Both the public and members of the Task Force attended the two-day design charrette. John Kaliski, Jean Yang, and Wenchong Lai of John Kaliski Architects and Laura Stetson and Jose Rodriguez of MIG facilitated the Task Force discussion and charrette. Bonnie Blue, Planning Director, and Kathleen Stecko from the City of Malibu also participated.

Overview

On Wednesday, March 25 and Thursday, March 26, 2015, the Malibu Civic Center Design Standards Task Force conducted its second meeting as a two-day design charrette in the multi-purpose room at Malibu City Hall. The two-day structure provided time for the Task Force and members of the public to develop design ideas relating to three broad topic: 1) Character and Place, 2) Connectivity, and 3) Parking and Implementation.

On Wednesday, City staff and the consultant team opened the meeting with a brief introduction and purpose of the charrette. The team also presented new information for the Task Force to consider (in response to Task Force requests from the first meeting), then opened up the meeting for public questions and comments. After an initial public comment period, the charrette exercise began. The Task Force and members of the public were divided into three groups to participate sequentially at topic-focused tables, as noted above. The charrette allowed for Task Force members and the public to collaborate, sketch, explore, and share design ideas and concepts for the Civic Center design standards. Each topic-focused table was provided with aerial photographs, maps, and tracing paper. Staff and the consultant team guided participants through a series of questions to assist in the development of concepts and solutions. The groups were given 30 minutes at each table. At the end of the session, the consultant facilitators reported to the group the ideas generated. The meeting was the continued to following Thursday evening.

During the day on Thursday, the consultant team used materials prepared during Wednesday’s design charrette to review, consolidate, and refine the ideas presented. The team prepared diagrams, drawings, and maps to represent the discussion of the previous day. At the start of the meeting, the consultant team presented the materials prepared earlier in the day. The meeting was then opened for discussion and public comment. Complete presentations from both days are included in the attached Appendices.

The following summarizes the ideas presented during the meeting.
I. Group Discussion – Wednesday, March 25th

Task Force members and the public identified a range of ideas for the Civic Center. The major themes of the discussion were as follows.

Character and Place

- **People oriented.** Participants stressed the need to ensure future Civic Center development is designed around people and oriented for pedestrians. Suggestions included an promenade through the Civic Center, shade structures, a central pavilion, and additional roads and paths that focus on pedestrians.
- **Rural Vision.** Civic Center design standards should define the district as a rural coastal village. Participants expressed the desire to design a Civic Center with qualities that encompass natural materials and landscaping, rural and rustic buildings, and a village identity.
- **Wayfinding.** The use of wayfinding and Malibu-centric signage should be used to further establish the identity of the Civic Center.
- **Variety in Building Form.** Participants desired that the Civic Center include building forms where structures are oriented toward the street, with minimal setbacks. Extensive landscaping should be required that blends with the natural landscape. Participants expressed the need to preserve viewsheds of both the mountains and ocean. Lastly, participants stressed the importance of preserving the low-intensity character of building form.
- **Mixed Use Development.** The concept of mixed use in the Civic Center area was brought up multiple times. Participants desire the inclusion of mixed use as long at building heights and densities match current development patterns.

Connectivity

- **Pedestrian Connectivity.** As properties within the Civic Center develop, participants were adamant that the ability of pedestrians to walk seamlessly throughout the area needed to be addressed. The focus should be on the establishment of well-marked, tree-lined pedestrian pathways and rural trails. Participants sketched possible routes for pedestrian and vehicular paths through the Civic Center, including proposed trail access through properties located north of and parallel to Civic Center Way.
- **Traffic congestion.** Participants echoed comments at the first Task Force meeting and reaffirmed the amount of heavy auto congestion occurs throughout the area, especially on Cross Creek Road from vehicles heading west and taking a short cut from Pacific Coast Highway (PCH) to Malibu Canyon Road (also known as “Z traffic”). Participants recommended redesign of roadway patterns through the Civic Center to reduce cut-through traffic caused by the “Z traffic”, including possible one-way routes.
- **Trail Access to and along Malibu Creek.** Participants expressed the need to provide trail connections to Malibu Creek. They expressed the desire to include trails along Malibu Creek.
- **Connections across PCH.** Participants expressed the need for connections across Pacific Coast Highway in the form of a pedestrian overpass. Locations for an overpass were suggested at either Legacy Park or across from the Perenchio Golf Course.
Implementation and Parking

- **Parking Structure/Garage.** Parking remains a contentious issue in the Civic Center. With future development, participants desire centralized parking structures/lots for shoppers and employees, and possible beach visitors as well. If provided, the structure should be set along a back street to reduce its visual impact and encourage good traffic flow. A structure could include active uses at street level. Participants also suggested a centralized parking management system. Participants saw a benefit to a “park once” strategy.

- **Landscaped Parking Lots.** For new parking lots, participants that stressed lots should contain permeable pavement and resemble a tree grove, with expansive landscaping.

II. Charrette Summary – Thursday, March 26th

Drawing from Wednesday’s charrette activity and outcomes, the consultant team spent the day on Thursday preparing a presentation that combined the suggestions and ideas into options regarding connectivity, parking, and design standards. In the presentation, the team also outlined actions that might be taken more immediately and other strategies that could be implemented over time. Following the presentation of these ideas to the Task Force and public, the team led a facilitated discussion.

**Character and Place**

The consensus opinions were that views, the ocean, and the creek are critical features to highlight, and that suburban development approaches are to be avoided. There was strong support for parks, everyday/local uses, and a rural village character. The following images depict what people liked (green dots) and what people disliked (red dots) in regards to the character and place of the Civic Center area. (Each group marked up separate boards.)
Meeting participants were in general agreement that development in the Malibu Civic Center should:

- Maintain a low floor-area ratio (FAR) and building heights
- Emphasize the landscape and natural setting
- Lean toward a coastal, rural village character
- Actively engage pedestrians
- Possibly include residential and hotel uses

**Connectivity**

Participants expressed the following ideas related to connectivity.

- Limit vehicles through the Civic Center area.
- Consider one-way traffic flow.
- Provide safe pedestrian crossing(s) of PCH.
- Consider an option for a “north” road.
- Provide pedestrian (and vehicle?) connections between properties.
- Build out the planned Malibu Creek and Malibu Pacific trails.
- Ensure access to Malibu Creek.
- Provide a trail connection to Pepperdine University along Civic Center Way.
Participants drew their ideas on tracing paper.

The consultant team then overlayed meeting participants' ideas onto the following summary of connectivity options:
Implementation and Parking

Participants expressed the following ideas related to parking.

- Consider shared parking in a structure or clustered lots.
- Create a parking management district.
- Plan parking locations in concert with an improved circulation plan.
- Remove car parking from Civic Center Way (temporarily or permanently).
- Restrict (prohibit?) truck loading on Civic Center Way and Cross Creek Road.
- Encourage subterranean parking.
- Require that parking lots be hidden by buildings and other design features.
- Require high-design quality/screening for parking structures.
- Design surface lots with forest-like groups of trees.
- Design parking lots, roads, and pedestrian ways as *woonerfs* or shared/flexible streets.
- Rethink current zoning standards for parking stall numbers and sizes.

Participants expressed their ideas on tracing paper.
Preliminary Design Standards Approach
Based on the Wednesday’s discussion, the consultant team presented the following design standards goals and objectives.

Design Standards Goals

1. Support the evolution of the Malibu Civic Center as a walkable coastal village with rural characteristics.
2. Foster views and a sense of connection to the ocean and mountains.
4. Enhance pathway opportunities through, between, and around projects.
5. Support Planning Commission and staff approval of projects that meet community design expectations and standards.

Design Standards Objectives

1. Incorporate, strengthen and illustrate the meaning of “rural coastal village” concept and definition.
2. Enhance standards for landscape, plant materials, setbacks, and on-site open spaces and pathways.
3. Provide additional building orientation, scale, and modulation standards to emphasize landscape first and buildings second.
4. Review and amend parking standards for lots and structures.
5. Provide alternate overlay standards for different Civic Center Districts.
6. Provide alternative setback, form, and character standards that facilitate “coastal town” experience.

The consultant team prepared the following graphic to outline the preliminary design standards approach using “Design Districts Overlay”, whereby each of the districts A through F would have slightly different design approaches to reflect (and improve upon) existing built form and to respect landform and other conditions on vacant and currently underutilized properties.
Task Force Discussion
The following is a verbatim summary of the wallgraphic produced during the second day of Task Force Meeting #2. Please see the appendix for the wallgraphic.

Suggestions/Exploration Recommended by the Task Force

- Online charrette
- Look at whole classification of uses
- Total idea of mixed use
- Wastewater could support other uses
  - Would have to be looked at
- Lot line adjustments
- Parking incentives
- Realistic traffic study
  - Bring in Pepperdine
  - City concern
- Utility service incentives
  - Undergrounding
  - “Back road”
  - Alternative locations
- Santa Monica College has to be incorporated
- No vision yet
- City process to purchase property
• Reach out to property owners
• Be clear and concise to what Malibu Center is
• Redirect flows of traffic
• Grass Plot Block Streets
  o Permeable
• Statistics for development (facts and figures)

**Rural Coastal Village**

• Inspire us
• Samples and ideas, renditions
• Needs to be defined!

**Issues/Challenges**

• Truck Parking (loading median)
  o Civic Center Way
  o Cross Creek Road
• “Park Once” not realistic for Malibu
• Don’t have a cross-section of Malibu views
• Locals versus tourists – changes concept
• Return of investment greater with tourist target
• Low transfer of development rights
  o Transfer not feasible
• Competing forces
• Less development
• Out of town focus – don’t want to see
• Civic Center not for south of town
• Impact of growth and Pacific Coast Highway
• Go further to define what represents the community
• Whole community is important

**Public Comments**

• Parking structure at the perimeter
• Rules for summer and weekends
• Landscape standards non-existence
• Malibu needs local businesses in the Civic Center
• Reducing parking standards makes the Civic Center difficult to succeed
• Fix choke points
  o Put bridge at Cross Creek Road
• No truck loading
  o Enforce standards
• Bridge to Perenchio
• Cultural arts center
• Pacific Coast Highway limitations
• Business investment district
• Lessen environmental impacts
• Fire department strict on road diets
• Agree to apply to locals
• Like a mix of shapes and sizes
• Enforce parking and shuttle bike way
• How to get more people involved
• Civic Center
  o Not a destination
  o Local shopping

III. Meeting Adjourned

The meeting ended with a discussion of the next steps. The Task Force mentioned their desire for an additional meeting. The meeting adjourned at 9:00 P.M.
Appendices

A. Wallgraphic – Thursday March 26th 2015
B. Workshop Photos
C. Powerpoint Presentations

*Wednesday, March 25, 2015*

**MALIBU CIVIC CENTER DESIGN STANDARDS**
Task Force Meeting #2 – Design Charrette
March 25 and 26, 2015

**Agenda - Wednesday**

*Wednesday, March 25, 2015*
- Introduction
- Purpose of Charrette
- New Information
- Charrette Topic Area Groups
- Presentation of Ideas

**Agenda - Thursday**

*Thursday, March 26, 2015*
- Consultant Team Presentation
- Task Force Discussion and Direction
- Public Comment
- Adjourn to Next Meeting (date not set)

**PURPOSE OF DESIGN CHARRETTE**
Purpose of Design Charrette

Collaborate, sketch, explore, and share design ideas and concepts for Civic Center Design Standards

Purpose of Design Charrette

Identify preferred design approaches based on community objectives and physical /other conditions

Additional Information

- La Paz Connectivity
- Legacy Park Deed Restriction and Enhancement
- Civic Center Linear Park
- Wetlands Delineation Study
- Malibu Esplanade
- Perenchio Property

NEW INFORMATION
**Legacy Park Deed Restriction**

- 15 acres of open space
- Uses restricted to passive recreation, natural vegetation, and environment objectives (such as storm water management)
- Allows very limited parking (along Civic Center Way)
- Effective April 14, 2006

**Legacy Park Art Enhancement Plan**

- Legacy Park Public Art Enhancement Plan
- Goals: Enhance Legacy Park with art and draw more visitors
- Proposal submittal deadline: March 23, 2015

**Civic Center Linear Park**

- Cross Creek Road Improvements - 2007
- La Paz project conditioned for trail enhancement - 2009
- Landscape walkway and pedestrian connectivity along Civic Center Way and through Legacy Park - 2010
- Civic Center Wastewater Treatment Facility includes conditions for Linear Park segment - 2014

**Civic Center Linear Park**

- Civic Center Way Widening Project: roadway and trail improvements from Stuart Ranch Road to planned Wastewater Treatment Facility - 2015
- Rancho Malibu Hotel/Memorial Park property: trail segment would be a condition of approval
- Malibu Creek Trail (Planned)
- Malibu Pacific Trail (Planned)
Malibu Beach Esplanade

- Proposed by nonprofit organization: Construct pedestrian and bicycle trail system and viewing decks along PCH between Surfrider Beach and Malibu Bluffs Park. Funds collected but lost due to lack of coordination.
- Concept reinvigorated in 2012-13: Parks and Recreation Commission reviewed Phase I in February 2013 and voted to not recommend project due to potential safety issues, lack of funding, and not on City’s high priority list.

Perenchio Property

- 9.86 acres of private open space (golf)
- Property to transfer to State Coastal Conservancy (or other qualified entity) upon death of both owners
- Future use restricted to passive recreation, natural upland vegetation, and lagoon
- Rock walls along Malibu Colony entrance and residences to remain
Charrette Topic Area Groups

- Topic 1: Character and Place
- Topic 2: Connectivity
- Topic 3: Implementation and Parking

PRESENTATION OF IDEAS

PUBLIC COMMENTS/QUESTIONS

MEETING CONTINUED:
THURSDAY, MARCH 26
6:30 PM
Multipurpose Room, Malibu City Hall
Thursday, March 26, 2015

Agenda

- Recap of Wednesday’s ideas
- Connectivity Options
- Design Standards Options
- What Can Be Done Now
- Recommendations for Additional Actions
- Task Force Discussion
- Public Comment

Charrette Topic Area Groups

- Topic 1: Character and Place
- Topic 2: Connectivity
- Topic 3: Implementation and Parking

Character and Place

- EVERYONE DISLIKED: Suburban
- EVERYONE LIKED: Culture, Villages, Ocean, and Creek
- STRONG SUPPORT: Parks, Everyday, Local, Uses, Rural and Village character
Character and Place

General agreement that the Character and Place of Malibu Civic Center should:

- Maintain a low FAR and building heights
- Emphasize the landscape and natural setting
- Lean toward a coastal, rural village character
- Actively engage pedestrians
- Consider residential and hotel uses

Connectivity Options

- Limit vehicles through the Civic Center area
- Consider one-way traffic flow

Connectivity Options

- Best route to Malibu Canyon Road
  - PCH?
  - Civic Center Way (west of Stuart Ranch Road)?
  - Provide safe pedestrian crossing(s) of PCH

- Consider an option for a “north” road
  - Provide pedestrian (and vehicle?) connections between properties
  - Build out planned Malibu Creek and Malibu Pacific trails
  - Ensure access to Malibu Creek
  - Provide a trail connection to Pepperdine
Connectivity Summary

Parking Ideas/Options

- Consider shared parking in a structure or clustered lots
- Create a parking management district
- Plan parking locations in concert with an improved circulation plan
- Remove car parking from Civic Center Way (temporarily or permanently)

Parking Ideas/Options

- Restrict (prohibit?) truck parking on Civic Center Way
- Encourage subterranean parking
- Require that parking lots be hidden by buildings and other design features
- Require high design quality/screening for parking structures

Parking Ideas/Options

- Design surface lots with forest-like groups of trees
- Design parking lots, roads, and pedestrian ways as narrower or shared/flexible streets
- Rethink current zoning standards for parking stall numbers and sizes
INTRODUCTION: DESIGN STANDARDS

- Design Standards shape the form of uses
- Existing Malibu Design Standards Context – Section 3.8
- Commercial Development Standards – a starting point
- Workshop/Charrette Design Standards Themes
  - "Rural and Village" character
  - Maintain low FADs
  - Emphasize landscape and natural setting
  - Engage pedestrians
  - Staff level design review
  - Review standards: guidance for Commission
  - Design creativity

PRELIMINARY DESIGN STANDARDS GOALS

1. Support the evolution of the Malibu Civic Center as a walkable coastal village with rural characteristics.
2. Foster views and a sense of connection to the ocean and mountains.
4. Enhance pathway opportunities through, between, and around projects.
5. Support Planning Commission and staff approval of projects that meet community design expectations and standards.

PRELIMINARY DESIGN STANDARDS OBJECTIVES

1. Incorporate, strengthen and illustrate meaning of "Rural coastal village" concept and definition.
2. Enhance standards for landscape, plant materials, setbacks, and ornamental spaces and pathways.
3. Provide additional building orientation, scales and modulation standards to emphasize landscape first and buildings second.
4. Review and amend parking standards for lots and structures.
5. Provide alternate overlay standards for different Civic Center Districts.
6. Provide alternative setbacks, form, and character standards that facilitate "coastal town" experience.

PRELIMINARY DESIGN STANDARDS APPROACH

Adopt a Walkable "Design Districts Overlay" with alternative design standards options.
Design Standards – Directions

PRELIMINARY DESIGN STANDARDS APPROACH

- Provide alternative design standard approval paths

<table>
<thead>
<tr>
<th>Design Standards</th>
<th>Coastal Zone Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Runway Standards</td>
<td>Coastal Zone Standards</td>
</tr>
<tr>
<td>Maintain (o)</td>
<td>Maintain (o)</td>
</tr>
<tr>
<td>Minimize open space and plantings</td>
<td>Maximize presence of surface parking</td>
</tr>
<tr>
<td>Generous setbacks</td>
<td>Sidewalk orientation</td>
</tr>
<tr>
<td>Anticipate Lot Retirement</td>
<td>Anticipate clustering &amp; mixed-use</td>
</tr>
</tbody>
</table>

What Can Be Done Now?

- New Design Standards
- Prohibit/limit truck parking on Civic Center Way
- Revisit parking requirements: number of spaces and stall sizes

Recommendations for Additional Actions

- Expand list of allowed uses (requires General Plan and UCP amendments)
  - Mixed Use
  - Hospitality
  - Residential
  - Senior Housing options
- Redesign and redesign streets
- Facilitate lot retirement and TDR (transfer of development rights)
Task Force Discussion

- Did we hear you correctly?
- Does the direction for the Design Standards make sense?
- Does our understanding of next steps meet your expectations?