



City of Malibu

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HELPING OUR COMMUNITY REBUILD

Planning Department:

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Environmental Sustainability Department:

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The City's heart goes out to all those affected by the Woolsey Fire. Our goals are to assist our community with their immediate needs, to provide a smooth process for those who lost homes to establish temporary housing on their property and to rebuild, and to resume normal City activities.

As part of the City of Malibu's disaster response, the City offers a streamlined process for residents to get back into their homes. Planning Department and Environmental Sustainability Department staff are available to assist residents and property owners as they navigate this process using the contact information above or at the **Fire Rebuild Desk at City Hall** Monday through Thursday, 7:30AM to 5:30PM and Friday, 7:30AM to 4:30PM.

The following are answers to some frequently asked questions related to rebuilding:

Updated! What are a few things I should do right away?

- Prepare for rain and associated debris flows and mudslides. See the Storm Preparation Information on this page: <https://www.malibucity.org/898/Storm-Preparation>
- Sign up for notifications here: <https://www.malibucity.org/news> and road closure and disaster alerts here: <https://www.malibucity.org/566/Alerts-Emergency-Notifications>
- Be sure to ask your insurance provider if you have coverage for any code-related building upgrades that may be required, including those related to seismic safety and fire safety. Not all policies provide coverage for reconstructing up to current building codes.
- Visit the Disaster Recovery Center (DRC). This is a central location where individuals, family members, and business owners affected by the fire can talk to government (including City staff from Planning and Building Safety, as well as



County Fire) and non-profit agencies that can help them begin the recovery process and access needed services, resources, and support from a variety of public and non-profit agencies. You can find a list of agencies at: <https://www.malibucity.org/DocumentCenter/View/23290/DRC-List-of-Agencies-12318>.

The Malibu DRC is located in the former Malibu Courthouse (23555 Civic Center Way). An additional DRC is open in Agoura Hills at the Hilton Foundation Building, 30440 Agoura Road, Agoura CA 91301. Both DRCs are operating: Monday through Saturday, 10:00 AM to 8:00 PM; closed Sundays and holidays. To confirm hours and closures, go to <https://www.lacounty.gov/woolseyfire-disaster-recovery-centers>.

The Malibu Library (23519 West Civic Center Way) is also assisting residents by providing laptops, public PCs, WiFi, and space in the community meeting room.

How can I confirm that my property is within the City limits?

Many properties have “Malibu, CA 90265” in their addresses, but are not actually located within the city limits of Malibu. Properties outside the City will need to contact Los Angeles County staff for information on rebuilding. **To confirm if your property is in the City of Malibu limits visit <http://www.malibucity.org/gis>.** The Malibu city limits are indicated by a red line on this map. If your property is in unincorporated Los Angeles County please visit: 26600 Agoura Road, Calabasas, CA 91302 during their counter hours (Monday through Thursday from 7:00 AM to 11:00 AM), call (213) 974-0051 or email CoastalPermits@planning.lacounty.gov.

***New!** What steps toward rebuilding can I take now?*

Debris removal must occur on properties before temporary housing can be placed or new construction can start. See more debris info below. While waiting for debris removal, staff recommends these steps:

- Contact a design professional to help you assess options and prepare construction plans (see <https://www.malibucity.org/888/Rebuild> and click on Contractors for ideas); begin researching permitting records for your property – these will be needed to demonstrate what you are allowed to rebuild (See info later in this document);
- If you plan to place a temporary mobile home or trailer on your property, contact a City-registered practitioner to inspect your onsite wastewater treatment system (OWTS) (<https://www.malibucity.org/515/Operating-Permit-Program>).
- Contact the Los Angeles County Fire Department to confirm rebuild requirements (such as vehicular access and water pressure) at (818) 880-0341 or 26600 Agoura Road, #110, Calabasas, CA (8:00AM to 12:00PM Monday through Thursday).



City staff at the Fire Rebuild Desk at City Hall or at the Disaster Recovery Center (see info below) will be happy to discuss these steps in more detail.

Updated Link! How will the Debris Removal Process Work?

In order to not delay issuance of building permits for reconstruction, all property owners within the Woolsey Fire boundaries must provide a Woolsey Fire Hazardous Materials Clearance. The following is a general breakdown of the process to obtain that clearance. For more information please visit <https://www.malibucity.org/Debris>.

PHASE I:

A no-cost door-to-door assessment, survey, and collection of household hazardous waste will be conducted by a team of experts from the LA County Fire Haz Mat Program, United States Environmental Protection Agency (EPA), and the California Department of Toxic Substances Control (DTSC). **Please be aware that the removal of fire debris without first obtaining clearance from this team is strictly prohibited. This assessment is not optional and no Right-of-Entry forms are required.** This team will then coordinate the safe removal, transport, and disposal of hazardous waste materials and post of yellow clearance placards on each property that has been cleared of hazardous waste. Properties that have been determined cleared for hazardous materials will be posted online at <https://www.malibucity.org/Debris>.

PHASE II:

Property owners that have had a yellow clearance placard posted on their property by the HazMat Assessment Team may then opt-in or out of the CalRecycle Wildfire Debris Removal Cleanup and Recovery Program which will provide no-cost fire debris removal assistance for all residential properties impacted by the Woolsey Fire. **Property owners with eligible types of debris must opt-in to the CalRecycle program by January 28, 2019 by submitting a Right-of-Entry (ROE) Permit for Residential Debris Removal.** Forms and further information about both options are available at <http://malibucity.org/debris>.

If residents choose opt-out of the state program, there are a number of procedures that must be followed to safely remove debris including the completion of a Local Fire Debris Removal Program Application, which can be found on <https://www.lacounty.gov/lacountyrecovers/debris-removal/>.



Am I able to install temporary fencing to secure my property?

Yes, temporary fencing may be installed to secure developed areas of the property, meaning the building pad(s) and any swimming pool or spa. No permit is required for this temporary fencing as long as it meets the parameters listed here: <http://malibucity.org/DocumentCenter/View/23247/Temporary-Fencing-112818>.

Do I need a permit to install erosion control devices?

Erosion control devices help control or prevent wind or water induced erosion of exposed soil and debris. Normally, review and approval from the Building Safety Division is required before these devices can be installed. This will help ensure they are installed properly and do not cause further damage to the property or a neighboring property. However, if rain is expected in the upcoming 24 to 48 hours, property owners may proceed to put erosion control measures in place without obtaining a permit as discussed in the **Guidance for storm preparation and erosion control found here:** <http://malibucity.org/898/Storm-Preparation>

Updated Link! Am I able to stay on my property while I process an application to rebuild?

A temporary owner-occupied mobile home or trailer may be placed onsite while construction is taking place if permits are obtained with the following conditions of approval:

1. No more than one temporary residence shall be permitted.
2. The mobilehome or trailer shall not exceed twenty-four (24) feet in width.
3. No grading shall be allowed as part of this application.
4. The mobilehome incorporates compatible colors with the neighborhood and includes skirting along the base of the mobilehome.
5. The mobilehome does not include any structural attachments.
6. The mobilehome or trailer shall be occupied by the property owner and connected to a temporary power pole with owner authorization to the city to terminate utilities upon expiration of permit period.
7. The mobilehome or trailer shall be permitted for an initial period of two years and shall be renewable for six month increments at the discretion of the Planning Director.

In addition, debris clearance must be completed and a City-registered OWTS practitioner must verify that there is a functioning onsite wastewater treatment system (also known as a septic system) before any placement of a temporary trailer or mobile home. **Temporary Residential Mobile Home or Trailer Applications which contain more detailed information may be downloaded at** <https://www.malibucity.org/DocumentCenter/View/23281/Residential-Temporary-Application-Date-November-29-2018> and submitted in person at City Hall.



There are burned native trees on my property. May I remove them?

Certain native trees are protected (Western sycamore, Coast live oak, California black walnut, toyon and alder trees) if the trunk size is more than six inches measured at a height of 4.5 feet above the ground. Only native trees that are threatening health or safety may be removed without a permit, and only if approved by the City Biologist. **Please consult with the City Biologist before removing a native tree.** To do so please photograph the tree and send them to City Biologist Dave Crawford (dcrawford@malibucity.org) or bring in photographs to review at City Hall prior to removal. The City Biologist will be available at City Hall on Tuesdays from 9:00AM to 11:00AM. If you need a tree reviewed during other business hours, please contact the Planning Hotline at mplanning@malibucity.org for assistance.

If I choose to rebuild or repair my home, will I need a coastal development permit (CDP)?

The City is in the coastal zone. New residences normally require a coastal development permit (CDP); however, structures destroyed in a natural disaster are eligible for a CDP exemption so long as all of the following criteria are met:

- The proposed structure is for the same use as the destroyed structure;*
- It does not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent; and
- It is sited in the same location on the affected property as the destroyed structure.

* The term "structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

Updated Links! If my replacement structure meets the requirements for an exemption from a coastal development permit, what permits do I need?

You will need to obtain an approval from the Planning Department confirming the exemption and building permits from the Building Safety Division. To help residents go through this process, Planning and ESD staff compiled a flow chart of Development Options for properties affected by the fire, available at https://www.malibucity.org/DocumentCenter/View/23280/Planning-Fire-Rebuild-Options_Dated-November-29-2018.

Those planning to rebuild an in-kind replacement of legally permitted structures lost may submit a Planning Verification (PV) Application by calling the Planning hotline at (310) 456-2489, extension 485, or emailing at mplanning@malibucity.org to set up a pre-submittal appointment. The application form and checklist are available at https://www.malibucity.org/DocumentCenter/View/23370/PLN_PV_like-for-like_Submittal-Checklist_121018.

Please note that in order to submit a PV application documentation will be needed to verify previously existing structure(s). More information on records research is provided below



In addition, it is important to contact your insurance company right away to confirm coverage. Be sure to ask your provider if you have coverage for any code-related upgrades that may be required, including those related to seismic safety and fire safety. Not all policies provide coverage for reconstructing up to current building codes.

What is the difference between Planning approval and Building Safety approval? Why do I need two approvals?

Projects must have a zoning approval, which is handled by the Planning Department, and a building permit, which is handled by the Building Safety Division of the Environmental Sustainability Department. Zoning rules primarily deal with where a structure can be placed on a site, its square footage and its height, among other things. The building code specifies how a structure is actually constructed, such as materials and methods. The City has both zoning and building codes so both approvals are necessary.

Updated! How do I find existing permits for my destroyed or damaged structures?

To review and approve expedited rebuild applications, staff will need to determine what was previously on the property and review any available documentation that it was allowed to be there. Records can come from a variety of sources, including but not limited to: previously issued coastal development permits, building permits, approved plans, tax assessor information, and aerial photographs. Staff understands that some people may have lost records and plans in the fire and we can guide your research, help you complete any City public records request forms, and work with you on other types of documentation. A variety of sources may be used for permit research in order to establish building square footage, siting, height, number of bedrooms and number of plumbing fixtures, including but not limited to:

- City Records
 - o Search for public records on OnBase, including recorded documents, City Council, and Commission agendas, minutes, and resolutions, building permits, geology reports, and septic approvals. Directions on how to use OnBase can be found here: <https://www.malibucity.org/DocumentCenter/View/23269/OnBase-Building-Permit-Search-Handout>.
 - o Complete a Request for Public Information for more detailed property records held by the City. Requests may be completed at <https://www.malibucity.org/records>.
- California Coastal Commission: Request records from the California Coastal Commission Ventura office for records dating as far back as 1977 by emailing Barbara Rodriguez at BRodriguez@coastal.ca.gov to. Be sure to include the assessor's parcel number (APN), the owner's or previous owner's name, your name, and the street number of the property you're interested in. The office can also be reached at (805) 585-1800, and is located at 89 South California Street in Ventura.



- LA County Assessor Office: Visit <https://portal.assessor.lacounty.gov/>. Note that the Assessor's Office in Culver City may also have paper records of permitted building additions that might not be reflected in the square footage shown online. Contact the West District Office at 310-665-5300. The main website can be accessed here: <https://assessor.lacounty.gov/office-locations/>.

Updated! Can I use any remaining structural elements, including an OWTS on my burned property?

Onsite wastewater treatment systems (OWTS), sometimes called septic systems, need to be inspected by a City-registered OWTS practitioner to verify their functionality before they can be used for either a permanent rebuild or a temporary trailer. Most of the components of an OWTS are located below ground and are typically more resistant to fire damage. Damage to an OWTS may have occurred due to high heat, exposure to flames, smoke, ash, and power outages or equipment failure. Treatment unit pods, electrical panels and drip dispersal type systems are the most vulnerable. Heavy fire-fighting equipment and heat from fires may also damage underground OWTS components such as fiberglass tanks, piping and old system components. In addition, fire materials may have contaminated the contents of tanks and the liquid. Waste may need to be pumped out. A City-registered Practitioner must inspect the OWTS for signs of damage and functionality of components and submit an inspection form prior to utilization of the system.

Additional information about fire damaged OWTS and a list of practitioners may be found at <https://www.malibucity.org/DocumentCenter/View/23291/Onsite-Wastewater-Treatment-System-Post-Fire-Information>.

The re-use of other structural elements such as the foundation are currently being assessed as part of the debris removal program options. Continue to check <http://malibucity.org/888/Rebuild> for updates and information, especially the Debris page and Rebuild Bulletins.

What if I want to rebuild a larger home that is sited differently?

Homes and other structures that do not qualify for a coastal development permit exemption (as described above) will require the property owner to obtain a coastal development permit from the City of Malibu. Documents and information about how to obtain a coastal development permit are available at City Hall and on the City website and at <http://malibucity.org/369/Applications-Forms-Fees>.

What is the cost to process a Planning application for a fire rebuild?

Planning fees will vary from approximately \$500 to \$2,000 depending on whether the structure is a small accessory structure or a replacement residence. Other fees will apply in cases where discretionary requests are required for changes or additions to structures, and in the case of replacement structure that is not exempt from a coastal development permit (see above).



Updated! Where can I find a list of professionals to help me rebuild or repair my property?

The City has compiled a list of professionals involved in design/permit expediting for construction (see <https://www.malibucity.org/DocumentCenter/View/23232/Architect-Expeditor-Engineer-List>) and wastewater projects (see <https://www.malibucity.org/515/Operating-Permit-Program>).

The design/permit expediting professionals list consists of professionals that have requested to be placed on the list. The wastewater professionals list consists of registered practitioners who have met City wastewater program requirements. The lists are provided for your convenience, and the City makes no recommendation regarding anyone on any of these lists.

What if I have no plans to rebuild?

If you choose not to rebuild your home, you still need to obtain a debris removal permit to clear the site. (See: <http://malibucity.org/892/Debris-Removal>). In addition, you may need to stabilize the site from potential mudslides or other types of erosion to prevent further damage to the property or neighboring property. (See: <http://malibucity.org/898/Storm-Preparation>)

How can I find out about the status of existing Planning applications?

Staff returned to City Hall on 11/27/18 and has begun to resume normal City services, such as work on pending planning applications. Agendized items for Planning Commission and City Council will be rescheduled as soon as possible, depending upon completing the required public noticing for each item.

The City will be contracting with additional staff so that fire rebuilds and existing applications can be processed concurrently. Agendized items for cancelled Planning Commission and City Council meetings will be rescheduled as soon as possible. Applicants whose properties were affected by the fire who no longer wish to pursue their applications can obtain a refund of some amount of the application fees. Contact your assigned planner for all other questions regarding existing applications.



Updated! Where can I go to get the latest updates, forms, and other information about rebuilding and recovery?

The City will continue to update its website to include information, forms, and links to resources to facilitate the rebuilding process.

- **Monitor** <https://www.malibucity.org/888/Rebuild> as this will be updated as information becomes available.
- **Sign up for emergency alerts** at <http://malibucity.org/news>. This includes notice of updated information on temporary housing and the fire rebuild process. This is the best way for us to be able to get information to you quickly.
- **Visit the Disaster Recovery Center (DRC)**. Details are found at the beginning of this document.

Follow the City on social media: @CityofMalibu on Facebook, Instagram and Twitter

Contacts (Monitored Daily):

City Hall (General):

- 310-456-2489
- www.MalibuCity.org/rebuild

Building Safety Contacts:

- mbuilding@malibucity.org
- 310-456-2489 ext. 371

Planning Department Contacts:

- mplanning@malibucity.org
- 310-456-2489 ext. 485

Public Works Contacts:

- bayala@malibucity.org
- nbenyamin@malibucity.org

Related Fire Recovery Resources:

CA Department of Toxics and Substance Control (DTSC) on Wildfire Household Hazardous Waste Removal:
<https://www.dtsc.ca.gov/SiteCleanup/ERP/wildfire-waste-removal.cfm>

LA County Fire Dept. Health Hazardous Materials Division:
<https://www.fire.lacounty.gov/hhmd/>

County of Los Angeles Department of Public Works Clean LA:
888-253-2652, <http://CleanLA.com>

CalOES: <http://www.caloes.ca.gov/> and <http://wildfirerecovery.org/>

LA County Animal Control: 818-991-0071

CalRecycle Wildfire Debris Cleanup and Recovery:

<https://www.calrecycle.ca.gov/disaster/wildfires>

CalEPA Disaster Response and Preparedness:
<https://calepa.ca.gov/Disaster/>

US EPA Information on Wildfires:
<https://www.epa.gov/natural-disasters/wildfires>

LA County Woolsey Fire Website:
<https://www.lacounty.gov/lacountyrecovers/>

Ventura County Hill & Woolsey Fire Website: <http://venturacountyrecovers.org/>

