

**Malibu Civic Center Design Standards**  
**Task Force**  
**Meeting Agenda**

**Tuesday, May 12, 2015**  
**6:30 p.m. – 9:30 p.m.**  
**City Hall – Multipurpose Room**  
**23825 Stuart Ranch Road**

Call to Order

Roll Call – Recording Secretary

Approval of Agenda

Report on Posting of Agenda – May 8, 2015

**1. Ceremonials / Presentations**

None.

**2. Written and Oral Communication from the Public**

A. Communications from the Public concerning matters which are not on the agenda but for which the Task Force has subject jurisdiction. The Task Force may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda.

B. Task Force and staff comments and inquiries

**3. Consent Calendar**

None.

**4. New Business**

A. Malibu Civic Center Design Standards

Staff recommendation: 1) Discuss follow-up items from Task Force Meeting #2 as presented by the consultants and staff; 2) Receive presentation of the Rural Coastal Village concept, design standards scope and draft landscape palette materials prepared by the consultant team, and affirm consensus on the concepts to be refined into design standards that will be presented at a future Task Force meeting; and 3) Discuss next steps.

Staff contact: Interim Planning Director Blue, 456-2489 ext. 258

**Adjournment**

**Guide to Civic Center Design Standards Task Force Proceedings**

**The Oral Communication** portion of the agenda is for members of the public to present items which are not listed on the agenda, but are under the subject matter jurisdiction of the Task Force. No action may be taken under, except to direct staff, unless the Task Force, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Task Force and staff will follow up at an appropriate time on those items needing response. Each speaker is limited to three (3) minutes. Time may be surrendered by deferring one (1) minute to another speaker, not to exceed a total of eight (8) minutes. The speaker wishing to defer time must be present when the item is heard. In order to be recognized and present an item, each speaker must complete and submit to the Recording Secretary a Request to Speak form prior to the beginning of the item being announced by the Chair (forms are available outside the Council Chambers). Speakers are taken in the order slips are submitted.

**Items in Consent Calendar** have not been discussed previously by the Task Force. If discussion is desired, an item may be removed from the Consent Calendar for individual consideration. Task Force members may indicate a negative or abstaining vote on any individual item by so declaring prior to the vote on the motion to adopt the entire Consent Calendar. Items excluded from the Consent Calendar will be taken up by the Task Force following the action on the Consent Calendar. The Task Force first will take up the items for which public speaker requests have been submitted. Public speakers shall follow the rules as set forth under Oral Communication.

**Old Business** items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Public comment shall follow the rules as set forth under Oral Communication.

**Items in New Business** are items which are appearing for the first time for formal action. Public comment shall follow the rules as set forth under Oral Communication.

*Copies of the staff reports or other written documentation relating to each item of business described above are on file in the Planning Department, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California, and are available for public inspection during regular office hours which are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m., Friday. Written materials distributed to the Task Force within 72 hours of the Task Force meeting are available for public inspection immediately upon distribution in the Planning Department at 23825 Stuart Ranch Road, Malibu, California (Government Code Section 54957.5(b)(2)). Copies of staff reports and written materials may be purchased for \$0.25 per page. Pursuant to state law, this agenda was posted at least 72 hours prior to the meeting.*

*The City Hall telephone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Environmental Sustainability Director Victor Peterson at (310) 456-2489, ext. 251. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II]. Requests for use of audio or video equipment during a Task Force meeting should be directed to Alex Montano at (310) 456-2489 ext. 227 or [amontano@malibucity.org](mailto:amontano@malibucity.org) before 12:00 p.m. on the day of the meeting.*

*I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements; dated this 8<sup>th</sup> day of May 2015.*

  
Patricia Salazar, Senior Administrative Analyst



# Task Force Agenda Report

To: Members of the Task Force

Prepared by: Bonnie Blue, AICP, Planning Director 

Date prepared: May 7, 2015 Meeting date: May 12, 2015

Subject: Malibu Civic Center Design Standards – Task Force Meeting #3

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**RECOMMENDED ACTION:** 1) Discuss follow-up items from Task Force Meeting #2 as presented by the consultants and staff; 2) Receive presentation of the Rural Coastal Village concept, design standards scope and draft landscape palette materials prepared by the consultant team, and affirm consensus on the concepts to be refined into design standards that will be presented at a future Task Force meeting; and 3) Discuss next steps.

**DISCUSSION:** The second meeting of the Civic Center Design Standards Task Force was held on March 25 and 26, 2015 and utilized a charrette style format to develop a vision for the Civic Center that would guide development of the design standards. A summary of the meeting is included as Attachment 1. Staff will provide an update on the following items from Task Force Meeting #2:

- Discuss online forum for public review; and
- Malibu Economic Services Study (2007) (available online)

The objective for Task Force Meeting #3 is to develop a consensus definition of Rural Coastal Village, which will guide content of the Design Standards. The consultant team has prepared created the “Malibu Civic Center - a Rural Coastal Village” summary based on the comments provided by the Task Force and the public at the previous meeting to guide the discussion (Attachment 2). In addition, the consultant team has created draft “Landscape and Open Space Guidelines” for consideration by the Task Force.

**CONCLUSION:** Following this meeting, staff will review the scope and budget of the consultant team to confirm if an amendment is needed, coordinate the next meeting for presentation of the draft design standards and notify the consultant team and Task Force members.

**ATTACHMENTS:**

1. Summary of Task Force Meeting #2
2. Malibu Civic Center- a Rural Coastal Village handout
3. Landscape and Open Space Guidelines

All meeting materials may be found online at [www.malibucity.org/ccds](http://www.malibucity.org/ccds)

## Malibu Civic Center Design Standards Task Force

### **Task Force Meeting # 2: Charrette Summary**

Wednesday, March 25<sup>th</sup> 2015 | 6:30 P.M. - 9:30 PM.

Thursday, March 26<sup>th</sup> 2015 | 6:30 P.M. - 9:00 PM.

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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 topics: 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 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 25<sup>th</sup>

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***

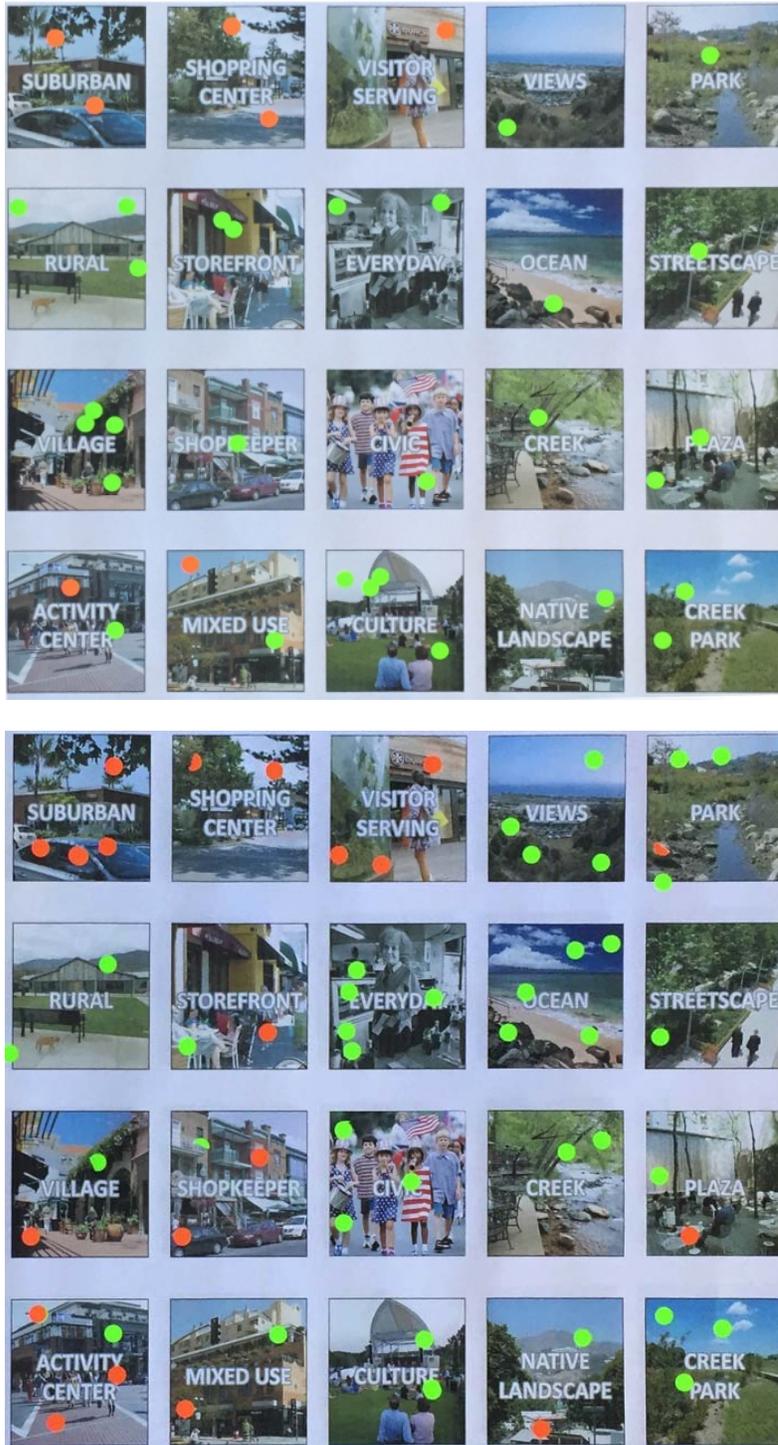
- **Parking Structure/Garage.** Parking remains a contentious issue in the Civic Center. With future development, participants desire centralized parking structures/lots for shoppers and employees, and possible beach visitors as well. If provided, the structure should be set along a back street to reduce 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 26<sup>th</sup>**

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:

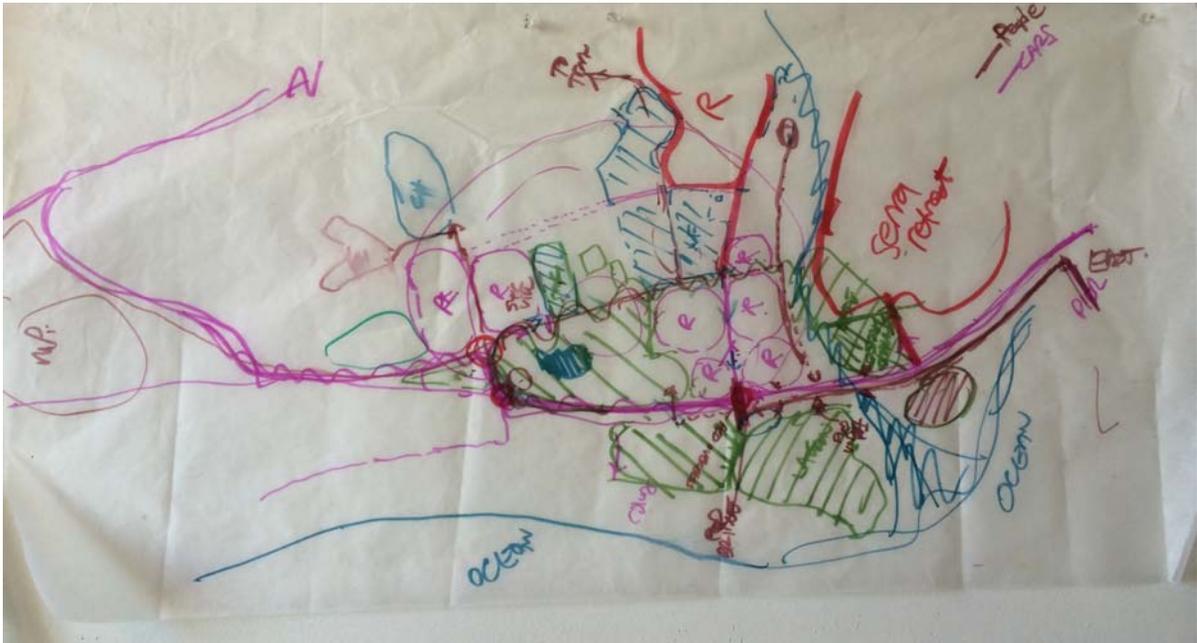
- Maintain a low floor-area ratio (FAR) and building heights
- Emphasize the landscape and natural setting
- Lean toward a coastal, rural village character
- Actively engage pedestrians
- Possibly include residential and hotel uses

### **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 overlaid meeting participants' ideas onto the following summary of connectivity options:

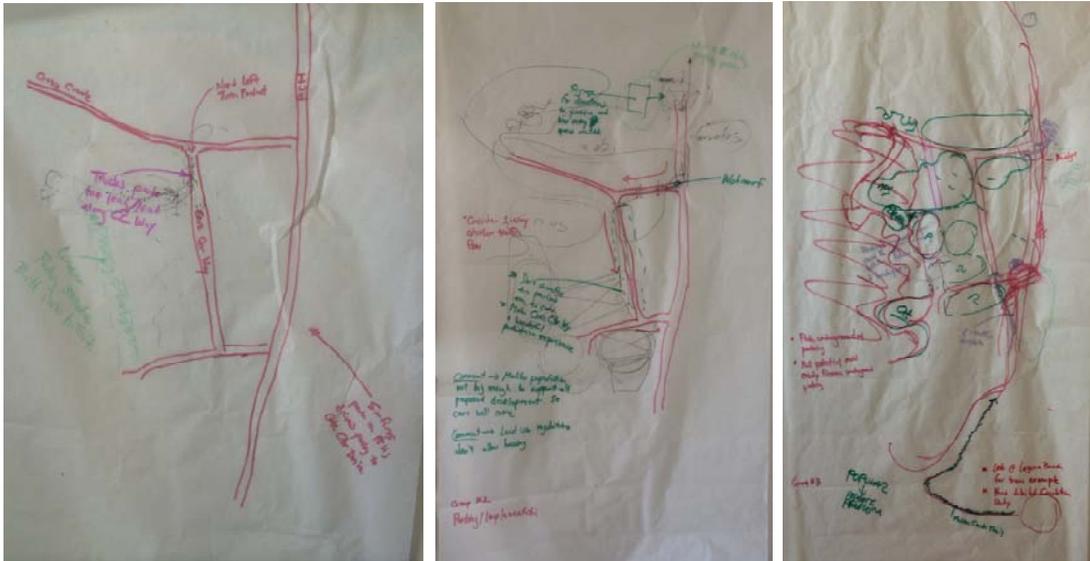


## Implementation and Parking

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.
3. Emphasize a sense of Malibu landscape first and Malibu built-form second.
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
  - 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)
  - Civic Center Way
  - 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
  - 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
  - Put bridge at Cross Creek Road
- No truck loading
  - 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
  - Not a destination
  - 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.

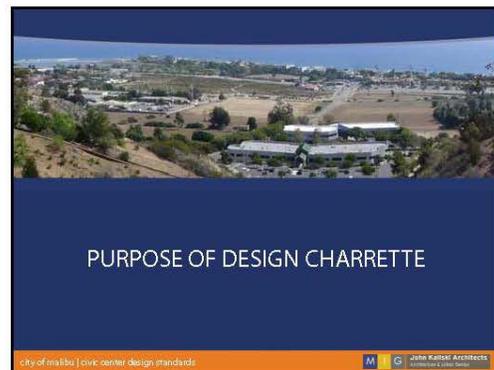
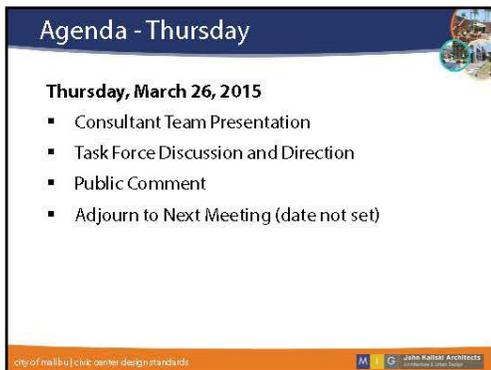
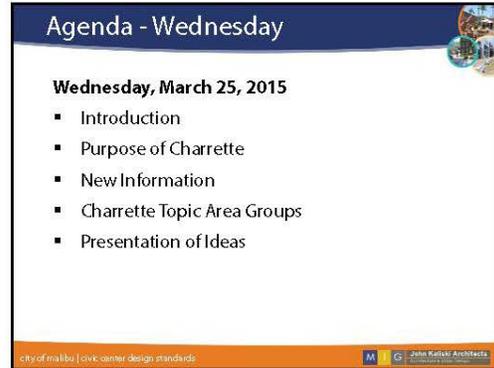
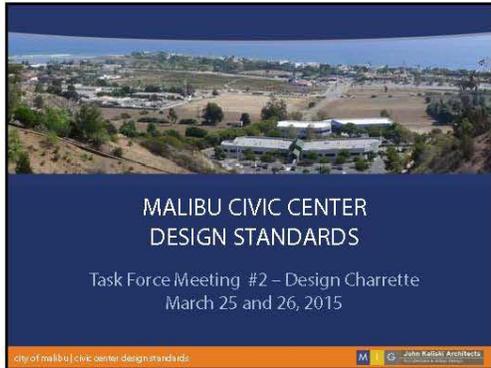


## B. Workshop Photos



## C. Powerpoint Presentations

*Wednesday, March 25, 2015*

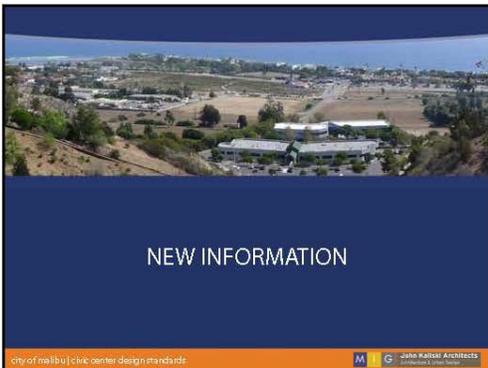


## Purpose of Design Charrette

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

### 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

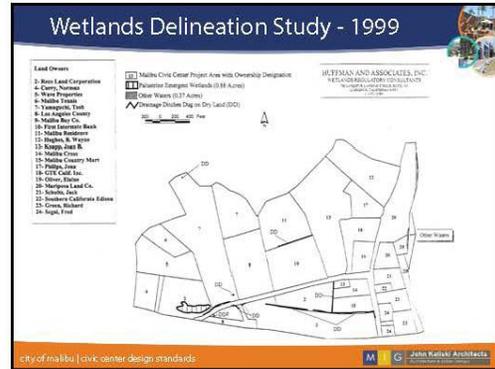
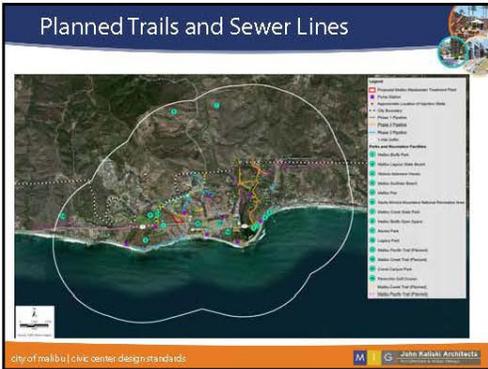
- Legacy Park Public Art Enhancement Plan
- Goals: Enhance Legacy Park with art and draw more visitors
- Proposal submittal deadline: March 23, 2015

### 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

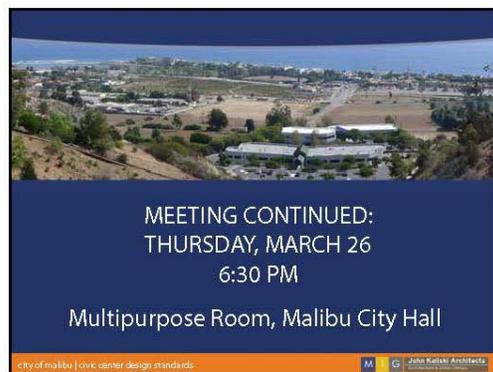
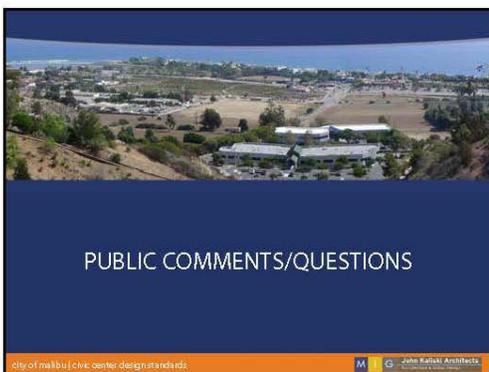
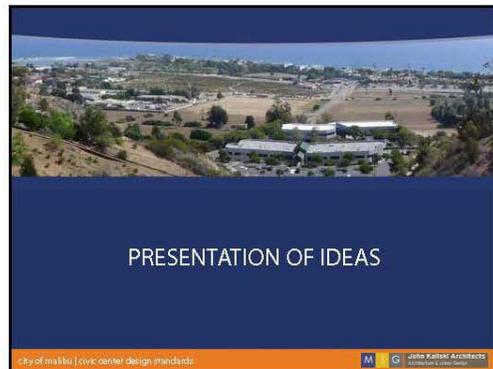
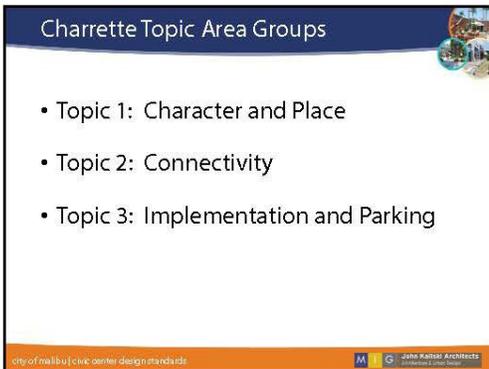
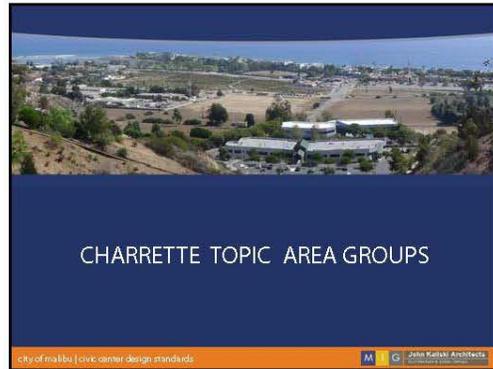
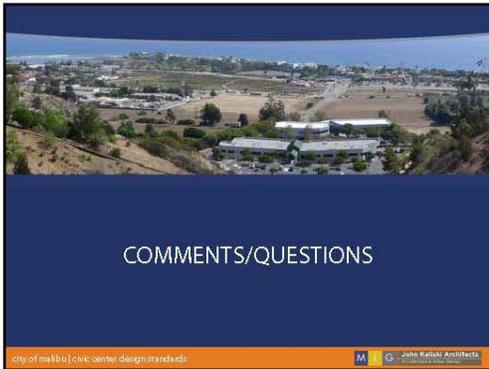
### Civic Center Linear Park

- 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)

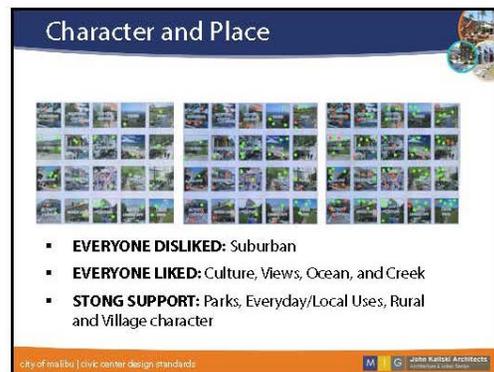
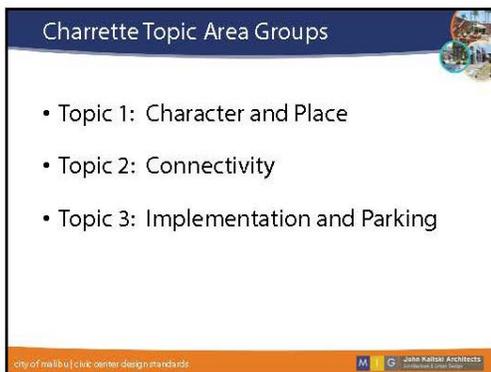
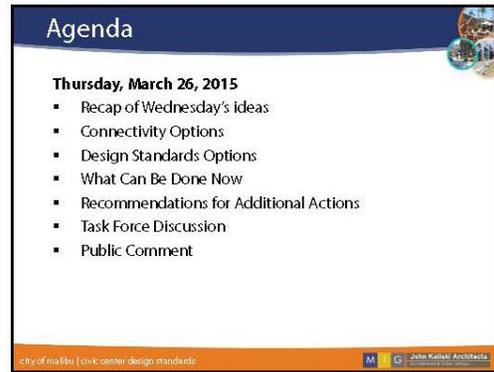
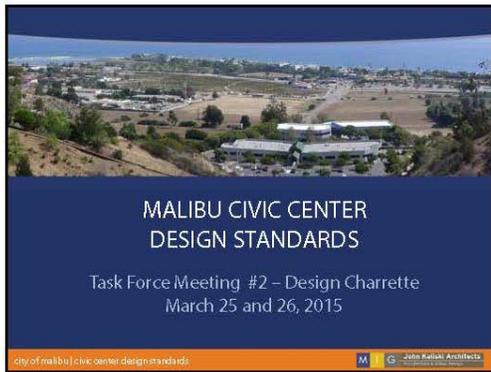


- ### Malibu Beach Esplanade
- Proposed by nonprofit organization: Construct pedestrian and bicycle trail system and viewing decks along PCH between Surfrider Beach and Malibu Bluffs Park. Funds collected but lost due to lack of coordination.
  - Concept reinvigorated in 2012-13: Parks and Recreation 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
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- ### 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
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**Thursday, March 26, 2015**



## Character and Place

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

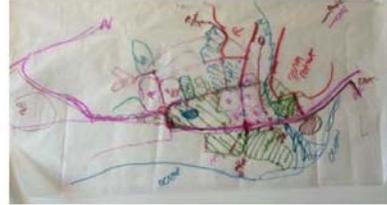
- Maintain a low FAR and building heights
- Emphasize the landscape and natural setting
- Lean toward a coastal, rural village character
- Actively engage pedestrians
- Consider residential and hotel uses

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## Connectivity Options

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



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## Connectivity Options

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



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## Connectivity Options

- 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



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### 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)

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### 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

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### Parking Ideas/Options

- 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

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## Design Standards - Directions

### 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           | ○ Engage pedestrians                       |
| ○ Maintain low FARs                       | ○ Staff-level design review                |
| ○ Emphasize landscape and natural setting | ○ Better standards guidance for Commission |
|   | ○ Design creativity                        |

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ARCHITECTS & LANDSCAPE ARCHITECTS

## Design Standards - Directions

### 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.
3. Emphasize a sense of Malibu landscape first and Malibu built-form second.
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.

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## Design Standards - Directions

### 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 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 alternate setback, form, and character standards that facilitate “coastal town” experience.

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## Design Standards - Directions

### PRELIMINARY DESIGN STANDARDS APPROACH

Adopt a Walkable “Design Districts Overlay” with alternative design standards options



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## Design Standards - Directions



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## Design Standards – Directions

### PRELIMINARY DESIGN STANDARDS APPROACH

Provide alternative design standard approval paths

Design Standards PATH A (all Districts)	Design Standards PATH B (some Districts)
Rural Village Standards	Coastal Town Low Standards
Maintain (e) FARs and Heights	Maintain (e) FARs; some flexibility
Maximize open space and plantings	Minimize presence of surface parking
Generous setbacks	Sidewalk orientation
Anticipate Lot "Retirement"	Anticipate clustering & mixed-uses

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## 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

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## Recommendations for Additional Actions

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

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## 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?



## TASK FORCE DISCUSSION



## PUBLIC COMMENTS

# Malibu Civic Center: A 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. This paper defines the characteristics, qualities, and functions of this Rural Coastal Village as interpreted from the prior work of the Task Force. The content will be refined based on discussions with the Task Force at the May 12, 2015 meeting.

## Overarching Influences and Character

The Malibu Civic Center district is an area framed by open spaces and natural landscapes. The surrounding foothills, Malibu Creek, the open expanse of Legacy Park, and views to the Pacific Ocean create a context for the built environment. Building forms, materials, and colors reflect the textures and colors of the local coastal environment, thereby allowing new structures and landscapes to blend seamlessly with the geography of their surroundings. Development approaches feature clustered low-scale buildings with easy pedestrian connections between properties and throughout the district. Parking areas and structures integrate into overall site design through the careful placement relative to buildings and the use of native plant materials for screening. The Civic Center serves as the City's vibrant main street and gathering place for everyday shopping, education, and civic engagement. Development projects reflect this function by providing formal plazas and intriguing courtyards and village greens.



## Building Form, Scale, Orientation, and Materials

The Rural Coastal Village builds upon successful building and landscape projects that reflect an understanding of the vocabulary of rural structures in Southern California, the particular characteristics of the landform, and the needs and desires of the users.

- **Low-Scale Buildings.** Buildings are low in scale, small in footprint, oriented to sidewalks, and oriented to provide views of the surrounding foothills, lagoon, Legacy Park, and more distantly, the ocean. Building heights do not exceed two stories. When sited against a hillside, buildings are built into and respond to the contours of the terrain to minimize grading and preserve viewsheds.
- **Building Orientation and Siting.** Building placement and forms open onto sidewalks along slow and flexible streets, with an emphasis on connectivity to views, adjacent projects, and pedestrian accommodation. Building frontages have pedestrian, human-scaled, and shallow setbacks to actively engage people walking to and from places of interest. Building forms, façades, and open spaces orient toward pathways, trails, and sidewalks. Street-side sidewalks feature close-by storefronts, curbside parking, and seating areas, with opportunities to blend the experience of both the insides and the outsides of structures. Clusters of buildings create intimate courtyards, passageways, and quiet areas, all to realize a small town and village feel. Buildings relate to and anticipate structures on adjacent lots, whether or not those structures are part of the same development.



- **Natural Materials.** Structures and site improvements use materials and colors that respond to and blend with the surrounding plant materials, rocks, and other natural features. Color palettes for materials and colors of buildings reflect the hues and textures of the surrounding landscape, Malibu's oceanside setting, and its rural past.
- **Sustainable Design.** Protection and conservation of natural resources are emphasized with each building project. Sustainable design approaches incorporate efficient use of energy, water, and other resources into site design, building design, and operations. Construction and operations reduce waste, pollution, and environmental degradation. Every new act of construction serves as a model for sustainable design.
- **Parking.** Parking is accessible from streets and access roads that incorporate sidewalks, parkways, landscaping, and curbside parking spaces. Site design places parking behind and under structures, or tucked invisibly into hillsides to the maximum extent practical. Parking lot landscaping incorporates native materials and permeable paving (where the water table allows), and provides shade trees in natural forest-like groupings. Where parking structures are provided, they are hidden or screened by buildings and landforms, are low scale, and feature materials, colors, and landscape that blend into the surrounds. Shared parking areas are strongly encouraged to allow for park-once strategies and to preserve open space areas throughout the Civic Center district.



## Connections, Mobility, and Lighting

Malibu's Civic Center is a cohesive, connected community. The Rural Coastal Village has a balanced network of walking, biking, and local traffic routes that provides interconnectivity and cohesion among all properties.

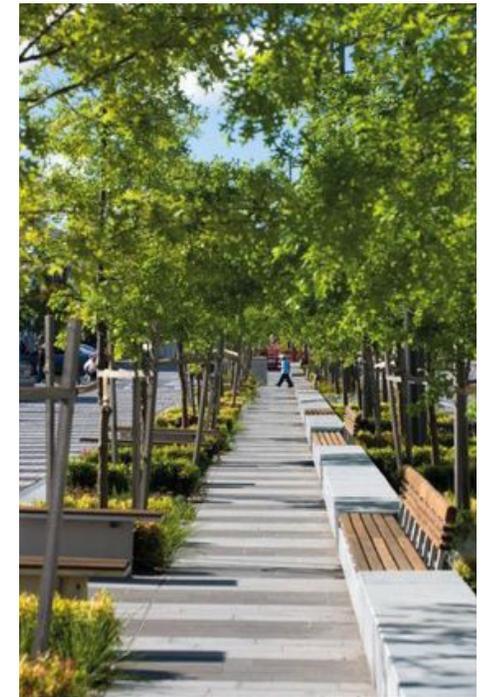
- **Connectivity.** The Rural Coastal Village is a walkable environment distinguished by an inviting interconnected network of street-side sidewalks, pathways, and trails. All areas within the Civic Center are easily accessible to pedestrians and bicyclists. Pedestrian connections are required between properties, creating a cohesive collection of activity

centers. Clearly identified pathways to transit stops are provided.

- **Pedestrians First.** The Rural Coastal Village environment is designed foremost to accommodate pedestrians and to foster walking to and from buildings, projects, and the natural surroundings.
- **Local Trips/Local Traffic.** Recognizing that local residents desire easy access to the shops, restaurants, and other destinations within the Civic Center, roadways within the district are right-sized for local, low-speed vehicular traffic. Through the use of appropriate traffic engineering solutions, regional cut-through vehicular traffic is directed away from

the Civic Center district and onto major roadways that can support higher traffic volumes.

- **Connections across PCH and to Adjacent Areas.** Crossing the Pacific Coast Highway to access the beach, Malibu Pier, Malibu Creek and Lagoon, and Malibu Bluffs Parks is facilitated by an iconic pedestrian bridge with landing places that provide optimum connectivity. Pedestrian and bicycle linkages to Pepperdine University are provided via on-street or off-street pathways or trails.
- **Lighting.** Lighting of pathways and streets is minimized to reflect the district's rural character and conform with adopted lighting standards.



## Open Space and Landscaping

Landscaping consists of materials that reinforce site character with indigenous plantings that flow seamlessly into the natural environment. Consideration is given to providing plant palettes that utilize recycled water from the Civic Center water treatment facility.

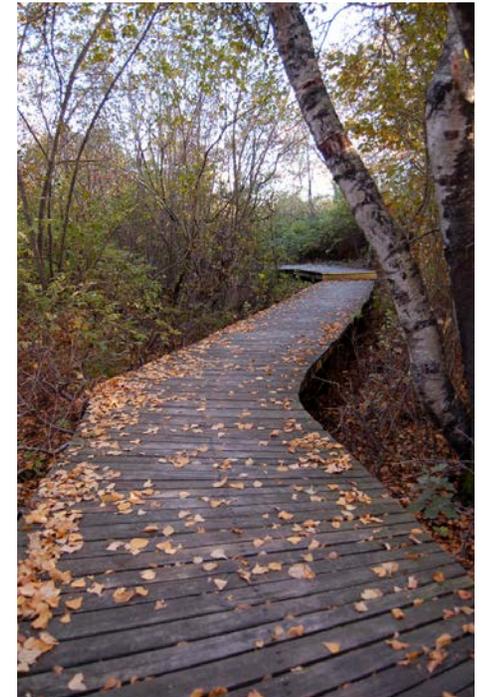
- **A Natural Experience.** Landscape and open space are a formative part of the experience and place of the Civic Center district and each building project.
- **Protect the Natural Environment.** Plant choices, landscape design, and paving materials are chosen

to relate to, maintain, restore, and reinforce the natural environment of the Malibu Civic Center and ecosystem.

- **Riparian Habitat.** To protect the diversity of vegetation along Malibu Lagoon and Malibu Creek, landscaping along these areas is shaped by an understanding of the local riparian habitat.
- **Landscaped Open Spaces.** Both functional and passive landscaped open space areas are integrated throughout each development site and create a visual connection to the mountains and riparian areas. In site planning, landscape is carefully and

purposefully interwoven around buildings and parking areas. Landscaped open spaces also serve dual purposes, such as for storm water control and decorative site definition and accent.

- **Plant Flexibility.** Except for active recreation spaces, plant palettes must meet key performance standards such as water needs, consistency with the larger setting, and the creation of a landscape experience.
- **Performance Standards.** All landscaping and irrigation systems comply with the Malibu Municipal Code Chapter 9.20 - Water Conservation.



## A Local Gathering Place

- **Local Commercial and Civic Activities.** As a Rural Coastal Village, the Civic Center district emphasizes local commerce and civic activities.
- **Public Spaces.** The Civic Center provides a diversity of gathering spaces that are open and accessible to everyone. Development projects incorporate plazas for impromptu and planned events, as well as smaller, intimate spaces that provide comfortable areas to sit and relax. Within the district, the City maintains a large, flexible public space for public events and festivals.



# DRAFT

## X. LANDSCAPE AND OPEN SPACE GUIDELINES

### X.1. LANDSCAPE AND OPEN SPACE INTENT

#### RELEVANT EXISTING MALIBU POLICIES REGARDING LANDSCAPE AND OPEN SPACE

- **LAND USE PLAN 6.C.1** - The scenic and visual qualities of Malibu and the Santa Monica Mountains should be protected and, where feasible, enhanced.
- **LOCAL IMPLEMENTATION PLAN 3.8.A.5.B** - Plantings shall be native and drought-tolerant
- **LOCAL IMPLEMENTATION PLAN 5.4.A** - Native trees such as oak, walnut, sycamore, alder, toyon, etc should be protected
- **LAND USE PLAN LAND USE 6.C.6** - All new development shall be sited and designed so as to minimize grading, alteration of physical features, vegetation clearance, and adverse impacts on plant and animal life

#### LANDSCAPE AND OPEN SPACE PRINCIPLES

- Allow landscape and open space to become the dominant experience in the Civic Center District and at each individual project.
- Maintain, restore, and reinforce Malibu Civic Center's native landscape (see Fig X.1).
- Build upon a native and drought tolerant plant palette.



Fig X.1. Existing Malibu policies call for standards that maintain, restore, and protect Malibu Civic Center's natural ecology.

# DRAFT

## X.2. EXISTING LANDSCAPE CONDITIONS

### THE MALIBU CIVIC CENTER IS IN COASTAL ZONE 24

- Mediterranean climate dominated by ocean influences
- Moist winters
- Summer fog, cool summers and humidity
- Mild year-round temptations
- Relatively low evapotranspiration rates
- Ocean salt, spray and wind from the ocean

### THE CIVIC CENTER MICROCLIMATES

#### THE PLATEAU

- Relatively flat microclimate bound by the PCH, Civic Center Way, Cross Creek Road and Stuart Ranch Road (see fig X.2).
- Landscape is dominated by salt-tolerant trees and shrubs and kept low. If left alone, vegetation in the plateau would presumably return to brushy seashore habitat.
- Surface parking lots and building roofs radiate heat back into the air.
- Opportunity to integrate structures with the landscape

#### MALIBU CREEK

- Riparian corridor runs north - south alongside the Malibu Creek.
- The creek absorbs runoff from higher elevations.
- The landscape is dominated by Willows, Cottonwood, Sedges and Rushes that create shade and absorb heat (see fig X.4).
- Opportunity to enhance and protect the corridor

#### THE FOOTHILLS

- A relatively steep, southern-facing microclimate located to the north of Civic Center Way
- This hot and dry transitional zone has a varied landscape characterized by chaparral trees and masses of large, native shrubs (see fig X.3)
- Opportunity to grade and drain the hills while preserving the dramatic view.

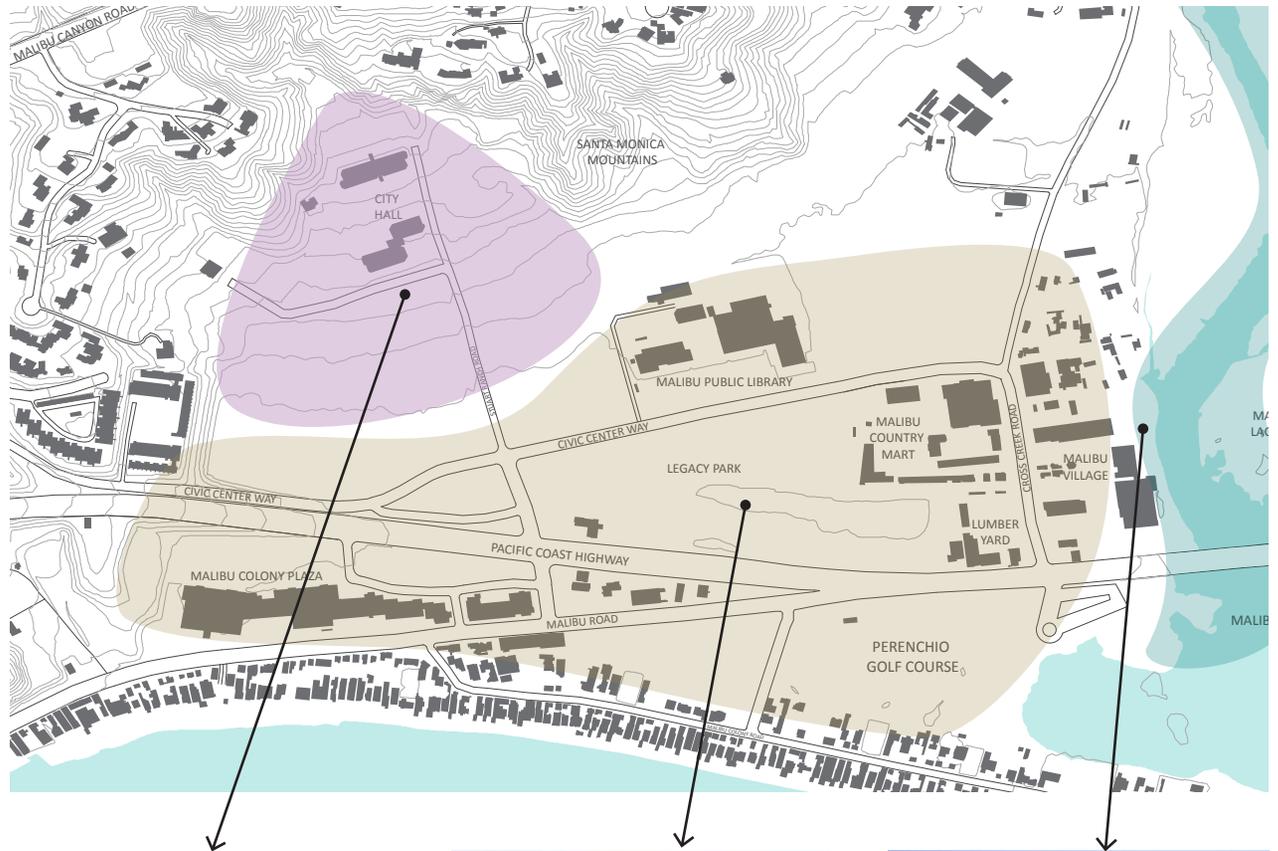


Fig X.2. The Foothills



Fig X.3. The Plateau



Fig X.4. The Creek

# DRAFT

## X.3. LANDSCAPE DESIGN STRATEGY

- Planting should not materially change the character of the three identified microclimates in the Malibu Civic Center (see Fig X.5 - X.6).
- Plant selection and size should be varied to maintain the level of diversity seen in the natural landscape (see fig X.7)
- New landscape designs should be informal, simple, consistent, and blend with the greater natural environment of the Malibu Civic Center (see figure X.8).



Fig X.5. Coast live oak trees, toyons and coyote brush in the foothills.



Fig X.6. The Malibu Creek microclimate is a riparian habitat characterized by willows, cottonwoods, sedges, and rushes.



Fig X.7. Variation of plant type, sizes and colors create an informal design that blends into the natural landscape at the LA Arboretum



Fig X.8. At the Sea Ranch community, design standards insure that the built form is secondary to nature.

# DRAFT

## X.4. PLANT PALETTE STRATEGY

- The majority of plants should be native to Southern California's coastal regions (see figure X.9).
- All plants should be drought tolerant and suitable to the Civic Center's three microclimates (see figure X.10).
- Plants should be chosen to provide year-round color and interest (see figure X.11).
- Flexibility on the plant palette will be granted and the project shall be considered in compliance if the authorized review agency finds that the project meets key performance standards such as water needs, consistency with the greater natural context, and the creation of a dominant landscape experience. (see figure X.12).



Fig X.9. Landscape designs should be limited to plants that are native to Southern California



Fig X.10. Plant choices should be suitable to the Malibu Civic Center climate zone and be self-sustainable in 2-3 years.



Fig X.11. Plants should provide year-round color and interest.



Fig X.12. Flexibility on plant palette will be granted if the project meets the districts goals such as this stormwater capture garden and butterfly habitat.

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## X.5. THE PLATEAU'S PLANT PALETTE

This sage scrub and chaparral plant palette is highly suited for open spaces and green belt plantings in the southern coastal region. These plants were chosen because they grow best in well drained soils, sunny exposures and locations adjacent to the Pacific Ocean that brings fog and humidity.

### TREES



**Engelmann Oak**  
*Quercus Engelmanni*



**Torrey Pine**  
*Pinus Torreyana*

### BUSHES



**California Sagebrush**  
*Artemisia Californica*



**Coyote Brush**  
*Baccharis Pilularis*



**Sage**  
*Salvia*



**Lemonade Berry**  
*Rhus Integrifolia*

### GROUND COVER + PERENNIALS



**Deergrass**  
*Muhlenbergia Rigens*



**Needlegrass**  
*Nassella*



**The Beardtongues**  
*Penstemon*

# DRAFT

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The plant palette on the hills microclimate preserves and enhances the existing coast live oaks. These plants naturally occur with coast live oaks and add diversity and interest without damaging the valued native tree.

### TREES



**Coast Live Oak**  
*Quercus agrifolia*



**The White Alder**  
*Alnus Rhombifolia*

### BUSHES + GROUND COVERS



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*Heteromeles arbutifolia*



**Coyote Brush**  
*Baccharis Pilularis*



**California Lilac**  
*Ceanothus*



**California Buckwheat**  
*Erigonum Fasciculatum*



**California Coffeeberry**  
*Rhamnus Californica*



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**Woolly Blue Curls**  
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A Cottonwood Woodland Plant Palette was chosen for the Malibu Creek because of its ability to improve the biological value of the Malibu Creek riparian corridor and its consistency with the vegetation chosen in Mariposa Land's vegetation restoration plan for the Malibu creek.

### TREES



**California Sycamore**  
*Platanus Racemosa*



**Fremont's Cottonwood**  
*Populus Fremontii*



**California Black Walnut**  
*Juglans Californica*

### BUSHES



**Mexican Elderberry**  
*Sambucus Mexicana*



**Arroyo Willow**  
*Salix Lasiolepis*



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*Baccharis salicifolia*



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*Artemisia douglasiana*

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- **LAND USE PLAN LAND USE 6.C.6** - All new development shall be sited and designed so as to minimize grading, alteration of physical features, vegetation clearance, and adverse impacts on plant and animal life
- **ORDINANCE NO 343** - New and altered landscaping projects shall not exceed the Maximum Applied Water Allowance.

#### LANDSCAPE AND OPEN SPACE PRINCIPLES

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- Maintain, restore, and reinforce Malibu Civic Center's native landscape (see Fig X.1).
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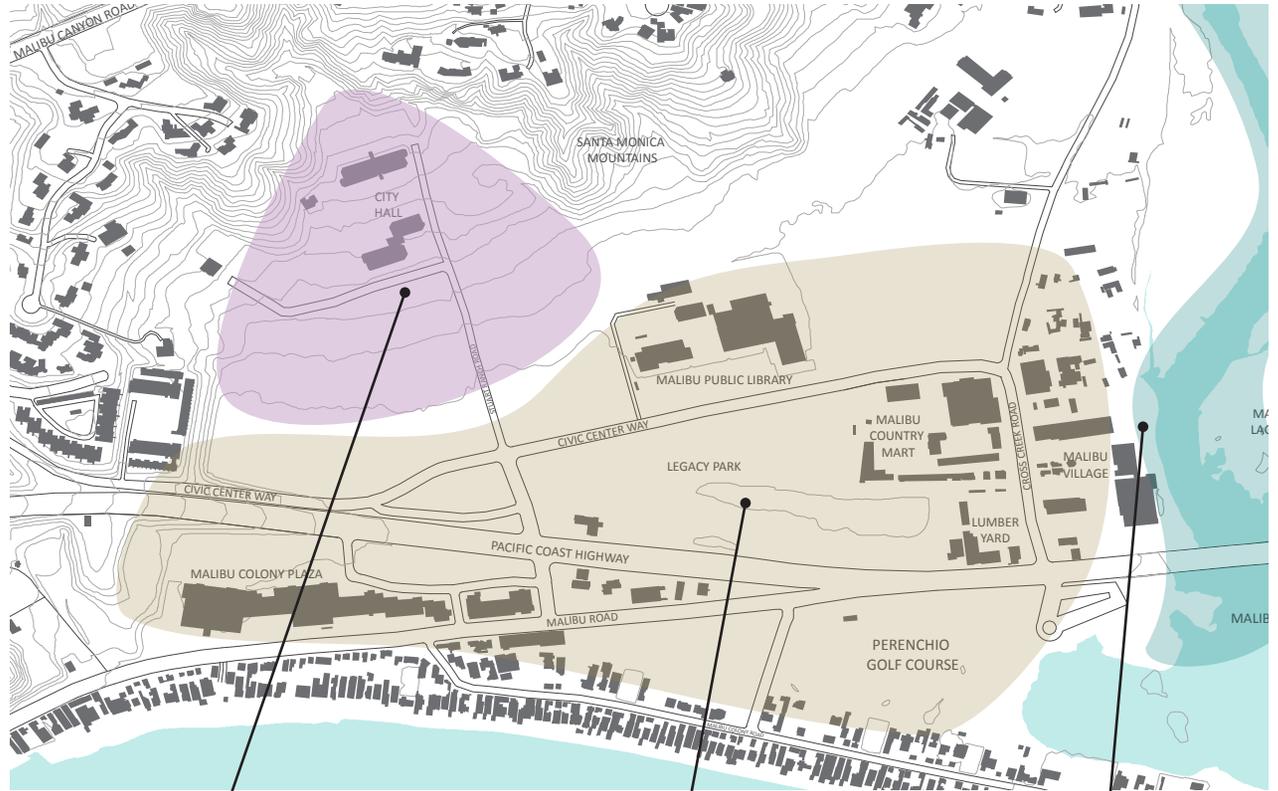


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- Flexibility on the plant palette will be granted and the project shall be considered in compliance if the authorized review agency finds that the project meets key performance standards such as recycled water use, water conservation, consistency with the greater natural context, and the creation of a dominant landscape experience. (see figure X.12).



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