (MWD). The MWD obtains its water from the State Water Project and the Colorado River. Wholesalers of water in the Malibu/Santa Monica Mountains areas are the Las Virgenes Municipal Water District and the West Basin Municipal Water District. These wholesalers distribute to three retailers, which include District 29, Silvas Park Mutual Water Company, and Las Virgenes Metro Water District. Many of the City's water mains and tanks have been identified by the City and by District 29 as severely undersized. However, for projects located in areas with limited to no service by District 29, property owners may install water tanks to serve the property's needs.

The Los Angeles County Fire Department (LACFD) has recently adopted new water supply requirements for the issuance of final approval. New construction projects will not receive final approval unless they can show adequate fire flow capacity. Furthermore, the Fire Department will no longer accept onsite water tanks to be used as a primary source of water for fire-fighting purposes. The problem with these new requirements is that the majority of remaining vacant properties in the City are located within the mountain canyons. These properties do not have ready access to water lines; therefore, they cannot prove adequate fire flow.

The problem has been compounded by the aging water infrastructure regulated District 29 . In many of the more remote areas of the City, there is no infrastructure currently. In the past, properties in these areas have relied upon wells and/or large water storage tanks to provide water in times of fire.

Currently, the LACFD will not issue final approval without District 29 sign-off and LACFD approval. The City is in negotiations with both departments, but has not rectified the problems to date.

### **Storm Water Drainage**

The City has numerous streams and creeks that drain the hillsides and canyons. The majority of storm water runoff follows natural drainage courses to the ocean. The City has recently completed construction of two storm water treatment projects to remove pollutants: Paradise Cove Storm Water Treatment Facility and the Civic Center Storm Water Treatment Facility, which is tied into Legacy Park. The LIP provides provisions to ensure development projects will not result in the increase of storm water runoff. The City Public Works Department reviews hydrology reports for all new development to ensure compliance with storm water runoff provisions; therefore, with these existing facilities and review procedures in place, the City's flood control system is not expected to limit development during the planning period.

### **7.4.2(c) Land and Construction Costs**

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and steadily increased from 2000 until the current real estate recession began in 2007. Changes in land prices reflect the cyclical nature of the residential real estate market. It appears as if the market has begun to recover and real estate prices are increasing..

The natural resources, commitment to a rural character, and location of the City has made Malibu a very desirable place to live. Additionally, much of the buildable land in the City has already been developed. The high demand for housing in the City combined with a limited supply has made land prices considerably higher than in most other areas of Los Angeles County, and this trend is expected to continue in the foreseeable future.

The cost of construction is affected by the price of materials and labor, development standards, and general market conditions. The City has no influence over the cost of materials and labor, and the building codes and development standards are not substantially different than most other cities in the County. Construction costs for materials and labor in the City have increased at a slightly higher pace than the general rate of inflation, according to the Construction Industry Research Board.

### **7.4.2(d) Cost and Availability of Financing**

The recent crisis in the mortgage industry has affected the availability of real estate loans, although for those with excellent credit, mortgage interest rates are at historic lows. However, the changes in mortgage underwriting standards have had greater impacts on low-income families than other segments of the

community. Programs such as 2.7 and 3.2 in the Housing Plan help to reduce financing costs for low- and moderate-income homebuyers.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). In monitoring new construction sales, resales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the City.

### **7.4.3 Fair Housing**

State law prohibits discrimination in the development process or in real property transactions, and it is the City’s policy to uphold the law in this regard. Program 3.1 in the Housing Plan includes a commitment to identify and contract with an appropriate organization to provide fair housing services to Malibu residents.

## **7.5 Housing Plan**

### **7.5.1 Goals, Objectives, Policies, and Implementation Programs**

This chapter outlines the City of Malibu's plan to encourage the provision of adequate housing to meet the needs of residents from all economic segments throughout the 2013-2021 planning period. The overriding housing goal of the City is:

***GOAL: Adequate Housing for the Existing and Projected Needs of All Economic Segments of the Community***

The City's policies and implementation programs designed to support this goal are organized into four general areas as described below.

#### ***1. Preserve and Improve the Existing Housing Stock***

- Policy 1.1**      **Ensure compliance with existing codes to protect health, safety and community sustainability**
- Policy 1.2**      **Assist property owners in repairing or rebuilding damaged or deteriorated housing units, especially affordable housing**
- Policy 1.3**      **Preserve existing mobile home parks as an important source of affordable housing**
- Policy 1.4**      **Conserve affordable housing in the Coastal Zone**

##### **Program 1.1 – Code Enforcement**

Ensure compliance with the City's codes and regulations. Particularly in the case of code violations in units that are occupied by lower-income persons or persons with special needs, direct property owners and renters to programs that are available to provide assistance. Offer amnesty and legalization for existing housing units where:

- 1)      The unit is "livable" and meets basic health and safety requirements
- 2)      The unit existed at the time of the City's incorporation; and
- 3)      The unit is restricted for owner-occupancy or rental by low- or moderate-income persons at an affordable rate.

Responsible department:	Planning Department
Funding source:	General Fund; permit fees
Time frame:	Throughout the planning period
Objective:	Reduce code violations and health & safety issues in existing housing

**Program 1.2 – Rebuilding Assistance**

Expedite permit processing and provide special assistance to homeowners seeking to repair or rebuild homes that have been lost or damaged in a fire, flood or other disaster, especially units that accommodate low- and moderate-income households, elderly, disabled, large families, single heads of households, farm workers, individuals in need of emergency shelter, and other individuals or household types with special needs, unless those units are located in areas that are physically unsuitable for development.

Responsible department: Planning Department; Building & Safety Division  
Funding source: General Fund; Federal Emergency Management Agency (FEMA); Office of Emergency Services (OES)  
Time frame: Throughout the planning period  
Objective: Facilitate rebuilding of lost or damaged homes

**Program 1.3 – Housing Rehabilitation Assistance**

Provide incentives to rehabilitate existing housing units, such as permit fee waivers for units that are deed-restricted for low- and moderate-income families.

Responsible department: Planning Department  
Funding source: Affordable Housing Trust Fund  
Time frame: Throughout the planning period  
Objective: 4 units

**Program 1.4 – Preserve Existing Mobile Home Parks**

Maintain the Mobile Home Park Rent Control Regulations Ordinance that regulates maximum allowable rents and limits rent increases. Pursuant to the provisions of *Government Code* §65863.7, require the submittal of a report detailing the impacts of any proposed mobile home park conversion to a nonresidential use concurrent with the filing of any discretionary permit on such property and impose reasonable mitigation measures upon the park owners.

Responsible department: City Manager’s Department; State of California  
Funding source: General Fund; registration fees  
Time frame: Throughout the planning period  
Objective: No net loss of mobile home units

**Program 1.5 – Conserve Affordable Housing in the Coastal Zone**

In accordance with *Government Code* §65590, continue to require the replacement of low- or moderate-income units that have been removed from the coastal zone (either by demolition or conversion), whenever feasible.

Responsible department: Planning Department  
Funding source: General Fund  
Time frame: Throughout the planning period  
Objective: LCP and M.M.C. amendment

## **2. New Housing Development**

**Policy 2.1 Support a regional fair-share approach to meeting housing needs**

**Policy 2.2 Support a range of new housing development commensurate with the City's needs and consistent with environmental and public service limitations through all appropriate regulatory and administrative mechanisms**

### **Program 2.1 – Regional Housing Needs Identification**

Work with the Southern California Association of Governments (SCAG) and the Las Virgenes-Malibu Subregional Council of Governments (COG) to encourage an appropriate fair share allocation of future regional housing needs based on population need, existing supply/demand, ability to accommodate growth given the physical/environmental constraints and the jobs-to-housing ratio.

Responsible Department:	City Manager; City Council liaison to COG; Planning Department
Funding source:	General Fund
Time frame:	Throughout the planning period
Objective:	Encourage fair and realistic RHNA allocations

### **Program 2.2 – Ensure Adequate Capacity to Accommodate Regional Housing Needs**

The City's residential land inventory provides adequate capacity to accommodate the City's housing needs as identified in the 2014-2021 RHNA (see Appendix B). The City will pursue a two-part strategy to provide sites for lower-income housing: 1) Opportunities and incentives for second units; and 2) Zoning regulations to facilitate affordable multi-family or mixed-use development in suitable locations.

#### **A. Expand the Supply of Second Units**

Second units represent an important source of affordable housing in Malibu (see Appendix B for further discussion of second unit production). Due to extraordinarily high land cost and environmental constraints, development of new affordable housing is very difficult. Since second units can be accommodated on developed sites at no additional land cost, they represent an excellent option for addressing the needs of seniors, university students, household employees, local service workers, and extended family members. In order to maximize the availability of additional second units, the City will implement the following actions:

- 1. Promote the Development of Second Units** - Develop a brochure to provide information on the City's second unit standards and incentives to promote their development. The brochure will be distributed at City Hall, posted on the website, and provided to all applicants for new residential development.
- 2. Amnesty Program for Second Units** - Continue to implement the Second Unit Amnesty Program for legalized second units that meet all health and safety requirements. The amnesty program may include the waiver of City fees and penalties and will allow the legal registration of both second units and converted guest houses.

3. **Financial Assistance for Second Units** - Contact local service providers, including the Water District and School District, to pursue reduced development impact fees on second units dedicated for occupancy by lower-income households. Evaluate mechanisms to subsidize impact fees using local, state, and nonprofit sources, including the City's Affordable Housing Trust Fund.
4. **Pre-Approved Second Unit Prototypes** - Make available pre-approved second unit prototype plans to assist applicants and streamline the approval process.

Responsible department:	Planning Department
Funding sources:	General Fund; Affordable Housing Trust Fund; other governmental agencies; grant funds
Time frame:	Throughout the planning period
Objective:	21 second units during 2014-2021

#### **B. Facilitate New Affordable Housing Development**

In order to accommodate lower-income housing, the M.M.C. and LCP regulations were amended in the previous planning period to establish an Affordable Housing Overlay allowing multi-family or mixed-use development by-right at a density of 20 units/acre for projects that include affordable housing. In order to qualify for the increased density incentive, all "bonus" units (i.e., additional units allowed above the base density of 6 units per acre) must be deed-restricted for low- and moderate-income households for a minimum of 30 years at a ratio of 50% low- and 50% moderate-income. As an alternative, very-low-income units may offset the requirement for moderate-income units on a one-for-one basis<sup>28</sup>. Any developer utilizing these incentives shall be required to screen tenants or buyers for compliance with income limits and establish a monitoring system to ensure the unit's continued affordability. This program creates a strong incentive for affordable housing development because of the additional units allowed at 20 units per acre compared to the base density of 6 units per acre. The allowable density of 20 units per acre does not include the state-mandated density bonus, and it is anticipated that all projects utilizing this option will also qualify for a density bonus of up to 35%.

This program does not represent an "inclusionary" requirement because property owners who do not wish to take advantage of the density incentive would be allowed to develop market-rate housing at the allowable base density of 6 units/acre.

Incentives and concessions for ELI units will include a variety of housing types such as SROs and supportive housing. Incentives may include priority processing, density bonus, modified development standards, administrative support with funding applications, and/or fee waivers or deferrals.

In order to facilitate development of affordable housing, including housing for persons with developmental disabilities and other special needs, the City will contact non-profit developers annually to implement a strategy for developing housing, including site identification, priority processing, density bonus and modified development standards, administrative support with funding applications, and fee waivers or deferrals if feasible. The City has already had conversations with nonprofit developers regarding affordable housing opportunities on the La Paz site.

<sup>28</sup> For example, a 20-unit qualifying project may provide 7 low-income units, 7 moderate-income units and 6 market-rate units; or as an alternative, 7 very-low-income units and 13 market-rate units.

Responsible department: Planning Department  
Funding source: Affordable Housing Trust; General Fund  
Time frame: Throughout the planning period  
Objective: Provide suitable sites with appropriate zoning that could accommodate lower- income housing

**Program 2.3 – Streamline Development Review and Assist Affordable Housing Developments**

Streamline the development review and permit process for all residential development by providing a series of informational handouts describing how to apply for housing development and summarizing the basic development criteria for different zones. When developers propose to include affordable units in a project, provide assistance through expedited processing, density bonus and other modified development standards, and administrative assistance with grant applications.

Responsible department: Planning Department  
Funding source: General Fund; permit fees  
Time frame: Throughout the planning period  
Objective: Minimize residential permit processing time and assist affordable housing developments

**3. *Fair Housing and Assistance to Lower-Income Households and Persons with Special Needs***

- Policy 3.1**      **Facilitate the provision of fair housing services.**
- Policy 3.2**      **Remove regulatory barriers to housing for all residents, including those with special needs.**
- Policy 3.3**      **Provide financial support, where feasible, and referral information to persons in need of housing assistance.**

**Program 3.1 – Fair Housing**

Support fair housing efforts by contracting with the Los Angeles County Housing Authority, Westside Fair Housing Council, or other appropriate organization, to create a program that provides fair housing services, including investigation of discrimination complaints, research on housing discrimination-related issues, public information about the rights and responsibilities of landowners and tenants, and landlord/tenant dispute resolution. Promote the program each year through the use of pamphlets, public bulletin boards on community television; educational flyers distributed to property owners, apartment managers and tenants; public service announcements on local radio stations and in local print media; and presentations at community groups.

Responsible department: Planning Department  
Funding source: General Fund; CDBG  
Time frame: Annual appropriation and semi-annual publications and announcements

Objective: Provide and publicize fair housing services through contracting with a public or non-profit service provider

**Program 3.2 – Provide Financial Support and Referral Information to Persons in Need of Assistance**

Malibu is a small jurisdiction without a redevelopment agency or housing department, and is not an entitlement jurisdiction for federal grants, such as Community Development Block Grants (CDBG) and the HOME Investment Partnerships Program (HOME). Therefore, the City does not have any resources for direct financial housing assistance, other than a small Affordable Housing Trust Fund. The City will provide referral information to extremely-low-, very-low-, low-, and moderate-income persons and families, the elderly, and persons with disabilities regarding affordable and special needs housing, such as Section 8 Rental Assistance and the Mortgage Credit Certificate program. If feasible, the City will seek CDBG and HOME funds.

- a. **Affordable Housing Trust Fund.** Maintain an Affordable Housing Trust Fund and use the proceeds to leverage other sources of funding for affordable housing.
- b. **State and Federal Grants.** Where feasible, seek state and federal grant funds, such as CDBG and HOME, in order to provide support for affordable housing activities.
- c. **Section 8 Rental Assistance.** Provide referral information to low-income persons seeking rental assistance by publicizing the program in flyers posted at City Hall, the City's website and other public locations.
- d. **Mortgage Credit Certificates.** Provide referral information regarding the mortgage credit certificate program to homebuyers by publicizing the program in flyers posted at City Hall, the City website and other public locations.

Responsible department: Planning Department; Housing Authority of Los Angeles County (HACoLA)

Funding source: General Fund; Section 8; mortgage credit certificates; Affordable Housing Trust Fund; CDBG/HOME (if feasible)

Time frame: The City's Housing Coordinator has responsibility for monitoring all activities related to Housing Element implementation, including preparation of annual progress reports, annual monitoring of sources of financial assistance such as Section 8, state/federal grants, and mortgage credit certificates. The Housing Coordinator shall also be responsible for disseminating information to the community regarding this activities and resources.

Depending on program availability and City eligibility, apply for state/federal funds on a bi-annual basis to assist affordable housing development.

Objective: Disseminate housing assistance information; provide direct funding in support of affordable housing when feasible

## 4. Housing Performance Monitoring

### Policy 4.1 Monitor housing program results and revise strategies as necessary

#### Program 4.1 – Monitor and Report Annually on Housing Program Accomplishments

The City will monitor accomplishments toward Housing Element objectives and report annually to the City Council and California Department of Housing and Community Development. If implementation measures are ineffective in achieving desired results, adjustments will be made to improve the efficacy of programs.

Responsible department:	Planning Department
Funding source:	General Fund
Time frame:	Annual progress reports
Objective:	Monitor progress and make mid-course corrections if necessary to achieve desired results

### 7.5.2 Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table 7-31. It must be recognized, however, that many factors and constraints outside the City's control may influence its ability to achieve these objectives. These estimates represent the City's best effort to quantify potential results.

**Table 7-31  
Quantified Objectives 2013-2021**

Category	Income Level					Totals
	Ex. Low	V. Low	Low	Mod	Above Mod.	
New Construction*	15**	0	23	23	20	81
Rehabilitation	1	1	1	1		4
Conservation	0	0	0	0	0	0

\*Quantified objective for new construction is for the period 1/11/2006-6/30/2014 per the RHNA

\*\*Second units

## **Appendix A – Evaluation of the Previous Housing Element**

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period, 2008 through 2013. This analysis also includes an assessment of the appropriateness of goals, objectives and policies of the previous housing element. The findings from this evaluation have been informative in determining the City's 2013-2021 Housing Implementation Program.

The City's goal and policy statements were revised as part of prior Housing Element update and are still appropriate for the new planning period. Table A-1 summarizes the programs contained in the previous Housing Element, along with the City's accomplishments, and implications for future policies and actions.

Table A-2 summarizes the new units built during the previous Housing Element period.

**Table A-1  
2008-2013 Housing Element Program Evaluation**

Program Description	Program Objectives and Timeframe	Accomplishments and Future Actions
<p><b>Program 1.1 – Code Enforcement</b> Ensure compliance with the City’s codes and regulations. Particularly in the case of code violations in units that are occupied by lower-income persons or persons with special needs, direct property owners and renters to programs that are available to provide assistance. Offer amnesty and legalization for existing housing units where:</p> <ol style="list-style-type: none"> <li>1) The unit is “livable” and meets basic health and safety requirements</li> <li>2) The unit existed at the time of the City’s incorporation; and</li> <li>3) The unit is restricted for owner-occupancy or rental by low- or moderate-income persons at an affordable rate.</li> </ol>	<p>Reduce code violations and health and safety issues in existing housing. Throughout the planning period</p>	<p>The City will continue to review applications to legalize previously existing second units. To date only one application has been filed (30081 Harvester).</p>
<p><b>Program 1.2 – Rebuilding Assistance</b> Expedite permit processing and provide special assistance to homeowners seeking to repair or rebuild homes that have been lost or damaged in a fire, flood or other disaster, especially units that accommodate low- and moderate-income households, elderly, disabled, large families, single heads of households, farm workers, individuals in need of emergency shelter, and other individuals or household types with special needs, unless those units are located in areas that are physically unsuitable for development.</p>	<p>Facilitate rebuilding of lost or damaged homes throughout the planning period</p>	<p>The City has policies in place for the quick review of structures damaged by Natural Disasters. In addition, exemptions for the reconstruction of structures damaged or destroyed by disasters are included in both the M.M.C. and LIP. During the past Planning Period the Planning Department approved 23 applications to repair or replace residential structures destroyed by a disaster.</p>
<p><b>Program 1.3 – Housing Rehabilitation Assistance</b> Provide incentives to rehabilitate existing housing units, such as permit fee waivers for units that are deed-restricted for low- and moderate-income families.</p>	<p>4 units during the planning period</p>	<p>No applications have been filed; in addition there are no deed restricted units within the city.</p>
<p><b>Program 1.4 – Preserve Existing Mobile Home Parks</b> Maintain the Mobile Home Park Rent Control Regulations Ordinance that regulates maximum allowable rents and limits rent increases. Pursuant to the provisions of <i>Government Code §65863.7</i>, require the submittal of a report detailing the impacts of any proposed mobile home park conversion to a nonresidential use concurrent with the filing of any discretionary permit on such property and impose reasonable mitigation measures upon the park owners.</p>	<p>No net loss of mobile home units during the planning period</p>	<p>The City has created a mobile home park liaison to assist and work with Paradise Cove and Point Dume Mobile home Park residents and park management to resolve issues related to living within the park. The City also provides the Mobile Home Park Rent Stabilization committee.</p>
<p><b>Program 1.5 – Conserve Affordable Housing in the Coastal Zone</b> In accordance with <i>Government Code §65590</i>, amend the LCP and M.M.C. to require the replacement of low- or moderate-income units that have been removed from the coastal zone (either by demolition or conversion), whenever feasible.</p>	<p>LCP and M.M.C. amendment by July 2013</p>	<p>LCP and MMC amendments were adopted in August 2013. Implementation of these regulations will be continued.</p>
<p><b>Program 2.1 – Regional Housing Needs Identification</b> Work with the Southern California Association of Governments (SCAG) and the Las Virgenes-Malibu Subregional Council of Governments (COG) to encourage an appropriate fair share allocation of future regional housing needs based on population need, existing supply/demand, ability to accommodate growth given the physical/environmental constraints and the jobs-to-housing ratio.</p>	<p>Encourage fair and realistic RHNA allocations in subsequent planning periods.</p>	<p>The City worked cooperatively with SCAG during the 5<sup>th</sup> cycle RTP/RHNA process to ensure that the growth forecast reflected development constraints in Malibu. The City will continue to work cooperatively with SCAG during</p>

Program Description	Program Objectives and Timeframe	Accomplishments and Future Actions
<p><b>Program 2.2 – Ensure Adequate Capacity to Accommodate Regional Housing Needs</b>                      The City’s residential land inventory does not currently have adequate capacity to accommodate the lower-income portion of housing needs identified in the 2006-2014 RHNA (see Appendix B). In order to provide additional capacity for new housing commensurate with the RHNA the City will pursue a two-part strategy that includes: 1) expanded opportunities and incentives for second units; and 2) amending zoning regulations to facilitate affordable multi-family or mixed-use development in suitable locations.</p> <p><b>A. Expand the Supply of Second Units</b>                      Second units represent an important source of affordable housing in Malibu (see Appendix B for further discussion of second unit production). Due to extraordinarily high land cost and environmental constraints, development of new affordable housing is very difficult. Since second units can be accommodated on developed sites at no additional land cost, they represent an excellent option for addressing the needs of seniors, university students, household employees, local service workers, and extended family members. In order to maximize the availability of additional second units, the City will implement the following actions:</p> <ol style="list-style-type: none"> <li><b>Promote the Development of Second Units</b>                          Develop a brochure to provide information on the City’s second unit standards and incentives to promote their development. The brochure will be distributed at City Hall, posted on the website, and provided to all applicants for new residential development.</li> <li><b>Amnesty Program for Second Units</b>                          Adopt a Second Unit Amnesty Program for legalized second units that meet all health and safety requirements. The amnesty program may include the waiver of City fees and penalties and will allow the legal registration of both second units and converted guest houses. These newly-created affordable units can be counted towards meeting the City’s RHNA requirements as allowed for in <i>Government Code</i> Section 65583.1(c).</li> <li><b>Financial Assistance for Second Units</b>                          Contact local service providers, including the Water District and School District, to pursue reduced development impact fees on second units dedicated for occupancy by lower-income households. Evaluate mechanisms to subsidize impact fees using local, state, and nonprofit sources, including the City’s Affordable Housing Trust Fund.</li> <li><b>Pre-Approved Second Unit Prototypes</b>                          Make available pre-approved second unit prototype plans to assist applicants and streamline the approval process.</li> </ol> <p><b>B. Facilitate New Affordable Housing Development</b>                      Existing development standards in the Multi-Family district limit density to 6 units/acre. In order to accommodate the City’s lower-income housing need, the M.M.C. and LCP regulations will be amended on parcels selected from the candidate sites listed in Table B-5 to allow multi-family or mixed-use development by-right at a minimum density of 20 units/acre for projects that include affordable housing. In order to qualify for the increased density incentive, all “bonus” units (i.e., additional units allowed above the base density of 6 units per acre) must be deed-restricted for low- and moderate-income households for a minimum of 30 years. In conformance with <i>Government Code</i> §65583.2(h) and (i), qualifying projects must accommodate at least 16 units per site, will be approved by-right (i.e. without a discretionary permit), and at least 50% of the remaining lower-income need will be accommodated on sites where only residential development (i.e., not mixed use) is allowed. Development standards will be established to encourage and facilitate such development. Any developer utilizing these incentives shall be required to screen tenants or buyers for compliance with income limits and establish a monitoring system to ensure the unit’s continued affordability. This program will create a strong incentive for affordable housing development because of the additional units allowed at 20 units/acre compared to the base</p>	<p>Adopt 2<sup>nd</sup> unit incentives by July 2012; 30 additional second units during 2012-2014</p>	<p>future growth forecast and RHNA updates.                      LCP and MMC amendments were adopted in August 2013. The City will continue to implement regulations to encourage 2<sup>nd</sup> unit construction.</p> <p>LCP and MMC amendments were adopted in August 2013. Three sites were rezoned to a new Affordable Housing Overlay district allowing multi-family residential development by-right at a minimum density of 20 units/acre. Each of the rezoned sites can accommodate more than 16 units and more than 50% of the need is accommodated on sites zoned exclusively for residential use.                      The City will continue to implement the new regulations and work with</p>

Program Description	Program Objectives and Timeframe	Accomplishments and Future Actions
<p>density of 6 units/acre. The allowable density of 20 units/acre does not include the state-mandated density bonus, and it is anticipated that all projects utilizing this option will also qualify for a density bonus of up to 35%. The feasibility of affordable housing development would be enhanced on the site owned by the City since it is not constrained by land acquisition cost.</p> <p>This program does not represent an "inclusionary" requirement because property owners who do not wish to take advantage of the density incentive would be allowed to develop market-rate housing at the allowable base density of 6 units/acre.</p> <p>Potential affordable housing sites are identified in Appendix B, Table B-5. Following the completion of an environmental review of potential sites, zoning and LCP amendments will be processed to facilitate development of affordable housing on the most appropriate sites.</p> <p>As part of the environmental review and entitlement process, the City will contact potential affordable housing developers to solicit suggestions regarding development standards and other entitlement issues that could facilitate the provision of affordable housing, including family units (2-3 bedrooms) and extremely-low-income (ELI) units where feasible.</p> <p>Amendments to the M.M.C. and LCP Local Implementation Plan (LIP) development standards will be processed as necessary to facilitate affordable multi-family development. These amendments could include revisions to current standards for total development square footage, grading quantities, impermeable coverage, building envelope, minimum unit size, or subterranean parking.</p> <p>Incentives and concessions for ELI units will include a variety of housing types such as SROs and supportive housing. Incentives may include priority processing, density bonus, modified development standards, administrative support with funding applications, and/or fee waivers or deferrals.</p> <p>The zoning regulations will include a "no net loss" provision that requires the City to make the findings required by <i>Government Code</i> §65863 if a project were approved at lower density than assumed in the Housing Element land inventory. This provision will require that adequate sites for high-density multi-family development be maintained throughout the planning period.</p> <p>In order to facilitate affordable housing development, the City will contact non-profit developers annually to implement a strategy for developing housing, including site identification, priority processing, density bonus and modified development standards, administrative support with funding applications, and fee waivers or deferrals if feasible. The City has already had conversations with nonprofit developers regarding affordable housing opportunities on the La Paz site.</p>	<p>Consider replacing the CUP requirement with a Coastal Development Permit for multi-family projects. General Plan, M.M.C. and LCP amendments by July 2013</p> <p>Minimize residential permit processing time and assist affordable housing developments throughout the planning period.</p>	<p>affordable housing developers to facilitate affordable housing development.</p> <p>In July 2013 notices were sent to local organizations interested in affordable housing developments identifying the affordable housing opportunities available in the City. As a result of these letters the City received three responses: 1) Casey Burke of Meta Housing; 2) meeting with a local real estate developer; and 3) call from a non-profit who was part of our interested parties list.</p>
<p><b>C. Reevaluate CUP Requirement on Multi-Family Development</b></p> <p>The current requirement to obtain a Conditional Use Permit (CUP) for multi-family development in the Multi-Family (MF) and Multi-Family Beachfront (MFBF) zoning districts will be reevaluated since the LCP requires more stringent findings for all coastal development permits for new residential development.</p>	<p>MMC and LCP amendments were adopted in August 2013 to remove the CUP requirement for multi-family development.</p>	<p>MMC and LCP amendments were adopted in August 2013 to remove the CUP requirement for multi-family development.</p>
<p><b>Program 2.3 – Streamline Development Review and Assist Affordable Housing Developments</b></p> <p>Streamline the development review and permit process for all residential development by providing a series of informational handouts describing how to apply for housing development and summarizing the basic development criteria for different zones. When developers propose to include affordable units in a project, provide assistance through expedited processing, density bonus and other modified development standards, and</p>	<p>Minimize residential permit processing time and assist affordable housing developments throughout the planning period.</p>	<p>No multi-family development applications were submitted in the planning period. This program will be continued in the new planning period.</p>

Program Description	Program Objectives and Timeframe	Accomplishments and Future Actions
<p>administrative assistance with grant applications.</p> <p><b>Program 2.4 – Density Bonus Ordinance</b> In order to ensure consistency with state density bonus law, the LCP and M.M.C. will be amended in conformance with <i>Government Code</i> Section 65915.</p>	<p>Ensure compliance with state density bonus law within one year of Housing Element adoption.</p>	<p>MMC and LCP amendments were adopted in August 2013 to conform the City’s density bonus regulations with state law.</p> <p>Due to staffing issues the City was not able to designate a primary contact to support and facilitate fair housing goals.</p>
<p><b>Program 3.1 – Fair Housing</b> Support fair housing efforts by contracting with the Los Angeles County Housing Authority, Westside Fair Housing Council, or other appropriate organization, to create a program that provides fair housing services, including investigation of discrimination complaints, research on housing discrimination-related issues, public information about the rights and responsibilities of landlords and tenants, and landlord/tenant dispute resolution. Promote the program each year through the use of pamphlets, public bulletin boards on community television; educational flyers distributed to property owners, apartment managers and tenants; public service announcements on local radio stations and in local print media; and presentations at community groups.</p> <p><b>Program 3.2 – Remove Regulatory Barriers to Affordable Housing and Housing for Persons with Special Needs</b></p> <p>A. Residential Care Facilities. Amend the LCP and M.M.C. to permit small licensed residential care facilities (maximum six residents) by-right in all residential zones, and larger care facilities (more than six residents) and similar innovative alternative living projects in the Civic Center area subject to a CUP where such projects would be compatible with the surrounding uses.</p> <p>B. Reasonable Accommodation Ordinance. Amend the LCP and M.M.C. to establish administrative procedures for reviewing and approving requests for modifications to zoning and land use regulations that are necessary to accommodate the needs of persons with disabilities, such as universal design features and reasonable accommodation procedures.</p> <p>C. Permanent Emergency Shelters. Amend the LCP and M.M.C. to establish a definition and allow permanent emergency shelters as a permitted use by-right in the Commercial General (CG) and Institutional zoning districts subject to appropriate development standards consistent with Senate Bill (SB) 2.</p> <p>D. Temporary Emergency Shelters. According to the City Emergency Service Coordinator, the City currently has the possibility of using Bluffs Park as a temporary emergency shelter. The American Red Cross has developed agreements with the school district to use any of its schools as disaster shelters if necessary. The City currently has emergency supplies and agreements to utilize Malibu High School as an emergency shelter. The City also has a memorandum of understanding with Beaches &amp; Harbors to use Zuma Beach Parking Lot #12 as a temporary emergency evacuation area, with no provisions for feeding or sleeping, only congregating.</p> <p>E. Transitional and Supportive Housing. Amend the LCP and M.M.C. to clarify that transitional and supportive housing are residential uses that are subject only to the same regulations and procedures as other residential uses of the same type in the same zone.</p> <p>F. Single Room Occupancy (SRO) Housing. Amend the LCP and M.M.C. to identify appropriate locations and development standards to encourage and facilitate the production of SRO units, which can help to address the needs of seniors, college students, service workers and domestic employees with extremely-low incomes.</p> <p>G. Reduced Parking Requirements for Affordable Housing. In order to enhance the feasibility of affordable housing development, amend the LCP and M.M.C. to allow reduced parking standards for qualifying affordable units pursuant to <i>Government Code</i> §65915 <i>et seq.</i></p> <p>H. Farmworker Housing. Amend the LCP and M.M.C. in conformance with the Employee Housing Act (<i>Health and Safety Code</i> §17021.5 and 17021.6).</p>	<p>Provide and publicize fair housing services through contracting with a public or non-profit service provider</p> <p>Annual appropriation each year beginning in 2012 and semi-annual publications and announcements.</p> <p>Process M.M.C. and LCP amendments within one year of Housing Element adoption.</p>	<p>MMC and LCP amendments were adopted in August 2013 to conform the City’s regulations with state law.</p>

Program Description	Program Objectives and Timeframe	Accomplishments and Future Actions
<p><b>Program 3.3 – Provide Financial Support and Referral Information to Persons in Need of Assistance</b>                      Malibu is a small jurisdiction without a redevelopment agency or housing department, and is not an entitlement jurisdiction for federal grants, such as Community Development Block Grants (CDBG) and the HOME Investment Partnerships Program (HOME). Therefore, the City does not have any resources for direct financial housing assistance, other than a small proposed housing trust fund. The City will provide referral information to extremely-low-, very-low-, low-, and moderate-income persons and families, the elderly, and persons with disabilities regarding affordable and special needs housing, such as Section 8 Rental Assistance and the Mortgage Credit Certificate program. If feasible, the City will seek CDBG and HOME funds.</p> <ol style="list-style-type: none"> <li><u>Affordable Housing Trust Fund</u>. Create an Affordable Housing Trust Fund and use the proceeds to leverage other sources of funding for affordable housing.</li> <li><u>State and Federal Grants</u>. Where feasible, seek state and federal grant funds, such as CDBG and HOME, in order to provide support for affordable housing activities.</li> <li><u>Section 8 Rental Assistance</u>. Provide referral information to low-income persons seeking rental assistance by publicizing the program in flyers posted at City Hall, the City's website and other public locations.</li> <li><u>Mortgage Credit Certificates</u>. Provide referral information regarding the mortgage credit certificate program to homebuyers by publicizing the program in flyers posted at City Hall, the City website and other public locations.</li> </ol>	<p>In 2012 a staff member will be designated as the City's Housing Coordinator with responsibility for monitoring all activities related to Housing Element implementation, including preparation of annual progress reports, annual monitoring of sources of financial assistance such as Section 8, state/federal grants, and mortgage credit certificates. The Housing Coordinator shall also be responsible for disseminating information to the community regarding this activities and resources.</p> <p>Depending on program availability and City eligibility, apply for state/federal funds on a bi-annual basis to assist affordable housing development.</p> <p>Prepare annual progress reports and make adjustments to programs as appropriate.</p>	<p>The Planning Department has designated a staff planner as the City's Housing Coordinator.</p> <p>The Affordable Housing Trust Fund was established in 2013 (Ordinance No. 375)</p>
<p><b>Program 4.1 – Monitor and Report Annually on Housing Program Accomplishments</b>                      The City will monitor accomplishments toward Housing Element objectives and report annually to the City Council and California Department of Housing and Community Development. If implementation measures are ineffective in achieving desired results, adjustments will be made to improve the efficacy of programs.</p>		<p>Due to staffing constraints an annual report was not completed. This program will be carried forward in the new planning period.</p>

**Table A-2  
Residential Development by Type and Income Category  
2006-2013**

Project/Site	General Plan/ Zoning	Density (units/ac)	2006 – 2013*				Total
			EL	VL	Low	Mod	
Single-family detached		na				107	107
Single-family attached							
6462, 6446, 6402, 6476 Lunita Road	RR-5/ RR-5	20					
23945 De Ville Way	MF/ MF	7					
21351 Rambla Vista	MF/ MF	10				6	6
3547 Winter Canyon Road	RR-1	1				2	2
Second units**		na	15			6	21
<b>Totals</b>			<b>15</b>			<b>115</b>	<b>130</b>

Notes:

\*Through 9/2013

\*\*See discussion of 2<sup>nd</sup> units in Appendix B

Source: City of Malibu Planning Department

**Table A-3  
Progress in Achieving Quantified Objectives  
2008-2013**

<b>Program Category</b>	<b>Quantified Objective</b>	<b>Progress</b>
<b>New Construction</b>		
Extremely Low	58	15
Very Low	57	-
Low	73	-
Moderate	79	-
Above Moderate	175	115
<b>Total</b>	<b>441</b>	<b>130</b>
<b>Rehabilitation</b>		
Extremely Low	1	-
Very Low	1	-
Low	1	-
Moderate	1	-
Above Moderate	-	-
<b>Total</b>	<b>4</b>	<b>-</b>
<b>Conservation</b>		
Extremely Low	-	-
Very Low	-	-
Low	-	-
Moderate	-	-
Above Moderate	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

Quantified objective and progress for new construction reflect units built 2006-2013, per the 4<sup>th</sup> RHNA cycle

## **Appendix B Residential Land Inventory**

The assumptions and methodology for the Residential Land Inventory are provided below.

### **METHODOLOGY FOR INCOME CATEGORIES AND REALISTIC CAPACITY OF VACANT SITES**

Vacant sites in the Multi-Family Beach Front (MFBF) zone allow one unit per 1,885 square feet of lot area (23.1 units/acre). These sites were assigned to the lower-income category based on the "default density" of 20 units/acre established under Assembly Bill (AB) 2348<sup>29</sup>. Sites in the Multi-Family (MF) zone allow a density of six units/acre and were assigned to the moderate-income category. Potential new single-family detached units were assigned to the above-moderate category based on prevailing market conditions.

In the previous planning period, the Zoning Code was amended to create an Affordable Housing Overlay (AHO) District and apply this designation to three vacant sites shown in Table B-2. The AHO allows multi-family development by-right at a density of 20 units/acre. These sites were assigned to the lower-income category.

Table B-3 summarizes approved projects while Table B-4 lists vacant multi-family parcels suitable for residential development. Vacant multi-family parcels, shown on Figure B-1, can accommodate a total of 19 lower-income units and 60 moderate-income units. Vacant parcels zoned for single-family development can accommodate an estimated 870 units. A listing of vacant single-family parcels is on file with the Planning Department.

### **SECOND UNITS**

**Trends in Second Unit Construction.** In a high-cost housing market such as Malibu, second units represent an excellent opportunity to provide housing that is affordable to lower-income persons such as college students, the elderly, household employees and service workers. City records indicate that during the period 2006-2013, 21 second units were completed. By definition, second units contain both kitchen and bathroom facilities that are separate from the main house. Additional "guest houses" that did not contain both kitchen and bathroom facilities were not counted in second unit totals.

**Income Levels for Second Units.** In 2011, City staff conducted a direct mail survey of all second unit permit applicants since 2000 (approximately 60 persons). A total of 38 completed surveys were returned. Of 11 occupied second units, eight (73%) were available with no rent charged and three (27%) were rented at market rate. Seven of the second units were vacant at the time of the survey. The remainder of the units surveyed either were not complete second units or it was not possible to determine the status of the unit from the returned questionnaire.

Based on the survey of second units, it is estimated that about three-quarters of second units will be made available with no rent charged, while one-quarter of second units will be rented at above-moderate market rates. This estimate is consistent with other sources such as the 2008 survey of second units conducted in San Mateo County<sup>30</sup> which found that at least 75% of second units are affordable to lower-income households.

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<sup>29</sup> Assembly Bill 2348 of 2004

<sup>30</sup> "Affordability of Second Units in San Mateo County", October 24, 2008 (available for download at: <http://www.21elements.com/Second-Units-Resources/View-category.html>)

**POTENTIAL TO ACCOMMODATE THE RHNA**

Table B-1 summarizes the City’s residential site capacity compared to the RHNA allocation for this planning period. The table shows that there is adequate capacity to accommodate housing need in all income categories.

**Table B-1  
Residential Sites Summary**

Housing Sites	Income Category		
	Lower	Moderate	Above
Potential new single-family units (parcel listing on file with City Planning Dept.)	-	-	870
Potential new multi-family units (Table B-2)	178	30	-
Potential new second units	15	-	6
<b>Total Inventory</b>	<b>193</b>	<b>30</b>	<b>876</b>
RHNA 2014-2021	2	-	-
Adequate Capacity?	Yes	Yes	Yes

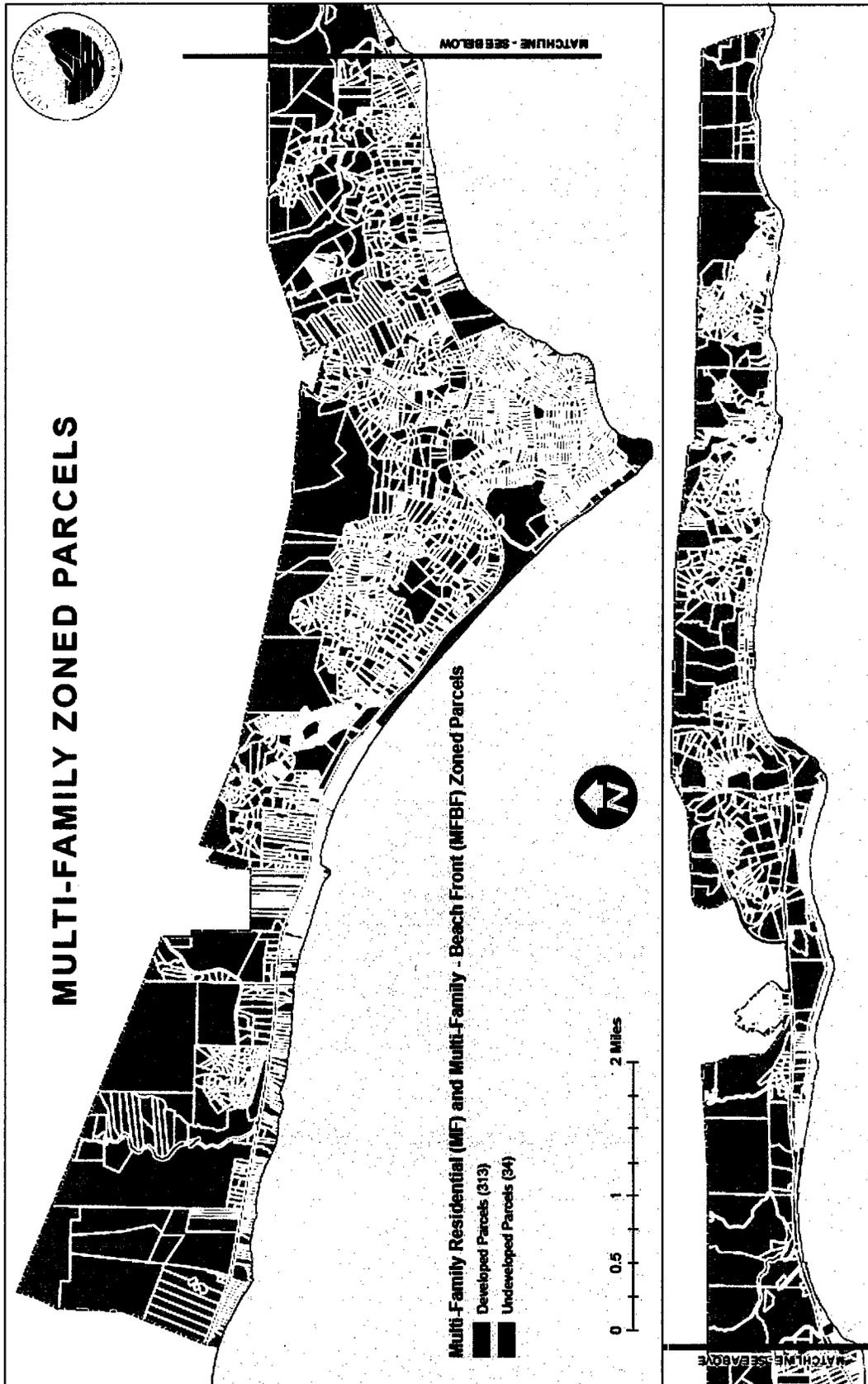
Source: City of Malibu, 2013

**Table B-2  
Multi-Family Sites Inventory**

APN	Address	Street	Parcel Size (acres)	Parcel Size (sq.ft.)	Zone	Realistic Density (units/acre)	Potential Units		
							Lower	Moderate	
4467013022	28517	PACIFIC COAST HWY	5.12		AHO	20	61		
4467013023	28401	PACIFIC COAST HWY	0.74		AHO	20	52		
4467012005	3700	LA PAZ LN	3.25		AHO	20	46		
4458022023			2.3						
4458022024									
4450025041		LAS FLORES CANYON RD	0.1533	6,678	MF	6		1	
4460019024	26544	LATIGO SHORE DR	0.8900	38,768	MF	6		5	
4459016001	25222	MALIBU RD	0.1476	6,429	MFBF	23	3		
4459017005	25360	MALIBU RD	0.1810	7,884	MFBF	23	4		
4450005041		PACIFIC COAST HWY	0.1134	4,940	MFBF	23	2		
4451023022		PACIFIC COAST HWY	0.1724	7,510	MF	6		1	
4451023023		PACIFIC COAST HWY	0.0872	3,798	MF	6		1	
4450003012	20222	PACIFIC COAST HWY	0.0660	2,879	MFBF	23	1		
4450007033	20742	PACIFIC COAST HWY	0.1336	5,820	MFBF	23	3		
4450007030	20758	PACIFIC COAST HWY	0.1795	7,819	MFBF	23	4		
4450008041	20838	PACIFIC COAST HWY	0.0876	3,816	MFBF	23	2		
4451020002		RAMBLA PACIFICO	0.0325	1,416	MF	6		1	
4451022002		RAMBLA PACIFICO	0.1859	8,098	MF	6		1	
4451022021		RAMBLA PACIFICO	0.2369	10,319	MF	6		1	
4451022022		RAMBLA PACIFICO	0.2011	8,760	MF	6		1	
4451022024		RAMBLA PACIFICO	0.0812	3,537	MF	6		1	
4451022028		RAMBLA PACIFICO	0.1005	4,378	MF	6		1	
4451022063		RAMBLA PACIFICO	0.1157	5,040	MF	6		1	
4451022023	3833	RAMBLA PACIFICO	0.1864	8,120	MF	6		1	
4451022062	3859	RAMBLA PACIFICO	0.2313	10,075	MF	6		1	
4451022061	3861	RAMBLA PACIFICO	0.4123	17,960	MF	6		2	
4451022004	3863	RAMBLA PACIFICO	0.1574	6,856	MF	6		1	
4451022003	3865	RAMBLA PACIFICO	0.1772	7,719	MF	6		1	
4451021010		RAMBLA VISTA	1.0900	47,480	MF	6		6	
4451022019		RAMBLA VISTA	0.2952	12,859	MF	6		1	
4451022017	21331	RAMBLA VISTA	0.2685	11,696	MF	6		1	
4460009001		SYCAMORE MEADOWS DR	0.0032	139	MF	6		1	
<b>TOTALS</b>							<b>178</b>	<b>30</b>	

Source: City of Malibu, 2013

Figure B-1  
Residential Land Inventory Map



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## Appendix C – Public Participation Summary

Public participation is an important component of the planning process in the City of Malibu. This update to the Housing Element has provided residents and other interested parties with numerous opportunities for review and comment on this document. For example, public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as posted on the City's website. Meeting notices were also posted on bulletin boards at City Hall.

The draft Housing Element was made available for review at City Hall and posted on the City's website, and a public meeting was conducted by the Planning Commission on October 21, 2013 to review the draft Housing Element. After receiving comments on the draft Housing Element from the California Housing and Community Development Department (HCD), a proposed final Housing Element was prepared and made available for public review prior to consideration by the City Council at public hearing on January 13, 2014.

The City encouraged participation of low-income groups through direct mail or e-mail notices of all Housing Element meetings. Table C-1 contains a list of parties that were sent notices. This list includes a number of non-profit housing providers, housing advocates, and fair housing organizations including the following:

AMCAL Multi-Housing, Inc.	League of Women Voters
Alternative Living for the Aging	Legal Aid Foundation of LA
Area Housing Authority of Ventura County	LINC Housing
Building Industry Association	Many Mansions
Cabrillo Economic Development Corporation	Meta Housing
California Rural Legal Assistance	Olson Company
Community Action of Ventura County	Public Counsel Law Center
Community Housing Foundation Land Trust	Senior Concerns
Habitat for Humanity	So Cal Association of Non-Profit Housing
House Farm Workers	Upward Bound House
Housing Rights Center	Ventura County Civil Alliance
Jamboree Housing Corp.	Ventura County Housing & Homeless Coalition

The following table summarizes the comments made during the 2013-2021 Housing Element update process and how those comments are reflected in the element.

Comment	Response
What timeframe does the new Housing Element cover?	The 5 <sup>th</sup> cycle Housing Element planning period runs from October 2013 to October 2021.
Why has the City's RHNA allocation changed?	At the beginning of each Housing Element cycle, a new Regional Housing Needs Assessment (RHNA) is prepared to identify each jurisdiction's housing need for the new planning period. The new RHNA reflects the latest growth forecast prepared by the Southern California Association of Governments (SCAG), which is also used for transportation planning purposes. One of the noteworthy changes in the new growth forecast is the emphasis on linking housing with transportation, as required by SB 375. Malibu's location away from major transportation routes such as freeways and transit corridors helps to explain its reduced RHNA allocation for the 5 <sup>th</sup> planning cycle.

## Appendix D – List of Acronyms

AB	Assembly Bill
AHO	Affordable Housing Overlay
AMI	Areawide Median Income
CCC	California Coastal Commission
CCRL	California Community Redevelopment Law
CDBG	Community Development Block Grant
CDP	Coastal Development Permit
CEQA	California Environmental Quality Act
CUP	Conditional Use Permit
DOF	California Department of Finance
DU	Dwelling unit
ELI	Extremely low income
ESHA	Environmentally Sensitive Habitat Area
FAR	Floor area ratio
FMR	Fair market rent
HCD	California Department of Housing and Community Development
HMDA	Home Mortgage Disclosure Act
HUD	U.S. Department of Housing and Urban Development
LCP	Local Coastal Program
LIP	Local Implementation Plan
MF	Multi-family
RHNA	Regional Housing Needs Assessment
SB	Senate Bill
SCAG	Southern California Association of Governments
SF	Single-family