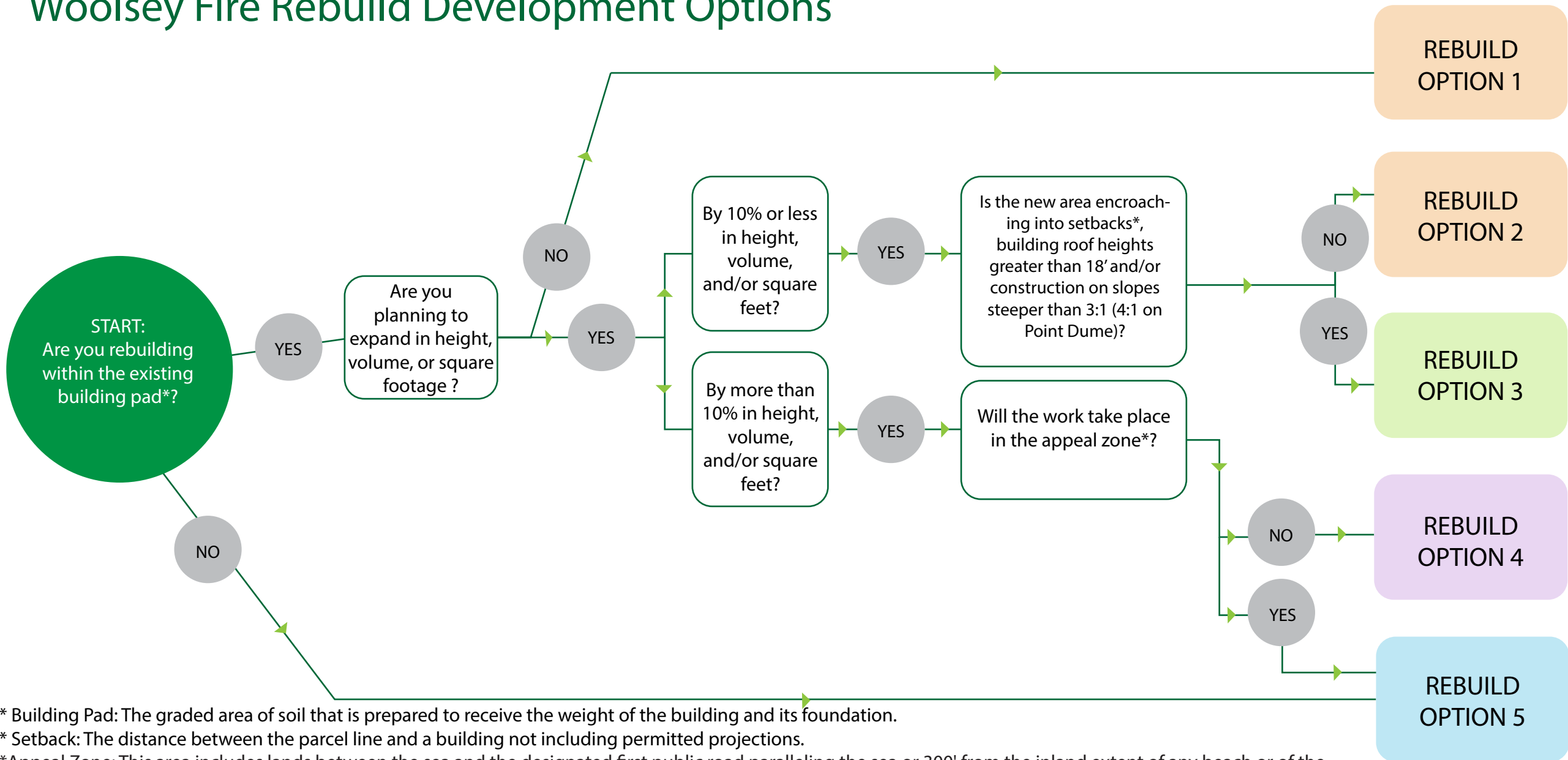


CITY OF MALIBU

MALIBU REBUILDS

Woolsey Fire Rebuild Development Options



* Building Pad: The graded area of soil that is prepared to receive the weight of the building and its foundation.

* Setback: The distance between the parcel line and a building not including permitted projections.

* Appeal Zone: This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of any coastal bluff.

MALIBU REBUILDS

	REBUILD OPTION 1	REBUILD OPTION 2	REBUILD OPTION 3	REBUILD OPTION 4	REBUILD OPTION 5
APPLICATION:	Planning Verification (PV)	Planning Verification (PV)	Administrative Plan Review (APR) with Site Plan Review (SPR)	Option 1 + Option 3	Coastal Development Permit (CDP)
PLANNING DEPT FEES:	\$169	\$169	APR: \$1,349 SPR: \$2,968 (height) AND/OR \$2,529 (steep slopes or setbacks)	See Option 1 + Option 3	\$9,822 base, fees for *discretionary requests may be required
TIMELINE:	Same day, pre-design meetings encouraged	Same day, pre-design meetings encouraged	± 3-6 months, depending on the project	± 3- 6 months, depending on the project	± 12-18 months, depending on the project
USE IF:	Rebuilding same location, same size	Rebuilding same location + up to 10% more square footage and/or height increase (conforming)	Rebuilding same place + up to 10% more square footage or height and new area is greater than 18 feet in height, within a required yard setback, and/or built on slopes between 3:1 and 2.5:1	Rebuilding same place + over 10% more square footage or height (must be outside appeal zone). If new area is greater than 18 feet in height, within a required yard setback, and/or built on slopes between 3:1 and 2.5:1, an SPR is required.	Rebuilding outside the building pad OR Option 4 and are inside the *appeal zone
DECISION:	Decision Making Body: Planning Director	Decision Making Body: Planning Director	Decision Making Body: Planning Director	Decision Making Body: Planning Director	Decision Making Body: Planning Commission
NOTICE:	None	None	APR: None SPR: 21-Day notice required	PV: None APR: None SPR: 21-Day notice required	10-Day notice 21-Day notice required for discretionary requests (VAR, MM, SPR)
APPEALABILITY:	Not appealable	Not appealable	APR: Not appealable SPR: Appealable to Planning Commission	PV: Not appealable APR: Not appealable SPR: Appealable to Planning Commission	Appealable to City Council. If project is within the appeal zone, project is appealable to California Coastal Commission

*Appeal Zone: This area includes lands between the sea and the designated first public road paralleling the sea, or 300' from the inland extent of any beach or from the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of any coastal bluff.

*Discretionary Request: A request to exceed development standards (e.g. height over 18 feet; encroachments into setbacks; grading that exceeds permitted quantities; development on steep slopes; or new development or fuel modification clearance into environmentally sensitive habitat area).