Agenda

- Provide Summary of Work Completed to Date
  - Community Open House
  - Baseline Report
  - Task Force Meetings
  - Framework/Vision
  - Preliminary Design Standards Outline

- Discuss Task Force Suggestions
- Receive Recommendations for Next Steps
# Scope of Design Guidelines

- **Site Planning**
  - Building placement
  - Location of parking
  - Setback treatments
  - Open space
  - Relationships between use

- **Building Design**
  - Form/Massing/Scale
  - Articulation
  - Materials/Colors
  - Roof forms
  - Sides of buildings
  - Windows

- **Lanscaping**
  - Context sensitivity
  - Plant palette
  - Irrigation systems

- **Parking Lots and Structures**

- **Signs**

- **Related Improvements**
  - Utilities/mechanical
  - Sustainability

- **Interconnectivity**

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city of malibu | civic center design standards
Possible Next Steps

- Conduct additional outreach

- Work on additional items recommended by the Task Force that are not a part of the Design Standards scope of work

- Commence Design Standards based on Task Force direction

- Consider preparing a Specific Plan
Work Completed To Date

- Background Design Analysis Report
- October 2014 Community Open House
- Task Force Meetings (3 meetings)
  - Regular Meeting: January 13, 2015
  - Design Charrette: March 25-26, 2015
  - Regular Meeting: May 12, 2015
Baseline Report

2.2 Civic Center Development Pattern

Land Use

The Civic Center area is composed of several parcels encompassing 11.1 acres. Land use within the Civic Center area includes a mix of public and private uses, including civic facilities, office, hotel, retail, and residential uses. A variety of uses and activities are located immediately along PCH, and Civic Center Park is located south of the Civic Center area. Specific zoning uses include a variety of commercial uses as well as an office uses. To generate Table 2.1, existing land use acreages were evaluated.

Table 2.1: Existing Land Use Acreages

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Existing Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>4.6</td>
</tr>
<tr>
<td>Office</td>
<td>1.3</td>
</tr>
<tr>
<td>Retail</td>
<td>0.8</td>
</tr>
<tr>
<td>Hotels</td>
<td>0.2</td>
</tr>
<tr>
<td>Open Space</td>
<td>1.7</td>
</tr>
<tr>
<td>Schools</td>
<td>0.8</td>
</tr>
<tr>
<td>Food</td>
<td>0.3</td>
</tr>
<tr>
<td>Total</td>
<td>10.3</td>
</tr>
</tbody>
</table>

Source: MGI consulting, 2014.

4.1 Commercial Zone Requirements

Site Standards

Structure in the Civic Center and the PCH allows for various commercial development. Existing zoning allows for a variety of commercial uses within the Civic Center area. The Civic Center area contains a mix of retail, restaurant, and office uses. The civic center area is located south of the Civic Center and office uses. Specific zoning uses include a variety of commercial uses as well as an office uses. To generate Table 2.1, existing land use acreages were evaluated.

Table 2.2: Commercial Zone Site Standards

<table>
<thead>
<tr>
<th>Site Standards</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>0.5 DSCR</td>
<td>0.7 DSCR</td>
</tr>
<tr>
<td>Frontage</td>
<td>100 ft</td>
<td>150 ft</td>
</tr>
<tr>
<td>Depth</td>
<td>100 ft</td>
<td>150 ft</td>
</tr>
<tr>
<td>Parking</td>
<td>1 space/100 sq ft</td>
<td>1 space/120 sq ft</td>
</tr>
</tbody>
</table>

Source: MGI consulting, 2014.

Table 2.3: Commercial Zone Development

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area</td>
<td>50,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.5</td>
<td>0.7</td>
</tr>
<tr>
<td>Parking</td>
<td>1 space/100 sq ft</td>
<td>1 space/120 sq ft</td>
</tr>
</tbody>
</table>

Source: MGI consulting, 2014.
October 2014 Community Open House

- Friday and Saturday Open House
- Walking Tour
- Display Boards
- On-line Survey
- Comment Cards
- “Marketplace of Ideas”
Community Open House
“Marketplace of Ideas”

Malibu Civic Center Design Standards
Saturday Oct 18

Young People

Free Transit

One Way Street into Creek

To Do Things?

Marketplace of Ideas

Deal with the PCH/UYM

Pedestrian Connection across PCH

Mom & Pop Store

Bring them back!

Keep more money here

Pedestrian

Flower

Transport

Historical mosaic

Traffic

PCH

More parking spaces

Community

Mall

Better open space, Necomp Design

Connectivity to the ocean across a central park

Bolder space

Pedestrian up, spaces down, open space

Wildlife Refuge as part of the integrated park and trail system

Retailer

Crab, Shrimp, fresh fish

Quaint Local

Develop a design review board of professionals

A Fair Design Review Board of Professionals

Calacatta

New buildings, more space

Fire stations, more space

Maintain human scale

One type of pedestrian's view

"Marketplace of Ideas"
Open House Comments

Selected Comments

- Encourage creativity, quaint and local (small town)
- Maintain human-scale, pedestrian friendly environment
- More open space, green, mature trees, rooftop gardens
- Development should be one story (human scaled) and broken up to remain residential in style
- Buildings should meet platinum LEED standards
Selected Comments

- No corporate logos should be allowed
- Façades need to blend with mountain background
- Parking should be underground
- Parking lots with solar panels
- Fun, inspiring, and innovative
Task Force Meetings

Three Meetings

- Meeting #1: Set Stage and Identify Issues
- Meeting #2: Two-day Charrette
- Meeting #3: Preliminary Recommendations
Task Force Meeting #1

- Establish the Task Force’s responsibilities
- Identify Civic Center opportunities and challenges
- Task Force requested additional information and an interactive design session or charrette
Task Force Meeting #1

Challenges
- Traffic congestion
- Poor connectivity
- Parking
- Legacy Park
- Easements
- New/Proposed Development
- Architecture
- Zoning Code

Assets/Opportunities
- Malibu Creek
- Natural habitat
- Improved connectivity
- Creating a special place
- Flexible standards
- A place for locals
Task Force Meeting #2

• Two-Day Design Charrette

• Discussion Topics (1st day):
  – Character and Place
  – Connectivity
  – Implementation and Parking
Task Force Meeting #2
Design Charrette
Task Force Meeting #2
Task Force Meeting #2

PRELIMINARY DESIGN STANDARDS
APPROACH
Adopt a Walkable "Design Districts Overlay" with alternative design standards options
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.
Define Rural Coastal Village

The intent of the design standards and guidelines for the Malibu Civic Center is, over time, to foster development of a **pedestrian-oriented** coastal village reflective of this community’s rural past.
Preliminary Design Standards Outline

- Site Planning
- Building Design
- Connectivity
- Interconnectivity of Project Sites
- Landscaping

- Parking Lots and Structures
- Signs
- Related Improvements
Other Actions (Not Part of Design Standards Scope)

• Amend General Plan and Local Coastal Plan to allow:
  – Housing, including Senior Housing, Affordable Housing, and Local Workforce Housing
  – Mixed-Use Development
  – Hospitality Uses

• Street Standards: Reclassify and redesign public streets within the Civic Center District

• Pedestrian crossing of PCH

• Parking requirements: Amend Zoning Code

• Evaluate restricting truck parking/loading on Civic Center Drive and Cross Creek
Other Actions (Not Part of Design Standards Scope)

- Retirement of properties for open space purposes through a transfer of density or other approach
- Public safety – traffic flow (ingress/egress)
- Convenient access to existing homes
- Shared parking
- Trails
- Public spaces for events
- Local shopping
- Public transportation (shuttle)
Options

- Prepare Specific Plan that addresses land use, design, circulation, recreation, infrastructure, and conservation

- Conduct additional community outreach

- Work on additional items recommended by the Task Force that are not a part of the Design Standards scope of work

- Commence Design Standards based on Task Force direction