

MINUTES
MALIBU CITY COUNCIL/PLANNING COMMISSION
JOINT SPECIAL MEETING
FEBRUARY 10, 2016
COUNCIL CHAMBERS
6:30 P.M.

CALL TO ORDER

Mayor Rosenthal called the meeting to order at 6:32 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Mayor Laura Rosenthal; Mayor Pro Tem Lou La Monte; and Councilmembers Joan House, Skylar Peak and John Sibert; Chair Roohi Stack; Vice Chair John Mazza; Commissioners David Brotman, Jeffrey Jennings and Mikke Pierson

ALSO PRESENT: Christi Hogin, City Attorney; Trevor Rusin, Assistant City Attorney; Jim Thorsen, City Manager; Lisa Pope, City Clerk; Bonnie Blue, Planning Director

PLEDGE OF ALLEGIANCE

Mayor Rosenthal led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Councilmember Sibert moved and Mayor Pro Tem La Monte seconded a motion to approve the agenda.

REPORT ON POSTING OF AGENDA

City Clerk Pope reported that the agenda for the meeting was properly posted on February 3, 2016.

ITEM 1 ORDINANCES AND PUBLIC HEARINGS

A. Civic Center Design Standards Project

Recommended Action: 1) Receive presentation on work completed to date by the Civic Center Design Standards Task Force; and 2) provide recommendations on how to proceed.

Planning Director Blue presented the staff report.

Laura Stetson, MIG, provided an overview of the work completed to-date, including Baseline Report, Community Open House in October 2014, and Task Force meetings.

John Kaliski, John Kaliski Architects, explained the two-day design charrette at which character and place, connectivity, and implementation and parking were discussed. He discussed the preliminary design standards goals. He explained the definition of rural coastal village.

Ms. Stetson discussed other actions that were not included in the design standards scope including amending the General Plan and Local Coastal Program (LCP), street standards, pedestrian crossing Pacific Coast Highway (PCH), parking requirements, truck restrictions on Civic Center Way and Cross Creek Road, open space, traffic flow, shared parking, trails, public spaces, local shopping, and public transportation. She presented potential options, including commencing work on design standards, work on additional items that were not part of the design standards scope of work, conducting additional community outreach, and/or to prepare a specific plan.

David Paul Dominguez declined to speak.

Anne Payne asked if ingress and egress issues related to the Whole Foods and La Paz projects had been addressed for emergency response. She expressed concern about connectivity and circulation. She requested additional information on the legalities of the ingress and egress issues on Civic Center Way and truck deliveries behind the buildings.

Jefferson Wagner thanked City Manager Thorsen for his work as City Manager. He discussed the Task Force process. He indicated support for retiring some of the open space in the Civic Center. He stated the members of the Task Force had expressed concern about circulation. He stated he had met with members of the Whole Foods project and they had indicated they would consider modifying the circulation.

Norm Haynie commended City Manager Thorsen for his service to the City. He discussed the need for sufficient parking to reduce congestion. He suggested reducing the amount of area allocated toward landscaping from 40% to 35% of the lot area and the amount of open space from 25% to 20% of the lot area.

Ron Goldman provided his suggestion for development in the Civic Center to retain a rural coastal village character.

Ryan Embree discussed the need for more parking.

Ed Niles suggested the people of Malibu determine what was creating the problems in the Civic Center.

Don Schmitz stated the problem was that the standards were piecemealed. He discussed the design of the La Paz project. He suggested design guidelines be adopted and a specific plan be developed.

Patt Healy stated the natural environment shaped the City. She did not support reducing the 40% requirement for open space. She suggested, if rezoning occurred it be low density residential.

Mayor Pro Tem La Monte expressed disappointment that more people were not in attendance. He stated the speakers had addressed issues that would be included in a specific plan rather than in design standards. He suggested preparing a specific plan.

Commissioner Pierson agreed with some of the proposed design standards. He suggested determining the legality of a specific plan before moving it forward.

Councilmember Peak thanked the Task Force and speakers. He discussed the talent in the community and favored establishing a group to create design standards. He stated it was necessary to address traffic and parking in the Civic Center. He stated it was necessary to create connectivity.

Councilmember House concurred with Councilmember Peak regarding the professionals in Malibu and creation of a committee to develop design standards. She indicated support for a specific plan. In response to Councilmember House, City Attorney Hogin explained the possibility of rezoning property so that the uses for the remaining parcels took into account density of existing development. Councilmember House suggested the Civic Center zoning be reviewed.

Councilmember Peak suggested senior housing be considered in the Civic Center.

Councilmember House thanked the Task Force. She discussed the need to consider circulation and connectivity.

Councilmember Sibert discussed previous efforts at creating a Civic Center Specific Plan. He suggested locals be utilized to create a specific plan. He agreed with the inclusion of senior living. He stated the community needed to be involved in the process.

Commissioner Brotman discussed the components of successful urban planning projects. He stated the guidelines would require amendments to the LCP. He discussed the need for a specific plan. He discussed the Whole Foods project. City Attorney Hogin explained that the LCP governed and the specific plan must be consistent with the LCP. Commissioner Brotman stated the LCP was primarily land use regulations for sparsely developed residential. He stated the Civic Center was more dense than the rest of the community and required a new look.

Vice Chair Mazza discussed the prior specific plan and proposed .4 floor ratio. He agreed that citizens needed to be a part of the process. He stated cost of development needed to be considered. He stated platinum LEED was unnecessary. He discussed concern with circulation. He discussed Measure R

litigation. City Attorney Hogin clarified that Measure R encouraged the use of specific plans. Vice Chair Mazza suggested the City consider circulation and necessary remediation. He discussed the need for pedestrian crossing of PCH.

Commissioner Jennings explained that discussions of formula retail triggered the idea of design standards. He stated the basic desires had been the same throughout cityhood. He explained zoning in the Civic Center. He stated it was necessary to determine the vision and then write the laws to make it look that way. He stated open space and landscaping requirements were in place to stop development. He stated setback and parking requirements with .15 floor area ratio (FAR) required 2-3 story buildings. He discussed past efforts at establishing a Civic Center specific plan. He suggested determining the vision, then establishing laws to implement and then obtaining California Coastal Commission (CCC) approval.

Chair Stack agreed with Commissioner Jennings.

Mayor Rosenthal thanked the Task Force members. She stated it was necessary to remember the big picture. She expressed concern with delays. She stated it was necessary to get more people involved.

City Attorney Hogin clarified that Commissioner Jennings was speaking in hyperbole when he stated zoning in the Civic Center prevented development. Commissioner Jennings confirmed. She requested feedback on putting a specific plan to a vote.

Commissioner Jennings stated piecemealing the Civic Center would happen without a specific plan.

Councilmember Peak clarified that a specific plan could go on a special election ballot.

In response to Vice Chair Mazza, City Attorney Hogin explained that the CCC determined whether the specific plan was consistent with laws.

In response to Mayor Rosenthal, City Attorney Hogin stated staff was ready to assist in anyway necessary. She discussed the option of bringing back specific mechanisms for committees. She asked whether there was a consensus about putting it on a ballot and using local architects.

City Manager Thorsen discussed utilizing the current consultant team with focus groups of architects and local community members.

Councilmember Peak agreed with utilizing the existing consultant to facilitate moving towards a specific plan. He stated he did not want to modify FARs.

Councilmember Sibert suggested the Councilmembers and Commissioners talk to architects and Measure R supporters and opposers, property owners and residents.

Commissioner Brotman suggested efforts to convince the locals to join the group.

Mayor Pro Tem La Monte stated the entire community needed to be involved. He stated it was necessary to review the zoning.

Mayor Rosenthal suggested professionals come up with ideas and town hall meetings be held to increase community involvement. She stated she wanted to move it forward quickly.

Vice Chair Mazza suggested City Attorney Hogin write a brief on upzoning and downzoning. City Attorney Hogin stated she and Assistant City Attorney Rusin were happy to stay involved in the process.

Councilmember House suggested staff come back with options on how to proceed with a specific plan.

Commissioner Jennings suggested the Council provide specifics on what it liked.

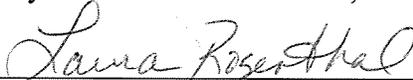
City Manager Thorsen stated staff would bring back a scope of work that mirrored the Council and Commission's comments, inclusive of design efforts and legal aspects.

Mayor Rosenthal discussed difficulty in getting the community involved.

ADJOURNMENT

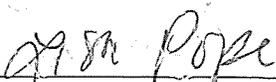
MOTION At 8:18 p.m., Councilmember House moved and Mayor Rosenthal seconded a motion to adjourn the meeting.

Approved and adopted by the City Council of the
City of Malibu on March 14, 2016.



LAURA ROSENTHAL, Mayor

ATTEST:



LISA POPE, City Clerk
(seal)