



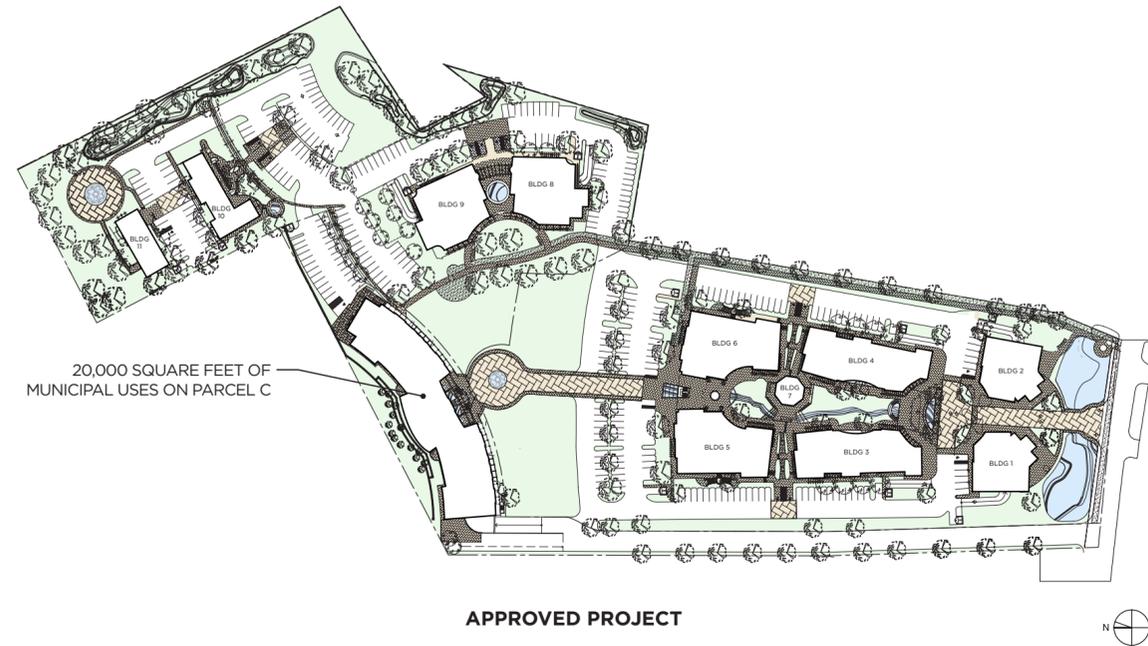
LA PAZ RANCH
MALIBU, CALIFORNIA

PLANNING COMMISSIONER
BRIEFING BOOK

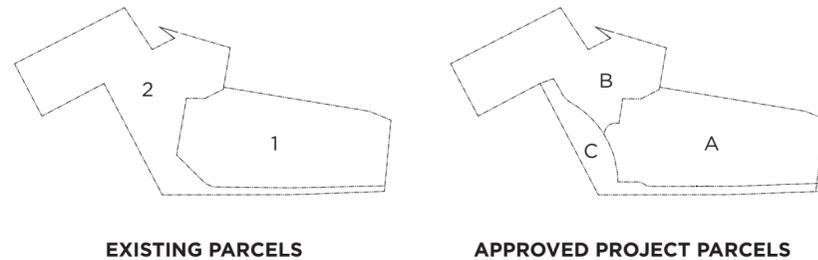
JANUARY 2020

In 2008, the City approved the La Paz Ranch Project

MDC acquired the Property and La Paz Ranch in 2016



- Re-divide the Property's two existing parcels into three parcels in order to accommodate the conveyance of Parcel C (2.3 acres) to the City
- Develop Parcels A and B (12.9 acres) with 112,058 square feet of retail, restaurant, and office space



- In the process of preparing to develop the Approved Project, MDC identified modifications to improve the Approved Project:
- Enhance pedestrian walkways, plazas and courtyards
 - Update architecture and design and enhance landscaping
 - Improve vehicular access and parking which increases pedestrian and vehicular safety
 - Consolidate two drive aisles into one, creating a dedicated pedestrian entrance
 - Consolidate three underground parking garages into a single underground parking garage
 - Improve positioning and operation of uses
 - Relocate second level square footage on Parcel A to ground floor to reduce building height
 - Combine four office buildings into three office buildings on Parcel B
 - Additional neighborhood protection measures

CONSISTENCY WITH APPROVED PROJECT AND PLANNING DOCUMENTS

The Project Modifications maintain compliance with all setbacks, landscaping, and open space requirements and do not include any changes to the building square footage, uses or maximum building heights and total parking counts.

The Project Modifications are consistent with the General Plan, Zoning Ordinance, including the Town Center Overlay, and the LCP.



ENHANCE PEDESTRIAN WALKWAYS, PLAZAS, AND COURTYARDS



APPROVED PROJECT: POTENTIAL FOR VEHICULAR AND PEDESTRIAN CONFLICT

PROJECT MODIFICATIONS: DEDICATED AND ENHANCED PEDESTRIAN ENTRANCE

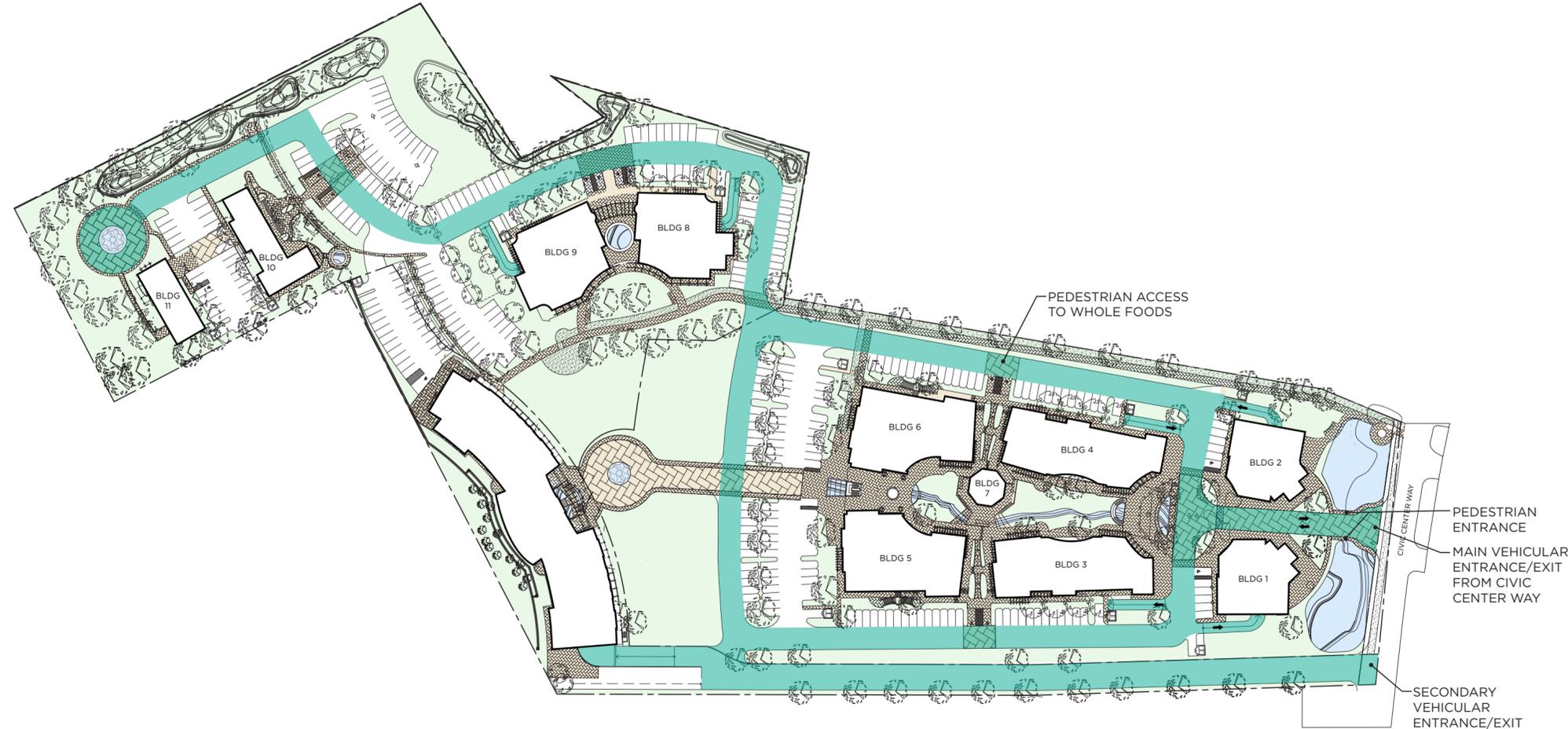
Vehicular and pedestrian access from Civic Center way is intertwined and combined into one main entrance.

Create a dedicated pedestrian entrance at the center of the property from Civic Center Way which enhances pedestrian safety and improves connectivity to Legacy Park and nearby properties.

Enhance pedestrian entrance with additional open space, landscaping and seating areas.



APPROVED PROJECT: VEHICULAR FOCUSED SITE PLAN



APPROVED PROJECT



PROJECT MODIFICATIONS: IMPROVED CIRCULATION

Create more pedestrian plazas, seating areas, sidewalks, and pathways



PROJECT MODIFICATIONS



APPROVED PROJECT: RESTRICTED CENTRAL PLAZA

- Grade changes limit pedestrian access and use of the space
- Landscaped areas are at a lower grade than surrounding hardscape areas resulting in spaces that are inaccessible to pedestrians
- The water feature prevents pedestrians from crossing the plaza
- Extensive hardscape reduce areas for landscaping and children's play



APPROVED PROJECT



CENTRAL PLAZA AREA

PROJECT MODIFICATIONS: ENHANCE CENTRAL PLAZA

- Single grade change within the plaza area creates greater connectivity for pedestrians to retail, outdoor seating and children's play area.
- Plaza areas include a children's play area that consists of children's play equipment and various lounge seating areas.
- The lounging and recreation options create intimate spaces that will serve as meeting points for the community where people can gather, interact, and enjoy.



PROJECT MODIFICATIONS



LANDSCAPED CENTRAL PLAZA

APPROVED PROJECT: RESTRICTED CENTRAL PLAZA



CENTRAL PLAZA AREA

PROJECT MODIFICATIONS: ENHANCE CENTRAL PLAZA



LANDSCAPED CENTRAL PLAZA AND CHILDREN'S PLAY AREA

APPROVED PROJECT: ARCHITECTURE

Architecture reflects traditional forms with massing consisting of repetitive façade treatments and highly reflective building materials that contrast with the natural surroundings.



PARCEL A BUILDINGS

PROJECT MODIFICATIONS: UPDATE ARCHITECTURE TO REFLECT COASTAL VILLAGE CONTEXT

Architecture embodies a coastal rural village concept that consists of low scale, varying building forms articulated with natural materials that better blend with the surrounding landscape.



PARCEL A BUILDINGS

Mediterranean style with modern updates to reflect the architectural qualities of Malibu's rural coastal oceanside setting

Natural material palette blends with the colors and texture of the local built environment

Building exteriors consist of a mixture of wood siding, brick and stone veneer and plaster



PARCEL B BUILDINGS

Project Modifications relocate the Approved Project second level square footage on Parcel A to ground floor.

- Results in reduction in Parcel A height for the Project
- Allows each building to be accessed at grade level to create a more pedestrian scale and oriented experience



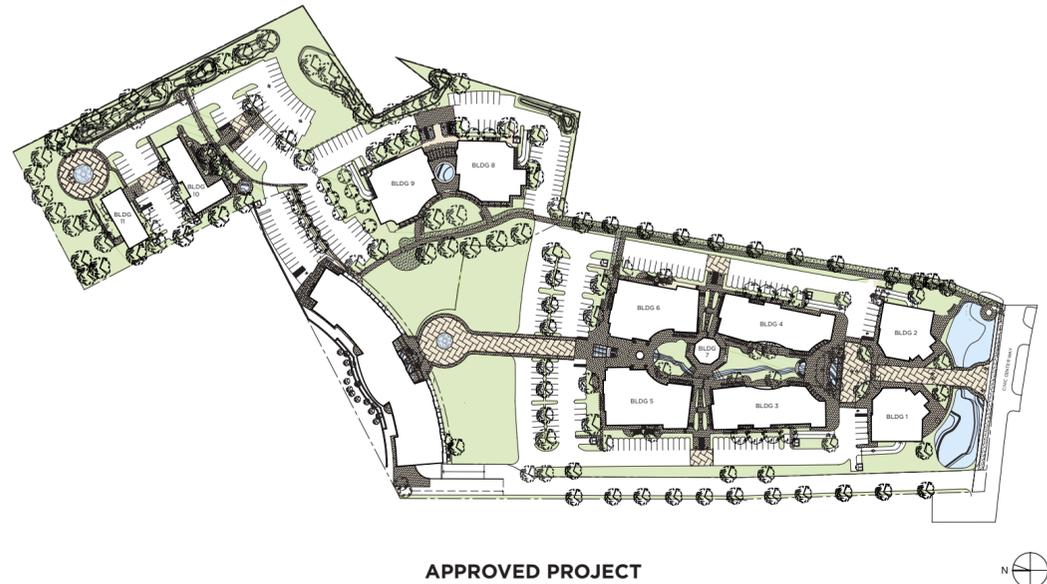
APPROVED PROJECT



PROJECT MODIFICATIONS

APPROVED PROJECT: ORNAMENTAL LANDSCAPING

The landscape planting in the Approved Project is ornamental in nature and is minimally integrated with the architectural design. The Central Plaza area consists primarily of paved surfaces, water features and non-native plantings.



APPROVED PROJECT



CENTRAL PLAZA

PROJECT MODIFICATIONS: ENHANCED, INTEGRATED LANDSCAPING

- The enhanced landscape design sensitively integrates the planting with the architectural design and materials, creating unique, shaded areas for seating and dining. Native trees provide shade within the Central Plaza and a mix of native species and drought-tolerant Mediterranean plants provide a layer of color and texture throughout the project.
- Native landscape buffer along the eastern Property edge features a multi-use trail for biking, hiking, and horse riding.



PROJECT MODIFICATIONS

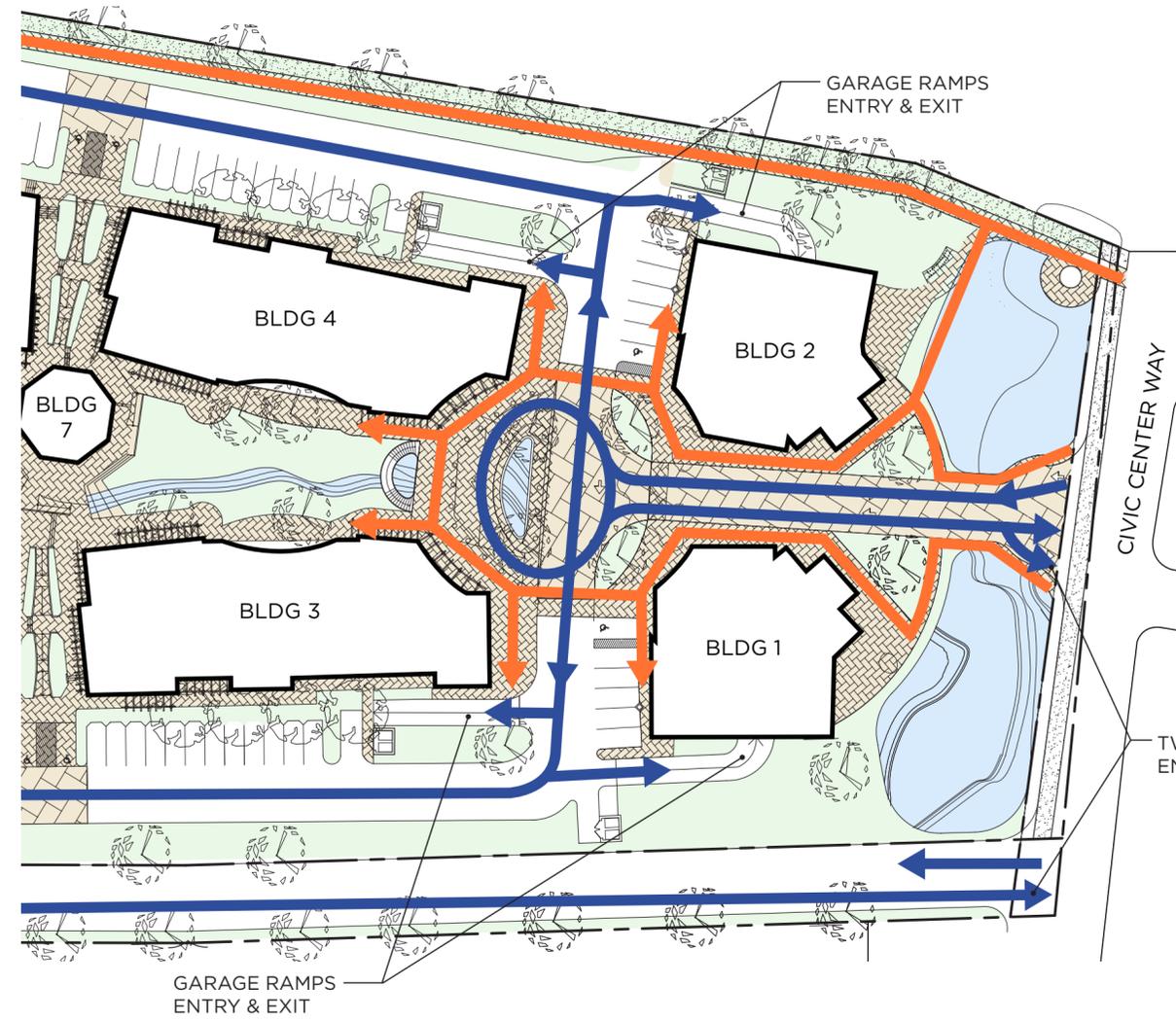


CENTRAL PLAZA

IMPROVE VEHICULAR ACCESS AND PARKING



APPROVED PROJECT: POTENTIAL FOR VEHICULAR AND PEDESTRIAN CONFLICT



- Two points for vehicular entry and exit along Civic Center Way
- Vehicular and pedestrian access into the Project is intertwined compromising pedestrian safety

PEDESTRIAN CIRCULATION
 VEHICULAR CIRCULATION

APPROVED PROJECT



PROJECT MODIFICATIONS: CONSOLIDATE VEHICLES AND IMPROVE PEDESTRIAN SAFETY



- Consolidate vehicular access from two points of entry to one point of entry on Civic Center Way providing more efficient vehicular access and circulation.
- Improves pedestrian safety by designating the center of the Property along Civic Center Way as pedestrian access only.

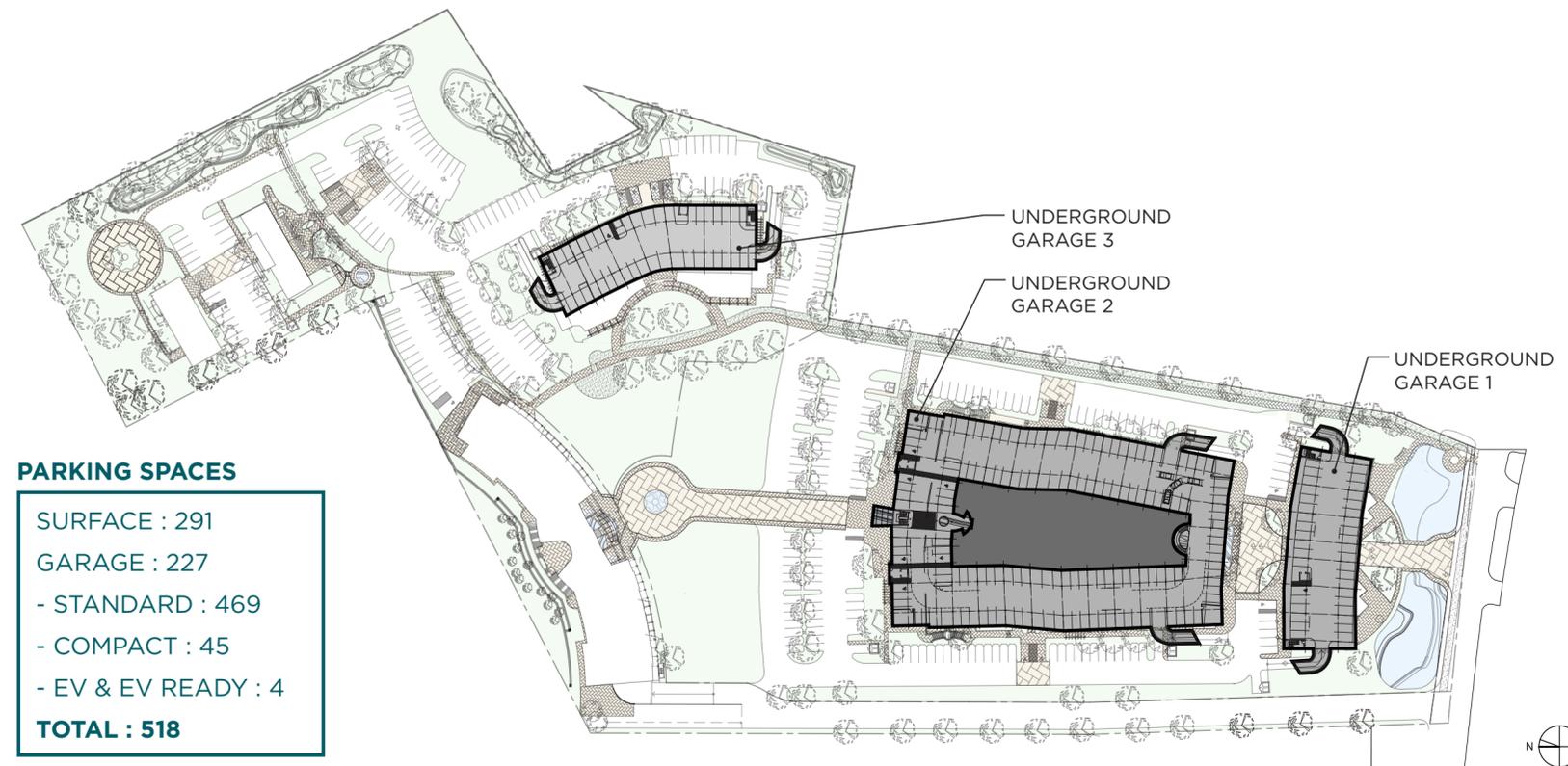
PEDESTRIAN CIRCULATION
 VEHICULAR CIRCULATION
 VALET DROP-OFF/PICK UP DRIVE AISLE

PROJECT MODIFICATIONS



APPROVED PROJECT: INEFFICIENT PARKING

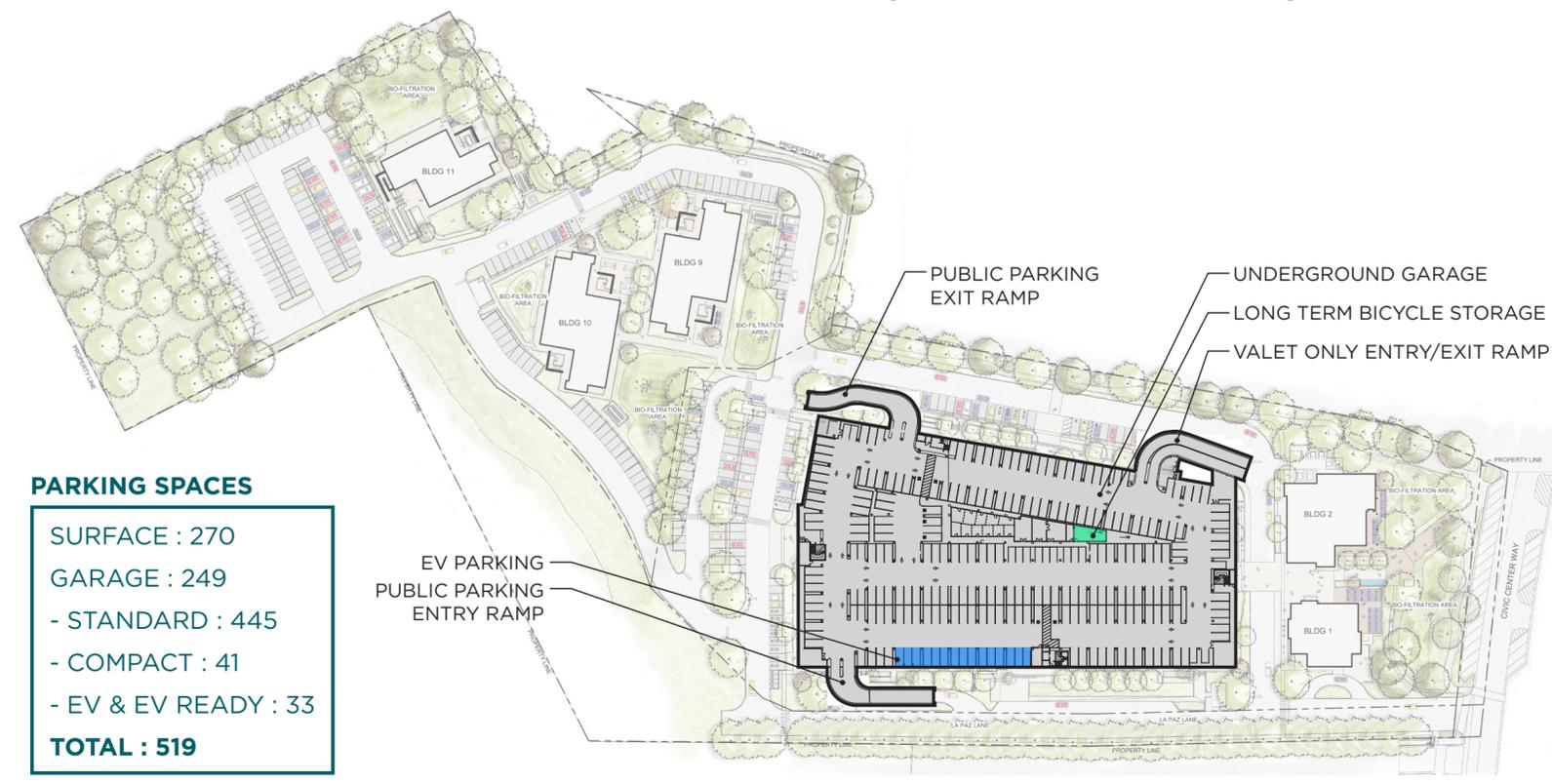
- Three underground parking garages with separate access points result in congested circulation as customers have to navigate multiple garages to find parking spaces
- Garage 2 configuration restricts visibility to available parking spaces, public stairs, and pedestrians within the garage



APPROVED PROJECT

PROJECT MODIFICATIONS: SIMPLIFIED AND MORE EFFICIENT PARKING

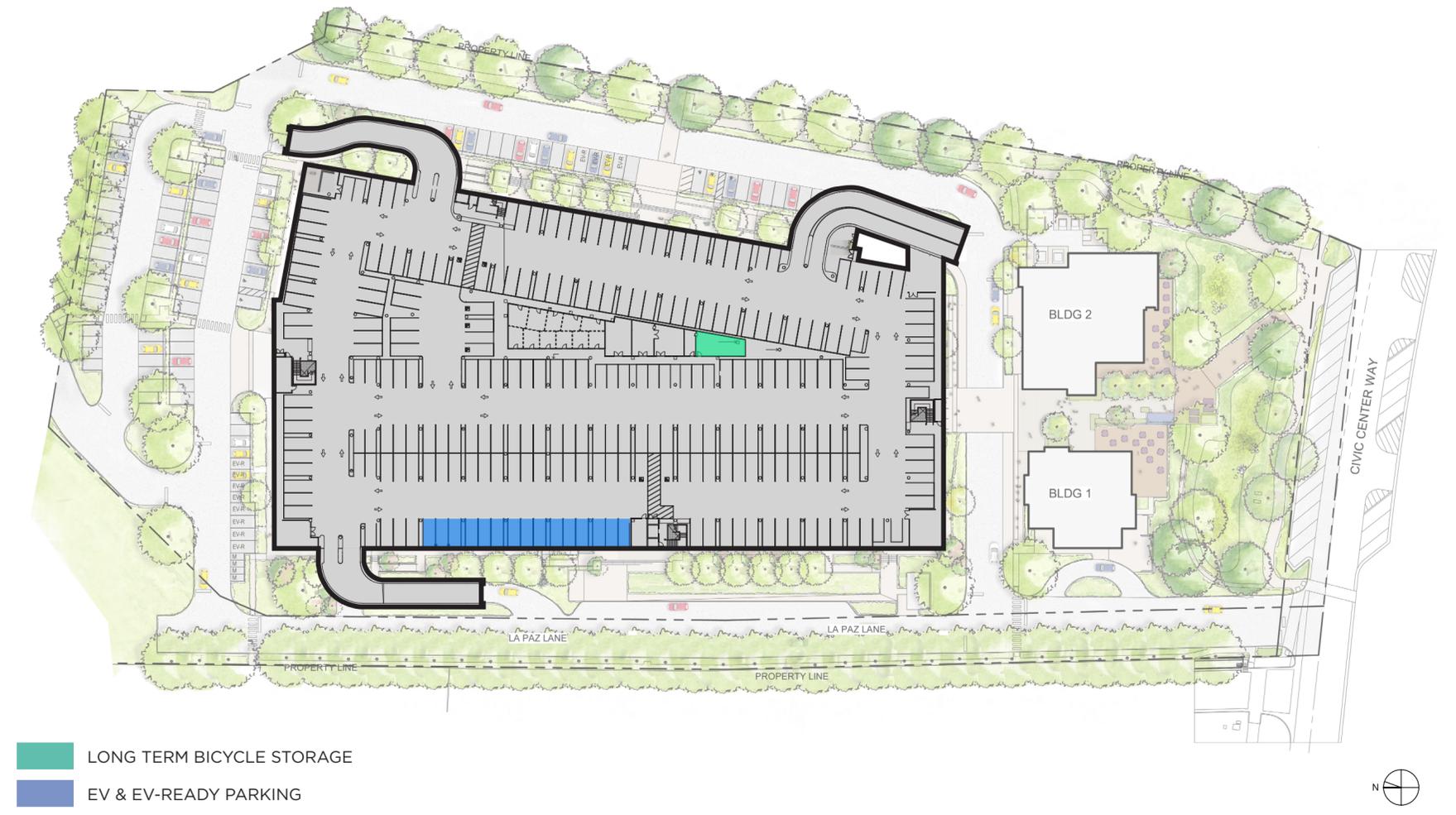
- Consolidate three separate subterranean parking garages into one, more efficient parking garage
- More parking spaces shielded from public view and increasing open space.
- Maintain curb side parking while relocating some surface parking spaces to the subterranean parking garage
- Garage access is at central location easily accessible and set further to the rear of the Project to minimize potential impacts to Civic Center Way



PROJECT MODIFICATIONS

PROJECT MODIFICATIONS: SIMPLIFIED AND MORE EFFICIENT PARKING

PROJECT MODIFICATIONS: SIMPLIFIED AND MORE EFFICIENT PARKING



IMPROVE BUILDING LOCATIONS AND OPERATION OF USES



ALLOCATE RESTAURANT USE THROUGHOUT PARCEL A

The Approved Project limited restaurants to Parcel A Buildings 5, 6, and 7.

The Project Modifications allocate restaurant space throughout each building on Parcel A to enable better customer flow resulting in an enhanced shopping and dining experience for residents and visitors.



SHIFT SHOPPING CENTER USES CLOSER TO CIVIC CENTER WAY

The Project Modifications relocate 15,585 square feet of retail space located on Parcel B to Parcel A and relocate 15,080 square feet of second level office space located on Parcel A to Parcel B.

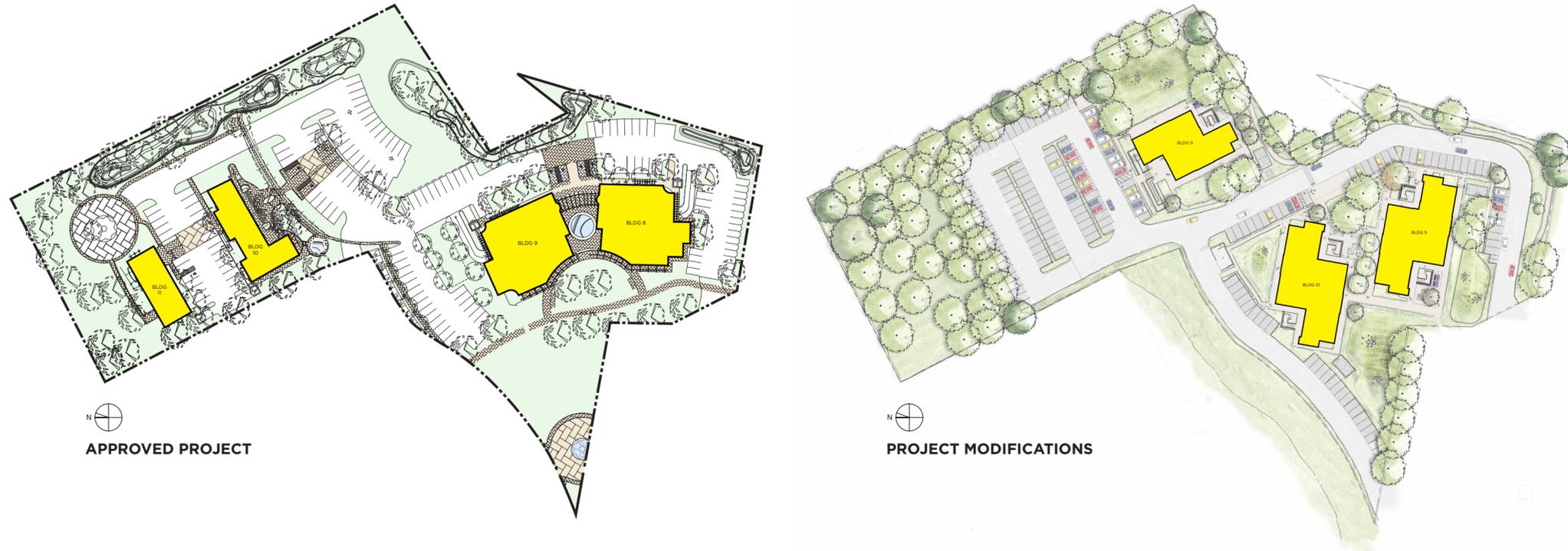
- No change to the Approved Project total square footage or to the retail and office square footage
- Shopping center uses are located closer to Civic Center Way and further from the residential areas to the North of the Property.



CONSOLIDATE PARCEL B BUILDINGS

The Project Modifications consolidate the four Approved Project buildings on Parcel B to three buildings

- Locates office uses closer to the general commercial area on Civic Center Way
- Enables office tenants to walk to the retail areas on Parcel A rather than drive
- Allows for a greater landscape buffer between the Project and the residential areas North of the Property
- Relocates roadway previously located adjacent to residential areas towards the center of the Property
- Because the office uses and roadway are further away from the residential areas, request removal of the condition requiring a gate with key system for after-hours tenant use only on Parcel B



OPEN EARLIER FOR BREAKFAST

Provide office workers on Parcel B and local residents with coffee, juice, and breakfast options in the morning.

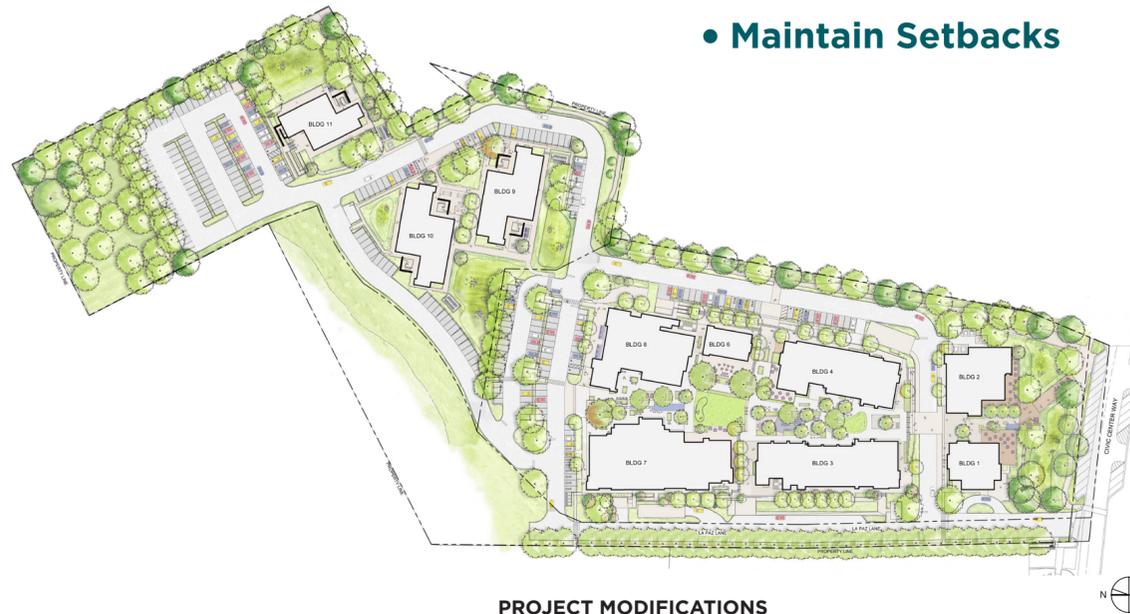
Allow earlier hours of operation for coffee and juice establishments and food service establishments that serve breakfast.

- Coffee and juice establishments would open at 6:00 AM, instead of 8:00 AM per the Approved Project.
- Dining establishments serving breakfast would open at 7:00 AM, instead of 8:00 AM per the Approved Project.



PROJECT MODIFICATIONS: NEIGHBORHOOD PROTECTION MEASURES

- Shopping center uses closer to Civic Center Way and further from the residential uses
- Consolidate office buildings closer to the commercial activity on Civic Center Way, allowing for a greater landscape buffer between the Project and the residential uses North of the Property
- Relocate roadway previously located near adjacent residential uses towards the center of the Property



PROJECT MODIFICATIONS

- Enhanced Landscaping
- Increased Open Space
- Maintain Setbacks

PROJECT SUSTAINABILITY FEATURES

ENERGY CONSERVATION

- Operable windows are provided in the office buildings to promote natural ventilation to reduce energy use and carbon emissions
- Building finishes use materials containing Low or No VOCs (Volatile Organic Compounds)

LANDSCAPING AND WATER CONSERVATION

- Use of plants native to the Santa Monica mountains
- Use of storm water collection systems utilizing landscaped bioswales, bioretention areas and permeable paving to minimize precipitation runoff
- Use of proper hydro-zoning and turf minimization
- Use of reclaimed water for irrigation supplied by the City of Malibu Wastewater Treatment Facility

TRANSPORTATION

- 6% of the required parking spaces will be equipped with EV charging stations or will be “EV-Ready”
- Parking spaces for clean air vehicles are designated in preferred parking locations on the site
- Provide bicycle storage and bike racks for 5% of the building tenant-occupant vehicular parking spaces



SIGNIFICANT PUBLIC BENEFITS



- Dedicate Parcel C - 2.3 acres to the City
- Pay \$500,000 to the City
- Create significant off-site public improvements

WE LOOK FORWARD TO COLLABORATING WITH THE CITY OF MALIBU ON ITS USE OF PARCEL C

FUNDED AND COMPLETED CIVIC CENTER ROADWAY IMPROVEMENTS



WEBB WAY / PACIFIC COAST HIGHWAY

Installation of a second left-turn lane on the eastbound Pacific Coast Highway approach to the Webb Way intersection.



CROSS CREEK ROAD / PACIFIC COAST HIGHWAY

Installation of a right-turn lane on the westbound Pacific Coast Highway approach to the Cross Creek Road intersection.



STUART RANCH ROAD-WEBB WAY / CIVIC CENTER WAY

Installation of a traffic signal; northbound Webb Way approach to provide one left-turn lane, one through lane, and one right-turn lane.

Southbound Stuart Ranch Road approach to provide one shared left/through/right-turn lane; westbound Civic Center Way approach to provide one left-turn lane and one shared through/right-turn lane.

Westbound Civic Center Way approach to provide one left-turn lane and one shared through/right-turn lane.

PROJECT MODIFICATIONS: REQUESTED APPROVALS

Coastal Development Permit Amendment to authorize modifications to the Approved Project:

- Enhance pedestrian walkways, plazas and courtyards
 - Dedicated pedestrian entrance
 - More pedestrian area and improved circulation
 - Enhance Central Plaza
- Update architecture and design and enhance landscaping
 - Reflects the architectural qualities of Malibu's rural coastal setting
 - Native landscaping designed to blend in with the surrounding natural environment
 - Relocate second level square footage to ground floor to reduce height
- Improve vehicular access and parking to increase pedestrian and vehicular safety
 - Improve pedestrian safety by consolidating vehicular access from two to one point of entry, creating a dedicated pedestrian entrance
 - Simplified and more efficient underground parking by consolidating three garages into one garage
- Improve positioning and operation of uses
 - Shift shopping center uses closer to Civic Center way and away from residential uses
 - Consolidate four office buildings into three office buildings on Parcel B

Conditional Use Permit to:

- Locate restaurant use in any retail building on Parcel A to meet tenant needs and provide an enhanced shopping and dining experience
- Expand the early hours of operating from 8:00 AM to 6:00 AM for coffee and juice establishments and 7:00 AM for dining establishment serving breakfast



THANK YOU