



Commission Agenda Report

To: Chair Stack and Members of the Planning Commission

Prepared by: Stephanie Hawner, Associate Planner 

Approved by: Bonnie Blue, AICP, Planning Director 

Date prepared: February 26, 2016 Meeting Date: February 29, 2016

Subject: Coastal Development Permit No. 13-056, Variance Nos. 13-045, 14-034, 14-035, 16-004, Conditional Use Permit No. 13-011, and Demolition Permit No. 13-028 – Santa Monica College Malibu Campus Project

Location: 23525 Civic Center Way, Parcel A
APN: 4458-022-904
Zoning: Institutional (I)
Applicant: Santa Monica Community College (SMC)
Owner: Los Angeles County
Application Filed: November 14, 2013

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 16-30 (Attachment 1) 1) adopting Santa Monica College (SMC) Malibu Campus Project Final Environmental Impact Report (EIR) (SCH No. 2012051052), the mitigation monitoring and reporting program, the statement of overriding considerations and findings of fact required by the California Environmental Quality Act (CEQA) and approving Coastal Development Permit (CDP) No. 13-056, Variance (VAR) Nos. 13-045, 14-034 and 16-004, VAR No. 14-035 as amended, Conditional Use Permit (CUP) No. 13-011, and Demolition Permit (DP) No. 13-028 for demolition of the existing 16,603 square foot building, with a 7,279 square foot basement and a portion of the existing arcade, and construction of a new two-story, 35 foot, 10 inch high, 25,310 square foot educational facility that includes a 5,640 square foot sheriff substation, for a proposed floor area ratio (FAR) of 0.20; reconstruction of the parking area; hardscape and landscaping; grading and retaining walls; lighting and utilities; and relocation and replacement of the existing 70 foot high communication tower with a 75 foot high communication tower, within the westerly 2.94 acre lease area within the 9.18 acre Los Angeles County Civic Center parcel; including, conditional use permit for an educational facility use in the

Institutional zoning district and variances for landscaping, parking space size, an increase in the maximum height of 18 feet to 35 feet for the building, and an increase to 75 feet for the communications tower; and 2) recommending that the City Council approve the .20 FAR for the significant public benefits provided by the project, located at 23525 Civic Center Way (Los Angeles County).

DISCUSSION: This agenda report provides a project overview with a description of the project background, site and scope, a summary of surrounding land uses and project setting, an analysis of the project's consistency with applicable provisions of the Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC), and environmental review pursuant to the California Environmental Quality Act (CEQA). The analysis and findings contained herein demonstrate the project is consistent with the LCP and MMC.

As discussed in this report, a Final EIR and Mitigation Monitoring and Reporting Program (MMRP) for the SMC Malibu Campus project was prepared by Parker Environmental Group, and certified by the SMC Board of Trustees (Board) on January 13, 2016, along with a Statement of Overriding Considerations. For this project, the Board acted as the lead agency, with the City acting as a responsible agency for the purposes of the CEQA review because it is the decision-making body for the CDP, CUP and associated entitlements. Therefore, the Planning Commission is tasked with considering the certified Final EIR prior to acting upon or approving the proposed project. Additional discussion on the EIR, lead agency, and responsible agency processes pursuant to CEQA is provided under the Environmental Review section of this report.

The project proposes a FAR of .20 for the project site (ground lease) area. The Institutional development standards allow for a FAR greater than .15, up to .20, with the approval of City Council, if the project provides significant public benefits and amenities. Therefore, approval of the project by the Planning Commission would be contingent upon the City Council's approval of the additional gross floor area above the FAR of .15. The Planning Commission's action on the project should include a recommendation to the City Council on the proposed increase in gross floor area.

Because the project is an educational facility, it will undergo building plan check and permitting through the California Division of State Architect for work on the project site. The City will be responsible to enforce the coastal development permit conditions through a final inspection required at the conclusion of construction, and to permit any offsite work, such as infrastructure improvements within the public right-of-way.

The project includes variances for structure height, communication tower height, landscaping and parking space size. The applicant's justifications for the variances are provided in Attachment 2. The project has unique characteristics and is consistent with the purposes and intent of the zoning district, which support the findings for the communication tower and parking space size variances; however, based on the evidence provided, staff concluded the first and third variance findings (pertaining to

unique physical characteristics and special privilege) to support the structure height variance to 35 feet, 10 inches were not supported. Options include modifying the project, requesting that the applicant provide additional information, or accepting the applicant's justification and granting the variance. Staff recommends the project height be reduced by 10 inches, to 35 feet, consistent with the absolute maximum height allowed in the Institutional zone.¹

The project also proposes a green roof to be counted toward a portion of the landscape area requirement. Since the LCP and MMC are silent on the issue of green roofs and landscape requirements, the applicant has not submitted a variance request. The Planning Commission may choose to exercise its judgment and determine that a variance to count the green roof toward the landscaping requirement is not required. However, since existing codes do not offer guidance on how to apply green roofs to this requirement, staff recommends processing a variance. A discussion of findings is provided later in this report.

The analysis in this agenda report demonstrates that as conditioned and mitigated, the project complies with the LCP and MMC, and the findings necessary to approve the project are included in Resolution No. 16-30. Should the Planning Commission reach a different conclusion with respect to any of the findings or discretionary requests, it can direct staff to modify the resolution accordingly. To accommodate sufficient time for construction of the project, Resolution No. 16-30 includes a provision that the CDP will not expire until March 1, 2102.

Project Overview and Description

Background

The primary objective of the SMC Malibu Campus Project is to meet educational needs for emeritus and community college classes in the Malibu Community. The proposed project is the result of the voters' desire to bring an SMC satellite campus to Malibu. Currently, SMC operates out of Malibu's Webster Elementary School offering limited classes.

In 2004, Bond Measure S was passed by the SMC District voters authorizing the sale of bonds for capital improvement projects within the cities of Santa Monica and Malibu, which included an allotment of \$25 million for a SMC satellite facility in Malibu. Additionally, the Project is being proposed under the authority of the Malibu Public Facilities Authority, which was formed on October 12, 2004, through a Joint Powers Authority (JPA) agreement between the City of Malibu and Santa Monica College for the acquisition of property and planning for and operation of public facilities in Malibu.

¹ Flagpoles, satellite dishes, safety railings, elevator shafts, stairwells, church spires, and belfries may be increased up to a maximum of 35 feet if approved through a site plan review pursuant to Section 13.27 of the Malibu LIP. LIP Section 3.9.A(1)(b).

Project Site

The SMC Malibu campus project is proposed on a portion of an institutionally zoned parcel located in the Malibu Civic Center at 23525 Civic Center Way, identified as the Los Angeles County Civic Center Complex (Attachment 3 – Vicinity Map and Aerial Photo)². The proposed campus site consists of a 128,500 square foot (2.94 acres) irregularly shaped ground lease area, within the larger 9.19 acre County Civic Center Complex parcel owned by Los Angeles County (Attachment 4 – Site Plan).³

The lease area is located on the southwest portion of the property and is currently improved with: the former Los Angeles County Sheriff's Station⁴ – a single-story, 15 feet high, 16,603 square foot building with a 7,279 square foot basement; a 70 foot tall emergency communications tower; a portion of the building arcade⁵; the parking area at the rear of the former Sheriff's Station; and a portion of the front (south) parking lot.

The existing improvements located on the County parcel outside of the ground lease area include: the former Los Angeles County Superior Court (Malibu Courthouse); the Los Angeles County Public Works office; the Los Angeles County Public Library; a helipad; a utility building and maintenance area; a portion of the arcade; the parking area at the rear of the courthouse; and a portion of the front (south) parking lot. The area outside of the ground lease area is not part of the proposed project and no physical improvements are proposed in that area, other than repaving and restriping of the front parking lot as part of the overall parking improvement plan. SMC and the County will share the public parking and the lease will provide for a reciprocal parking arrangement.

In addition to the various municipal land uses occupying the County Civic Center Complex, portions of the project site are licensed to four non-governmental land uses: the Verizon communications equipment on the existing emergency communications tower; Malibu Towing⁶ which has been operating out of a trailer in a fenced in area within the parking lot to the north of the former Sheriff Station building; the Malibu Community Labor Exchange (MCLE),⁷ which has been operating out of a trailer south of the former

² The existing County Civic Center Complex property encompasses 427,581 gross square feet and 400,252 net square feet of lot area. The total floor area is 69,363, square feet, with a floor area ratio (FAR) of .17 to 1.

³ It is anticipated that the ground lease will be for an initial term of 25 years, with options to extend the lease for up to an additional 70 years. It is also anticipated that upon the completion of construction of the project, the Sheriff's Substation will no longer constitute part of the lease, and will revert to the County of Los Angeles. As part of this lease, SMC and the County will provide for a reciprocal parking arrangement.

⁴ The Los Angeles County Sheriff's Station was decommissioned in the early 1990's.

⁵ A covered passageway.

⁶ Malibu Towing is a for-profit company that provides local towing and vehicle impound services for the community. It occupies an approximate 40,000 square foot fenced-in area within the surface parking lot to the north of the former Sheriff's Station building, and its administrative services are operated out of a portable trailer.

⁷ The MCLE is a non-profit 501(c)3 charity that operates out of a portable trailer office located in the front parking lot of the former Sheriff's Station building. The MCLE operates under the assistance of grants and donations and provides an organized hiring center location for day laborers, operating from 6:30 a.m. to 1:00 p.m. Monday through Saturday.

Sheriff Station; and, the Malibu Farmer's Market.⁸ Malibu Towing is relocating. The County of Los Angeles is working with the Malibu Labor Exchange on relocating within the unleased portion of the property, and the Board's approval of the project was contingent upon relocation of the MCLE prior to commencement of construction. With regard to the Farmer's Market, it is anticipated that the Farmer's Market will continue to operate within the Civic Center property, though the exact location has not been determined.

The Malibu Civic Center is a public facility that is owned and controlled by the County of Los Angeles. Because the property was developed prior to the incorporation of the City of Malibu, some features within the Malibu Civic Center property are considered existing non-conforming land uses. For example, the existing emergency communications tower is approximately 70 feet in height, which exceeds the LCP's allowable height of 28 feet for such structures. Also, the parking stall dimensions within the existing surface parking lots conform to the Los Angeles County standards for standard stall dimensions, rather than the dimensions set forth in the LCP (compact stall sizes are substantially the same as the LCP).

Project Scope of Work

Overview

The proposed project includes the demolition of the existing 16,603 square foot building, with 7,279 square foot basement, which served as the former Los Angeles County Sheriff's Station, and a portion of the arcade, and the construction a new joint community college satellite campus facility, Community Sheriff's substation and Emergency Operations Center (EOC). The new two-story, 25,310 square foot building⁹, will house a 19,670 square foot educational facility and 5,640 square foot Los Angeles County Sheriff's Department substation. SMC and the Sheriff's substation will be joined together by a multipurpose community activity room that converts to an EOC for local emergencies. The proposed educational facility will be able to accommodate as many as 210 full time equivalent (FTE) students and 12 faculty and staff members, at one time. Within the building, five classrooms are proposed, including: two general education classrooms; an art studio; computer lab; and science classroom. A 100-seat lecture hall, student lounge, office, and interpretive center to support Malibu's Legacy Park are also

⁸ The Malibu Farmer's Market, operated by the Cornucopia Foundation (a non-profit organization) operates under a conditional use permit within the County Civic Center's front parking lot on Sundays from 10:00 a.m. to 3:00 p.m.

⁹ The proposed building area for an institutional building is measured by gross floor area. LIP Section 2.1 defines gross floor area as the sum of the gross horizontal areas of the several floors of a building measured from the interior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, vehicular maneuvering areas, or any space where the floor-to-ceiling height is less than six feet.

included. The proposed floor area (FAR) is .197 percent of the lot area or .20.¹⁰ The project plans are included as Attachment 5.

The proposed project also includes exterior site improvements. The exterior grounds of the campus will include a new landscaped outdoor space comprised of new lawn areas, a central courtyard and an amphitheater/terraced seating area. The proposed planting plan also includes 76 trees to be planted onsite in the proposed open space areas and within tree wells in the surface parking lot. The parking areas within the lease area are being repaired, repaved and restriped. The operation of the campus is contingent upon connecting to the City's Civic Center Wastewater Treatment Facility (CCWTF) when it becomes operational and this requirement has been included as a condition of approval in the resolution. The SMC project construction is proposed to occur concurrently with that of the CCWTF. A condition of approval is included to require approval of a construction management plan for the project to ensure adequate emergency and community access are maintained at all times. Figure 1 illustrates build out of the proposed project, with the ground lease area outlined in a dashed red line.

Figure 1. Proposed project at build-out.



¹⁰ Per Section 2.1 of the Malibu LIP, for purposes of calculating floor area ratio (the formula for determining permitted building area as a percentage of lot area) the FAR is obtained by dividing the above-ground gross floor area of a building or buildings located on a lot or parcel of land by the total area of such lot or parcel of land.

The project includes building identification signage, an illuminated four foot, two inch tall by 10 feet wide monument sign at the entrance to the parking lot off of Civic Center Way that will provide identification for Santa Monica College and the Los Angeles County Sheriff's Department, as well as traffic and directional signage.¹¹ Pursuant to LIP Section 3.15(D)(3)(c) a free standing monument sign provided the sign does not exceed 48 square feet in area. The proposed sign is 42 square feet in area, in conformance with the LIP.

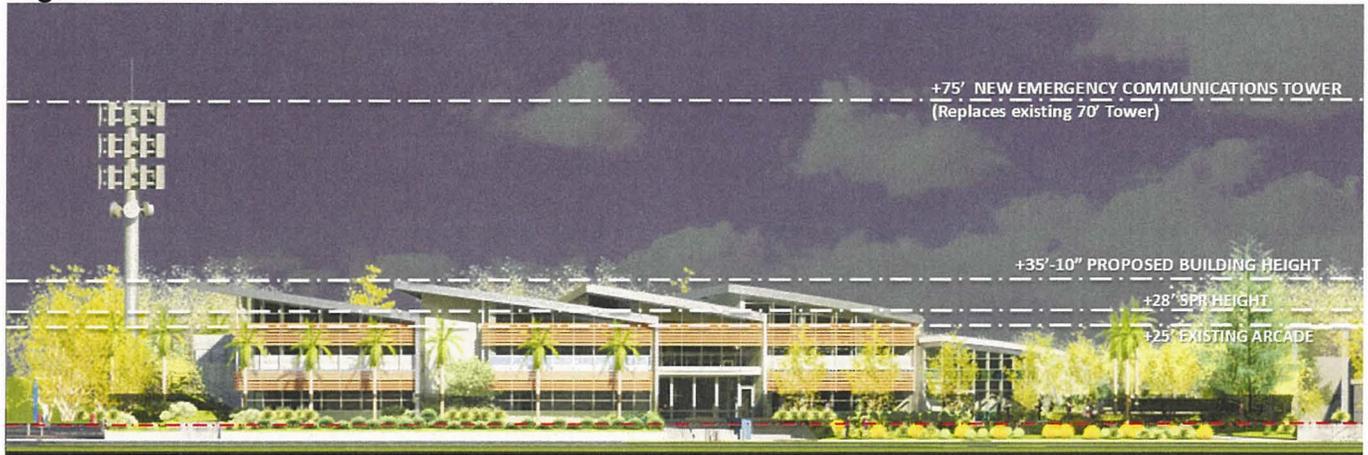
The normal operating hours for the proposed community college satellite campus facility would be approximately 6:00 a.m. to 11:00 p.m. Monday through Friday. Educational programs may also occur on Saturdays. The specific programming and operational hours for the interpretive center have not yet been confirmed; however, it is anticipated that this component would operate as an ancillary facility to the college and Civic Center and would operate within the same general operating hours as the college. The Sheriff's Department operations are anticipated to occur on-site on a continuous 24-hour basis seven days a week.

There is an existing 70 foot high steel lattice emergency communications antenna located on the lease site that is owned and operated by the County of Los Angeles and which serves as the primary communications tower for emergency services for the Malibu community. The communications tower is located immediately adjacent to the west side of the existing Sheriff's Department building. The existing tower lies within the proposed footprint of the new educational facility and is in need of structural repair and upgrades.

A new upgraded 75 foot monopole emergency communications antenna is proposed to replace the existing tower, approximately 10 to 20 feet west of its current location. The proposed emergency communication and service facility is consistent with the institutional zone, it will replace an existing lattice tower, and the use will remain consistent with its historical use since 1970. The monopole design can be seen in Figure 2.

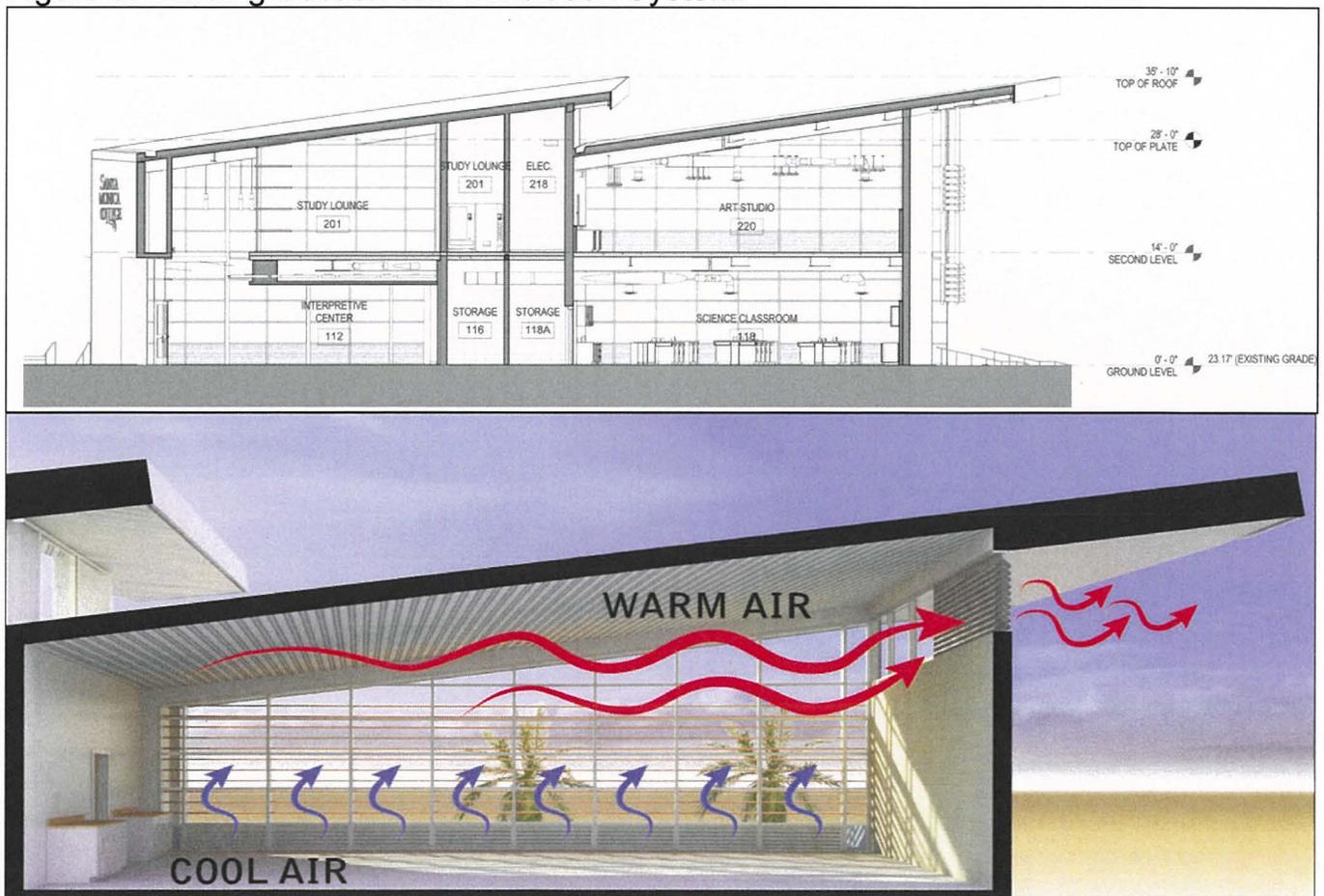
¹¹ Pursuant to LIP Chapter 3.15, the proposed signage is exempt from the requirements for a sign permit: LIP Section 3.15.4(D)(1)(g) exempts official traffic, fire and police related signs; Section 3.15.4(D)(1)(h) exempts signs required to be posted by law; Section 3.15.4(D)(1)(i) exempts any building and site identification signage to provide direction and public convenience for the public use, including building identification and monument signage; and Section 3.15.4(D)(1)(b) exempts directional and safety signs required by law. Pursuant to LIP Section 3.15.4(G), illumination of signage is at the approval of the Planning Manager to ensure that such illumination does not interfere with the use and enjoyment of adjacent properties or create any public safety hazards. The approval of any illuminated sign shall not be final until 30 days after installation during which period the Manager may order the dimming of any illumination found to be excessively brilliant. The code authorizes illumination until 11:30 p.m. or close of business, whichever is later.

Figure 2.



As shown in Figures 2 and 3, the project design is contemporary and sustainably designed for minimal energy, light and water usage. Sustainability features include natural air ventilation systems, sun control, glazing, public transportation access and bike parking. The proposed roofs are integral to the sustainability features because they deliver the natural air ventilation system.

Figure 3. Building Section and Ventilation System.



The ventilation system results in a roofline over the SMC portion of the building that has four roof peaks, at 35 feet, 10 inches in height, which is 7 feet, 10 inches higher than the maximum allowed structure height of 28 feet, and 10 inches higher than the maximum allowed projection height of 35 feet, as allowed by the Institutional standards. A more detailed project description can be found in Section 2. Project Description in the Final EIR.

Proposed Scope of Work

The proposed scope of work is as follows:

Demolition:

- 16,603 square foot single-story square foot building, and 7,279 square foot basement (former Los Angeles County Sheriff's Substation); and
- A portion of the existing arcade and ancillary development within the lease area.

Construction:

- A new two-story, 35 foot, 10 inch high, 25,310 square foot educational facility that includes a 5,640 square foot sheriff substation, for a proposed floor area ratio (FAR) of .20;
- Repair, repave and restripe existing parking lot;
- Hardscape and landscaping;
- Grading and retaining walls;
- Lighting and utilities;
- Outdoor amphitheater/terraced seating area;
- Relocation and replacement of the existing 70 foot high lattice-style communication tower with a 75 foot high monopole communication tower;
- 42 square foot monument sign; and
- Connection to the City's future Wastewater Treatment Facility.

Requested Entitlements

The following discretionary requests are included with the project application:

1. CDP No. 13-056 for construction of the facilities
2. CUP No. 13-011 for an educational facility in the Institutional zone;
3. VAR No. 14-034 to allow standard parking space sizes to match the County standard (standard: 8.5 by 18 feet/compact: 8 by 15 feet) instead of the City standard (standard: 9 by 20 feet/compact: 8 by 15.5 feet);
4. VAR No. 13-045 for an increase in the maximum height of 18 feet for a pitched roof to 35 feet, 10 inches for the building;
5. VAR No. 14-035 for an increase in the maximum height of 18 feet to 75 feet for the emergency communications tower;
6. VAR No. 16-004 for a reduction in the landscaping requirement; and

7. DP No. 13-028 for demolition of the existing sheriff station building, basement, arcade and ancillary development.

Structure Height Variance Entitlement Recommended Reduced by Staff

Staff’s recommendation is to approve the scope of work with a reduced height for the proposed educational facility to 35 feet, rather than 35 feet, 10 inches, as discussed in detail in the variance findings sections of this report.

Surrounding Land Uses and Project Setting

The project site is located within a predominantly commercially zoned area in the Malibu Civic Center. Table 1 below outlines the surrounding land uses:

Table 1 – Surrounding Land Uses				
Direction	Address/ Parcel No.	Size	Zoning	Land Use
North	4458-022-019	9.36 acres	CC	Unimproved
South	4458-020-902	4.89 acres	CV-1	Malibu Legacy Park
East	23465 Civic Center Way	15.29 acres	TCO	Commercial (La Paz Project)
West	4458-022-011	9.65 acres	CC	Unimproved
<i>Notes:</i> CC = Community Commercial CV-1 = Commercial Visitor Serving - 1 TCO = Town Center Overlay				

The project site is zoned for institutional land uses and is predominantly flat. Governmental facilities, such as the new sheriff substation and EOC, are allowable uses, while emergency communications facilities and public educational institutions are allowed with a CUP. Since the project site is zoned Institutional, it is not subject to the specific plan requirements for new projects over 20,000 square feet pursuant to MMC Section 17.02.045.

The project site is not within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. However, the proposed development is appealable to the California Coastal Commission because a community college facility is a type of development which constitutes a major public works project.¹² Major public works facilities fall under the definition of an “appealable coastal development permit” in LIP Chapter 2 (Definitions).

The project site is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown the LCP ESHA and Marine Resources Map. The project site has no trails on or adjacent to it according to the LCP Park Lands Map. The Malibu Pacific Trail runs along the north side of the Civic Center Way and is identified on the pending LCP Park Lands and Trails System Map. The project site is located across the street

¹² Public Resources Code Section 30114(d)

from, and is visible, from Legacy Park, an identified public viewing area. The project site is also located in the vicinity of Pacific Coast Highway (PCH) and Malibu Canyon Road, designated scenic highways, though based on the story pole installation (discussed in the Scenic Resources findings later in this report), visibility of the project is obstructed by topography and mature landscaping.

Table 2 provides a summary of the dimensions and area of the ground lease area.

Table 2 – Property Data (Lease Area)	
Depth	730 feet
Width	573 feet
Gross Area	128,500 square feet (2.94 acres)
Area Comprised of 1:1 Slopes	0 square feet
Area Comprised of Easements	0 square feet
Net Lot Area*	128,500 square feet (2.94 acres)

*Net Lot Area = Gross Lot Area minus the area of public or private access easements and 1:1 slopes.

Vehicular access to the County Civic Center Complex is currently provided via four driveways on Civic Center Way. The most easterly driveway on Civic Center Way serves the rear (north) parking area behind the Court facilities and will not serve as parking for the SMC Malibu Campus Project. The next driveway to the west serves as the easterly entrance/exit for the surface public parking area located west of the library and in the front (south) side of the Court and the former Sheriff's Station building. No changes are proposed to this driveway in conjunction with this project.

To the west, there are currently two driveways along Civic Center Way: one driveway serves the rear parking area behind the former Sheriff's Station building and the second serves as the westerly entrance/exit for the public parking area in front of the complex. The two westerly driveways are proposed to be consolidated into a single driveway for entry/exit to eliminate the potential vehicular conflicts related to the current side-by-side configuration of the two existing driveways, and allows for the reconfiguration of the parking area to increase the number of parking spaces provided.

The project will connect to adjacent sidewalks to promote walkability and will be accessible from nearby public bus transit stops (serving Metro Line 534).

LCP Analysis

The coastal development permit must be analyzed for conformance with the Malibu LCP. The Malibu LCP consists of the Land Use Plan (LUP) and the Local Implementation Plan (LIP). The LUP contains programs and policies to implement the Coastal Act in Malibu. The LIP carries out the policies of the LUP, and contains specific policies and regulations to which every project requiring a coastal development permit must adhere. The proposed project has been reviewed by the Planning Department, City Biologist, City

Environmental Health Reviewer, City Public Works Department, City geotechnical staff, Waterworks District 29 (WD29), and the Los Angeles County Fire Department (LACFD) (Attachment 6 – Department Review Sheets).

There are 14 LIP sections that potentially require conformance review and specific findings to be made for CDP No. 13-056, depending on the nature and location of the proposed project. Of these 14, five are for conformance review only and contain no findings: Zoning, Grading, Archaeological / Cultural Resources, Water Quality, and Onsite Wastewater Treatment Systems (OWTS). These chapters are discussed under the *LIP Conformance Analysis* section.

The remaining nine LIP sections contain required findings: 1) Coastal Development Permit; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division.

For the reasons described herein, based upon the project site, the scope of work and substantial evidence in the record, only findings for Coastal Development Permit (including the required findings for the variances); Scenic, Visual and Hillside Resource Protection, and Hazards¹³ must be made for approval of the coastal development permit. Consistency with these sections is discussed later in the *LIP Findings* section.

The proposed project also includes conditional use permits and a demolition permit. The MMC findings required for these permits are discussed in the *MMC Findings* section.

The complete findings for approval of the project are provided in Resolution No. 16-30.

LIP Conformance Analysis

The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, with the inclusion of the variances, reduced building height variance as recommended by staff, and conditional use permits.

Zoning (LIP Chapter 3)

Zoning Conformance: Zoning conformance has been evaluated for the 2.94 acre ground lease area only. The project is subject to development and design standards set forth under LIP Sections 3.5 and 3.9. With the exception of floor area ratio (FAR), structure height and setbacks, projects in the institutional zone are subject to the general development standards of LIP Section 3.5. Table 3 provides a zoning conformance summary and indicates the proposed project meets those standards, with the inclusion of the requested variances.

¹³ The ESHA, Native Tree Protection, Transfer of Development Credits, Shoreline and Bluff Development, Public Access, and Land Division findings are neither applicable nor required for the proposed project.

Table 3 – Institutional Zoning Conformance			
Development Requirement	Allowed/ Required	Proposed	Comments
SETBACKS (ft.)			
Front Yard	10	134.92	Complies
Rear Yard	5	98.50	Complies
Side Yard (Minimum 10%)	5	12.00	Complies
Side Yard	5	18.00	Complies
PARKING SPACES			
Lease Area	189	189	VAR (stall (dimensions))
STRUCTURE SIZE (sq.ft.)			
<i>FAR: Floor Area Ratio (FAR) limited to 0.15 of net lot area, or up to .20 with public benefits and amenities.</i>	.15 FAR / 19,275 sq. ft.	.20 FAR / 25,310 sq. ft.	.20 with public benefit
HEIGHT – STUCTURE (ft.)	18	35.83 (35 ft. 10 in.)	VAR
HEIGHT – COMMUNICATION TOWER (ft.)	18	75	VAR
PERMEABLE COVERAGE (sq.ft.) (5% of net lot area)	7,168	6,430	Complies
LANDSCAPING (sq.ft.) (25% of net lot area)	32,125	29,984	VAR
NON-EXEMPT GRADING (cu.yd.) (1,000 cu.yd. per acre)	2,950	2,550	Complies
CONSTRUCTION ON SLOPES	3 to 1 & flatter	3 to 1 & flatter	Complies
RETAINING WALLS	6 ft. max. 12 ft. cum.	6 ft. max.	Complies

FAR Analysis: The institutional zone accommodates public and quasi-public uses and facilities in the City, with an FAR up to .15. The FAR may be increased to a maximum of 0.20 where additional significant public benefits and amenities are provided as part of the project. The proposed project would provide significant public benefits and amenities in the form of the proposed land uses and public services being introduced to support allowing the project to be built to a .20 FAR. The following public benefits are provided by the proposed project:

- A public community college facility which will provide educational services to the local community;

- A sheriff substation that will provide timely and increased service capacity, as well as local support staffing for police services;
- An improved emergency communication tower;
- An interpretive center to support Legacy Park and/or other programs to highlight Malibu's unique coastal environment and cultural history;
- A multi-purpose room which will be available for community meetings; and
- An EOC center.

Per LIP Section 3.9(A)(3)(a), the increase in FAR is subject to approval by the City Council. As such, the Planning Commission's role is to provide a recommendation to the City Council. Due to the significant public benefits associated with the project, staff supports the Planning Commission recommending that the City Council approve the additional gross floor area, allowing a .20 FAR. The project is conditioned upon the City Council approving the .20 FAR.

Parking Supply Analysis: The existing front (south) parking lot serves the entire County Civic Center Complex. A portion of the project's parking supply is within the ground lease area and is contiguous to the parking spaces outside of the lease area. There are no proposed gates, signs or markings to differentiate the lease area from the non-lease area of the parking lot. As part of the ground lease, SMC and the County intend provide for a reciprocal parking arrangement to allow open and shared parking for the entire County Civic Center Complex.

A parking analysis was prepared to demonstrate that there is sufficient parking supply to accommodate the parking demand for all uses, even when SMC is operating at peak activity throughout the day.¹⁴

The project's ground lease area currently has a total parking supply of 157 spaces. In accordance with the MMC/LCP off-street parking requirements, 189 spaces are required for the proposed project.

- College: 210 FTE x 0.85 spaces/FTE = 179 spaces (students, faculty and staff);
- Sheriff's Substation: 10 employees x 1.0 space/employee = 10 spaces.
 - Total Required Parking Spaces = 189
 - Total Provided Parking Spaces = 189
 - 164 standard stalls, 19 compact stalls, 6 ADA accessible stalls.

A total of 189 parking spaces will be provided in the project's ground lease area, as a result of the driveway consolidation and reconfiguration of the parking area. The parking, outside of the lease area, currently provides 200 parking spaces to serve the

¹⁴ Linscott, Law & Greenspan Engineers, Traffic Impact Study, SMC Malibu Satellite Campus Project, City of Malibu, California, October 17, 2014.

County's land uses. If the variance for parking space size is granted (discussed later in the Variance Findings), the parking supply complies with the LCP.

The area of the front surface parking lot that is outside of the lease area will be repaved and restriped to align with the new parking layout within the lease area.¹⁵ In total, 389 parking spaces will be provided to serve the entire parcel (lease and non-lease area) pursuant to the reciprocal parking arrangement. While a parking program has not been finalized, it is anticipated that a parking program will be addressed in the lease agreement between the County and SMC to include a reciprocal parking agreement to ensure the parking spaces are utilized as intended and in a manner that best accommodates all of the uses within the Civic Center. A condition of approval is included in Resolution No. 16-30 that prior to occupancy of the campus, the applicant shall submit a copy of the reciprocal parking agreement between SMC and the County for joint use of the parking lot. The agreement shall allow SMC to limit County access to the leased portion of the parking lot should the City determine that County use of the parking lot is negatively affecting SMC's ability to provide sufficient parking for its campus. SMC will impose such limitations as requested by the City upon such a determination.

Lighting: Even though the property is located within the City of Malibu, since the project site is County owned, the lighting plan has been prepared to comply with the County's Rural Outdoor Lighting District Ordinance (County Dark Skies Ordinance), as well as the City's LCP. The Dark Skies ordinance is intended to establish a rural outdoor lighting district, and to regulate outdoor lighting to promote and maintain dark skies at night for the residents and wildlife.

Although the County Dark Skies Ordinance does not contain any specific requirement for educational or institutional land uses, the following requirements are identified for commercial, industrial, or mixed-use land uses:

A. Building entrances. All building entrances shall have light fixtures providing light with an accurate color rendition so that persons entering or existing the building can be easily recognized from the outside of the building.

B. Hours of operation.

1. Outdoor lighting shall be turned off between the hours of 10:00 p.m. and sunrise every day, unless the use on the involved property operates past 10:00 p.m., and the outdoor lighting shall be turned off within one hour after the use's operations ends for the day. Notwithstanding the foregoing, if the use on the involved property requires outdoor lighting between 10:00 p.m. and sunrise every day for safety or security reasons. If this

¹⁵ No further physical changes are proposed within the adjoining County Civic Center non-lease area of the property. This work does not require City approval or permits as the scope is exempt from a CDP.

is the case, outdoor lighting shall be allowed during these hours only if fully-shielded motion sensors are used and at least 50 percent of the total lumen levels are reduced.

2. Outdoor lighting shall be exempt from hours of operation if such lighting is required by the County Building Code for stairs, steps, walkways, or points of ingress and egress to buildings, or is governed by a discretionary land use permit.

3. Automatic controls. Outdoor lighting shall use automatic control devices or systems to turn the outdoor lighting off so as to comply with the applicable hours of operation requirements of section B.1. These devices or systems shall have backup capabilities so that, if power is interrupted, the schedule programmed into the device or system is maintained for at least seven days.

The proposed project would introduce additional lighting sources to the area due primarily to building illumination emanating through the windows of the proposed building, security and pedestrian safety lighting fixtures, signage lighting, and headlights from vehicles entering and leaving the parking lots. Lighting will be provided in order to illuminate the building entrances, common open space areas, and parking areas, largely to provide adequate night visibility for students, employees and visitors, and to provide a measure of security. Exterior lighting features such as pole mounted parking lot lighting fixtures and low-level security lighting along pedestrian paths and at building entrances/exit points will be designed in compliance with the goals and policies of the County's Dark Skies Ordinance.

Outdoor lighting shall incorporate low-level lighting fixtures and cause no unacceptable light trespass, will be fully shielded and installed with directional shields so that the light source cannot be seen from adjacent land uses, and the maximum height for an outdoor lighting fixture, as measured from the finished grade to the top of the fixture shall be 30 feet. Directional lighting with pole-mounted hooded lights are proposed in the parking lot. The light poles will include downward directional lighting fixtures to ensure outdoor parking areas and security lights do not cast excessive light on adjacent properties. Lower pedestrian level lights will also be provided within the landscape and hardscape areas illuminating the walkways and entrances to the proposed structure.

An Exterior Photometric Lighting Plan prepared by Quatro Design Group demonstrates that the site would average 2.3 candles at 0 feet above finished grade in the front parking lot and 2.0 foot candles in the rear parking lot. The maximum illumination would be 4.1-foot candles in the front parking lot and 3.0-foot candles within the upper parking lot, respectively. As such, light emanating from the proposed lighting plan would not adversely impact other properties in the immediate area. With the implementation of Mitigation Measure (MM) AES-4, impacts related to nighttime lighting would therefore be less than significant. However, the Luminaire Schedule provides that the proposed watts is 138 and the proposed lumens is 12,964 per fixture. The project has also been conditioned appropriately with regards to lighting consistent with the LCP to minimize

visual impacts on the surrounding neighbors. The project shall comply with County's Dark Skies ordinance or LCP, whichever is more stringent.

Grading (LIP Chapter 8)

LIP Section 8.3, ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards per acre for institutional development, as opposed to the 1,000 cubic yards *per parcel* limit for residential development. The total amount of grading is 22,410 cubic yards. The total amount of proposed non-exempt grading is 2,550 cubic yards, which is less than the maximum allowed 2,950 cubic yards of non-exempt grading. The proposed grading complies with the grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

Cultural resources in the City of Malibu are known to include archaeological sites of the Chumash Native Americans and their ancestors, sacred places of the Chumash, and historic buildings. The Project Site was initially surveyed for cultural resources by South Central Coastal Information Center on May 20, 2013. Five archaeological sites and two above-ground historic resources have been identified on maps within a ½ –mile radius of the Project Site. The site survey concluded that no evidence of either prehistoric or historic artifacts or features have been found on the Project Site. The subject property is paved and landscaped and has been highly disturbed by building construction.

Two qualified architectural historians were consulted to evaluate whether the former Sheriff's Station, which is a component of the Malibu Civic Center, qualifies as a historical resource pursuant to CEQA. The Historic Resource Assessment Report for the Sheriff's Station and Malibu Civic Center (October 2015) is contained in Appendix L in the Final EIR. The report concludes that the Malibu Civic Center does not meet any of the National Register of Historic Places or California Register of Historical Resources criteria of significance as a historic district. The Sheriff's Station, which has no importance architecturally outside of the context of the Civic Center, also has no known individual historic significance or associations and therefore does not individually satisfy any of the criteria of significance.

Based on these findings, the Malibu Civic Center and the Sheriff's Station therefore do not satisfy the definition of a historical resource under CEQA. Nevertheless, a condition of approval is included which states that should potentially important cultural resources be found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Conditions of approval have been included in Planning Commission Resolution

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval include the implementation of storm water management plans during construction activities and management of runoff from the proposed development. With the implementation of these conditions, the project conforms to the Water Quality Protection standards of LIP Chapter 17.

As required by LIP Chapter 17, the project includes several measures to ensure that all permitted development is sited and designed to conserve natural drainage features and vegetation, prevent the introduction of pollutants into coastal waters, and protect the overall quality of coastal waters and resources. Standard conditions of approval include the implementation of storm water management plans during construction activities and management of runoff from the proposed development. With the implementation of these conditions, the project conforms to the Water Quality Protection standards of LIP Chapter 17.

Measures include best management practices (BMPs) related to site design, source control, and treatment control and design features described in the Water Quality Mitigation Plan (WQMP) to ensure that water quality would not be degraded with post-development runoff. The Project is designed to comply with the Construction General Permit Water Quality as described in Final EIR Mitigation Measure (MM) GEO-1 to prevent short - term construction -induced water quality impacts resulting from erosion and sedimentation issues. Similarly, as a regulatory requirement, the Project requires the preparation of a Stormwater Pollution and Prevention Plan (SWPPP) because construction activities would disturb more than one acre of land. MM WQ -1 in Section 4.7, Hydrology and Water Quality, would minimize soil erosion and the transmission of sediment into the City's separate storm sewer system. MM HAZ 1 requires the Project Developer to obtain all necessary permits from the RWQCB prior to the installation of any temporary and/or permanent dewatering systems. Procurement of all applicable RWQCB permits will ensure the water quality of groundwater discharge into the storm drain infrastructure. MM WQ-1 requires that the project shall comply with all applicable City and County Low/Impact Development water quality requirements. MM WQ-2 requires that prior to the start of any construction activity, SMC or its contractor shall submit a WQMP to the satisfaction of the City of Malibu that incorporates appropriate site design and source control BMPs from Section 17.6 of the LIP and Appendix A to minimize or prevent post-construction polluted runoff. The project complies with LIP Chapter 17 and the required findings can be made.

Onsite Wastewater Treatment Systems (LIP Chapter 18)

LIP Section 18.10 (Water Systems/Wastewater Management), contains guidelines regarding expansion of water and wastewater systems of the City. This section emphasizes that the expansion of existing community sewer facilities (package wastewater treatment plants, dedicated sewer service systems, existing trunk lines, etc.) in existing developed areas shall be limited in capacity to the maximum level of development allowed by the LCP. According to the section, a public sewer system may be designed and proposed where it is found to be the least environmentally damaging wastewater treatment alternative, where it is designed to serve a capacity of development that does not exceed the amount allowed by the LCP, and where it is found to be consistent with all other policies of the LCP. The design capacity of CCWTF is based on buildout conditions calculated based on the City's General Plan and LCP, existing discharge records for other permitted treatment systems in the Civic Center area, and applications on file with the City. Therefore, the CCWTF is designed to serve a capacity of development that does not exceed that allowed by the LCP. The CCWTF was approved by the City and was found to be the least environmentally damaging wastewater treatment alternative and consistent with all other policies of the LCP.

The proposed project is located within Phase 1 of the State Water Board's wastewater discharge prohibition zone. Therefore, the project has been conditioned to connect to the CCWTF. Final occupancy for this project shall not be issued until the CCWTF is completed and operational and all onsite sewer connections to the new sewer laterals are completed. The project complies with LIP Chapter 18 and the required findings can be made.

LIP Findings

Coastal Development Permit (LIP Chapter 13)

If the variances, as recommended by staff, and conditional use permits are approved, the project, as conditioned conforms to the certified LCP in that it meets all required development standards. Furthermore, a reasonable range of feasible alternatives was evaluated in Chapter 6 of the Final EIR. The No Project Alternative would completely avoid the anticipated construction impacts that would occur with implementation of the proposed project. However, this alternative would fail to meet any of the project applicant's stated objectives. The Code Complying Alternative was found to have similar and less significant impacts as to the proposed project; however, the significant and unavoidable impacts identified for construction related noise would still remain significant and unavoidable under this alternative, and this alternative would fail to meet the project applicant's stated objectives. Therefore, the proposed project is considered the least environmentally damaging feasible alternative. As discussed herein, all other required LCP findings can be made.

VAR No. 13-045: Variance for structure height up to 35 feet, 10 inches (LIP Section 13.26.5)

Pursuant to LIP 3.9(A)(1), structures in the Institutional zone are limited to 18 feet in height, but the height may be increased to 28 feet, for a flat or pitched roof, with a site plan review. Flagpoles, elevator shafts, stairwells, church spires, and belfries are also limited to 18 feet in height, but may be increased up to a maximum of 35 feet in height with a site plan review.

The ventilation system results in a roofline over the SMC portion of the building that has four roof peaks, at 35 feet, 10 inches feet in height, requiring a variance. Only portions of these peaks reach this height, as shown in the roof plan diagram included in Attachment 7. While not specifically listed as a feature that could be 35 feet in height, the ventilation system could be considered a functional architectural element similar to those listed in the standard. If the applicant reduced the maximum roof peak heights by 10 inches, down to 35 feet, the Planning Commission could exercise its judgment to determine that the ventilation system fulfilled the spirit, if not the letter, of the height provision and grant the variance on the basis that the unique circumstances affecting the project are that the Institutional standards did not contemplate natural ventilation systems in a higher education setting. Without the height reduction of 10 inches, granting the variance would be a special privilege to the applicant not enjoyed by other properties in the Institutional zone.

Story poles were placed on the site in February 2016 to aid in the completion of a visual analysis of potential private and public view impacts, and to demonstrate the location, height and bulk of the proposed development (Attachment 8 – Story Pole Photos). Staff visited the site and determined that the requested height is not expected to have any adverse impact to views. No greater impacts are expected, than those that currently exist, or would otherwise occur with a project that did not include the height variance request. No neighbors have contacted the City requesting a primary view determination in response to the proposed project. With the recommended reduction in height by 10 feet, the variance findings can be made as shown in Resolution No. 16-30. Alternatively, the Commission may make other findings or may accept the applicant's justification and grant the variance.

VAR No. 14-035: Variance for emergency communications tower height up to 75 feet (LIP Section 13.26.5)

The proposed project involves the installation of a freestanding monopole that would replace a lattice tower. MMC Section 17.34.030(L) permits emergency communication and service facilities in the Institutional zone with a conditional use permit. The proposed project involves the installation of a freestanding monopole that would replace a lattice tower. A CUP has not previously been approved for the use, and as such it is legal non-conforming. A condition of approval has been included in Resolution No. 16-

30 requiring that the applicant process a conditional use permit to permit the new emergency communication and service facilities prior to construction of the new antenna.

Pursuant to LIP 3.9(A)(1), structures in the Institutional zone are limited to 18 feet in height, but the for flagpoles, elevator shafts, stairwells, church spires, and belfries are also limited to 18 feet in height, but may be increased up to a maximum of 35 feet in height with a site plan review. The proposed height of 75 feet requires a height variance.

The communication tower is an important component to the Los Angeles Sheriff's Station as well as City of Malibu for providing a critical public safety communication radio coverage for the County's first responders. The proposed monopole is located on the same property where the existing lattice tower has existed since the 1970's. While the new tower will be five feet taller, the monopole design will have a slimmer visual profile and is not anticipated that the new tower, five feet taller, will impact the line-of-sight of impressive scenes. Therefore, no adverse impacts to the surrounding properties are anticipated as a result of the proposed tower replacement.

The increased height of the proposed communication tower is necessary to support the addition of new safety and communication equipment throughout the monopole's lifetime, which prolongs the tower's operational timeframe and prevents overcrowding of equipment on a single pole. Given the unique circumstances of the need for an emergency communication tower and its height to provide a reliable connection to outside facilities, the strict application of the code would deprive the community of necessary safety protection.

VAR No. 16-004: Variance to 25 percent landscaping requirement (LIP Section 13.26.5)

Site development criteria in LIP Section 3.9(A)(3)(b) states that 25 percent of the net lot area shall be devoted to landscaping. Based on the 128,500 square foot ground lease area, 32,125 square feet of landscaping is required. The project includes 34,354 square feet of landscaped area, of which 29,984 square feet is at the ground level (and includes the required five foot landscape buffer around the perimeter of parking areas), which leaves 2,141 square feet outstanding. The green roof provides 4,370 square feet of landscape area.

Since the LCP and MMC are silent on the issue of green roofs and landscape requirements, it is the Planning Commission's role to interpret the landscape requirements in light of the LCP and the General Plan. There are two approaches the Commission may take in this case. First, the Commission may find that green roofs qualify as landscaping under LIP Section 3.9(A)(3)(b). This interpretation would allow an applicant to potentially fulfill its entire landscaping obligation through a green roof. Second, the Planning Commission may find that a green roof does not qualify as landscaping. In such a case in order to approve the project the Commission would need to make findings that a variance to reduce the landscaping is appropriate in this

situation; the fact that a green roof is being installed may be considered in these findings.

Staff recommends that the Commission find that a variance to reduce the required landscaping requirement is necessary, and that such a variance is appropriate for this project. The project site is constrained by existing development that must remain in place and be integrated into the project design, specifically, the parking areas and drive aisles, combined with the square footage required for the proposed college campus and sheriff substation. While 2,141 square feet (6.5 percent) of the landscape requirement would not be met by this project, 4,370 square feet of green roof will be included. The green roof will provide many of the benefits of landscaping, and serve many of the purposes of the landscape requirement. Due to the upslope residential properties, the green roof will provide scenic and visual benefits, reducing the appearance of hardscape onsite, which is consistent with the intent of the requirement. The variance findings can be made.

VAR No. 14-034: Variance from MMC standard parking stall dimensions requirement (LIP Section 13.26.5)

LIP Section 3.14.5(D)(7) specifies that standard parking stall dimensions shall be a minimum of 9 feet wide by 20 feet deep and compact parking spaces shall be a minimum of 8 feet wide by 15.5 feet deep. No more than 20 percent of the total number of required spaces shall be compact. The application includes a variance request to allow the standard space size to follow County of Los Angeles Guidelines, which call for standard parking stall dimensions to be 8.5 feet by 18 feet (.5 feet narrower and 2.5 feet shorter in length than City requirements) and compact stall dimensions to be 8 feet by 15 feet (equal width and .5 feet shorter in length than City requirements). Unique characteristics affect the property in that the boundary of the ground lease area bisects the existing parking lot serving the County Civic Center complex. Without a variance for parking stall size, an inconsistency of drive aisles and widths would occur that would affect the function and safety of the parking lot. The parking lot is currently striped with spaces meeting County requirements and the parking lot functions appropriately. The variance for parking space size will allow the parking stalls and resulting drive aisle widths within the lease area to be consistent with the rest of the County Civic Center parking lot, and will provide for the number of parking spaces required by the MMC and LIP. The variance findings can be made.

Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

The subject property is not in a designated ESHA, or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Therefore, the findings of LIP Section 4.7.6 are not applicable.

Native Tree Protection (LIP Chapter 5)

There are no native trees on or adjacent to the subject parcel. Therefore, the findings of LIP Chapter 5 are not applicable.

Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. Story poles were installed on the project site to depict the location, height and mass of the project. A visual analysis of the project's visual impact from public viewing areas was conducted through site reconnaissance, a review of the story poles, architectural plans, visual simulations and an investigation of the character of the surrounding properties.

The project site is visible from various public locations, including Stuart Ranch Road, Webb Way, Civic Center Way, and Legacy Park, a designated scenic area. The project site is within the vicinity and view sheds of two LCP-designated scenic highways: PCH and Malibu Canyon Road. The project site is visible from both locations, though the view from PCH occurs at a distance of 750 feet from the intersection of PCH and Webb Way, and is partially obstructed by other development, Legacy Park, and landscaping. Based on a survey of the existing views available from Malibu Canyon Road, it was determined that the project site is not prominently visible from the available designated scenic turnouts on Malibu Canyon Road. Visual resources within the project site from Legacy Park are currently limited to the front surface parking lot and the existing mature pine trees that block any views of the existing sheriff station. While proposed landscaping features will continue to provide a visual buffer between the project site and Legacy Park, portions of the proposed building will be visible from Legacy Park as some of the existing trees will be removed or relocated. As mentioned previously, the site is also visible from upslope residential properties north of Civic Center Way. Refer to Section 4.1 of the Final EIR for site photos.

The appearance of the project site will change as a result of the proposed SMC and sheriff substation structure, in part due to the demolition of existing development and loss of non-native vegetation, but also from construction of new, architecturally and vegetative screened institutional uses, access improvements, and new landscaping. Though the landscape screening will be extensive, fuel modification requirements of the Fire Department limit some planting by prohibiting trees and shrubs that are located too close to or overhang structures. Consequently, the structure will still be visible from Legacy Park, partially visible from PCH, and visible to the upslope residences located north of Civic Center Way and west of Cross Creek Road; however, by meeting the design standards contained within LIP Chapter 6, the facilities will blend into the surrounding natural environment and are not expected to result in significant adverse

visual impacts. The project complies with LIP Chapter 6 and the required findings are included in Resolution No. 16-30.

Transfer of Development Credit (LIP Chapter 7)

According to LIP Section 7.2, transfer of development credit applies to land divisions and multi-family development in specified zones. The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

Hazards (LIP Chapter 9)

The project was analyzed for the hazards listed in LIP Sections 9.2(A)(1-7). The applicant submitted reports and addendums by GeoLabs Westlake Village. City Geotechnical staff and the Public Works Department reviewed the project plans and associated technical submittals and issued an approval for conformance with City geotechnical standards and LCP requirements. Standard conditions of approval will be included to require that all recommendations of the consulting Certified Engineering Geologist, Geotechnical Engineer and all the plan check stage comments of City Geotechnical staff shall be incorporated into all final design and construction plans, including foundations, grading, sewage disposal, and drainage.

In these reports, site-specific conditions were evaluated and recommendations were provided to address any pertinent issues. Based on extensive review of the above-referenced information, it has been determined that:

1. The buildout project service area is not located within an Alquist-Priolo Earthquake Fault Zone; therefore, it is unlikely that the project site will be impacted by active faulting or ground rupture; however, the Civic Center area is located in an area of high seismicity, generally.
2. The project site is within a Seismic Hazard Zone delineated as having potential for liquefaction as mapped by the California Geological Survey.
3. The potential hazards associated with landslides are less than significant.
4. The potential for a tsunami to impact the project site is considered low.
5. The Project Site lies on the floodplain of Malibu Creek. Portions of the property are located within the Federal Emergency Management Agency's (FEMA's) 100 year flood zone.
6. The project site is in the vicinity of extreme fire hazard areas.

Ground-shaking / Seismicity – The project site is within the onshore portion of the Malibu Coast Fault Zone, which involves a broad zone of faulting and shearing as much as one mile in width. The Malibu Coast Fault is the most predominant feature within this broad deformation zone. Malibu Coast Fault's surface trace runs approximately 20 feet south of

the project site. The Malibu Coast Fault may underlie the project site, although active faulting has not been recognized within or east of the Malibu Creek drainage.

The project area is in a seismically active area of Southern California and may experience severe shaking in the future from the Malibu Coast Fault and other nearby faults. While it is impossible to totally prevent structural damage to buildings and loss of life as a result of seismic events, adherence to all applicable building codes and regulations and site-specific engineering specifications can reduce such impacts to less than significant levels. If engineering studies using state-of-the-practice techniques are employed, the impacts from ground rupture can be accounted for with setbacks and foundation designs to accommodate several inches of movement. Surface rupture potential is considered low to moderate, and the impacts are considered less than significant. With the proper building construction and site preparation, risks are reduced. For this reason, Mitigation Measure GEO-1 would ensure that the proposed project would be constructed in accordance with the final geotechnical recommendations and the City of Malibu's General Plan (Safety and Health Element), and Local Coastal Program Land Use Plan.

Liquefaction - The project site is within a Seismic Hazard Zone delineated as having potential for liquefaction as mapped by the California Geological Survey. Groundwater underneath the project site ranges from six to twenty-three feet in depth. Historic high groundwater in the vicinity of the project site is found to be five feet below the surface. The northeast corner of the site contains underground seepage pits. The soils below the site have a low to high risk of liquefaction based on their Liquefaction Potential Index, and the site has the potential for liquefaction. The potential effects of liquefaction could include lateral spreading and seismically-induced settlement. On-site manifestations due to surface rupture, landslides, subsidence, expansive soils and settlement are expected to be relatively low risk. The proposed project would be constructed in accordance with the City and State Building Codes and would adhere to all modern earthquake standards, including those relating to soil characteristics. Construction of the proposed project would also comply with the requirements of the Division of the State Architect, which would assure safe construction, including building foundation requirements appropriate to site conditions. Implementation of Mitigation Measure GEO-1 would also ensure the Proposed Project would be constructed in accordance with the final geotechnical recommendations, Malibu's General Plan (Safety and Health Element), and Local Coastal Program Land Use Plan. Liquefaction is addressed in Section 4.4 Geology and Soils.

Tsunami Inundation Zone – The low point of the project site is 16± feet above mean sea level, therefore the potential for a tsunami to impact the project site is considered low.

Slope Instability – The project site is not immediately adjacent to any mountains or steep slopes, and the topography of the project site is relatively flat. The project site is not located in the City of Malibu designated areas of high susceptibility for landslides. In

addition, the project site is not located within a Seismic Hazard Zone for earthquake-induced landsliding. Therefore, potential hazards associated with landslides would be less than significant.

FEMA Flood Hazard Zone – The nearest body of water is the Malibu Creek located approximately 1,300 feet east of the Project Site. The project site occupies a 100-year floodplain area. The eastern half of the project site is located within the Federal Emergency Management Agency’s (FEMA) Special Flood Hazard Area (SFHA) Zone of AO. The project must comply with MMC Chapter 15.20, which requires that all structures in Zone AO be elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FEMA Flood Insurance Rate Map (FIRM) by at least 1 foot, or elevated at least 3 feet above the highest adjacent grade if no depth number is specified. The proposed project includes the construction of a commercial structures with the proposed building pads raised three feet above the flood hazard elevation in order to meet FEMA and MMC Floodplain Management requirements. Therefore, impacts would be less than significant.

Fire Hazard – The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. A Fire Access Plan has been submitted to and approved by the Los Angeles County Fire Department (See Appendix C of the Draft EIR). Based on the Fire Department’s initial review, no adverse impacts associated with fire protection and life safety requirements have been identified. The project design includes a fuel modification plan and protective building construction measures including fire-retardant roofing; and the installation of fire sprinkler systems in all five buildings, and the provision of fire-safe landscaping, including the provision of a green roof over the sheriff substation portion of the project. Specific fire and life safety requirements will be addressed and conditions set at the building and fire plan check phase. The LACFD will review and approve a final fuel modification plan prior to issuance of grading/building permits.

The project complies with LIP Chapter 9 and the required findings are included in Resolution No. 16-30.

Shoreline and Bluff Development (LIP Chapter 10)

The project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. Therefore, findings from this chapter do not apply.

Public Access (LIP Chapter 12)

In accordance with LIP Section 12.6(B)(2), the project is exempt from providing public lateral, vertical, bluff top, trail or recreational access because the project will not impede existing public access ways. The project would maintain the existing 20 foot sidewalk

along the north side of Civic Center Way as a continuation of the Malibu Pacific Trail identified on the pending LCP Park Land and Trails System Map. In addition, the proposed project would establish a pedestrian connection to the adjacent La Paz project site. The project complies with LIP Chapter 12. No findings are required for the project.

Land Division (LIP Chapter 15)

This project does not include a land division. Therefore, findings from this chapter do not apply.

MMC Findings

Demolition Permits (MMC 17.70.020)

The project proposes a demolition permit for the existing building, arcade and ancillary development within the lease area. Conditions of approval have been included to ensure that the project will not create significant adverse environmental impacts. Specifically, conditions regarding Best Management Practices (BMPs) have been included to manage the effects of the demolition on surrounding properties and on the environment. A CDP application for new development is being processed concurrently with DP No. 13-028; therefore, the project complies with MMC Section 17.70.020.

CUP No. 13-011: Conditional use permit for educational facility in institutional zone

Pursuant to MMC Section 17.34.030(A) and LIP Table B (Permitted Uses) a public education facility is a conditionally permitted use in the Institutional zone. The Institutional land use designation accommodates public and quasi-public facilities in the City, which includes educational, cultural, and governmental facilities. The proposed use is consistent with the permissible uses in the Institutional zone. The project will coexist with, and be complementary to the other public and quasi-public uses existing and proposed on the site, including the proposed Sheriff's substation, the newly renovated public library, and the County government offices. The currently vacant and abandoned building that served as the former Sheriff Station will be demolished and the conditional use permit will allow the site to be replaced with a vibrant college that will bring integrity and character to the zoning district, consistent with the purpose of the I land use designation. The proposed project has been reviewed by the appropriate City and County agencies, including the Public Works Department, City geotechnical staff and LACFD. Construction of the proposed project will comply with all building/safety code requirements and will incorporate all recommendations from applicable City, County and state agencies, including the required mitigation measures identified in the project's Final EIR.

ENVIRONMENTAL REVIEW: Pursuant to CEQA Guidelines Sections 15080-15387 the Santa Monica Community College District, as lead agency under CEQA, completed a Final EIR for the SMC Malibu Campus Project. The draft EIR for the proposed project was prepared by Parker Environmental Group, dated July 10, 2015, and circulated as required by CEQA during a 60-day public review period that began on July 10, 2015 and ended on September 7, 2015. Comments and responses to comments are provided in the Final EIR, prepared by Parker Environmental Group, dated December 4, 2015. A Final EIR and MMRP, for the SMC Campus project was certified by the Board on January 13, 2016.

The final EIR identified potential significant environmental impacts that would result from the project; however, the District Board found that the inclusion of certain mitigation measures as part of the project approval would reduce most potentially-significant impacts to a less-than-significant level. Accordingly, an MMRP was adopted for the project and included in the final EIR. The MMRP is attached as Exhibit A to this resolution. The EIR identified significant and unavoidable impacts with respect to Construction Noise.

Pursuant to CEQA Section 21081(b) and CEQA Guidelines Section 15093, the Board weighed the benefits of the project, including the specific economic, legal, social, and technological benefits, against the unavoidable aesthetics and air quality impacts and determined that the identified benefits outweigh the unavoidable impacts. Accordingly, an SOC was adopted by the Board as part of the final EIR.

The Board's certification of the EIR was contingent upon relocation of the MCLE prior to commencement of construction, and the condition that adjacent residents shall be notified prior to construction activities occurring outside of the City's permitted construction hours, when authorized pursuant to special permission provided by the City Manager.

Pursuant to CEQA Guidelines Sections 15082 and 15096, the Board acting as lead agency for the proposed project consulted with responsible agencies throughout the preparation of the EIR, including the City. As the decision-making body for the subject CDP, the Planning Commission considers the final EIR and certifies that the information contained in the EIR is adequate for such approval. The CEQA Findings are discussed in Resolution No. 16-30.

CORRESPONDENCE: Staff received correspondence raising concerns regarding the proposed lighting plan and recommending specialized review of lighting.

PUBLIC NOTICE: Staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on February 4, 2016 and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property

SUMMARY: The required findings can be made that the project complies with the LCP and MMC. Further, the Planning Department's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 10 (Conditions of Approval) of Planning Commission Resolution No. 16-30. The project has been reviewed and conditionally approved for conformance with the LCP by Planning Department staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 16-30
2. Applicant's Justifications for Variances
3. Vicinity Map and Aerial Photo
4. Site Plan
5. Project Plans
6. Department Review Sheets
7. Color Coded Roof Plan Exhibit
8. Site Photos and Story Pole Photos
9. Correspondence
10. Public Hearing Notice

The complete EIR for the Santa Monica College Malibu Campus project is available at: http://www2.smc.edu/planning/facilities_malibu/default.html.

**CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 16-30**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU, ADOPTING SANTA MONICA COLLEGE MALIBU CAMPUS PROJECT FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2012051052), THE MITIGATION MONITORING AND REPORTING PROGRAM, THE STATEMENT OF OVERRIDING CONSIDERATIONS AND FINDINGS OF FACT REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 13-056, VARIANCE NOS. 13-045, 14-034 AND 16-004, VAR NO. 14-035 AS AMENDED, CONDITIONAL USE PERMIT NO. 13-011, AND DEMOLITION PERMIT NO. 13-028 FOR DEMOLITION OF THE EXISTING 16,603 SQUARE FOOT BUILDING, WITH A 7,279 SQUARE FOOT BASEMENT AND A PORTION OF THE EXISTING ARCADE, AND CONSTRUCTION OF A NEW TWO-STORY, 35 FOOT, 10 INCH HIGH, 25,310 SQUARE FOOT EDUCATIONAL FACILITY THAT INCLUDES A 5,640 SQUARE FOOT SHERIFF SUBSTATION, FOR A PROPOSED FLOOR AREA RATIO OF 0.20; RECONSTRUCTION OF THE PARKING AREA; HARDSCAPE AND LANDSCAPING; GRADING AND RETAINING WALLS; LIGHTING AND UTILITIES; AND RELOCATION AND REPLACEMENT OF THE EXISTING 70 FOOT HIGH COMMUNICATION TOWER WITH A 75 FOOT HIGH COMMUNICATION TOWER, WITHIN THE WESTERLY 2.94 ACRE LEASE AREA WITHIN THE 9.18 ACRE LOS ANGELES COUNTY CIVIC CENTER PARCEL; INCLUDING, CONDITIONAL USE PERMIT FOR AN EDUCATIONAL FACILITY USE IN THE INSTITUTIONAL ZONING DISTRICT AND VARIANCES FOR LANDSCAPING, PARKING SPACE SIZE, AN INCREASE IN THE MAXIMUM HEIGHT OF 18 FEET TO 35 FEET FOR THE BUILDING, AND AN INCREASE TO 75 FEET FOR THE COMMUNICATIONS TOWER; AND 2) RECOMMENDING THAT THE CITY COUNCIL APPROVE THE .20 FLOOR AREA RATIO FOR THE SIGNIFICANT PUBLIC BENEFITS PROVIDED BY THE PROJECT LOCATED AT 23525 CIVIC CENTER WAY (COUNTY OF LOS ANGELES)

THE PLANNING COMMISSION OF THE CITY OF MALIBU DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. Recitals.

A. On November 14, 2013, the Santa Monica Community College District submitted an application for Coastal Development Permit (CDP) No. 13-056 and related entitlements for the Santa Monica College Malibu Campus Project. The application was routed for review to the City Biologist, City Geotechnical staff, City Public Works Department, the Los Angeles County Fire Department (LACFD), and Waterworks District No. 29 for Local Coastal Program (LCP) and Malibu Municipal

Code (MMC) conformance review.

B. On May 17, 2012, pursuant to the California Environmental Quality Act (CEQA), the Santa Monica College Board of Trustees (Board of Trustees), as the lead agency, published a Notice of Preparation (NOP) for the Draft Environmental Impact Report (EIR) for a 30-day period, beginning on May 17, 2012 and ending on June 17, 2012. Three public outreach meetings were held, including a public scoping meeting on May 31, 2012.

C. On October 3, 2014, a courtesy notice of the project was sent to all property owners and occupants within a 500-foot radius of the project site.

D. On December 3, 2014, a Notice of Application for Coastal Development Permit was posted on the subject property.

E. The Draft EIR was circulated for public review for a period of 60 days, beginning on July 10, 2015 and ending on September 7, 2015. A Notice of Availability of the Draft EIR was published July 11, 2015 in the Santa Monica Daily Press, on July 16, 2015 in the Malibu Times, and on July 16, 2015 in Malibu Surfside news. A courtesy postcard announcing the availability of the Draft EIR was mailed to all Malibu residents during the third week of July 2015.

F. On December 4, 2015, the Final EIR was published. The Final EIR responds to the nine comment letters received on the Draft EIR and proposes minor text revisions to the Draft EIR.

G. On January 13, 2016, the Board of Trustees certified the EIR, adopted a statement of overriding considerations, a mitigation monitoring and reporting plan (MMRP) and approved the Santa Monica College Malibu Campus Project.

H. On February 4, 2016, a Notice of Special Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property and to interested parties, regional, state and federal agencies.

I. On February 29, 2016, the Planning Commission held a duly noticed public hearing on the Final EIR, Coastal Development Permit No. 13-056, Variance Nos. 13-045, 14-034, 14-035, 16-004, Conditional Use Permit No. 13-011, and Demolition Permit No. 13-028 and reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record.

Section 2. Environmental Review.

Acting as lead agency in accordance with CEQA and CEQA Guidelines Section 15051, on January 13, 2016, the Board of Trustees adopted a final EIR for the project (State Clearinghouse No. 2012051052). A draft EIR was prepared for the project to assess potential environmental impacts and was made available and circulated for public review and comment, pursuant to the provisions of CEQA. It also examined environmental impacts for alternatives to the project, as required by CEQA. The document was available for public comment for a 60-day public review period that began on July 10, 2015 and concluded on September 7, 2015. Three public information meetings were held. The final EIR

responds to the comments and proposes text revisions to the draft EIR in response to input received on the draft EIR.

The final EIR identified potential significant environmental impacts that would result from the project; however, the Board of Trustees found that the inclusion of certain mitigation measures as part of the project approval would reduce most potentially-significant impacts to a less-than-significant level. Accordingly, an MMRP was adopted for the project and included in the final EIR. The MMRP is attached as Exhibit A to this resolution. The EIR identified significant and unavoidable impacts with respect to Construction Noise.

Pursuant to CEQA Section 21081(b) and CEQA Guidelines Section 15093, the Board of Trustees weighed the benefits of the project, including the specific economic, legal, social, and technological benefits, against the unavoidable aesthetics and air quality impacts and determined that the identified benefits outweigh the unavoidable impacts. Accordingly, the Board of Trustees adopted a Statement of Overriding Considerations as part of the final EIR. Pursuant to CEQA Guidelines Sections 15082 and 15096, the Board of Trustees acting as lead agency for the proposed project consulted with responsible agencies throughout the preparation of the EIR, including the City. As the decision-making body for the subject CDP, the Planning Commission considered the final EIR and certifies that the information contained in the EIR is adequate for such approval.

Section 3. CEQA Findings for Significant Effects.

Pursuant to CEQA Guidelines Section 15096(g)(2), within its powers as the decision-making body for the subject CDP, the Planning Commission finds that there are feasible alternatives and feasible mitigation measures that would substantially reduce the project's impacts on resource areas identified in the EIR. Pursuant to CEQA Guidelines section 15096(h), the Planning Commission makes the following findings for each significant effect identified in the final EIR.

A. The Final EIR identifies project-level impacts determined to be significant and mitigable to a less than significant level. They include:

1. AESTHETICS (VIEWS, LIGHT, AND GLARE)

Significant Impact: During the Project's construction period, the Project Site would undergo considerable changes with respect to the aesthetic character of the Project Site and surrounding area. Construction activities would require demolition/site clearing, grading, excavation, and building construction activities which have the potential to generate debris and soils stockpiles, staged building materials and supplies, and exposed construction equipment, all of which would be visible to passing motorists, pedestrians, and neighboring properties from the surrounding local streets. Thus, the existing visual character of the Project Site would temporarily change from an underutilized lot to an active construction site.

Ambient nighttime lighting on the Project Site and in the vicinity is generated by sources that include streetlights, automobile headlights, and indoor/outdoor building lighting. The Project would introduce additional lighting sources to the Project Area due primarily to building illumination emanating through the windows of the proposed

building, security and pedestrian safety lighting fixtures, signage lighting, and headlights from vehicles entering and leaving the parking lots.

The Project Site currently produces minimal glare, primarily associated with vehicles parked on the onsite within the surface parking lot. The Project would introduce a two-story building on the Project Site with a steel frame and cement structure and a primarily glass and metal façade that will use spandrel glazing and storefront glazing. Spandrel and storefront glazing are commonly used on modern buildings that aim to have a seamless continuity. While the glass will be treated and designed to reduce glare to the greatest extent feasible, it is still likely that the façade materials would generate glare.

Finding: Pursuant to CEQA Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding: Implementation of Final EIR Mitigation Measures AES-1 through AES-4 would ensure that the proposed Project does not result in any significant impacts to scenic resources, visual character, or light and glare.

2. AIR QUALITY

Significant Impact: Localized on-site peak daily construction emissions generated by the Project would exceed the established SCAQMD localized thresholds for PM_{2.5} emissions. Therefore the localized air quality impacts resulting from construction emissions would be potentially significant.

Finding: Pursuant to CEQA Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding: Implementation of Final EIR Mitigation Measures AQ-1 through AQ-3 would ensure that the proposed Project does not result in any significant impacts to air quality.

3. CULTURAL RESOURCES

Significant Impact: Records searches and field surveys concluded that there are no observable cultural resources, including artifacts or altered soil, indicating the presence of prehistoric archaeological remains on the Project site. Therefore, damage to, destruction, or disturbance of known important cultural, paleontological, or archaeological resources would not be expected to occur. During construction, all grading activities and surface modifications would be confined to only those areas of absolute necessity to reduce any form of impact on unrecorded (buried) cultural resources that may exist within the confines of the Project site. Nonetheless, ground-disturbing construction activities could potentially uncover previously unknown archaeological resources.

Finding: Pursuant to CEQA Section 15091(a)(1), mitigation measures have been required in, or incorporated into, the Project which avoid or substantially lessen the environmental effect as identified in the Final EIR.

Facts in Support of Finding: Implementation of the Final EIR Mitigation Measures CR-1 and CR-2 would ensure that the proposed Project does not result in any significant cultural resource impacts.

4. GEOLOGY/SOILS

Significant Impact: The Project site might be underlain by the projection of the Malibu Coast Fault. The Malibu Coast Fault has the potential of producing relatively low magnitude earthquakes due to the low slip rate. Therefore, the probability of exposing people or structures to potential substantial adverse effects from earthquakes on the Malibu Coast Fault is considered low. The Project Site is within a Seismic Hazard Zone delineated as having potential for liquefaction as mapped by the California Geological Survey (formerly CDMG) for the Malibu Beach 7.5 Minute Quadrangle.

Finding: Pursuant to CEQA Section 15091(a)(1), mitigation measures have been required in, or incorporated into, the Project which avoid or substantially lessen the environmental effect as identified in the Final EIR.

Facts in Support of Finding: Implementation of the Final EIR Mitigation Measures GEO-1 would ensure that the proposed Project does not result in any significant cultural resource impacts.

5. HAZARDS AND HAZARDOUS MATERIALS

Significant Impact: The Project would involve demolition and/or removal of the existing structures located on the Project Site. Because the structures on the Project Site were built prior to the federal banning of asbestos-containing materials (ACMs), structures have the potential to have been constructed with building materials containing lead-based paint and/or ACMs. However, none of the structures on the Project Site were sampled and/or tested for ACMs during the assessment by Ellis Environmental. Therefore, the potential release of ACMs is considered a significant impact.

Due to the building's age, it is presumed that lead-based paint is present on the Project Site. The structures on-site containing lead-based materials could release lead into the environment during demolition activities. Therefore, the potential release of lead is considered a significant impact.

During reconnaissance of the Project Site, an environmental assessor (Ellis Environmental) was escorted through the existing building on the Project Site. Ellis Environmental did not note the presence of fluorescent lights in the buildings, although it is presumed that fluorescent light ballasts manufactured prior to 1978 might be located on the Project Site. Fluorescent light ballasts manufactured prior to 1978 may contain small quantities of polychlorinated biphenyls (PCBs). It is possible that PCBs could be

released into the environment during demolition activities. Therefore, the potential release of PCBs is considered a significant impact.

Finding: Pursuant to CEQA Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding: Implementation of Final EIR Mitigation Measures HAZ-1 through HAZ-5 will reduce the impacts from hazards and hazardous materials to a level less than significant.

6. HYDROLOGY AND WATER QUALITY

Significant Impact: Post-development storm water runoff has the potential to contribute pollutants to the storm water conveyance system and ultimately to the ocean. The quality of storm water could be negatively affected by transported sediment, parking lot runoff.

Finding: Pursuant to CEQA Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding: Implementation of Final EIR Mitigation Measures WQ-1 and WQ-2 will reduce the impact to a level less than significant.

7. PUBLIC SERVICES

Significant Impact: The Proposed Project does not exceed the capacity of existing LACFD services and would not require provision of new or physically altered facilities to maintain service ratios. A Fire Access Plan has been submitted to and approved by the Los Angeles County Fire Department. Based on the Fire Department's initial review, no adverse impacts associated with fire protection and life safety requirements have been identified. Specific fire and life safety requirements will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements. Therefore, impacts related to increased demands for fire protection services would be potentially significant, unless mitigated.

Finding: Pursuant to CEQA Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding: Implementation of Final EIR Mitigation Measures WQ-1 and WQ-2 will reduce the impact to a level less than significant.

8. UTILITIES

Significant Impact: The Project would increase the wastewater generated within the Project site. As shown in Table 4.12-4 the proposed net increase in water demand for the Proposed Project is estimated to be approximately 10,115 gallons per day (gpd).

Finding: Pursuant to CEQA Section 15091(a)(1), changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

Facts in Support of Finding: Implementation of Final EIR Mitigation Measures PU-1 through PU-6 will reduce the impacts to a level less than significant.

B. Project-Level Impacts Determined to be Significant, Unavoidable and Mitigated to the Maximum Feasible Extent

The Final EIR identifies project-level impacts in the resource area of Construction Noise that cannot be fully mitigated and are therefore considered unavoidable. To the extent the impacts remain significant and unavoidable, such an impact is acceptable when weighed against the overriding social, economic, legal, technical and other considerations, including beneficial effects of the Project, which are described in the Statement of Overriding Considerations in Section 4.

1. CONSTRUCTION NOISE

Significant Impact: Construction of the Proposed Project would require the use of heavy equipment for the demolition of the existing on-site structures, grading/site preparation, installation of new utilities, and building fabrication for the proposed development. Development activities would also involve the use of smaller power tools, generators, and other sources of noise. During each stage of development, a different mix of equipment would be operating and noise levels would vary based on the amount of equipment in operation and the location of the activity. Typical outdoor construction noise during the heavier initial periods of excavation and grading can reach up to 86 dBA Leq when measured at a reference distance of 50 feet from the center of construction activity. The sensitive noise receptors are identified as patrons of the Malibu Public Library, located east of the Project Site within the Civic Center, and the residential homes on Harbor Vista Drive and Colony View Circle, to the north of the Project Site. The Project's construction noise impacts would exceed the maximum allowable exterior noise levels for non-transportation sources at the County Public Works building, the Malibu Public Library, and Legacy Park. The proposed Project's construction noise impacts would be considered a significant impact on a short term and intermittent basis during the construction period.

Operational noise impacts resulting from vehicle traffic, special event noise, and use of rooftop mechanical equipment on the proposed structures would be potentially significant. However, implementation of Final EIR Mitigation Measures N-1 through N-7 would reduce impacts to a less than significant level.

Finding: Impacts from the Project's construction noise impacts are reduced by identified mitigation measures but cannot be mitigated to a less than significant level. The Project's single area of adverse environmental effect, which cannot be mitigated below a level of significance, is temporary in nature and will cease upon completion of construction. Furthermore, the uses temporarily impacted by the short-term construction noise include the exterior areas surrounding the County Public Works building, the Malibu Public Library, and Legacy Park; construction noise levels would not exceed the thresholds applicable for the existing residential land uses to the north. The Planning Commission finds that, to the extent the impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic and other considerations set forth in the Statement of Overriding Considerations in Section 4.

Facts in Support of Finding: Implementation of Final EIR Mitigation Measures N-1 through N-7 is required to address construction noise; however, this issue will remain significant and unavoidable during the construction phase of the Project. The aforementioned mitigation measures indicate that the identified significant effects of the Project have been reduced or avoided to the extent feasible.

C. Cumulative Impacts Associated with the Project which Remain Potentially Significant and Unavoidable.

The Final EIR concludes that all cumulative impacts associated with the Project would be less than significant without mitigation or less than significant after implementation of the required mitigation measures. Significant and unavoidable construction noise impacts would only occur during construction and were considered temporary. Given this temporary condition, cumulative construction noise impacts were considered less than significant.

Section 4. Statement of Overriding Considerations.

The Planning Commission has: (i) independently reviewed the information in the final EIR and the record of proceedings; (ii) made a reasonable and good faith effort to eliminate or substantially lessen the impacts resulting from the proposed project to the extent feasible by adopting Mitigation Measures N-1 through N-7 as identified in the EIR; and (iii) balanced the project's benefits against the project's significant unavoidable construction-related noise impacts. The Planning Commission finds that each of the following benefits is an overriding consideration independent of the other benefits, which warrants approval of the project notwithstanding the project's significant and unavoidable construction noise impacts. The Planning Commission finds that specific economic, social, or other considerations make infeasible additional mitigation and, pursuant to PRC §21081(a)(3), hereby adopts a Statement of Overriding Considerations for this impact which it determines as acceptable. Any one or a combination of these specific community benefits from construction of the Santa Monica College Malibu Campus Project would outweigh the unavoidable environmental impacts:

1. The Project will ensure that the Santa Monica Community College District can provide a satellite campus centrally located in the City of Malibu on a long-term basis to serve the local community's needs for the types of educational programming offered by the College and will restore the College's presence in Malibu by expending Measure S

general obligation bond proceeds for the purposes of establishing a permanent satellite campus in the City of Malibu as approved by the voters of the cities of Malibu and Santa Monica.

2. The Project will allow the Santa Monica Community College District to meet the educational needs for emeritus and community college classes in the Malibu community consistent with the Santa Monica College Facilities Master Plan for Education (2004 Update) goals and policies with respect to acquiring, planning, developing, and maintaining facilities and equipment to provide the best possible educational environment.
3. The Project will allow the Santa Monica Community College District to construct a new, modern, attractive, safe, energy efficient, low-scale, useful educational facility to be used by the Santa Monica College as a satellite campus, to house sufficient community college classrooms and educational support facilities to meet the existing and Projected needs of the Malibu community for the next 95 years.
4. The Project will incorporate and achieve the sustainable building standards of Santa Monica College within a new building that will be Leadership in Energy and Environmental Design (LEED) certified and will promote efficiencies in water and energy use, feature a green roof, reduce stormwater runoff, treat stormwater runoff from the reconstructed surface parking lot, control night-sky light pollution from the Project site, incorporate native plants into the campus landscaping, and maximize the building's operational efficiency by providing a passive air ventilation and circulation system.
5. The Project will provide opportunities for an interpretive center that would support Legacy Park and/or other programs to highlight Malibu's coastal environment and cultural history.
6. The Project will redevelop and reactivate an underutilized portion of the Civic Center owned by the County of Los Angeles, and establish (in place of a long-abandoned Sheriff's Station) an institutional land use that would complement and expand upon the existing public services that are currently provided within other portions of the Civic Center.

Having adopted all feasible mitigation measures and recognized the all unavoidable significant impacts, the Planning Commission hereby finds that each of the separate benefits of the proposed project, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants approval of the project and outweighs and overrides its unavoidable significant effects, and thereby justifies the approval of the Santa Monica College Malibu Campus Project.

Section 5. General CEQA Findings.

Based on the foregoing findings and the information contained in the record, the Planning Commission finds that:

A. In accordance with CEQA Guidelines Sections 15091 and 15093, the EIR includes a description of each potentially significant impact and rationale for finding that changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as detailed in Section 3.

B. In accordance with Public Resources Code Section 21081 and CEQA Guidelines Section 15091, changes and alterations have been required and incorporated into the Santa Monica College Malibu Campus Project and related entitlements which avoid or substantially lessen the significant environmental effect because feasible mitigation measures included in the MMRP, Exhibit A to this resolution, are made conditions of approval for this Project.

C. The remaining significant effect on the environment found to be unavoidable is acceptable due to the factors described in the Statement of Overriding Considerations above.

D. The Final EIR for this Project is adequate, complete, and has been prepared in accordance with CEQA.

E. The Planning Commission has reviewed and considered the Final EIR in reaching its conclusion.

Section 4. Alternatives Analysis.

Based upon the testimony and other evidence received, and upon studies and investigation made by the Planning Commission and on its behalf, the Planning Commission further finds that the Final EIR analyzes a reasonable range of Project alternatives. The alternatives in the Final EIR are as follows:

- A. No Project – The No Project Alternative would be the result of not approving the Proposed Project. Under this scenario, the existing Sheriff Station building and communications tower would remain in place and no further development or improvements would occur on-site in the foreseeable future. The existing former Sheriff's Station would remain vacant. The No Project Alternative would completely avoid the anticipated construction impacts that would occur with implementation of the proposed Project. However, this alternative would fail to meet any of the Project Applicant's stated objectives.

Objective 1: To secure an interest in real property in the City of Malibu to ensure the District can provide a satellite campus centrally-located in Malibu on a long-term basis to serve the local community's needs for the types of educational programming offered by the College.

The No Project Alternative would not meet this objective. Under this alternative, no satellite community college campus development would take place on the Project site.

Objective 2: To restore the College's presence in Malibu by faithfully expending Measure S general obligation bond proceeds for the purpose of establishing a permanent satellite campus in the City of Malibu as approved by the voters of the cities of Malibu and Santa Monica.

The No Project Alternative would not meet this objective. Under this alternative, no satellite community college campus development or expenditure of Measure S general obligation bond proceeds would occur.

Objective 3: To meet the educational needs for emeritus and community college classes in the Malibu community consistent with the Santa Monica College Facilities Master Plan for Education (2004 Update) goals and policies with respect to acquiring, planning, developing and maintaining facilities and equipment to provide the best possible educational environment and promote the use of sustainable resources.

The No Project Alternative would not meet this objective. Under this alternative, an educational facility would not be constructed in accordance with the Santa Monica College Facilities Master Plan.

Objective 4: To construct a new, modern, attractive, safe, energy efficient, low-scale, useful educational facility to be used by Santa Monica College as a satellite campus.

The No Project Alternative would not meet this objective. No new modern, attractive, safe, energy efficient, low-scale, and educational facility would be constructed.

Objective 5: To construct a building that will house sufficient community college classrooms and educational support facilities to meet the existing and Projected needs of the Malibu community for the next 95 years.

The No Project Alternative would not meet this objective. This alternative would not provide sufficient community college classrooms and educational support facilities to meet the existing and projected needs of the Malibu community for the next 95 years.

Objective 6: To incorporate and achieve the successful sustainable building standards of Santa Monica College within a new building that will be LEED ® certified and will, among other things, promote efficiencies in water and energy use, feature a green roof, reduce stormwater runoff, treat stormwater runoff from the reconstructed surface parking lot, control night-sky light pollution from the Project Site, incorporate native plants in Project landscaping, and maximize the building's operational efficiency by providing a passive air ventilation and circulation system.

The No Project Alternative would not meet this objective. The existing facilities that would remain would not achieve the LEED sustainable building standards or promote efficiencies in water and energy use, feature a green roof, reduce stormwater runoff, treat stormwater runoff from the reconstructed surface parking lot, control night-sky light pollution from the Project Site, incorporate native plants in Project landscaping, and maximize the building's operational efficiency by providing a passive air ventilation and circulation system.

Objective 7: To establish a satellite campus in Malibu that will accommodate all of its parking needs and the Sheriff's parking needs on-site.

The No Project Alternative would not meet this objective. Under this alternative, sufficient parking for all existing on-site uses would not be provided.

Objective 8: To benefit the Malibu community by facilitating the County's desire to better serve the residents of Malibu by: (a) updating the County's existing antiquated emergency communications tower with a modern monopole support tower, (b) incorporating a police substation into the ground floor of the new educational building for use by the Los Angeles County Sheriff's Department, and (c) designing and constructing a classroom or multi-purpose room in a way that facilitates its occasional temporary conversion into an emergency operations center.

The No Project Alternative would not meet this objective. Unlike with the proposed Project, no new communication facilities would be constructed, no new police facilities would be constructed, and no new temporary emergency operations center facilities would be constructed.

Objective 9: To redevelop and reactivate an underutilized portion of the Civic Center owned by the County of Los Angeles, and establish (in place of a long-abandoned Sheriff's Station) an institutional land use that would complement and expand upon the existing public service that are currently provided within other portions of the Civic Center.

The No Project Alternative would not meet this objective. Under this alternative the Sheriff's station would not be constructed and public services would therefore not be expanded.

Objective 10: To provide opportunities for an interpretive center that would support Legacy Park and/or other programs to highlight Malibu's unique coastal environment and cultural history.

The No Project Alternative would not meet this objective. Under this alternative, opportunities for a Legacy Park interpretive center would not be created.

Objective 11: To augment funding for a new water quality treatment facility in the Malibu Civic Center for effluent and stormwater consistent with the requirements of the Regional Water Quality Control Board.

The No Project Alternative would not meet this objective. This alternative would not provide new water quality treatment facilities on-site, consistent with the requirements of the Regional Water Quality Control Board.

The Planning Commission finds that the No Project Alternative is infeasible because it would not meet any of the Project objectives.

- B. Zoning Compliant Alternative – This Alternative would consist of redesigning the proposed Project to fully conform to the Malibu Zoning Code and LCP for purposes of avoiding the variances that are currently being requested. The height of the structure would be reduced to 28 feet to conform to the height limit of the Institutional zone and the Project would be redesigned to accommodate the required parking spaces in conformance with the City’s parking stall dimensions. Under this scenario, the new building would be a single-story community college facility with approximately 18,730 square feet of floor area including an approximate 4,230 square foot Sheriff’s Substation. Under this scenario the communications tower would remain in place and would not be upgraded.

This alternative was evaluated for the same impact categories as the proposed Project and was found to have incrementally reduced impacts when compared to the proposed Project. This Alternative would meet some of the Project’s stated objectives; however it would meet the project objectives to a lesser extent than the proposed Project.

Objective 1: To secure an interest in real property in the City of Malibu to ensure the District can provide a satellite campus centrally-located in Malibu on a long-term basis to serve the local community’s needs for the types of educational programming offered by the College.

The Zoning Compliant Alternative would provide approximately 75% of the educational facility floor area compared to the proposed Project and 158 FTE students compared to 210 FTE students proposed as part of the Project. Opportunities for the Legacy Park interpretive center would also not be created, which would reduce opportunities to celebrate Malibu’s coastal environment and cultural heritage. As a result, this alternative would provide fewer educational programming opportunities in the area.

Objective 2: To restore the College’s presence in Malibu by faithfully expending Measure S general obligation bond proceeds for the purpose of establishing a permanent satellite campus in the City of Malibu as approved by the voters of the cities of Malibu and Santa Monica.

The Zoning Compliant Alternative would construct approximately 25 percent less square footage dedicated to educational facilities (18,730 square feet). The Sheriff Substation would be reconstructed, although its size would also be reduced by 25 percent. The updated communication tower would not be constructed and the existing facility would remain in place. As a result, this Project alternative would be less desirable from an educational and emergency response point of view in that fewer classroom spaces and educational programs could be provided and the emergency response infrastructure would not be updated.

Objective 3: To meet the educational needs for emeritus and community college classes in the Malibu community consistent with the Santa Monica College Facilities Master Plan for Education (2004 Update) goals and policies with respect to acquiring, planning, developing and maintaining facilities and equipment to provide the best possible educational environment and promote the use of sustainable resources.

The Zoning Compliant Alternative would partially meet this objective, in that new educational facilities will be constructed. However, the reduced building size, alternative

building design, and elimination of enhanced emergency response infrastructure would reduce the degree to which this alternative would comply with the Santa Monica College Facilities Master Plan goals and policies.

Objective 4: To construct a new, modern, attractive, safe, energy efficient, low-scale, useful educational facility to be used by Santa Monica College as a satellite campus.

The Zoning Compliant Alternative would partially meet this objective; however, the reduced size of the project would reduce the degree of energy efficiency and the usefulness of the educational facility for the next 95 years.

Objective 5: To construct a building that will house sufficient community college classrooms and educational support facilities to meet the existing and Projected needs of the Malibu community for the next 95 years.

The Zoning Compliant Alternative would partially meet this objective, in that new community college classrooms and educational support facilities would be constructed. However, the 25 percent reduction in educational floor area may not meet the needs of the Malibu community for the next 95 years.

Objective 6: To incorporate and achieve the successful sustainable building standards of Santa Monica College within a new building that will be LEED® certified and will, among other things, promote efficiencies in water and energy use, feature a green roof, reduce stormwater runoff, treat stormwater runoff from the reconstructed surface parking lot, control night-sky light pollution from the Project Site, incorporate native plants in Project landscaping, and maximize the building's operational efficiency by providing a passive air ventilation and circulation system.

The Zoning Compliant Alternative would partially meet this Project objective in that it would provide a level of compliance with sustainable building standards and would likely achieve efficiencies in water and energy use. However, a 25 percent reduction in floor area would reduce the degree to which the facility could promote efficiencies in water and energy use and passive air ventilation and circulation systems.

Objective 7: To establish a satellite campus in Malibu that will accommodate all of its parking needs and the Sheriff's parking needs on-site.

Similar to the proposed Project, the Zoning Compliant Alternative would provide the requisite amount of on-site parking spaces. The parking requirement for this alternative would be 134 spaces for the college uses and 10 spaces for the Sheriff's department for a total of 144 parking spaces.

Objective 8: To benefit the Malibu community by facilitating the County's desire to better serve the residents of Malibu by: (a) updating the County's existing antiquated emergency communications tower with a modern monopole support tower, (b) incorporating a police substation into the ground floor of the new educational building for use by the Los Angeles County Sheriff's Department, and (c) designing and constructing a classroom or multi-

purpose room in a way that facilitates its occasional temporary conversion into an emergency operations center.

The Zoning Compliant Alternative would partially meet this Project objective by incorporating the police substation into the ground floor of the education building and designing classrooms that could facilitate conversion into the emergency operations center. However, this Project alternative would not enhance emergency communications to the degree proposed by the proposed Project because the existing antiquated communication tower would remain in place.

Objective 9: To redevelop and reactivate an underutilized portion of the Civic Center owned by the County of Los Angeles, and establish (in place of a long-abandoned Sheriff's Station) an institutional land use that would complement and expand upon the existing public service that are currently provided within other portions of the Civic Center.

The Zoning Compliant Alternative would redevelop and reactivate the underutilized portions of the Civic Center area by developing an institutional land use along with the integration of a Sheriff's substation within the ground floor.

Objective 10: To provide opportunities for an interpretive center that would support Legacy Park and/or other programs to highlight Malibu's unique coastal environment and cultural history.

The Zoning Compliant Alternative would not provide the Legacy Park interpretive center. As a result, this alternative would provide fewer opportunities for students and community members to learn about Malibu's unique coastal environment and cultural history.

Objective 11: To augment funding for a new water quality treatment facility in the Malibu Civic Center for effluent and stormwater consistent with the requirements of the Regional Water Quality Control Board.

The Zoning Compliant Alternative would include the same general construction of a new educational facility in a similar size and placed a similar location. As such, the Project's water quality impacts would be the same as analyzed under the Project and will not substantially degrade local water quality, alter existing drainage patterns, or substantially or substantially deplete groundwater supply. Therefore, it was concluded that this Project alternative would be consistent with the requirements of the Regional Water Quality Control Board, similar to the proposed Project.

The Planning Commission finds that The Zoning Code Compliant Alternative will not meet the Project objectives to the same extent as the proposed Project, and that the proposed Project provides a more desirable configuration of institutional land uses and a more aesthetically pleasing environment.

- C. The Preferred Alternative - This alternative is described in detail throughout the associated staff report and Final EIR as the proposed Project. The proposed Project does reduce significant impacts through the implementation of mitigation measures and meets the Project

objectives described above to the greatest extent. The Final EIR provides substantial evidence that the proposed Project will result in no significant impact to Agricultural Resources, Biological Resources, Mineral Resources, Population/Housing, Public Services (schools, parks, and other public facilities). With regard to the remaining environmental subject areas (Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazardous Materials, Hydrology and Water Quality, Noise, Public Services (Police and Fire Protection), Transportation (Traffic), and Public Utilities), any impacts posed by the proposed Project are less than significant with the implementation of mitigation measures. Construction noise impacts were found to be significant and unavoidable; however, they will be temporary in nature, during the construction phase and minimized to the extent feasible by Final EIR Mitigation Measures N-1 through N-7.

Based on substantial evidence in the record, the Planning Commission finds that the No Project Alternative and the Zoning Compliant Alternative are environmentally superior to the proposed Project. However, neither the Zoning Compliant Alternative nor the No Project Alternative is feasible because they do not satisfy the Project objectives to provide sufficient community college classrooms and educational support facilities to meet the existing and Projected needs of the Malibu community for the next 95 years, to update the County's existing emergency tower with a modern monopole support tower, and to sufficiently incorporate a police substation on the ground floor for use by the Los Angeles County Sheriff's Department.

Section 6. Approval of Entitlements.

Based on substantial evidence contained within the record and pursuant to Sections 13.7(B) and 13.9 of the Malibu LCP Local Implementation Plan (LIP), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 13-056, , Variance (VAR) Nos. 13-045, 14-034, 14-035, 16-004, Conditional Use Permit (CUP) No. 13-011 and Demolition Permit (DP) No. 13-028 for the demolition of the existing 16,603 square foot building, with a 7,279 square foot basement and a portion of existing the arcade, and construction of a new two-story, 35 foot high, 25,310 square foot educational facility that includes a 5,640 square foot sheriff substation, for a proposed floor area ratio (FAR) of 0.20, reconstruction of the parking area, hardscape and landscaping, grading and retaining walls, lighting and utilities; and, relocation and replacement of the existing 70 foot high communication tower with a 75 foot high communication tower, within the westerly 2.94 acre lease area within the 9.18 acre Los Angeles County Civic Center parcel; including a conditional use permit for an educational facility use in the Institutional (I) zoning district and variances for landscaping, parking space size, and an increase in the maximum height of 18 feet to 35 feet, for the building and 75 feet for the communications tower; and 2) recommending that the City Council approve the .20 FAR for the significant public benefits provided by the project, located in the I zoning district at 23525 Civic Center Way.

LIP Section 13.9 requires that the following four findings be made for all CDPs. The required findings are to be made as follows.

A. General Coastal Development Permit (LIP Chapter 13)

LIP Section 13.9 requires the following four findings to be made for all CDPs.

Finding A1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program.

The proposed project is located in an area designated by the General Plan Land Use Map and the Zoning Map as institutional. Governmental facilities, such as the new sheriff substation and EOC, are allowable uses, while emergency communications facilities and public educational institutions are allowed with a CUP.

The project has been reviewed for conformance with the LCP by the Planning Department, City Biologist, City Environmental Health Reviewer, City Public Works Department, City geotechnical staff, WD29, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as revised and conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals and policies, and meets all applicable institutional development standards, with the inclusion of the requested VARs, and approval of the additional gross floor area (FAR) to .20 by the City Council.

Additionally, the conditional use permit has been reviewed for compliance with MMC Section 17.66.080 and the demolition permit has been reviewed for conformance with MMC Section 17.70.

Finding A2. If the project is located between the first public road and the sea, that the project [conforms to] the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

The project site is not located between the first public road and the sea. Therefore, this finding is not applicable.

Finding A3. The project is the least environmentally damaging alternative.

As described in Chapter 6 of the EIR, three project alternatives to the proposed project were considered: 1) no project, 2) zoning compliant alternative, and 3) environmentally superior alternative. According to the CEQA Guidelines Section 15064(d), "In evaluating the significance of the environmental effect of a project, the Lead Agency shall consider direct physical changes in the environment which may be caused by the project and reasonably foreseeable indirect physical changes in the environment which may be caused by the project."

Based on substantial evidence in the record, the Planning Commission finds that a reasonable range of feasible alternatives was evaluated in Chapter 6 of the Final EIR, and that the No Project Alternative and the Zoning Compliant Alternative are environmentally superior to the proposed Project. However, neither the Zoning Compliant Alternative nor the No Project Alternative is feasible because they do not satisfy the Project objectives to provide sufficient community college classrooms and educational support facilities to meet the existing and Projected needs of the Malibu community for the next 95 years, to update the County's existing emergency tower with a modern monopole support tower, and to sufficiently incorporate a police substation on the ground floor for use by the Los Angeles County

Sheriff's Department.

No Project Alternative: The No Project Alternative would completely avoid the anticipated construction impacts that would occur with implementation of the proposed project. However, this alternative would fail to meet any of the project applicant's stated objectives.

Code Complying Alternative: The Code Complying Alternative would consist of redesigning the proposed project to fully conform to the Malibu Zoning Code and LCP for purposes of avoiding the variances, and the communications tower would remain in place and would not be upgraded. The project would still include the demolition and construction of the new building. The footprint of the overall project and the impacts would be substantially identical. However, this alternative would fail to meet the project applicant's stated objectives. The Zoning Compliant Alternative would construct approximately 25 percent less square footage dedicated to educational facilities. The Sheriff Substation would be reconstructed, although its size would also be reduced by 25 percent. The updated communication tower would not be constructed and the existing facility would remain in place. As a result, this Project alternative would be less desirable from an educational and emergency response point of view in that fewer classroom spaces and educational programs could be provided and the emergency response infrastructure would not be updated.

Proposed Project: The proposed project has only incrementally greater impacts when compared to the zoning compliant alternative. The project as proposed provides superior benefits to the community in comparison to the zoning compliant alternative because it can serve 210, instead of 158 FTE students, house a larger Sheriff substation, incorporate natural ventilation systems based upon the proposed height of the structure, and it includes the installation of enhanced emergency response infrastructure. The proposed project meets the project's state objective and complies with the Santa Monica College Facilities Master Plan goals and policies.

Therefore, the proposed project is considered the least environmentally damaging feasible alternative.

Finding A4. If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.

The subject property is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Variance for Building Height (LIP Section 13.26.5)

Pursuant to LIP Section 13.26.5, the Planning Commission may approve and/or modify an application for a variance in whole or in part, with or without conditions, provided that it makes the following findings of fact. Pursuant to LIP 3.9(A)(1), structures in the Institutional zone are limited to 18 feet in height, but the height may be increased to 28 feet, for a flat or pitched roof, with a site plan review. Flagpoles, elevator shafts, stairwells, church spires, and belfries are also limited to 18 feet in height, but may be increased up to a maximum of 35 feet in height with a site plan review. The findings for VAR No. 13-045 to allow portions of the roof to reach a height of 35 feet can be made if the project

height is reduced by 10 inches to 35 feet.

Finding B1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

The proposed community college building will be constructed in the footprint of the demolished former Sheriff substation. The primary unique physical characteristic of the project site is that it is an irregularly shaped ground lease area out of a larger County-owned parcel. However, as a new build project, the building could be reduced in height by 10 inches to comply with the 35 foot maximum height allowed by the Institutional zone district and a condition of approval has been included to that effect. A variance is still required because the portions of the roof that exceed 28 feet make up part of the building's unique natural ventilation system do not fall within any of the building features allowed with a site plan review to reach 35 feet, such as belfries, church spires, flag poles and elevator shafts.

When the institutional standards for height were developed, they did not contemplate the unique requirements for an institution of higher learning (i.e., high ceilings to accommodate lecture halls and projection screens) and use of a natural ventilation system. The natural ventilation system is a functional architectural element similar to those listed in the standard. Without the proposed variance, the college would be deprived of a functional architectural feature similar to and no more objectionable than those allowed at 35 feet by the standard.

Finding B2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

The granting of the variance will not be detrimental to the public's interest, safety, health or welfare. The City Biologist, City Environmental Health Reviewer, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and determined it is consistent with all applicable safety, health and welfare regulations and policies, as conditioned.

Story poles were placed on the site in February 2016 to evaluate the proposed project. Based upon site inspection, review of permitting history for the surrounding development, review of the City GIS and property survey, the proposed project is compatible with the development in the vicinity. The story poles demonstrate that the requested height would not obstruct or interfere with any existing scenic views, or create shadows upon adjacent properties that would be detrimental or injurious to adjacent properties. Residential properties to the north are located at a significantly higher elevation (160 feet above mean sea level) than the project site (23 feet above msl); therefore, no primary view obstruction will occur.

As demonstrated in the diagram in Attachment 7 to the agenda report, the roofline has a wave configuration and only portions of it will exceed 28 feet, and an even smaller percentage will exceed 35 feet. Other buildings in the Civic Center complex range from approximately 15 to 26 feet tall. The proposed project will not significantly vary from other structures in the vicinity. The project provides a sufficient side yard setback from the western property line to ensure shadows would not adversely affect future development on that site. The proposed project will not be detrimental to other properties

in the vicinity.

Finding B3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The height variance is necessary because portions of the roof associated with the ventilation system will exceed 28 feet. As conditioned to a maximum height of 35 feet, the project will be consistent with the standard allowed for other institutional buildings and will not constitute a special privilege to the applicant.

Finding B4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The granting of the variance will not be contrary to or in conflict with the general purposes and intent, nor the goals, objectives and policies of the LCP and General Plan. The proposed roofline/ventilation system will be visually similar to the other features allowed at the 35 foot height by the institutional standard. The project will not have a solid flat 35 foot high roofline; rather, only the peaks of the “waves” of the roofline will reach 35 feet, similar to the way only the top of an elevator shaft, belfry or church spire would reach that height. As conditioned, the proposed project is consistent with applicable LCP goals and policies.

Finding B5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

The requested variance is not associated with ESHA or ESHA buffer protection standards. Therefore, this finding is not applicable.

Finding B6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The requested variance is not associated with stringline standards. Therefore, this finding is not applicable.

Finding B7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The requested variance is for relief from a specific development standard and does not authorize a use not otherwise permitted within the institutional zoning designation. Public educational facilities are a conditionally permitted use in this zone.

Finding B8. The subject site is physically suitable for the proposed variance.

The project site is physically suitable for the proposed variance in that the additional height proposed will not adversely impact adjacent properties or surrounding uses by virtue of view blockage or shadow.

The project is compatible with the surrounding area in that buildings at the Civic Center complex have a comparable height to the proposed SMC building.

Finding B9. The variance complies with all requirements of State and local law.

The variance complies with all requirements of State and local law. Construction of the proposed improvements will comply with the Division of State Architect building code requirements for colleges and will incorporate all recommendations from applicable City and County agencies and project consultants.

Finding B10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The requested variance does not involve the reduction or elimination of public parking for access to the beach, public trails or parklands; therefore, this finding does not apply.

C. Variance for Emergency Communication Tower Height over 28 feet (LIP Section 13.26.5)

The proposed emergency communication tower will exceed the maximum allowable height of 28 feet, pursuant to LIP Section 3.16.5(E), for an overall height of 75 feet. The evidence in the record supports VAR No. 14-035 for an increase in height and findings of fact are made as follows.

Finding C1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

The project site is zoned I and includes the redevelopment of a portion of the County Civic Center complex with the Santa Monica College, Los Angeles County Sheriff's sub-station and a replacement emergency communication tower. The communication tower is an important component to the Los Angeles Sheriff's sub-station as well as City of Malibu for providing a critical public safety communication radio coverage for the County's first responders. It is important that the County's first responders are equipped with a reliable communication system particularly during wildfires and other natural disaster. For these reasons, the proposed project includes a replacement tower.

The increased height of the proposed communication tower is necessary to support additional wireless transmission apparatuses and antennas on a single pole. Although the proposed communication tower is requesting a variance to have a height of 75 feet, 47 feet above the height allowed by the LIP. The existing tower does not appear to significantly hinder any views and is anticipated that the new tower will not either as it is a slimmer monopole design, and the increase in height will likely not be in the line-of-sight of impressive scenes. Given the unique circumstances of the need for an emergency communication tower and the necessary height to provide a reliable connection to outside facilities, the strict application of the code would deprive the community of necessary safety protection.

Finding C2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

The purpose of the new monopole tower is to maintain and improve public safety, health, and welfare with emergency communications into the future. The granting of the requested height variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zones in which the property is located. The requested height variance will not significantly obstruct or interfere with any existing scenic views and will replace an existing lattice communication tower that is less aesthetically pleasing. The proposed tower is an essential safety element for the Los Angeles County and City safety and emergency operations. The proposed monopole is located on the same property where the existing lattice tower exists, and has co-existed with the existing helipad on the Civic Center complex site for decades. Therefore, no adverse impacts to the surrounding properties are anticipated as a result of the proposed tower replacement.

Finding C3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The subject parcel is unique in that a communication tower currently exists and is in use onsite. As such, the replacement tower will not constitute a special privilege to the property owner. The proposed communication tower is improving the current, outdated tower and moving the tower approximately 10 to 20 feet to the east. The project is unique and different from other properties and land uses in the Civic Center area in that it will consist of City and County public safety facilities and a community college campus. The proposed communication tower height of 75 feet above grade (five feet above the current communication tower) will provide extra space for the addition of new safety and communication equipment throughout the monopole's lifetime, which prolongs the tower's operational timeframe and prevents overcrowding of equipment.

Finding C4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of MMC Chapter 17.72, nor to the goals, objectives and policies of the General Plan.

The proposed variance is consistent with the MMC Chapter 17.72 and, as later discussed in Finding C8, the proposed emergency communication tower furthers the goals of the General Plan.

Finding C5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

The requested variance is not associated with ESHA or ESHA buffer protection standards. Therefore, this finding is not applicable.

Finding C6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The requested variance is not associated with stringline standards. This finding is not applicable.

Finding C7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The proposed variance is for relief from a specific development standard and does not authorize a use that is not already established on the subject parcel. The proposed project involves the installation of a freestanding monopole that would replace a lattice tower. MMC Section 17.34.030(L) permits emergency communication and service facilities with a conditional use permit. A CUP has not previously been approved for the use, and as such it is legal non-conforming. The project is conditioned to obtain a CUP to legalize the use prior to construction of the replacement tower.

Finding C8. The subject site is physically suitable for the proposed variance.

The allowable height for wireless telecommunications antennas and facilities is 28 feet in height. LIP Section 3.14.6 requires that all monopoles be designed to the minimum functional height and width required to support the proposed antenna installation. The addition of five feet in height, compared to the current 70-foot lattice tower, provides flexibility to add new safety and communication equipment to the communication tower. The project site is suitable for the proposed variance in that it is a public institutional use, which will serve as part of the Santa Monica College and the County Sheriff Sub-Station. The Santa Monica College use is a conditionally permitted use in the Institutional zone, and the Los Angeles County Sheriff's sub-station is an established (though presently inactive) use on the property. The proposed monopole is replacing an existing communication tower, thus the site is physically suitable for the tower. Granting of the variance is not expected to have significant adverse visual or aesthetic impacts to adjacent properties.

Finding C9. The variance complies with all requirements of State and local law.

The variance complies with all applicable requirements of State and local law. The construction of pertinent improvements will comply with all relevant building code requirements, and will incorporate all recommendations from the City Public Works Department.

Finding C10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The requested variance does not involve the reduction or elimination of public parking for access to the beach, public trails or parklands.

D. Variance for Parking Space Size (LIP Chapter 13.26.5)

LIP Section 3.14.5(D)(7) specifies that standard parking stall dimensions shall be a minimum of 9 feet wide by 20 feet deep and compact spaces shall be 8 feet wide by 15.5 feet deep. VAR No. 14-034 is proposed to allow the project to comply with County specifications for standard size parking stalls (8.5 feet wide by 18 feet deep) and compact stalls (8 feet wide by 15 feet deep). The required findings are made as follows:

Finding D1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

Unique characteristics affect the project site in that the boundary of the ground lease area bisects the existing parking lot serving the County Civic Center complex. Without a variance for parking stall size, an inconsistency of drive aisles and widths would occur that would affect the function and safety of the parking lot. Strict application of the LIP standard parking stall size requirement would deny the applicant of the privilege of a functional parking lot that is enjoyed by other properties in the vicinity.

Finding D2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

The granting of the variance will not be detrimental to the public health, safety or welfare, and will not be injurious to properties or improvements in the vicinity. The parking lot is currently striped with spaces meeting County requirements and the parking lot functions appropriately.

Finding D3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

Granting the variance will not allow a special privilege to the applicant. The variance for parking space size will allow the parking stalls and resulting drive aisle widths within the lease area to be consistent with the rest of the County Civic Center parking lot.

Finding D4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The granting of the variance will not be contrary to or in conflict with the general purposes and intent, nor the goals, objectives and policies of the LCP and General Plan. The project will provide the number of parking spaces required by the LIP. The parking lot has been striped according to County standards for many years and has functioned appropriately.

Finding D5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

The requested variance is not associated with ESHA or ESHA buffer protection standards. Therefore, this finding is not applicable.

Finding D6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The requested variance is not associated with stringline standards. Therefore, this finding is not applicable.

Finding D7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The requested variance is for relief from a specific development standard and does not authorize a use not otherwise permitted within the institutional zoning designation. Public educational facilities are a conditionally permitted use in this zone.

Finding D8. The subject site is physically suitable for the proposed variance.

Without a variance for parking stall size, an inconsistency of drive aisles and widths would occur that would affect the function and safety of the parking lot. The project site is physically suitable for the proposed variance.

Finding D9. The variance complies with all requirements of State and local law.

The variance complies with all requirements of State and local law. The City Biologist, City Environmental Health Reviewer, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and found it consistent with applicable LCP goals and policies. Construction of the proposed improvements will comply with the Division of State Architect building code requirements for colleges and will incorporate all recommendations from applicable City and County agencies and project consultants.

Finding D10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The requested variance does not involve the reduction or elimination of public parking for access to the beach, public trails or parklands. By providing all the required parking onsite, public onstreet parking is preserved.

E. Variance for Reduction in Landscape Area (LIP Chapter 13.26.5)

LIP Section 3.9(A)(3)(b) states that 25 percent of the net lot area shall be devoted to landscaping. VAR No. 16-004 is required for a reduction in the landscaping requirement. The required findings are made as follows:

Finding E1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

The project site is constrained by existing development that must remain in place and be integrated into the project design, specifically, the parking areas and drive aisles, combined with the square footage required for the proposed college campus and sheriff substation. While 2,141 square feet (6.5 percent) of the landscape requirement would not be met by this project, 4,370 square feet of green roof will be

included. This green roof will provide many of the benefits of landscaping, and serve many of the purposes of the landscape requirement.

The only similarly situated Institutionally-zoned property that contains an existing educational development is the Webster Elementary School property, located west of the project site on Civic Center Way. The school has not proposed any development in recent years; however, an elementary school has a lesser parking requirement than a community college since its students do not drive. As part of its program, an elementary school is also more likely to include playground area that would count toward the landscaping requirement. Therefore, the community college is at a disadvantage compared to similarly situated properties with respect to meeting the landscaping requirement. Strict application of the landscaping requirement would deprive the subject property of privileges enjoyed by similarly situated Institutionally-zoned, educational properties.

Finding E2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

The granting of the variance will not be detrimental to the public health, safety or welfare, and will not be injurious to properties or improvements in the vicinity because the vast majority of the landscaping requirement is met. The 4,370 square feet of green roof will provide many of the benefits of landscaping, and serve many of the purposes of the landscape requirement, particularly by providing upslope residential properties with the scenic and visual benefits of reducing the appearance of hardscape and buildings onsite, which is consistent with the intent of the requirement.

Finding E3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The project will meet the majority of the landscaping requirement. A reduction in the requirement is warranted due to the constraints affecting the property and the square footage requirements for the college and sheriff substation, compared to other institutional uses with educational facilities, and granting the variance will not allow a special privilege to the applicant.

Finding E4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

The granting of the variance will not be contrary to or in conflict with the general purposes and intent, nor the goals, objectives and policies of the LCP and General Plan. The majority of the landscape requirement (93 percent) will be met with ground-level landscaping. The green roof helps to achieve the goals of providing visual benefits from upslope properties.

Finding E5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

The requested variance is not associated with ESHA or ESHA buffer protection standards. Therefore, this finding is not applicable.

Finding E6. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by Chapter 2 of the Malibu LIP.

The requested variance is not associated with stringline standards. Therefore, this finding is not applicable.

Finding E7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The requested variance is for relief from a specific development standard and does not authorize a use not otherwise permitted within the institutional zoning designation. Public educational facilities are a conditionally permitted use in this zone.

Finding E8. The subject site is physically suitable for the proposed variance.

The project site is physically suitable for the proposed variance. Existing uses and square footage constraints preclude meeting the entire landscaping requirement. The proposed green roof meets many of the purposes of the landscaping requirement.

Finding E9. The variance complies with all requirements of State and local law.

The variance complies with all requirements of State and local law. The City Biologist, City Environmental Health Reviewer, City geotechnical staff, City Public Works Department and LACFD have reviewed the proposed project and found it consistent with applicable LCP goals and policies. Construction of the proposed improvements will comply with the Division of State Architect building code requirements for colleges and will incorporate all recommendations from applicable City and County agencies and project consultants.

Finding E10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The requested variance does not involve the reduction or elimination of public parking for access to the beach, public trails or parklands; therefore, this finding does not apply.

F. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

The Scenic, Visual and Hillside Resource Protection Ordinance governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. PCH and Malibu Canyon Road are LCP-designated scenic roadways and Legacy Park is a designated scenic area. The project site is at least partly visible from each locations, though the views from PCH and Malibu Canyon Road are partially obstructed. The site is also visible from upslope residential properties north of Civic Center Way. The findings of LIP Section 6.4 are made below.

Finding F1. The project, as proposed, will have no significant adverse scenic or visual impacts due to

project design, location on the site or other reasons.

As discussed previously, story poles were installed on the project site to depict the location, height and mass of the project. A visual analysis of the project’s visual impact from public viewing areas was conducted through site reconnaissance, a review of the story poles, architectural plans, visual simulations and an investigation of the character of the surrounding properties. Visual simulations and architectural renderings of the project site were prepared that incorporate proposed landscaping to illustrate how the site is expected to look at completion. Refer to Chapter 2 of the Draft EIR for a complete visual analysis, including site photos, visual simulations, and architectural renderings.

The project has been designed not to have significant adverse scenic or visual impacts. The project will redevelop a portion of the existing built-out Civic Center complex with a building that is in the same location as the former Sheriff Substation. Visibility of the site from designated scenic routes, including PCH and Malibu Canyon Road is highly limited and obscured by topography, vegetation, and existing development in the Civic Center Area. The site is visible from Legacy Park but development on the site would not result in the obstruction of any significant public scenic views (e.g. ocean, coastline, or Santa Monica Mountains). Native landscaping will be incorporated into the site to soften the appearance of structures.

LUP Policy 6.20 states “New development on properties visible from and inland of Pacific Coast Highway shall be sited and designed to protect public views of the ridgelines and natural features of the Santa Monica Mountains through measures including, but not limited to, restricting the building maximum size, reducing maximum height limits, clustering development, incorporating landscape elements...”

While not a commercial project, the proposed development meets the goals of this policy by incorporating a staggered roofline to reduce the bulk of the building and meets the height limit of the Institutional zone (with VAR No. 13-045). This would maintain views of the Santa Monica Mountains from Legacy Park and from public areas within the Civic Center. The proposed development has extensive native landscaping proposed, the height and bulk is similar to the rest of the Civic Center complex and does not obstruct public views of any significant ridgeline or the Santa Monica Mountains.

The project, as proposed, will have no significant adverse scenic or visual impacts due to the design or location of buildings and/or improvements on the site.

Finding F2. The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.

As stated in Finding F1, the project will have no significant adverse scenic or visual impact. Mitigation Measure AES-4 calls for outdoor lighting to incorporate low-level fixtures and directional shields, consistent with the County’s Rural Lighting District Ordinance. Standard conditions of approval require that colors and materials be used that blend with the natural environment and that lighting be minimized to the amount necessary for public safety in compliance with the LCP. As conditioned, the project complies with the LCP.

Finding F3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As discussed in Finding A3, the project as conditioned is the least environmentally damaging feasible alternative.

Finding F4. There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

The proposed project does not pose any significant adverse impacts on scenic and visual resources. As discussed in Finding F1, the project will result in a less than significant impact on scenic and visual resources.

Finding F5. Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.

As discussed in Finding F1, the project as conditioned will have no significant adverse scenic and visual impacts.

G. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity. The project was analyzed for the hazards listed in LIP Section 9.2(A). The required findings of LIP Chapter 9 are made as follows:

Finding G1. The project, as proposed, will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

The applicant submitted reports and addendums by GeoLabs Westlake Village. City Geotechnical staff and the Public Works Department reviewed the project plans and associated technical submittals and issued an approval for conformance with City geotechnical standards and LCP requirements. Standard conditions of approval will be included to require that all recommendations of the consulting Certified Engineering Geologist, Geotechnical Engineer and all the plan check stage comments of City Geotechnical staff shall be incorporated into all final design and construction plans, including foundations, grading, sewage disposal, and drainage.

In these reports, site-specific conditions were evaluated and recommendations were provided to address any pertinent issues. Based on extensive review of the above-referenced information, it has been determined that:

1. The buildout project service area is not located within an Alquist-Priolo Earthquake Fault Zone; therefore, it is unlikely that the project site will be impacted by active faulting or ground rupture;

however, the Civic Center area is located in an area of high seismicity, generally.

2. The project site is within a Seismic Hazard Zone delineated as having potential for liquefaction as mapped by the California Geological Survey.
3. The potential hazards associated with landslides are less than significant.
4. The potential for a tsunami to impact the project site is considered low
5. The Project Site lies on the floodplain of Malibu Creek. Portions of the property are located within the Federal Emergency Management Agency's (FEMA's) 100 year flood zone.
6. The project site is in the vicinity of extreme fire hazard areas.

Ground-shaking / Seismicity – The project site is within the onshore portion of the Malibu Coast Fault Zone, which involves a broad zone of faulting and shearing as much as one mile in width. The Malibu Coast Fault is the most predominant feature within this broad deformation zone. Malibu Coast Fault's surface trace runs approximately 20 feet south of the project site. The Malibu Coast Fault may underlie the project site, although active faulting has not been recognized within or east of the Malibu Creek drainage.

The project area is in a seismically active area of Southern California and may experience severe shaking in the future from the Malibu Coast Fault and other nearby faults. While it is impossible to totally prevent structural damage to buildings and loss of life as a result of seismic events, adherence to all applicable building codes and regulations and site-specific engineering specifications can reduce such impacts to less than significant levels. If engineering studies using state-of-the-practice techniques are employed, the impacts from ground rupture can be accounted for with setbacks and foundation designs to accommodate several inches of movement. Surface rupture potential is considered low to moderate, and the impacts are considered less than significant. With the proper building construction and site preparation, risks are reduced. For this reason, Mitigation Measure GEO-1 would ensure that the proposed project would be constructed in accordance with the final geotechnical recommendations and the City of Malibu's General Plan (Safety and Health Element), and Local Coastal Program Land Use Plan.

Liquefaction - The project site is within a Seismic Hazard Zone delineated as having potential for liquefaction as mapped by the California Geological Survey. Groundwater underneath the project site ranges from six to twenty-three feet in depth. Historic high groundwater in the vicinity of the project site is found to be five feet below the surface. The northeast corner of the site contains underground seepage pits. The soils below the site have a low to high risk of liquefaction based on their Liquefaction Potential Index, and the site has the potential for liquefaction. The potential effects of liquefaction could include lateral spreading and seismically-induced settlement. On-site manifestations due to surface rupture, landslides, subsidence, expansive soils and settlement are expected to be relatively low risk. The proposed project would be constructed in accordance with the City and State Building Codes and would adhere to all modern earthquake standards, including those relating to soil characteristics. Construction of the proposed project would also comply with the requirements of the Division of the State Architect, which would assure safe construction, including building foundation requirements appropriate to site conditions. Implementation of Mitigation Measure GEO-1 would also ensure the Proposed Project would be constructed in accordance with the final geotechnical recommendations, Malibu's General Plan (Safety and Health Element), and Local Coastal Program Land Use Plan. Liquefaction is addressed in Section 4.4 Geology and Soils.

Tsunami Inundation Zone – The low point of the project site is 16± feet above mean sea level, therefore the potential for a tsunami to impact the project site is considered low.

Slope Instability – The project site is not immediately adjacent to any mountains or steep slopes, and the topography of the project site is relatively flat. The project site is not located in the City of Malibu designated areas of high susceptibility for landslides. In addition, the project site is not located within a Seismic Hazard Zone for earthquake-induced landsliding. Therefore, potential hazards associated with landslides would be less than significant.

FEMA Flood Hazard Zone – The nearest body of water is the Malibu Creek located approximately 1,300 feet east of the Project Site. The project site occupies a 100-year floodplain area. The eastern half of the project site is located within the Federal Emergency Management Agency's (FEMA) Special Flood Hazard Area (SFHA) Zone of AO. The project must comply with M.M.C. Chapter 15.20, which requires that all structures in Zone AO be elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FEMA Flood Insurance Rate Map (FIRM) by at least 1 foot, or elevated at least 3 feet above the highest adjacent grade if no depth number is specified. The proposed project includes the construction of a commercial structures with the proposed building pads raised three feet above the flood hazard elevation in order to meet FEMA and M.M.C. Floodplain Management requirements. Therefore, impacts would be less than significant.

Fire Hazard – The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. A Fire Access Plan has been submitted to and approved by the Los Angeles County Fire Department (See Appendix C of this Draft EIR). Based on the Fire Department's initial review, no adverse impacts associated with fire protection and life safety requirements have been identified. The project design includes a fuel modification plan and protective building construction measures including fire-retardant roofing; and the installation of fire sprinkler systems in all five buildings, and the provision of fire-safe landscaping, including the provision of a green roof over the sheriff substation portion of the project. Specific fire and life safety requirements will be addressed and conditions set at the building and fire plan check phase. The LACFD will review and approve a final fuel modification plan prior to issuance of grading/building permits.

Finding G2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding G1, the proposed project, as conditioned and approved by City Geotechnical staff, City Public Works Department and the LACFD, will not have any significant adverse impacts on the site stability or structural integrity from geologic, flood or fire hazards due to project modifications, landscaping or other conditions.

Finding G3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As stated in Finding A3, the proposed project is the least environmentally damaging alternative.

Finding G4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

As stated in Finding G1, the proposed project as designed, conditioned, and approved by the City Geotechnical staff, City Public Works Department and the LACFD, will not have any significant adverse impacts on the site stability or structural integrity of the proposed project.

Finding F5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As stated in Finding G1, the proposed project, as designed, conditioned, and approved by the City Geotechnical staff, City Biologist, City Public Works Department and the LACFD, will not have any significant adverse impacts on sensitive resources as enumerated by the LCP.

H. Conditional Use Permit for College Use (MMC Section 17.66.080)

Pursuant to MMC Section 17.66.080, the Planning Commission may approve, deny and/or modify an application for a conditional use permit, with or without conditions, provided that it makes all of the specific findings of fact. A conditional use permit is included with the application to allow for the operation of a public educational facility. CUP No. 13-011 can be supported based on the following findings.

Finding H1. The proposed use is one that is conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of Title 17 of the Malibu Municipal Code.

A public education facility is a conditionally permitted use in the Institutional zone pursuant to MMC Section 17.34.030(A) and LIP Table B (Permitted Uses). The project has been designed and conditioned to apply with all applicable provisions of the MMC and LIP with the associated entitlements.

Finding H2. The proposed use would not impair the integrity and character of the zoning district in which it is located.

The Institutional land use designation accommodates public and quasi-public facilities in the City, which includes educational, cultural, and governmental facilities. The proposed use is consistent with the permissible uses in the Institutional zone. The project will coexist with and be complementary to the other public and quasi-public uses existing and proposed on the site, including the proposed Sheriff's substation, the newly renovated public library, and County government offices. The currently vacant and abandoned building that served as the former Sheriff Station will be demolished and the conditional use permit will allow the site to be replaced with a vibrant college that will bring integrity and character to the zoning district, consistent with the purpose of the I land use designation. The proposed project will redevelop and reactivate the underutilized portions of the Civic Center area by developing an Institutional land use along with the integration of a Sheriff's substation within the ground floor. The proposed college facility will revitalize, not impair, the integrity and character of the I zoning district.

Finding H3. The subject site is physically suitable for the type of land use being proposed.

The proposed project has been reviewed by the appropriate City and County agencies, including the Public Works Department, City geotechnical staff and LACFD. Construction of the proposed project will comply with all building/safety code requirements and will incorporate all recommendations from applicable City, County and state agencies, including the required mitigation measures identified in the project's Final EIR. The site is currently improved with the former Sheriff Station building and is served by existing utilities and transportation infrastructure. The proposed project is located within Phase 1 of the State Water Board's wastewater discharge prohibition zone. Therefore, the project has been conditioned to connect to the CCWTF. Final occupancy for this project shall not be issued until the CCWTF is completed and operational and all onsite sewer connections to the new sewer laterals are completed. Therefore, the site is physically suitable for the college.

Finding H4. The proposed use is compatible with the land uses presently on the subject property and in the surrounding neighborhood.

As previously discussed in Finding C2, the proposed location for the new college will occupy a location currently utilized by an abandoned former Sheriff Station, on a site currently utilized for a library and County government offices. The proposed building is entirely within the I land use designation, on a property that has housed public and quasi- public facilities since pre-Cityhood.

The proposed use will also be compatible with the surrounding commercial land uses and nearby residential areas shown on the City's adopted zoning map. The surrounding properties to the north, east and west are undeveloped and to the south is Legacy Park (a City-owned park). A commercial shopping center (La Paz) has been approved on the property to the east. The other surrounding undeveloped properties are zoned Community Commercial, and residential properties are located upslope, to the north. Mitigation Measure AES-4 calls for outdoor lighting to incorporate low-level fixtures and directional shields, consistent with the County's Rural Lighting District Ordinance. Standard conditions also require compliance with LCP standards limiting outdoor lighting to the minimum needed for public safety. All of these requirements serve to promote dark skies and prevent sky glow and glare impacts to upslope neighbors and the surrounding area. Furthermore, a TUP will be required for any outdoor amplified music events.

Finding H5. The proposed use would be compatible with existing and future land uses within the zoning district and the general area in which the proposed use is to be located.

As previously discussed in Findings C2 and C4, the proposed use is compatible with existing and future land uses in the I zoning district and the City as a whole.

Finding H6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by the staff.

As discussed in Finding C3, adequate provisions for water, sanitation, and public utilities and services are provided in the project scope. The project has been reviewed and approved by the City

Environmental Health Administrator, City Public Works Department, and the LACFD.

Finding H7. There would be adequate provisions for public access to serve the subject proposal.

The proposed project has adequate public access. The project site takes access from a public street, Civic Center Way. The project will connect to adjacent sidewalks to promote walkability and will be accessible from nearby public bus transit stops (serving Metro Line 534). In addition, adequate onsite parking and access are being provided for the new college facility consistent with the parking use requirements for public educational facilities in the Institutional zone. Because there will be no distinction between the lease area parking for the college and the rest of the Civic Center complex, the parking study prepared for the project evaluated parking on a parcel-wide as well as project site (lease area) basis, and demonstrates that parking spaces provided comply with City requirements.

Finding H8. The proposed use is consistent with the goals, objectives, policies, and general land uses of the General Plan.

The proposed use is consistent with the goals, objectives, policies, and general land uses of the General Plan. The proposed college is located in an area designated by the General Plan Land Use Map and the Zoning Map as institutional, which conditionally allows an educational use facility. As such, the proposed project is consistent with goals, objectives and policies of the General Plan.

Finding H9. The proposed project complies with all applicable requirements of state and local law.

As discussed in Finding C3, the project will comply with all applicable requirements of State and local law including, but not limited to, provisions of the California Building Code and Uniform Fire Code, and all applicable regulations and standards promulgated or imposed by any State or Federal agency.

Finding H10. The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

As previously discussed in Finding A3, the proposed project is not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare. Site lighting is required to meet the County's Rural Outdoor Lighting District Ordinance, which will protect against sky glow and offsite glare and promote dark skies.

Finding H11. If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not at risk from these hazards.

The proposed project is not anticipated to be at risk from earth movement, flooding, landslide, slippage, or settlement.

I. Demolition Permit Findings (MMC Section 17.70)

M.M.C. Section 17.70 requires that a demolition permit be issued for projects that result in the demolition of any structure. The project proposes the demolition of the existing sheriff substation and other existing improvements to make way for the new college/substation structure. Based on the

evidence within the record, the Planning Commission approves DP No. 13-028.

Finding I1. The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.

Conditions of approval included in resolution that will ensure that the project will not create significant adverse environmental impacts.

Finding I2. A development plan has been approved or the requirement waived by the City.

The subject CDP is being processed concurrently with DP No. 13-028. Therefore, the demolition permit complies with MMC Section 17.70.

Section 8. Planning Commission Recommendation to City Council on .20 FAR

Pursuant to LIP Section 3.9(A)(3)(a), additional gross floor area may be approved by the City Council, up to the maximum allowed for the parcel under the LUP, where additional significant public benefits and amenities are provided as part of the project. Based on the following significant public benefits and amenities provided as part of the project, the Planning Commission recommends that the City Council approve the .20 FAR proposed for the project and allowed in the Institutional zone by the LUP:

- A public community college facility which will provide educational services of the local community;
- A sheriff substation that will provide more timely and increased service capacity, and will provide local support staffing for police services;
- An improved emergency communication tower;
- An interpretive center to support Legacy Park and/or other programs to highlight Malibu's unique coastal environment and cultural history;
- A multi-purpose room which will be available for community meetings; and
- An EOC center.

Section 9. Planning Commission Approval.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 13-056, VAR Nos. 13-045, 14-034, and 16-004, VAR No. 14-035 as amended, CUP No. 13-011, and DP No. 13-028, subject to the following conditions of approval.

Section 10. Conditions of Approval.

1. The applicants and property owners, and their successors in interest, shall indemnify, defend and hold harmless the City of Malibu and its elected and appointed officials, officers, employees and agents from and against any and all claims, actions, proceedings, liabilities and costs brought against the City and its elected and appointed officials, officers, employees and agents relating to the City's actions concerning this project, including but not limited to any proceeding under CEQA. This indemnification shall include (without limitation) damages, fees, and/or costs awarded against the City, cost of suit, attorney's fees, and any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions

or decisions in connection with this project. The City shall have the sole right to choose its counsel and the property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project and the City's costs, fees, and damages that it incurs in enforcing the indemnification provisions set forth in this section.

2. The approved scope of work includes the demolition of the existing building, and construction of a new two-story, educational facility, that includes a sheriff substation, for a proposed floor area ratio (FAR) of 0.20, and removal and replacement of the existing emergency communication tower, as follows:
 - a. Demolition:
 - i. 16,603 square foot single-story square foot building, and 7,279 square foot basement (former Los Angeles County Sheriff's Substation); and
 - ii. A portion of the existing arcade and ancillary development within the lease area.
 - b. Construction:
 - i. A new two-story, 35 foot, 25,310 square foot educational facility that includes a 5,640 square foot of sheriff substation, for a proposed floor area ratio (FAR) of .20;
 - ii. Hardscape with 6,430 square feet of permeable coverage;
 - iii. Landscaping;
 - iv. Grading and retaining walls;
 - v. Lighting and utilities;
 - vi. Repair, repave and restripe existing parking lot;
 - vii. Outdoor amphitheater/terraced seating area; and
 - viii. Monument sign
 - c. Relocation and replacement of the existing 70 foot high lattice-style communication tower with a 75 foot high monopole communication tower.
 - d. Connection to the City's future Wastewater Treatment Facility.
3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted in plans on file with the Planning Department date-stamped **January 16, 2016**. The project shall comply with all conditions of approval stipulated in the department review sheets attached to the agenda report for this project. In the event the project plans conflict with any condition of approval, the condition shall take precedence.
4. Pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Department within 10 days of receipt of the approved Planning Commission resolution and prior to issuance of any development permits.
5. The CDP shall be expire if the project has not commenced by March 1, 2021 after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request.

6. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Director upon written request of such interpretation.
7. All structures shall conform to requirements of the City of Malibu Building and Safety Division, City Geotechnical staff, City Biologist, City Public Works Department, Los Angeles County Water District No. 29, LACFD, and any other responsible or trustee agency as applicable. Notwithstanding this review, all required permits shall be secured.
8. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. Revised plans reflecting the minor changes and additional fees shall be required.
9. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission, have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the coastal development permit approved by the City is void.

Special Conditions

10. This permit shall not become effective until the City Council approves the additional gross floor area (FAR of .20) beyond the maximum FAR of 0.15 pursuant to LIP Section 3.9(A)(3)(a) for significant public benefits.
11. The applicant shall submit revised project plans to reflect that the roof peaks shall not exceed 35 feet in height.
12. The regular hours of operation for the SMC campus shall be between 6:00 AM and 11:00 PM.
13. The Sheriff Substation is allowed to operate 24 hours, seven days a week.
14. Noise emanating from the premises shall not be audible at a distance of five feet of any residential unit between the hours of 10:00 p.m. and 7:00 a.m., as required by MMC Section 8.24.050(L).
15. No outdoor amplified music shall be allowed on the project site, unless authorized in advance by a TUP.
16. Prior to occupancy of the campus, the applicant shall submit a copy of the reciprocal parking agreement between SMC and the County for joint use of the parking lot.
17. A construction management plan shall be reviewed and approved by the Public Works Department and the Planning Department prior to construction to ensure coordination with the Civic Center Wastewater Treatment Facility project.
18. Prior to construction of the replacement communications tower, the applicant shall obtain a

conditional use permit for the emergency communications facility use.

Cultural Resources

19. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in M.M.C Section 17.54.040(D)(4)(b) shall be followed.
20. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Construction and Demolition

21. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.
22. The City Manager may grant an exemption to extend construction hours pursuant to MMC Section 8.24.060(D) upon written request by the applicant. Such request shall include a notification package in a format specified by the City for notifying by mail all property owners and occupants within a 500-foot radius of the project site. The request shall be submitted three weeks in advance of the proposed activity to allow notice to be mailed to property owners at least two weeks in advance of the proposed activity.
23. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires will be rinsed off prior to leaving the property.
24. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest roof member elevation. Prior to the commencement of further construction activities, said document shall be submitted to the Planning Department for review and sign off on framing.

Colors and Materials

25. The project shall incorporate colors and exterior materials that are compatible with the surrounding landscape.
 - a. Colors shall be compatible with the surrounding environment (earth tones) including

- shades of green, brown and gray, with no white or light shades and no bright tones.
- b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
 - c. All windows shall be comprised of non-glare glass.
26. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. The color shall be reviewed and approved by the Planning Director and clearly indicated on all grading, improvement and/or building plans.
 27. Retaining walls shall incorporate veneers, texturing and/or colors that blend with the surrounding earth materials or landscape. The color and material of all retaining walls shall be reviewed and approved by the Planning Director and clearly indicated on all grading, improvement and/or building plans.

Lighting

28. Outdoor lighting shall be turned off between the hours of 10:00 p.m. and sunrise every day, unless the use on the involved property operates past 10:00 p.m. If the use requires outdoor lighting between 10:00 p.m. and sunrise for safety or security reasons, lighting shall be allowed during these hours only if fully-shielded motion sensors are used and at least 50% of the total lumen levels are reduced.
29. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property shall not produce an illumination level greater than one foot candle.
30. Uplighting of landscaping is prohibited.
31. Night lighting from exterior and interior sources shall be minimized to that necessary for public safety. Exterior lighting shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards, or to the County's Rural Outdoor Lighting District Ordinance, whichever is more restrictive:
 - a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60 watt incandescent bulb);
 - b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
 - c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
 - d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
 - e. Site perimeter lighting shall be prohibited; and
 - f. Outdoor decorative lighting for aesthetic purposes is prohibited.

Biology/Landscaping

32. The applicant/property owner shall provide evidence that the landscape water use is approved by WD 29.
33. Invasive plant species, as determined by the City of Malibu, are prohibited.
34. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).
35. The use of building materials treated with toxic compounds such as copper arsenate shall be prohibited.
36. Tree removal scheduled between February 1 and August 30 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City Biologist prior to any vegetation removal on site.
37. The use of anti-coagulant rodenticides for use in pest control shall be prohibited on the project site. The applicant shall submit an Integrated Pest Management Plan for review and approval by the City Biologist prior to completion of the final site inspection.
38. Prior to final inspection and occupancy, the City Biologist shall inspect the project site and determine that all planning conditions and/or mitigation measures to protect natural resources are in compliance with the approved plans and/or operational procedures.

Geology

39. All recommendations of the consulting Certified Engineering Geologist or Geotechnical Engineer and the City Geotechnical staff (August 20, 2014 review sheet) shall be incorporated into all final design and construction. Final plans shall be reviewed and approved by the City Geologist prior to the issuance of a grading permit.
40. Final plans approved by the City Geotechnical staff shall be in substantial conformance with the approved CDP relative to construction, grading and drainage. Any substantial changes may require amendment of the CDP or a new coastal development permit.

Wastewater

41. Pursuant to LIP Section 18.10(C), all new development in the Prohibition Area of the CCWTF shall be conditioned to install all necessary plumbing and other improvements to allow the development to connect to reclaimed water lines when they are available and make the maximum feasible use of reclaimed water.

Public Works

42. All street improvements within the City's right-of-way shall be included in a separate plan, and created using the Public Works Department's standard drawing templates. This plan shall be approved by the Public Works Department prior to the issuance of the grading permit. All improvements must be completed prior to occupancy.
43. This project proposes to consolidate the two western driveways into one new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs. The driveway shall match the existing improvements including the brick and sidewalk pavers. All concrete shall be colored concrete, Davis Color, Yosemite Brown, #641. These improvements must be completed prior to occupancy.
44. The applicant shall install new concrete sidewalk improvements on the west side of Webb Way from Pacific Coast Highway to Civic Center Way. These improvements consist of installing new curb and gutter, access ramps, and sidewalks. The new curb and gutter shall be per APWA Standard Plan No. 120-1 (CF=6", W=24"). The alignment of the new curb and gutter shall be approved by the Public Works Department. The applicant shall remove and replace the existing street structural section. The new street sections shall be a minimum of 6-inches of asphalt concrete, C2-PG-6410, and a minimum of 10" of processed miscellaneous base. The final street section shall be designed and submitted to the Public Works Department for review and approval. A traffic index of 9 shall be used for the final pavement design. The design and construction shall include a transition to join the existing street improvements. This work shall be constructed in accordance with the current edition of the Standard Specifications for Public Works Construction (SSPWC) "Green Book". All concrete shall be colored concrete, Davis Color, Yosemite Brown, #641.

If these improvements are completed by a separate development project, the applicant shall contribute its pro-rata share of the costs associated with the sidewalk improvements on Webb Way. The percentage fair-share contribution shall be calculated using the total trips generated by the proposed project divided by the total "new" traffic, which is the net increase in traffic volume from all proposed projects and growth. The cost of mitigation shall be calculated using verifiable cost estimates from reliable and recognized sources. The fair-share cost of mitigation shall be calculated using the following formula:

$P = T / (TB - TE)$ where,

P = Fair share of the project's impact

T = The vehicle trips generated by the project during the peak hour of the adjacent intersection/roadway facility in vehicles per hour

TB = The forecasted traffic volume on the impacted intersection/roadway facility for the analysis scenario (vph)

The City shall verify that all pro-rata funds have been received for the improvements prior to final occupancy.

45. Prior to the approval of the street improvement plans, the applicant shall post a security for guaranteeing public improvements.
46. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
 - Is located within or adjacent to ESHA, or
 - Includes grading on slopes greater than 4:1
 - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources
47. This project proposes to export material from the project site. Prior to the approval of the grading permit, the applicant shall submit a Construction Management Plan (CMP) to the Public Works Department for review and approval. The CMP shall address mitigation measures that reduce the projects construction impacts and must be approved prior to the issuance of the grading permit.
48. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. A note shall be placed on the project that addresses this condition.
49. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
 - a. Public Works Department General Notes
 - b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
 - c. The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, Areas disturb for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
 - d. The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
 - e. If the property contains trees that are to be protected they shall be highlighted on the grading plan.
 - f. If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
 - g. Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the

grading plan.

- h. Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

- 50. A digital drawing (AutoCAD) of the project’s private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP’s shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP’s and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.
- 51. The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City of Malibu’s standard label template. A note shall be placed on the project plans that address this condition.
- 52. A Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Hydraulic Mulch
	Hydroseeding
	Soil Binders
	Straw Mulch
	Geotextiles and Mats
	Wood Mulching
Sediment Controls	Fiber Rolls
	Gravel Bag Berm
	Street Sweeping and/ or Vacuum
	Storm Drain Inlet Protection
	Scheduling
	Check Dam
Additional Controls	Wind Erosion Controls
	Stabilized Construction Entrance/ Exit
	Stabilized Construction Roadway
	Entrance/ Exit Tire Wash
Non-Stormwater Management	Vehicle and Equipment Washing
	Vehicle and Equipment Fueling
	Vehicle and Equipment Maintenance
Waste Management	Material Delivery and Storage
	Spill Prevention and Control

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

53. Prior to the approval of any permits and prior to the applicant submitting the required Construction General Permit documents to the State Water Quality Control Board, the applicant shall submit to the Public Works Department for review and approval an Erosion and Sediment Control Plan (ESCP). The ESCP shall contain appropriate site-specific construction site BMPs and developed and certified by a Qualified SWPPP Developer (QWD). All structural BMPs must be designed by a licensed California Engineer. The ESCP must address the following elements:
- a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area.
 - b. Methods used to protect native vegetation and trees.
 - c. Sediment/Erosion Control.
 - d. Controls to prevent tracking on and off the site.
 - e. Non-storm water controls.
 - f. Material management (delivery and storage).
 - g. Spill Prevention and Control.
 - h. Waste Management
 - i. Identification of site Risk Level as identified per the requirements in Appendix 1 of the Construction General Permit.
 - j. Landowner must sign the following statement on the ESCP:

“I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grand and/or other permits or other sanctions provided by law.”

54. A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading permits.
55. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City’s Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP’s) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading permits for this project.

56. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
- a. Site Design Best Management Practices (BMP's)
 - b. Source Control BMP's
 - c. Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
 - d. Drainage Improvements
 - e. A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
 - f. A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
 - g. The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.
57. This project is located within Phase 1 of the State Water Board's septic prohibition zone. The project will be required to connect into the City's sewer system. Final occupancy for this project will not be issued until the Civic Center Wastewater Treatment Facility and the sewer collection infrastructure is completed, operational, and all on-site sewer connections to the new sewer laterals are completed.
58. All on-site sanitary sewer mains and appurtenances shall be a private sewer system, owned and maintained by the property owner. Connection to the City sewer system shall be made at existing sewer laterals. Point of connection to the City sewer system shall be made only to existing sewer laterals or sewer mains as approved by the Public Works Department. If a new sewer lateral is required, the applicant shall prepare improvement plans designed by a Registered Civil Engineer and pay the associated new sewer lateral connection fees. The new sewer lateral shall be constructed in accordance with APWA Standard Plan 222-1. When new sewer laterals are to be connected to an existing sewer main, the contractor shall call for such protections as is necessary to prevent construction debris from being washed into the active sewers.

59. Prior to the issuance of any permits, the applicant shall pay a sewer connection fee to the Public Works Department. All sewer connection plans shall be made on the Public Works Department standard drawing template.
60. There shall be no trees planted within 10 feet of any sewer lateral.
61. All new sewer infrastructures shall be isolated with a physical barrier until the Public Works Department approves the new system, the Civic Center Wastewater Treatment Facility is completed and operational, and the development is ready for actual occupancy.
62. Proposed improvements are located within the Special Flood Hazard Area (SFHA). An Elevation Certificate based on construction drawings is required for any building located within the SFHA. A survey map shall be attached to this certificate showing the location of the proposed building in relation to the property lines and to the street center line. The survey map shall delineate the boundary of the SFHA zone(s) based on the FIRM flood maps in effect and provide the information for the benchmark utilized, the vertical datum, and any datum conversion. A post construction Elevation Certificate will be required to certify building elevations, when the construction is complete, and shall be provided to the Public Works Department prior to final approval of the construction.
63. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.
64. For any decorative water feature, the discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:
 - a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
 - b. There are sufficient BMPs in place to prevent soil erosion; and
 - c. The discharge does not reach into the MS4 or to the ASBS (including tributaries)

Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.
65. The applicant shall also provide a construction note on the plans for the water feature that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.
66. Pursuant to MMC Section 9.20.040(B), all ponds, decorative fountains shall require a water recirculating/recycling system.
67. All commercial developments shall be designed to control the runoff of pollutants from structures, parking and loading docks. The following minimum measures shall be

implemented to minimize the impacts of commercial developments on water quality and shall be shown on the grading plans:

- a. Proper design of Loading and unloading docks.
 - i. Cover loading/unloading dock areas or design drainage to minimize run-on and runoff of storm water
 - ii. Direct connections to storm drains from depressed loading/unloading docks are prohibited.
- b. Properly Design Vehicle/Equipment Wash Areas
 - i. Self-contained and/or covered wash areas shall be equipped with a clarifier or other pretreatment facility and properly connected to a sanitary sewer.
- c. Properly designed Parking lots (5,000 square feet of impervious surface or 25 parking spaces.)
 - i. Minimize impervious surfacing for parking area.
 - ii. Infiltrate runoff before it reaches a storm drain system.
 - iii. Treat to remove oil and petroleum hydrocarbons at parking lots that are heavily used.
 - iv. Ensure adequate operation and maintenance of treatment systems particularly sludge and oil removal and system fouling and plugging prevention control.
- d. RESTAURANTS – Properly design Equipment/accessory wash areas
 - i. Install self-contained wash area, equipped with grease trap, and properly connected to Sanitary Sewer.
 - ii. If the Wash area is located outdoors, it must be covered, paved, the area must have secondary containment and it shall be connected to the sanitary sewer.
- e. TRASH STORAGE AREAS
 - i. Trash container areas must have drainage from adjoining roofs and pavement diverted around the area.
 - ii. Trash container areas must be screened or walled to prevent off-site transport of trash.
- f. OUTDOOR MATERIAL STORAGE
 - i. Materials with the potential to contaminate storm water must be: (1) placed in an enclosure such as a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (2) protected by secondary containment structures such as berms, dikes or curbs.
 - ii. The storage areas must be paved and sufficiently impervious to contain leaks and spills.
 - iii. The storage area must have a roof or awning to minimize collection of storm water within the secondary containment area.

Fencing and Walls

68. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six feet in height or 12 feet in height for a combination of two or more walls.

Fire Safety

69. The project requires LACFD approval of a Final Fuel Modification Plan prior to the issuance of grading or building permits.
70. The project requires LACFD plan review and approval of all proposed fire water service improvements and prior to construction. The improvements shall be designed and constructed in accordance with the water service and fire access plan review requirements provided by the LACFD.

Water Service

71. As a condition of receiving water service from WD 29, the College shall install at its own expense any required water system facilities necessary to meet the requirements of the County/City Engineer and the County Fire Chief. The College will also be required to pay appropriate connection fees, including meter fees, capital and local improvement charges, and financially participate in the Civic Center Infrastructure Improvement Project prior to approval of water plans, start of construction and installation of any additional permanent water service.

MMRP

72. The MMRP of the Final EIR is hereby incorporated as Exhibit A to this resolution.

Deed Restrictions

73. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to Planning department staff prior to beginning construction.
74. The applicant shall be required to execute and record a deed restriction reflecting the *Lighting* conditions set forth above. The property owner shall provide a copy of the recorded document to Planning department staff prior to beginning construction.
75. Pursuant to MMC Section 17.66.100(A), no conditional use permit (this resolution) shall be effective for any purpose until the applicant executes an affidavit provided by the city declaring that the applicant is aware of and accepts any conditions that have been imposed upon the permit, and records the affidavit with the county recorder.

Prior to the Issuance of Certificate of Occupancy

76. Prior to issuance of a certificate of occupancy, the City Biologist shall inspect the project to determine that all Planning conditions to protect natural resources are in compliance with the approved plans.
77. Prior to issuance of a certificate of occupancy, the applicant shall request a final Planning inspection for verification of compliance with all conditions of approval of this resolution.

Emergency Communication and Service Facilities Conditions

78. All antennas shall meet the minimum siting distances to habitable structures required for compliance with the FCC regulations and standards governing the environmental effects of radio frequency emissions.
79. All antennas shall be located so that any person walking adjacent to the transmitting surface of the antennas will be walking on a grade, which is a minimum of eight and one-half feet below the transmitting surface.
80. All antennas, equipment, and support structures shall be designed to prevent unauthorized climbing.
81. The emergency communication and service facility shall be erected, operated, and maintained in compliance with the general requirements set forth in MMC Section 17.46.060 and most restrictive design criteria set forth in MMC Section 17.46.070.
82. The antenna and electrical support equipment shall, at all times, be operated in a manner that conforms to the applicable federal health and safety standards.
83. The emergency communication and service facility, included associated equipment, shall not emit a noise greater than fifty (50) decibels (dB) as measured from the base of the facility and may not be plainly audible within 10 feet of any residence.
84. The co-location of wireless telecommunications facilities pursuant to MMC Section 17.46.090 shall be required whenever feasible.
85. An operation technician is required to conduct regular quarterly maintenance visits to verify that the emergency communication and service facility remains in compliance with the conditions of approval and safety requirements.
86. Colors and materials of the proposed tower, including equipment and antennas attached thereto, shall be non-reflective and chosen to minimize visual impact to the greatest extent feasible.
87. All improvements, including foundations, and appurtenant ground wires, shall be removed from the property and the site restored to its original pre-installation conditions within 90 days of cessation of operation or abandonment of the facility.

88. Within thirty (30) calendar days following the installation of emergency communication and service facility, the applicant/property owner shall provide to the Planning Department a field report prepared by a qualified engineer verifying that the unit has been inspected, tested, and is operating in compliance with FCC standards. Such documentation shall include the make and model (or other identifying information) of the unit tested, the date and time of the inspection, and a certification that the unit is properly installed and working within applicable FCC standards.

Fixed Conditions

89. This coastal development permit shall run with the land and bind all future owners of the property.
90. A conditional use permit that is valid and in effect, and was granted pursuant to the provisions of the MMC, shall run with the land and continue to be valid upon change of ownership of the land or lawfully existing structure.
91. The conditions under which this conditional use permit was approved may be modified by the City without the consent of the property owner, tenant or operator if the Planning Commission finds that the use is creating a nuisance.
92. If it has cause to believe that grounds for revocation or modification may exist, the Planning Commission shall hold a public hearing upon the question of modification or revocation of this conditional use permit pursuant to MMC Section 17.66.100(C). The conditional use permit may be revoked if the Planning Commission finds that one or more of the following conditions exists:
- a. The conditional use permit was obtained in a fraudulent manner.
 - b. The use for which the conditional use permit was granted has ceased or was suspended for at least six successive calendar months from date operation of the use commenced.
 - c. One or more of the conditions found within this resolution have not been substantially met.
93. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

Section 10. Certification.

The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 29th day of February 2016.

ROOHI STACK, Planning Commission Chair

ATTEST:

KATHLEEN STECKO, Recording Secretary

Local Appeal - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms and fee schedule may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 245.

Coastal Commission Appeal - An aggrieved person may appeal the City Council's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 16-30 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting thereof held on the 29th day of February 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

KATHLEEN STECKO, Recording Secretary

Exhibit "A" MITIGATION MONITORING AND REPORTING PROGRAM

**Table 2.1
Summary of the Project’s Environmental Impacts and Mitigation Measures**

Summary of Environmental Impacts	Mitigation Measures	Level of Impact After Mitigation
<p>Aesthetics (Views, Light and Glare):</p> <p><i>Construction:</i> The existing visual character of the Project Site would temporarily change from an underutilized lot to an active construction site. The temporary nature of construction activities, combined with Mitigation Measure AES-1, would reduce potential aesthetic impacts on the quality and character of the Project Site to a less than significant level.</p> <p><i>Operation:</i> Construction of the Project would provide a modern two-story building with a green roof and public open space, as a Santa Monica College satellite campus for the City of Malibu. With implementation of Mitigation Measures AES-1 and AES-2, possible visual impacts will be mitigated to a less than significant level.</p> <p><i>Obstruction of Views:</i> The Project is not expected to significantly alter the existing viewsheds and aesthetic character of the area. The Proposed Project would not adversely impact or block any existing scenic views within the immediate Project vicinity. Therefore, the Project would have a less than significant impact with respect to public scenic vistas.</p> <p><i>Light Pollution:</i> Light emanating from the proposed lighting plan would not adversely impact other properties in the immediate area. With the implementation of Mitigation Measure AES-4, impacts related to nighttime lighting would therefore be less than significant.</p> <p><i>Glare:</i> The proposed modern building would enhance the visual appearance of the Project Site and the area by introducing a new structure with modern architecture. With the implementation of AES-3, impacts associated with glare from building elements would be less than significant.</p>	<p>AES-1 Construction equipment, debris, and stockpiled equipment shall be enclosed within a fenced or visually screened area to effectively block the line of sight from the ground level of neighboring properties. Such barricades or enclosures shall be maintained in good appearance throughout the construction period. Graffiti shall be removed immediately upon discovery.</p> <p>AES-2 Prior to the issuance of a grading permit, SMC shall submit a landscape plan that incorporates native plant species to the satisfaction of the City of Malibu Planning Department and Los Angeles County Department of Regional Planning. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained during the life of the Project.</p> <p>AES-3 The exterior of the proposed building shall be constructed of glare-reducing materials that minimizes glare impacts on motorists and other persons on and off-site.</p> <p>AES-4 Outdoor lighting shall be incorporate low-level lighting fixtures and shall be designed and installed with directional shields so that the light source cannot be seen from adjacent land uses, consistent with the Rural Outdoor Lighting District Ordinance.</p>	<p><i>Construction:</i> Less than significant.</p> <p><i>Operation:</i> Less than significant.</p> <p><i>Obstruction of Views:</i> Less than significant.</p> <p><i>Light Pollution:</i> Less than significant.</p> <p><i>Glare:</i> Less than significant.</p>
<p>Air Quality</p> <p><i>AQMP Consistency:</i> The Proposed Project would be consistent with the underlying assumptions of the SCAQMD’s 2012 AQMP and does not cause or worsen an exceedance of an ambient air quality standard, the Proposed Project is concluded to be consistent with the AQMP and these</p>	<p>AQ-1 The Project Applicant shall include in construction contracts the control measures required and/or recommended by the SCAQMD at the time of development, including but not limited</p>	<p><i>AQMP Consistency:</i> Less than significant.</p>

EXHIBIT A

Summary of Environmental Impacts	Mitigation Measures	Level of Impact After Mitigation
<p>impacts are less than significant.</p> <p><i>Regional Construction Air Quality Impacts:</i> The peak daily emissions generated during the construction of the Proposed Project would not exceed any of the regional emission thresholds recommended by the SCAQMD. Therefore, regional air quality impacts associated with the Project-related construction emissions would be considered less than significant.</p> <p><i>Localized Construction Air Quality Impacts:</i> Localized On-Site Peak Daily Construction Emissions, on-site emissions generated by the Project would exceed the established SCAQMD localized thresholds for PM_{2.5} emissions. Therefore, the localized air quality impacts resulting from construction emissions associated with the Project would be potentially significant.</p> <p><i>Regional Operational Air Quality Impacts:</i> The operational emissions associated with the Project would not exceed the established SCAQMD threshold levels during the summertime (smog season) or wintertime (non-smog season). Therefore, impacts associated with regional operational emissions from the Project would be less than significant.</p> <p><i>Localized Operational CO Impacts:</i> Implementation of the Project would not expose any possible sensitive receptors (such as residential uses, schools, or hospitals) located in close proximity to the studied intersections to substantial localized pollutant CO concentrations. Thus, impacts with respect to exposure of sensitive receptors to substantial pollutant CO concentrations would be less than significant.</p> <p><i>Toxic Air Contaminants (TAC) Impacts:</i> The Project would not include the operations of any land uses routinely involving the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants. The construction activities associated with the Project would be subject to the regulations and laws relating to toxic air pollutants at the regional, state, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.</p>	<p>to the following:</p> <p><i>Rule 403 - Fugitive Dust</i></p> <ul style="list-style-type: none"> • Use watering to control dust generation during demolition of structures or break-up of pavement; • Water active grading/excavation sites and unpaved surfaces at least three times daily; • Cover stockpiles with tarps or apply non-toxic chemical soil binders; • Limit vehicle speed on unpaved roads to 15 miles per hour; • Sweep daily (with water sweepers) all paved construction parking areas and staging areas; • Provide daily clean-up of mud and dirt carried onto paved streets from the Site; • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more; and, • An information sign shall be posted at the entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt if feasible. <p>AQ-2 The Applicant shall comply with SCAQMD Rule 402 (Nuisance), and SCAQMD Best Available Control Technology Guidelines to limit potential objectionable odor impacts during the Project's long-term operations phase.</p> <p>AQ-3 The Applicant shall ensure all construction contractors comply with SCAQMD Rules 1108 and 1113, which include control measures to limit the amount of volatile organic compounds</p>	<p><i>Regional Construction Air Quality Impacts:</i> Less than significant.</p> <p><i>Localized Construction Air Quality Impacts:</i> Less than significant.</p> <p><i>Regional Operational Air Quality Impacts:</i> Less than significant.</p> <p><i>Localized Operational CO Impacts:</i> Less than significant.</p> <p><i>TAC Impacts:</i> Less than significant.</p>

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<p><i>Odor Impacts:</i> The Project would not create objectionable odors affecting a substantial number of people during construction or long-term operation. Therefore, a less than significant impact would occur with respect to the creation of objectionable odors.</p>	<p>from cutback asphalt and architectural coatings and solvents.</p>	<p><i>Odor Impacts:</i> Less than significant.</p>
<p>Cultural Resources</p> <p>Based on the available evidence, construction and operation associated with the Proposed Project would not result in any adverse impacts upon cultural resources on the Project Site. No known archaeological or cultural resources are known to occur within or beneath the limits of the Project Site. Nevertheless, the potential still exists to uncover unknown archaeological resources or human remains during excavation and/or surface grading activities. Such unforeseen impacts can be avoided by implementing preventative Mitigation Measures CR-1 and CR-2 during the construction. Therefore, impacts to cultural resources would therefore be considered less than significant.</p>	<p>CR-1. In the event that archaeological resources are encountered during the course of grading or construction, all development must temporarily cease in the area of discovery until the resources are properly assessed and subsequent recommendations are determined by a qualified consultant.</p> <p>CR-2. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the Project Site that are not reasonably suspected to overlie adjacent remains or cultural resources. If evidence of prehistoric artifacts is discovered, construction activities in the affected areas shall not proceed until written authorization is granted by the City of Malibu Planning Director.</p>	<p>Less than significant.</p>
<p>Geology/Soils</p> <p><i>Seismic Hazards:</i> The Project Site might be underlain by the projection of the Malibu Coast Fault. The Malibu Coast Fault has the potential of producing relatively low magnitude earthquakes due to the low slip rate. Therefore, the probability of exposing people or structures to potential substantial adverse effects from earthquakes on the Malibu Coast Fault is considered low. The Project Site is within a Seismic Hazard Zone delineated as having potential for liquefaction as mapped by the California Geological Survey (formerly CDMG) for the Malibu Beach 7.5 Minute Quadrangle. Implementation of Mitigation Measure GEO-1 would ensure</p>	<p>GEO-1 The Proposed Project shall be designed and constructed in accordance with the City and State Building Codes and shall adhere to all modern earthquake standards, including the recommendations provided in the Project’s Final Geotechnical Report, which shall be reviewed by the Division of the State Architect prior to construction.</p>	<p><i>Seismic Hazards:</i> Less than significant.</p>

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<p>the Proposed Project would be constructed in accordance with the final geotechnical recommendations, Malibu’s General Plan (Safety and Health Element), and Local Coastal Program Land Use Plan. Therefore, with implementation of the site development recommendations, development of the Proposed Project would not expose people to significant seismic-related ground failure, including liquefaction, and these impacts would be considered less than significant.</p> <p><i>Landslides:</i> The Project Site is not immediately adjacent to any mountains or steep slopes, and the topography of the Project Site is relatively flat. The Project Site is not located in the City of Malibu designated areas of high susceptibility for landslides. In addition, the Project Site is not located within a Seismic Hazard Zone for earthquake-induced landsliding. Therefore, potential hazards associated with landslides would be less than significant.</p> <p><i>Sedimentation, Soil Erosion, and Loss of Topsoil:</i> Soils could be exposed to the elements during construction. The Project would be designed to comply with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ to prevent short-term construction-induced water quality impacts resulting from erosion and sedimentation issues. Similarly, as a regulatory requirement, the Project requires the preparation of a Stormwater Pollution and Prevention Plan (SWPPP) because construction activities would disturb more than one acre of land. Mitigation Measure WQ-1 in Section 4.7, Hydrology and Water Quality, would minimize soil erosion and the transmission of sediment into the City’s separate storm sewer system. Therefore, Project impacts related to sedimentation, erosion and loss of topsoil would be less than significant.</p> <p><i>Soil Stability:</i> The Preliminary Geotechnical Study indicates that the Project Site is considered to be suitable for the proposed construction from a geotechnical engineering standpoint, provided that the geotechnical recommendations are incorporated into the final construction plans. Mandatory code-compliance measures would ensure project impacts would be less than significant.</p>		<p><i>Landslides:</i> Less than significant.</p> <p><i>Sedimentation, Soil Erosion, and Loss of Topsoil:</i> Less than significant.</p> <p><i>Soil Stability:</i> Less than significant.</p>

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<p><i>Expansive Soil:</i> The Proposed Project is not expected to withdraw or disrupt any groundwater, nor does the surrounding development. Mitigation Measure GEO-1 would ensure the Proposed Project would be constructed in accordance with the final geotechnical recommendations, City of Malibu’s General Plan (Safety and Health Element), and Local Coastal Program Land Use Plan. Therefore, with implementation of the site development recommendations, development of the Proposed Project would have less than significant impacts related to soil stability.</p> <p><i>Flooding and Inundation:</i> The Project Site lies on the floodplain of Malibu Creek. The approximate eastern half of the Project Site is disposed to flooding during the 100-year-flood and is located in a Special Flood Hazard Area (SFHA) Zone of “AO.” This corresponds to average flood depths (usually sheet flow on sloping terrain of up to two feet during a 100-year flood event). Several dammed reservoirs are located up-canyon from the Project Site. From northwest to southwest these reservoirs include Lake Sherwood (LSW), Westlake Lake (PW), the Las Virgenes Reservoir (WLR), Malibu Lake (MBL), and Century River (CTR). The Project Site lies within an inundation area for one or more of these reservoirs. With the implementation of acceptable design and building practices, the impact of a 100-year-flood and an inundation of up to two feet on the Proposed Project would be considered less than significant.</p> <p><i>Waste Water Disposal Systems:</i> Consistent with the City’s Policy For Environmental Health Review Of Development Projects within The Civic Center Prohibition Area, the Proposed Project plans to connect to the City of Malibu’s planned wastewater treatment facility for the Civic Center Area when it becomes operational. The Project’s anticipated wastewater flow of 9,747 gallons per day has already been factored into the planned treatment capacity for the City’s Wastewater Treatment Facility. Therefore, impacts will be reduced to a less than significant level.</p>		<p><i>Expansive Soil:</i> Less than significant.</p> <p><i>Flooding and Inundation:</i> Less than significant.</p> <p><i>Wastewater Disposal Systems:</i> Less than significant.</p>
<p>Greenhouse Gas Emissions</p> <p>Although the Proposed Project would emit GHGs, compliance with the CalGreen Code would reduce GHG emissions. The total amount of construction related GHG emissions is estimated to be approximately 450.34 CO₂e MTY, or approximately 15.01 CO₂e MTY amortized over a</p>	<p>No mitigation measures required.</p>	<p>Less than significant.</p>

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<p>30-year period. Operation of the Proposed Project is estimated to generate a net increase of approximately 880.29 CO₂eMTY. The Proposed Project would be consistent with all feasible and applicable strategies to reduce greenhouse gas emissions in California and the City of Malibu. As such, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and impacts would be considered less than significant.</p>		
<p>Hazardous Materials</p> <p><i>Construction-Related Impacts</i></p> <p>There are no current identified recognized environmental conditions (RECs) on the Project Site and no evidence of RECs in the current and past uses of adjoining and surrounding properties. There is a seepage pit for septic systems on the northwest corner of the Project Site. The Project Site is listed on the Leaking Underground Storage Tank list for three former USTs. The Project Site LUST was issued closure by the County of Los Angeles Regional Water Quality Control Board and the County of Los Angeles Department of Public Works in the 1990's, which indicates that the investigation and/or remediation have been completed to their satisfaction. The LUST classification on the Project Site represents a historic recognized environmental condition in connection with the Project Site. Additionally, there are two sites that are located within a one-mile radius of the Project Site that have documented spills or leaks of gasoline. Both sites are considered unlikely to have contaminated the Project Site and do not represent an REC in association with the Project Site.</p> <p><i>Asbestos:</i> The structures on the Project Site were built prior to the federal banning of ACMs. Structures have the potential to have been constructed with building materials containing lead-based paint and/or ACMs. The potential release of ACMs is considered to be a significant impact. Mitigation Measure HAZ-2 is recommended to address this potential impact.</p>	<p>HAZ-1. The Project Developer shall obtain all necessary permits from the RWQCB prior to the installation of any temporary and/or permanent dewatering systems. Procurement of all applicable RWQCB permits will ensure the water quality of groundwater discharge into the storm drain infrastructure.</p> <p>HAZ-2. A demolition-level asbestos survey by a licensed contractor shall be conducted for the existing on-site structures. If the survey reveals that these structures contain ACMs, the structures shall be stabilized, removed, and disposed of in accordance with applicable regulations, including but not limited to, SCAQMD Rule 1403 and Cal/OSHA requirements.</p> <p>HAZ-3. During the demolition of existing structures, building materials shall be handled and disposed of in accordance with applicable federal, State, and local regulations regarding lead-containing materials.</p> <p>HAZ-4. Fluorescent light ballasts not specifically labeled as not to contain PCBs shall be presumed to contain them and shall be disposed of in accordance with applicable regulations, including but not limited to, Cal/OSHA requirements.</p> <p>HAZ-5. If any operation within the Project Site includes construction, installation, modification, or removal of underground storage tanks (Los Angeles County Code Title 11, Division 4), the County of Los Angeles must be contacted for required</p>	<p><i>Construction-Related Impacts</i></p> <p>Less than significant.</p> <p><i>Asbestos Impacts</i></p> <p>Less than significant.</p>

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<p><i>Radon:</i> Based on the location of the Project Site, elevated levels of radon are not expected to be of concern.</p> <p><i>Lead:</i> Due to the building’s age, it is presumed that lead-based paint is present on the Project Site. The structures on site containing lead-based materials could release lead into the environment during demolition activities. Therefore, Mitigation Measure HAZ-3 is recommended to address this potential impact.</p> <p><i>Polychlorinated Biphenyls (PCBs):</i> It is presumed that fluorescent light ballasts manufactured prior to 1978 might be located on the Project Site. Fluorescent light ballasts manufactured prior to 1978 may contain small quantities of PCBs. It is possible that PCBs could be released into the environment during demolition activities. Therefore, Mitigation Measure HAZ-4 is recommended to address this potential impact.</p> <p><i>Groundwater Sampling and Analysis:</i> All buildings on-site are served by septic systems, and septic tanks are located north of the decommissioned Sheriff Substation. In the early 1990s, four USTs were removed from the Project Site. The soil underlying two unleaded gasoline tanks and one aviation fuel storage tank was contaminated following the tank pull. Groundwater contamination was observed on-site. The Los Angeles Regional Water Quality Control Board granted case closure in October 1996 stating that the Malibu area does not use the aquifer as a potable source of water and “passive remediation should decrease the contamination to acceptable levels.” However, pumped groundwater could potentially draw higher concentrations of contaminants onto the Project Site. Mitigation Measure HAZ-1 is provided to ensure that accidental contamination of the Project Site would not occur during construction activities.</p> <p><i>Operational Impacts:</i> The proposed uses do not involve any materials or activities that would entail the use of hazardous materials that could potentially pose a threat to persons on-site or on immediately adjacent properties. The proposed Sheriff’s Substation would require the on-site storage and handling of explosives and other potentially hazardous projectile materials. The type of explosives that would likely be stored on-</p>	<p>approvals and operation permits.</p>	<p><i>Radon Impacts</i> Less than significant.</p> <p><i>Lead Impacts:</i> Less than significant.</p> <p><i>Polychlorinated Biphenyls (PCBs) Impacts:</i> Less than significant.</p> <p><i>Groundwater Sampling and Analysis:</i> Less than significant.</p> <p><i>Operational Impacts:</i> Less than significant.</p>

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<p>site within the proposed Sheriff's Station and within secured Sheriff Department vehicles include ammunition with inert projectile, tear gas and smoke, sting balls, and small arms ammunition. All of these items will be stored in the Armory on-site in the Sheriff's space and in Sheriff Department vehicles that would be parked in a secured and fenced in area in the back lot. Based on the Proposed Project's required compliance with applicable regulations, the risk of upset and accidental conditions involving the release of hazardous materials into the environment is considered to be less than significant. Additionally, there are no public schools or proposed public schools within a quarter of a miles radius of the Project Site.</p>		
<p>Hydrology and Water Quality:</p> <p><i>Hydrology/Flooding:</i> Construction of the Proposed Project would require excavation of the foundation and basement level of the existing Sheriff's Station that is proposed for demolition. The finished floors of the Proposed Project would be elevated above the flood level and would not be prone to flooding. Thus, construction of the Proposed Project would not expose people or structures to a significant risk, loss, injury, or death involving flooding. Therefore, potential impacts associated with flooding hazards would be considered less than significant impact.</p> <p><i>Drainage and Water Runoff:</i> The Project would alter the existing configuration of the surface parking lot, which in turn would alter the surface water flows within the Project Site. Surface water runoff would continue to be directed through the Project Site's surface parking lot areas and into adjacent stormwater bio swale along Civic Center Way. The volume of surface water runoff from the Project Site is expected to decrease as a result of the Proposed Project. As compared to the existing conditions, the Project will increase the site's permeable surface area by approximately 12,800 square feet, an increase of approximately 46%. Thus, construction of the Proposed Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site. Therefore, drainage impacts would be considered less than significant impact.</p>	<p>WQ-1: The Project shall comply with all applicable City and County Low/Impact Development water quality requirements. The Proposed Project shall be designed and constructed in accordance with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ. The Applicant shall submit a Stormwater Pollution and Prevention Plan (SWPPP) to the appropriate governing agency.</p> <p>WQ-2 Prior to the start if any construction activity, SMC or its contractor shall submit a Water Quality Management Plan (WQMP) to the satisfaction of the City of Malibu that incorporates appropriate site design and source control BMPs from Section 17.6 of the LIP and Appendix A to minimize or prevent post-construction polluted runoff.</p>	<p><i>Hydrology/Flooding:</i> Less than significant.</p> <p><i>Drainage and Water Runoff:</i> Less than significant.</p>

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<p><i>Construction Impacts:</i> There is little exposed soil that would be susceptible to weathering and erosion on the Project Site. The Proposed Project would be designed with BMPs to comply with the Construction General Permit Water Quality Order 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ to prevent short-term construction-induced water quality impacts resulting from erosion and sedimentation issues. Similarly, as a regulatory requirement, the Project requires the preparation of a Stormwater Pollution and Prevention Plan (SWPPP) because construction activities would disturb more than one acre of land. Implementation of Mitigation Measure WQ-1 will ensure appropriate and effective BMPs are implemented during construction to minimize soil erosion and the transmission of sediment into the City’s separate storm drain system. Therefore, construction impacts upon water quality would be less than significant.</p> <p><i>Operational Impacts:</i> Post-development stormwater runoff has the potential to contribute pollutants to the stormwater conveyance system and ultimately to the ocean. The quality of stormwater is generally affected by the length of time since the last rainfall, the rainfall intensity, the urban uses of the area, and the quantity of transported sediment. The EPA considers street and parking lot surfaces to be the primary source of stormwater pollution in urban areas. Post-construction phase water quality BMPs are required as stated in Section 17.4.2 of the LCP. Section 17.4.2 of the LCP requires post-construction plans detailing how stormwater and polluted runoff will be managed or mitigated during the life of the project. A WQMP is required for all development that requires a Coastal Development Permit and shall require the implementation of appropriate site design and source control BMPs from Section 17.6 of the LIP and Appendix A to minimize or prevent post-construction polluted runoff. With the preparation, approval and successful implementation of a WQMP, impacts to water quality would be mitigated less than significant levels.</p> <p><i>Groundwater Impacts:</i> Construction of the Proposed Project would require excavation of the foundation and basement level of the existing Sheriff’s Station that is proposed for demolition. Excavations would not extend deeper than required to remove the existing basement level and would be</p>		<p><i>Construction Impacts:</i> Less than significant.</p> <p><i>Operational Impacts:</i> Less than significant.</p> <p><i>Groundwater Impacts:</i> Less than significant.</p>

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<p>filled with approximately 4,200 cy of soil to raise the finished floor to a surface elevation of 23 feet above mean sea level. Thus, the Proposed Project will not include deep excavations into the groundwater table. Therefore, impacts to groundwater would be less than significant.</p>		
<p>Land Use and Planning</p> <p>SMC is seeking approval of a Coastal Development Permit (CDP) from the City of Malibu and approval of the following three Variances from the M.M.C and LCP: (1) a height variance to allow a 35'-10" high building with a sloped roof for the main structure, (2) a height variance for the County's replacement emergency communications tower, and (3) a parking variance to deviate from the standard parking stall dimensions. Impacts related to consistency with the applicable land use planning policies and compliance with the zoning code would be less than significant prior to mitigation.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant.</p>
<p>Noise</p> <p>Construction Noise: Due to the use of construction equipment, surrounding land uses would be exposed to increased ambient exterior noise levels. For purposes of this analysis, the sensitive noise receptors are identified as the Malibu Public Library, located east of the Project Site within the Civic Center, Malibu Legacy Park, south of the Project Site, and the residential homes on Harbor Vista Drive and Colony View Circle, to the north of the Project Site. The Project's construction noise impacts would exceed the maximum allowable exterior noise levels for non-transportation sources at the County Public Works building, the Malibu Public Library, and Legacy Park, although the construction noise levels would be below the threshold for the residential land uses to the north. The Proposed Project's construction noise impacts would be considered significant on a short term and intermittent basis during the construction period.</p> <p><i>Operational Noise (Traffic Noise):</i> During the Proposed Project's operational phase, noise would primarily be generated by traffic associated with implementation of the Project. The Proposed Project's mobile</p>	<p>N-1 Consistent with the City of Malibu Noise Ordinance (Section 4204 G), construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays, and prohibited on Sundays and holidays. Special circumstances may arise where construction activities are permitted during prohibited hours by expressed written permission of the City Manager, or if construction is necessary to preserve life or property when such necessity arises (Section 4205 D).</p> <p>N-2 Noise and groundborne vibration construction activities whose specific location on the Project Site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be situated away from the nearest noise- and vibration-sensitive land uses wherever feasible to do so.</p> <p>N-3 When possible, construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously,</p>	<p><i>Construction Noise:</i> Significant and unavoidable.</p> <p><i>Operational Noise (Traffic Noise):</i></p>

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<p>noise impacts were assessed based on the peak hour traffic volumes for existing conditions (2012), future cumulative without project conditions (2017), and future cumulative with project conditions (2017). Project traffic would not increase the ambient noise level at any intersection by more than 3 dBA. As such, the Proposed Project's mobile source noise impacts would not cause an exceedance of the maximum allowable noise exposure levels from transportation sources. Therefore, Proposed Project's impacts associated with a permanent increase in ambient noise levels to the surrounding environment from mobile noise sources would be less than significant.</p> <p><i>Operational Event Noise:</i> Outdoor events at the Project Site are predicted to occasionally exceed exterior noise standards at surrounding sensitive noise receptors; however, the types of uses from operation of the Proposed Project in the Civic Center area are not anticipated to result in substantial on-site noise generation. As such, Civic Center noise would incrementally increase, but would not combine with the Proposed Project to contribute to a cumulatively substantial operational increase in Civic Center area noise levels. Therefore, long-term cumulative impacts would be less than significant.</p> <p><i>(c) HVAC Noise:</i> Noise impacts resulting from HVAC systems can vary considerably depending on the equipment selected, the system design, and the location of the equipment relative to the noise sensitive use. Noise levels from commercial HVAC systems are typically in the range of 70 to 92 dBA L_{eq} at a distance of 15 feet. The proposed building's mechanical and HVAC equipment would be located on the green roof and would be screened from public view. The location and placement of the mechanical equipment on the lower roof and adjacent to a higher wall of the building also would serve to attenuate noise levels at the property's boundaries. Installation and operation of the HVAC equipment would also be done in accordance with the American Society of Heating and Air-Conditioning Engineers (ASHRAE) Noise and Vibration Control Standards and Best Practices to ensure indoor noise levels are maintained at an acceptable level. As such, noise from HVAC and mechanical equipment would not exceed the ambient noise at the property line and noise impacts would be less than significant.</p>	<p>which causes high noise levels.</p> <p>N-4 Barriers such as plywood structures or flexible sound control curtains shall be erected around the perimeter of the Project Site to minimize the amount of construction noise impacting adjacent off-site land uses. Plywood barriers should have a minimum thickness of ¾ inch (21 mm) and extend to a height of eight (8) feet above grade to effectively block the line of sight from the noise source to the noise receptor.</p> <p>N-5 The project construction contractors shall ensure that equipment is properly maintained per the manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc) or as required by the City's Department of Building and Safety, whichever is the more stringent.</p> <p>N-6 The project construction contractors shall shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power equipment.</p> <p>N-7 The project construction contractors shall ensure that construction equipment does not idle for extended periods of time.</p>	<p>Less than significant.</p> <p><i>Operational Event Noise:</i> Less than significant.</p> <p><i>HVAC Noise:</i> Less than significant.</p>

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<p>Public Services (Police and Fire Protection)</p> <p><i>Fire Flow:</i> The Proposed Project does not exceed the capacity of existing LACFD services and would not require provision of new or physically altered facilities to maintain service ratios. A Fire Access Plan has been submitted to and approved by the Los Angeles County Fire Department (See Appendix C of this Draft EIR). Based on the Fire Department’s initial review, no adverse impacts associated with fire protection and life safety requirements have been identified. Specific fire and life safety requirements will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements (See Mitigation Measure PS-1). Therefore, with mitigation, impacts related to increased demands for fire protection services would be less than significant.</p> <p><i>Construction Impact (Police):</i> Sheriff service requirements will increase over the existing demands during the construction phase of the Proposed Project. The potential for vandalism and theft will increase due to the presence of construction equipment and building materials, increasing Sheriff’s service demands for property protection.</p> <p><i>Operation Impacts (Police):</i> The operation of a Sheriff’s Substation within the Malibu Civic Center would reduce response times throughout the City and will greatly reduce downtime associated with transportation to and from the Lost Hills Station. The construction and operation of the Proposed Project would incrementally add to the existing demands on the LASD in the City of Malibu, as additional daytime and evening population will be increased between the hours of 7:00 a.m. to 10:00 p.m. The increased presence of people on site would increase marginally the demands for police protection services. However the presence of the on-site Sheriff’s Station alone would serve to increase public safety and reduce response times. As such, impacts upon Sheriff Department services would therefore be less than significant.</p>	<p>PS-1 The Project shall comply with all applicable code and ordinance requirements for construction, emergency access, water main fire flows and fire hydrants.</p>	<p><i>Fire Flow:</i> Less than significant.</p> <p><i>Construction Impact (Police):</i> Less than significant.</p> <p><i>Operation Impacts (Police):</i> Less than significant.</p>

Summary of Environmental Impacts	Mitigation Measures	Level of Impact After Mitigation
<p>Public Utilities (Water, Sewer, Energy Conservation)</p> <p><i>Sewer:</i> The Proposed Project would generate approximately 9,747 gallons of wastewater per day (gpd). The Proposed Project is prohibited from utilizing the existing septic system on the Project Site, pursuant to Sections 13240 and 13241 of the California Water Code. In light of that, the Proposed Project’s operation is dependent on the construction of the City’s Wastewater Treatment Facility, as the Proposed Project will be required to connect to the new facility once it is operational. It is expected that the increase in the wastewater generated by the Proposed Project would not exceed the amount accounted for in the design and construction of the Wastewater Treatment Facility for the Civic Center Area and impacts associated with wastewater would be less than significant with incorporation of the Mitigation Measures PU-1 through PU-3.</p> <p><i>Water:</i> The Proposed Project would generate a demand for 10,115 gallons per day (gpd). The estimated water demand for the Proposed Project was based on standard wastewater generation factors according to land use and irrigation demands. Should any additional on-site water system facilities or upgrades be identified at the time of construction to meet the requirements of the County/City Engineer and the County Fire Chief, they will be completed at the expense of the Applicant and in consultation with Water District 29 and the Fire Department. The Applicant will also be required to pay appropriate connection fees, including meter fees, capital and local improvement charges, and financially participate in the Civic Center Infrastructure Improvement Project prior to approval of water plans, start of construction, and installation of any additional permanent water service.</p> <p>Water efficiency will be a major consideration, as well as maintenance in the selection of all plumbing fixtures. Impacts associated with a net increase in water consumption would be less than significant as the project would be fitted with water efficient plumbing fixtures which would reduce the Project’s water demand. Impacts associated with water supply would be less than significant and further reduced with implementation of Mitigation Measures PU-4 through PU-10.</p>	<p>PU-1 Occupancy and operation of the Proposed Project shall be conditioned upon the successful operation of and connection to the City’s proposed Civic Center Wastewater Treatment Facility, not on-site. The average wastewater generation rate for the project shall not exceed 11,102 gallons per day.</p> <p>PU-2 Certificate(s) of Occupancy for this Project shall not be issued until the Civic Center Wastewater Treatment Facility (under separate permit CDP 13-057) is constructed and operational, and all on-site sewer connections to the new sewer laterals are completed.</p> <p>PU-3 Conditions of approval by the City of Malibu Public Works Department for Sewer are incorporated by reference into the Environmental Health Conditions of approval.</p> <p>PU-4 Prior to the issuance of a building permit, the Applicant shall pay any applicable and lawful fees adopted by the City and generally and uniformly imposed by the City’s Environmental Sustainability Department and/or Public Works Department for construction of new water supply and distribution facilities.</p> <p>PU-5 Automatic sprinkler systems shall be set to irrigate landscaping during early morning hours or during the evening to reduce water loss from evaporation. Care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season to avoid wasting water by excessive landscape irrigation.</p> <p>PU-6 Selection of native, drought-tolerant, low water consuming plant varieties shall be used to reduce potable irrigation water consumption to the maximum extent feasible.</p> <p>PU-7 Best Management Practices (BMP’s) for water conservation shall be used within buildings to reduce wastewater generation/water use.</p> <p>PU-8 The Applicant shall install high-efficiency toilets (maximum</p>	<p><i>Sewer:</i> Less than significant.</p> <p><i>Water:</i> Less than significant.</p>

Summary of Environmental Impacts	Mitigation Measures	Level of Impact After Mitigation
<p><i>Energy Conservation (Electricity):</i> During the construction period, temporary service outages may result in the surrounding area as construction workers upgrade and extend the necessary infrastructure to serve the Project Site. Due to the temporary and intermittent nature of such outages, such impacts are considered less than significant. The Proposed Project’s energy demands would be approximately 300,227 kWh/yr. This estimate is conservative and is anticipated to be reduced with compliance with the CAL Green Code, Title 24 (2013), and additional sustainability features that are proposed to meet LEED accountability goals. As such, the Proposed Project’s energy demands would be less than significant, and no mitigation measures would be required.</p> <p><i>Energy Conservation (Natural Gas):</i> The Proposed Project is anticipated to result in an increase of approximately 70,290 cubic feet per month of natural gas. Further determinations about necessary infrastructure improvements may be made upon the submission to The Gas Company of “final plans” for the Proposed Project. The Proposed Project would have a less than significant impact upon natural gas services, and no mitigation measures would be required.</p>	<p>1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.</p> <p>PU-9 The Applicant shall install restroom faucets with a maximum flow rate of 1.5 gallons per minute.</p> <p>PU-10 A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for the proposed new building to ensure a separate connection from the library building is maintained.</p>	<p><i>Energy Conservation (Electricity):</i> Less than significant.</p> <p><i>Energy Conservation (Natural Gas):</i> Less than significant.</p>
<p><i>Source: Parker Environmental Consultants, 2015.</i></p>		

Santa Monica College – Malibu Campus

Findings for Building Height Variance

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The Project Applicant, the Santa Monica Community College District (SMCCD), proposes to redevelop an approximately 128,500 square-foot (2.94 acres) irregularly shaped lot (i.e., “lease parcel”) within the larger 9.18-acre Los Angeles County-owned and operated Malibu Civic Center complex for an educational instructional facility and a Los Angeles County Sheriff’s substation that would serve the Malibu community. The proposed Santa Monica College – Malibu Campus Project (“Proposed Project”) includes the demolition of the existing Sheriff’s Station building, and the new construction of a 2-story above-grade, approximately 25,310 square foot educational facility including an interpretive center as well as an approximately 5,640 square foot Community Sheriff’s Substation and Emergency Operations and Planning Center on the ground floor.

The architecture of the Proposed Project is intended to represent a horizontal interpretation of the style of unique architecture elements that are recognized within the Institutional Zone and permitted to a height of 35 feet. The proposed structure is intended to be architecturally and visually unique and distinct from other commercial and governmental buildings within the immediate vicinity. The unique architectural features of the proposed structure are expressed through its waveform roofline, which has a dual purpose of allowing for sustainability features/function of the building’s passive air circulation system and expressing an artistic interpretation of the ocean’s waves along Malibu’s coast.

The base height of the proposed structure is 28 feet above natural finished grade; however, portions of the structure’s pitched roof reach to a height of 35’ -10” above finished grade and exceed the height requirements of the LCP’s Institutional Development Standards (LCP Section 3.9.A.1). A cross sectional rendering of the proposed structure is provided in Exhibit A (attached). The geometry of the portions of the building that exceed 28 feet will enable this project to be a state-of the-art educational facility that embodies proven principles of high-performance learning and environmental sustainability.

The height of the proposed structure is a function of its architectural style, institutional building standards for maintaining acceptable classroom and lecture hall floor to ceiling height dimensions, and is necessary to accommodate the proposed passive heating and cooling ventilation system that is proposed for high occupancy areas typically associated with educational lecture rooms and assembly areas in an effort to reduce energy demands of a traditional HVAC system. This type of system is ideally suited to take advantage of the cooling breezes of Malibu’s coastal environment that in addition to reducing the projects energy use and carbon foot-print, will provide for increased opportunities for fresh air for a more healthful learning environment. The additional height will also allow for increased glazing opportunities to increase natural light. In addition to reducing energy due to reliance on artificial lighting sources, natural light has been proven in a number of studies to increase test scores of students who learn in classrooms with increased natural light. For this reason, SMCCD is seeking a height variance from Section 3.9 of

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the Institutional development Standards as part of the Coastal Development Permit process. Section 3.9, Institutional Development Standards, reads as follows:

A. All institutional development shall be subject to the following development standards:

1. Height.

a. Structures shall not exceed a maximum height of 18 feet above natural or finished grade, whichever results in a lower building height, except for chimneys and rooftop antenna. The maximum height of the structure may be increased up to 28 feet for a flat or pitched roof if approved through a site plan review pursuant to Section 13.27 of the Malibu LIP.

b. Flagpoles, satellite dishes, safety railings, elevator shafts, stairwells, church spires, and belfries may be increased up to a maximum of 35 feet if approved through a site plan review pursuant to Section 13.27 of the Malibu LIP. Roof-mounted mechanical equipment shall be integrated into the roof design, screened, and may project no more than two feet higher than the structure roof height (screens included) if approved through a site plan review pursuant to Section 13.27 of the Malibu LIP.

c. In no event shall the maximum number of stories above grade be greater than two.

The requested variance is consistent with the intent of the Code and would provide relief from the strict interpretation of the Code which would otherwise deprive the Applicant from designing the structure in the same manner that other structures of like character in the same vicinity and zone can be built. The proposed SMC Malibu Campus is a unique project in that it proposes the only higher educational institution within the City, will include a Sheriff's Substation, and is not a typical commercial office or governmental services building. The height standards of the Institutional Zone provide specific exceptions to for certain architectural features, which increases the height limit to 35 feet for these architectural features. Although the Proposed Project does not propose the specific architectural features that are currently contemplated in the Institutional Zone (i.e., belfries or spires), the Proposed Project is consistent with the intent of the Code, which clearly allows for buildings to exceed the base height limit of 28 feet for specific iconic architectural features. As mentioned above, the unique architectural features of the proposed structure are articulated through its waveform roofline which has a dual purpose of allowing for sustainability features/function of the building's passive air circulation system and expressing the architect's interpretation of the ocean's waves along Malibu's coast.

With respect to meeting the intent of the Code, the standards of the Institutional Zone recognize the importance of iconic and/or unique architectural styles that are used to distinguish civic, institutional or cultural-oriented structures from traditional commercial buildings, Section 3.9 (b) of the LCP permits architectural features such as flagpoles, satellite dishes, safety railings,

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elevator shafts, stairwells, church spires, and belfries to a maximum height of 35 feet through a site plan review pursuant to Section 13.27 of the LIP. At the time the Institutional Development Standards were adopted, buildings within the Institutional Zone were limited to governmental structures such as fire stations and the existing structures within the Civic Center. There were no higher-level (community college or university) structures within the City limits. Although the proposed structure does not include these specific vertical architectural elements, the proposed building includes a horizontal interpretation of a distinguished architectural design with a sloped roofline with a base height of 28 feet that slopes upward to a height of 35' - 10" at its highest point. In comparison to the 28-foot base height limit for the Institutional Zone, 54.5 percent of the building's roofline exceeds 28 feet in height triggering the need for a variance. As shown in Exhibit B, Roof Plan Exhibit, approximately 68 percent of the roof level is below 32 feet and only 12 percent of the building's roofline exceeds 32 feet above grade. The sloped roofline is required as part of a passive ventilation system in an effort to meet SMC's stringent energy conservation standards as well as the proper assembly of the required classroom amenities such as audio-visual, projection screen and equipment, lighting and etc.

SMC's sustainability specifications require all projects to be designed to obtain the maximum LEED points. Because of the project's location in the coastal zone, the project site affords the unique benefit of utilizing a passive ventilation system to cool interior spaces and circulate airflow in rooms designed for high occupancy loads. An illustration of the proposed natural convection ventilation system is provided in Exhibit C, Sustainability Features (attached). Adhering to the 28-foot height limit would preclude the use of a natural ventilation system and would increase the building's operational energy demands and reduce access to natural light. Although the Project includes a conventional HVAC system as mandated by the Cal Green Code and the stringent requirements of the Division of State Architects, the proposed passive air ventilation system will minimize the utilization of the buildings conventional HVAC system which will greatly reduce the buildings energy demands. The project is uniquely located in the Malibu coastal zone and will benefit from the mild Mediterranean climate and off-shore breeze.

Additionally, the height of structure is necessitated by the industry standard floor-to-ceiling dimensions for classroom occupancy and assembly areas. The state has a standard classroom size of roughly 980 square feet and for this size, most university guidelines for recommended ceiling heights is 12 feet (floor to ceiling) for a typical classroom and 15 feet (floor to ceiling) for lecture halls. As shown in Exhibit 1, the depth and slope of lecture rooms have a direct and critical impact on the required floor to ceiling height of rooms. The integration of multi-media capabilities into modern pedagogy is an increasingly essential feature for "smart-classrooms," to include the effectively utilization of projection technologies. The farther away the last row of seats is from the front wall of the room, the higher the ceiling must be to accommodate the approximately sized projection screen for acceptable viewing throughout the room. Lower ceiling heights would constrain the proportions of optimum lighting recommendations for classrooms also necessitate indirect lighting (i.e., uplighting) to avoid glare. Uplighting requires

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lighting fixtures to be dropped below the ceiling. Additional clear space is also needed above the ceiling, away from mechanical and utility systems to permit installation of screens and structural supports for projection equipment installation. These building specifications are not typical of standard commercial structures and thus necessitate a variance to the standard base height limit. Thus, granting of the height variance would not confer a special privilege or use inconsistent with the limitations placed upon other properties in the same vicinity and zone.

JUSTIFICATION FOR VARIANCE - FINDINGS (LIP Section 13.26.5)

- A. That there are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification.**

The Project Site possesses unique characteristics that prohibit the lowering of the ground floor elevation. The topography of the Project Site (140 feet below the nearest residence), the depth to groundwater (6 – 28 feet below surface elevation), and the Project Site's location within a designated flood prone area render it suitable for a height variance because it is technically infeasible to construct the proposed building with a lower finished floor level for purposes of lowering the structure's roof height to below 28 feet. The Project Site is located in the "AO Flood Zone" as designated by the Federal Emergency Management Agency's (FEMA) Flood Hazard Map (see Exhibit D, attached), indicating the Project Site is prone to flooding and inundation by the 1 percent annual chance flood. Thus, lowering the finished floor grade by 2 feet below finished grade would subject the structure to flooding.

The Project Site is constrained by the local high groundwater levels within the Civic Center area. As noted in the Project's Geotechnical Investigation Report by Geolabs (2013), groundwater was encountered in exploratory borings and CPT soundings at depths ranging from six feet to twenty-three feet below grade. (Geolabs 2013) The Seismic Hazard Zone Report for the Malibu Beach Quadrangle shows historic groundwater at five feet below the surface in the vicinity of the subject site. Thus, lowering the finished floor elevation or utilizing basement levels would require extensive geotechnical engineering and require sump pumps that would offset the energy savings achieved by the passive ventilation system. For this reason, lowering the building's floor plate for purposes of accommodating the height limit is technically infeasible.

The granting of the requested height variance will be consistent with other entitlement requests for adjacent properties in the Civic Center area. The Project Site is located adjacent to the La Paz Commercial Development that was approved by the City of Malibu through a development Agreement in 2010. The La Paz Development Agreement approved a request for a building height of 32 feet where, similar to the Project Site, the base height limit was 28 feet. Similar to the La Paz Development Agreement, the granting of a variance to exceed the 28 feet base height

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for the Proposed Project was found not to result in any adverse impacts to views or materially alter the character of the aesthetics of the Malibu Civic Center. The nearest residential properties to the Project Site are located at an elevation that is approximately 140 feet higher than the Project Site and have panoramic views overlooking the site and extending across the entire Civic Center area and coastline. The height of the proposed building would not obstruct or block scenic views of the sea or coastline that are visible from certain vantages in the residential neighborhood located directly north of the Civic Center property on Malibu Knolls Drive or Harbor Vista Drive. Due to difference in elevation between the Proposed Project and the residences overlooking the Civic Center, the orientation, slope, and materials of the proposed roof will minimize reflectivity and glare as compared to a structure with flatter roof that would require a roof membrane lighter in color to comply with energy code requirements.

Additionally, as mentioned above, the height of proposed structure is necessitated by the industry standard floor-to-ceiling dimensions for classrooms and assembly areas. The state has a standard classroom size of roughly 980 square feet and for this size, most university guidelines for recommended ceiling heights is 12 feet (floor to ceiling) for a typical classroom and 15 feet (floor to ceiling) for lecture halls. The depth and slope of lecture rooms have a direct and critical impact on the required floor to ceiling height of rooms. The integration of multi-media capabilities into modern pedagogy is an increasingly essential feature for “smart-classrooms,” to include the effectively utilization of projection technologies. The farther away the last row of seats is from the front wall of the room, the higher the ceiling must be to accommodate the approximately sized projection screen for acceptable viewing throughout the room. Lower ceiling heights would constrain the proportions of optimum lighting recommendations for classrooms also necessitate indirect lighting (i.e., uplighting) to avoid glare. Uplighting requires lighting fixtures to be dropped below the ceiling. Additional clear space is also needed above the ceiling, away from mechanical and utility systems to permit installation of screens and structural supports for projection equipment installation. These building specifications are not typical of standard commercial structures and thus necessitate a variance to the standard base height limit. Thus, granting of the height variance would not confer a special privilege or use inconsistent with the limitations placed upon other properties in the same vicinity and zone.

B. That the granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zones) in which the property is located.

The granting of the requested height variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zones) in which the property is located. The requested height variance would not obstruct or interfere with any existing scenic views, or create shadows upon adjacent properties that would be detrimental or injurious to adjacent properties. The Project Site is located within the existing Civic Center complex which is currently developed and built out. The

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proposed height would not interfere with the use of or contrast sharply with the architectural character of the existing structures within the Civic Center.

The adjacent property to the west is currently vacant but is proposed to be developed with commercial land uses. The proposed building footprint will be set back from the westerly property line by a distance of 45 feet. Thus, shadows from the proposed structure would not adversely affect the proposed uses of the adjacent westerly property.

Additionally, as mentioned above, the proposed building height would not adversely affect neighboring residential properties to the north that overlook the Project Site and Civic Center area. The nearest residential properties to the Project Site are located at an elevation of approximately 160 feet mean sea level (msl), approximately 140 feet higher than the Project Site which has a proposed finished floor elevation of 23 feet msl. The height of the proposed building would not obstruct or block scenic views of the sea or coastline that are visible from certain vantages in the residential neighborhood located directly north of the Civic Center property on Malibu Knolls Drive or Harbor Vista Drive. Due to difference in elevation between the Proposed Project and the residences overlooking the Civic Center, the orientation, slope, and materials of the proposed roof will minimize reflectivity and glare as compared to a structure with flatter roof that would require a roof membrane lighter in color to comply with energy code requirements.

C. That the granting of the variance not constitute a special privilege to the applicant or property owner.

The Project Site is unique in that it comprises the only Institutional Zone within the Civic Center area. The granting of the variance would not constitute a special privilege to the Applicant or property owner, as the Project Site is zoned for Institutional land uses in the Civic Center. The Project is unique and differentiated from other properties and land uses in the Civic Center in that it consists of a community college campus and is designed with large meeting rooms and assembly areas with higher than usual occupancy loads. The ventilation requirements for such facilities are higher than a typical residential, commercial office or retail use. No other community college institution is located within the City limits. Furthermore, the Proposed Project is the only proposed building that combines a Sheriff's Substation with a community college facility. Thus, the granting of the variance for this project is not comparable to any other project in the City and will not establish a precedent for future developments to exceed the established height limits within the Institutional Zone.

D. That the granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the Local Coastal Program.

The granting of the requested height variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the Local

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Coastal Program. The proposed height is substantially consistent with the intent of the height limit exception that is allowed for certain architectural elements and would not result in any adverse visual or aesthetic impacts to adjacent properties. The architecture of the Proposed Project represents a horizontal interpretation of the style of unique architecture elements that are recognized within the Institutional Zone and permitted to a height of 35 feet. The proposed structure would be architecturally and visually unique and distinct from other commercial and governmental buildings within the immediate vicinity. Such contrast is recognized for features such as belfries and church spires, which have no functional purpose other than to provide an architectural style that is unique and recognizable as a cultural building of interest. Similar to this intent, the proposed waveform roofline of the proposed SMC -Malibu Campus Project is intentionally unique and distinct from other structures within the Civic Center to establish an iconic visual presence within the Civic Center as a place of higher institutional learning.

- E. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in LIP Section 4.7.**

The Project Site is not located within a designated Environmentally Sensitive Habitat Area (ESHA) and does not support any sensitive habitat. The Project Site is entirely developed with a paved surface parking lot, a landscaped quad, and an existing 23,882 gross square foot sheriff station building. The Project Site is suitable for the proposed development as it is an infill development and would appropriately include the development of public safety and institutional/educational land uses on an Institutionally zoned property within the Civic Center area.

- F. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by LIP Chapter 2.**

The stringline rule applies to beachfront lots and is not applicable to the proposed development.

- G. That the variance request is consistent with the purpose and intent of the zones in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.**

The requested variance is being sought out of necessity as the project is seeking to develop a environmentally sustainable and LEED-certified community college facility. The design of the proposed building is unique in that it employs a passive natural convection circulation system that naturally ventilates the airspace by drawing heat up to a slopped ceiling, where hot air is directed up and out of the building and cooler air is drawn in from lower levels. The structure is not a typical commercial development with office or commercial retail storefronts that are developed

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with low ceilings. Designing the proposed structure with the typical nine- to ten-foot high flat ceilings is impractical and would render the passive air system technically infeasible. Such a design would require installation of an active air cooling, heating and ventilation system, which would increase the buildings energy demands and jeopardize the project's ability to obtain LEED certification.

H. That the subject site is physically suitable for the proposed variance.

The Project Site is uniquely located in the Civic Center and is zoned for Institutional land uses. The allowable height for structures within the Institutional zone includes provisions for structures up to 35 feet in height with respect to certain architectural features such as church spires and belfries. Specifically LCP Section 39.A.1(b), Institutional Development Standards, states that "flagpoles, satellite dishes, safety railings, elevator shafts, stairwells, church spires, and belfries may be increased up to a maximum of 35 feet if approved through a site plan review pursuant to Section 13.27 of the Malibu LIP. Roof-mounted mechanical equipment shall be integrated into the roof design, screened, and may project no more than two feet higher than the structure roof height (screens included) if approved through a site plan review pursuant to Section 13.27 of the Malibu LIP." The Proposed Project is consistent with the intent and spirit of the LCP in that the proposed height would exceed the allowable 35-foot maximum height limit that is otherwise allowed for certain architectural elements such as church spires and belfries by 10 inches as the proposed building height is 35' - 10" above finished grade. Church spires and belfries are architectural features that serve no other purpose aside from defining a structure's architectural design and character. By allowing an exception to such feature, the LCP acknowledges that public buildings within the Civic Center area are unique and differentiated from typical commercial properties. The Project Site is suitable for the proposed variance in that it is a public institutional building which is allowed by right in the Institutional zone and the granting of the variance would not result in any adverse visual or aesthetic impacts to adjacent properties.

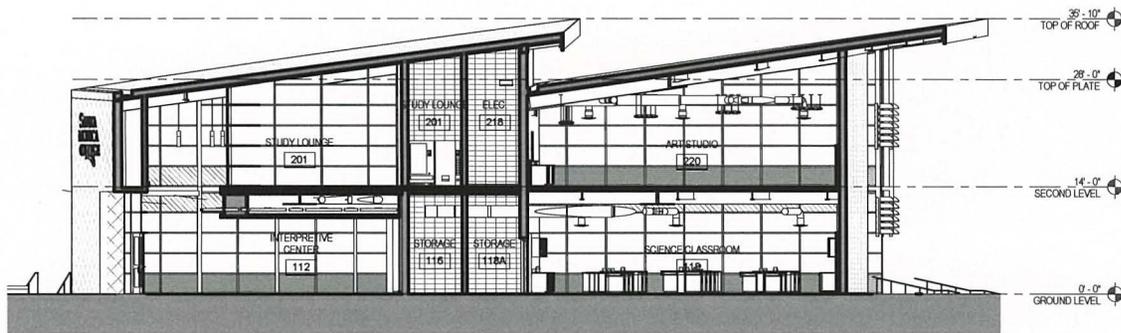
I. That the variance complies with all requirements of state and local law.

The Project complies with all applicable requirements of state and local law. LCP conformance reviews have been submitted to the City Planning Division to demonstrate the Project's compliance with the Local Coastal Program, the City's Environmental Health policies, Fire Code, Biological Review standards, geology, public works Department and the Los Angeles County Fire Department. With approval of these conformance reviews, the project has demonstrated compliance with all applicable laws and regulations.

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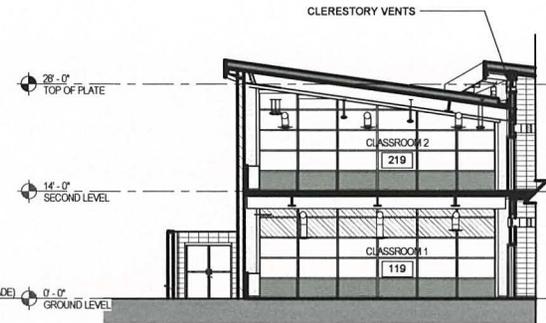
J. That the variance shall not be granted to allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The requested height variance would not result in a reduction or elimination of public parking or access to the beach, public trails or parklands. The Project would comply with the minimum parking standards for educational facilities within the Institutional Zone. The Project Site is located adjacent to Malibu Legacy Park. Ample surface parking for Malibu Legacy Park is located along Civic Center Way in the vicinity of the Project Site. The Project would not interfere with or result in a loss of street parking in the project vicinity. Furthermore, the Project would provide surplus parking capacity for park visitors of Malibu Legacy Park at off-peak times such as weekends when campus programming would be minimal.



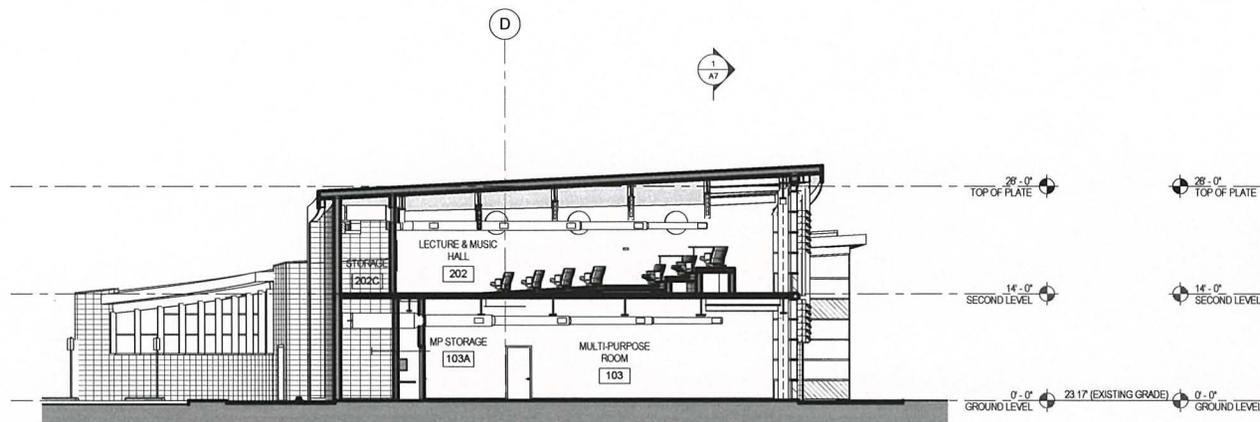
4 SECTION @ STORAGE & CLASSROOMS

A7 REF: 1/A2 SCALE: 1/8" = 1'-0"



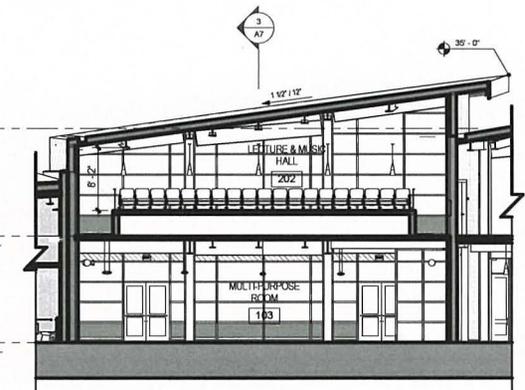
2 SECTION @ CLASSROOMS

A7 REF: 1/A2 SCALE: 1/8" = 1'-0"



3 SECTION @ MP & LECTURE HALL

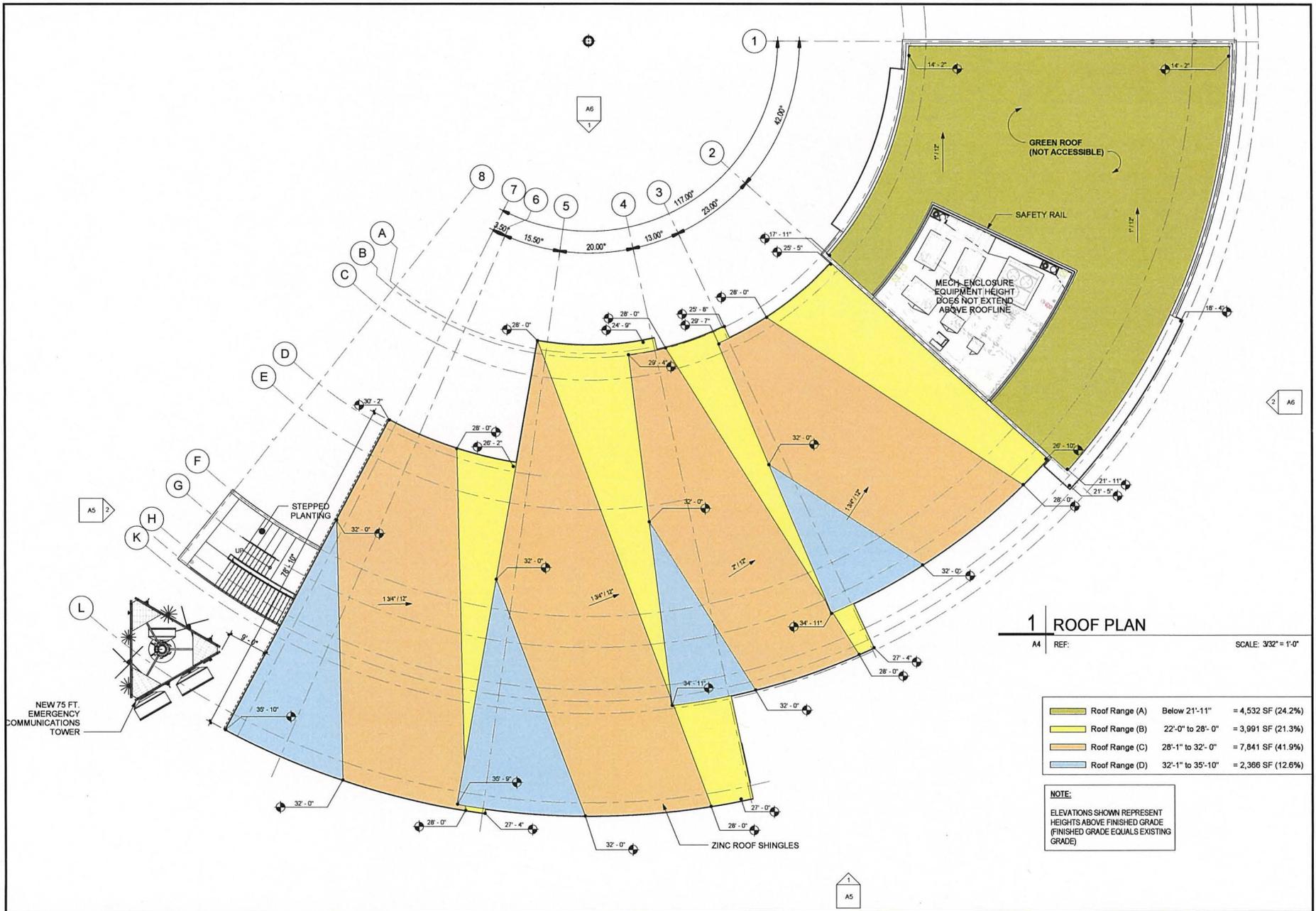
A7 REF: 1/A2 SCALE: 1/8" = 1'-0"



1 SECTION @ MP & LECTURE MUSIC HALL

A7 REF: 1/A2 SCALE: 1/8" = 1'-0"

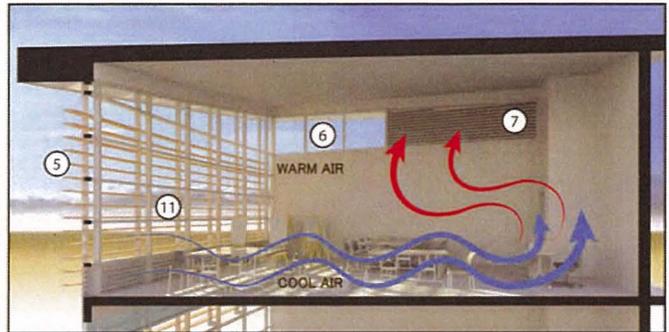
Source: Quatro Design Group, July 21, 2014



Source: Quatro Design Group, November 11, 2014

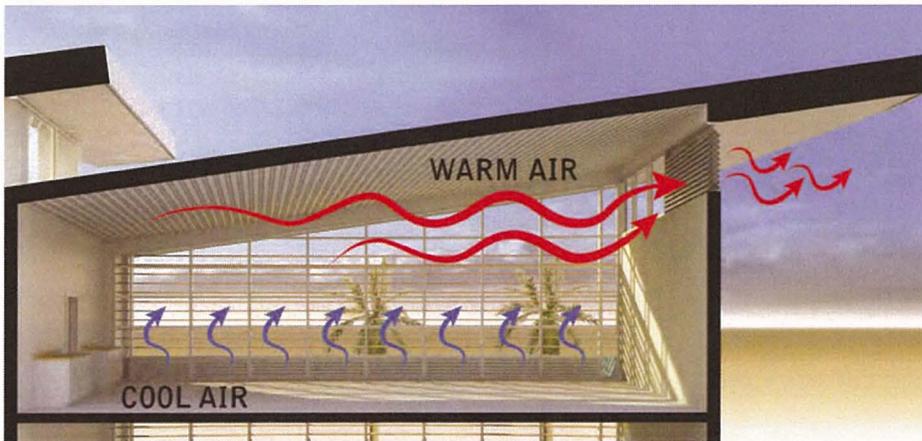


Exhibit B
 Roof Plan Exhibit



**SECTION A-A THROUGH CLASSROOM:
NATURAL CONVECTION**

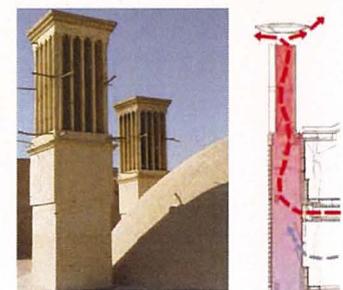
- | | |
|---|-------------------------|
| ① GREEN ROOF | ⑦ VENTILATION LOUVERS |
| ② 30% PERMEABLE PAVING | ⑧ BICYCLE PARKING |
| ③ STORM WATER RETENTION BASIN | ⑨ PUBLIC TRANSPORTATION |
| ④ DROUGHT TOLERANT LANDSCAPING | ⑩ FARMER'S MARKET |
| ⑤ SUN SHADES / ADVANCED LIGHTING CONTROLS | ⑪ NATURAL DAY LIGHTING |
| ⑥ HIGH EFFICIENCY DUAL PANE GLAZING | ⑫ RECYCLING AREA |



Section through classroom

Advantages:

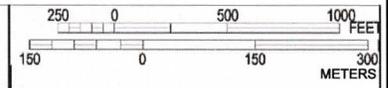
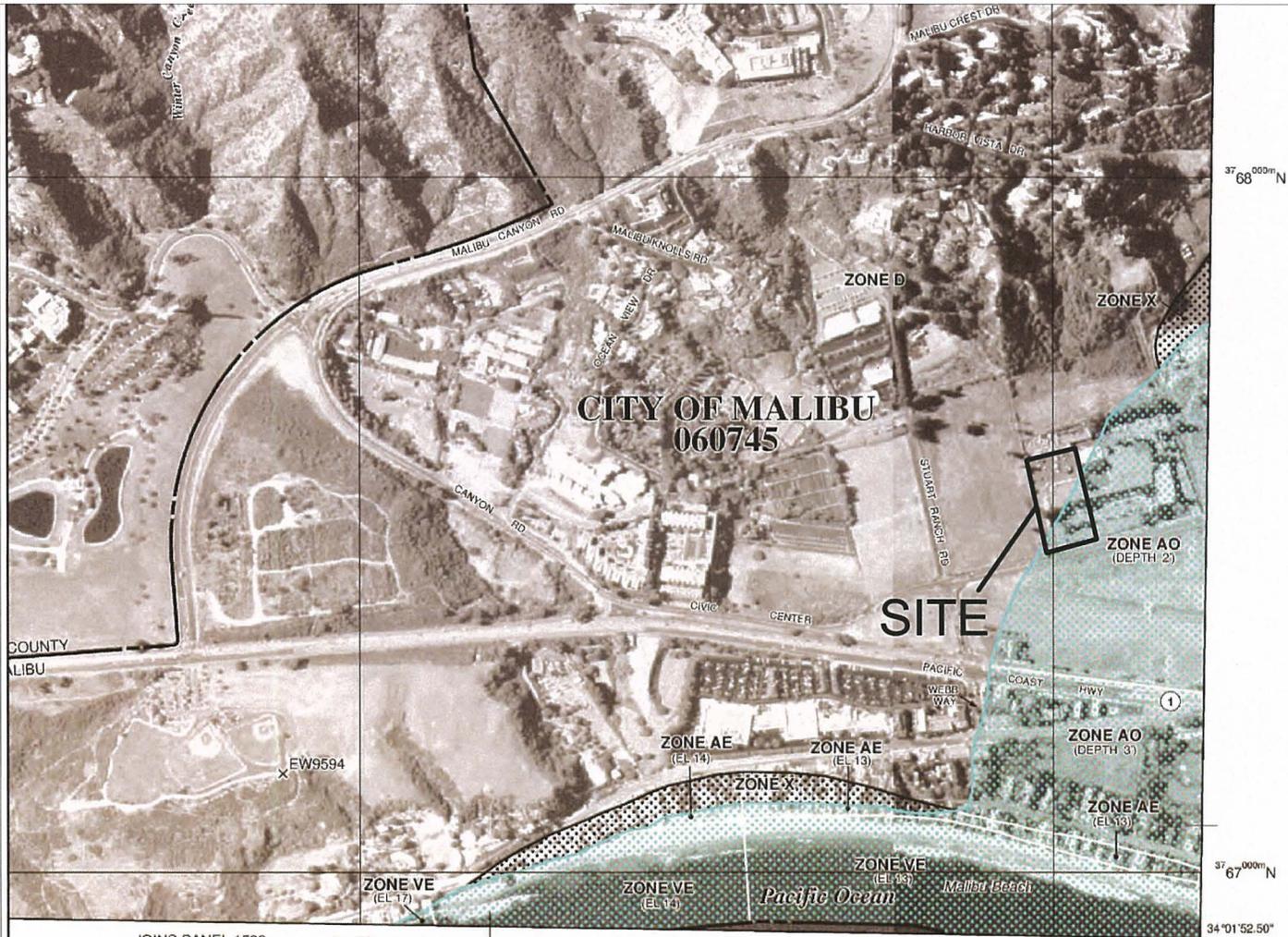
- Low energy
- Does not rely on wind: can take place on still, hot summer days when most needed.
- Natural occurring force (convection)
- Stable air flow (compared to wind)
- Greater control in choosing areas of air intake
- Sustainable method.



**Windcatcher
concept**

Source: Quatro Design Group, October 22, 2013





LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A
No Base Flood Elevations determined.

ZONE AE
Base Flood Elevations determined.

ZONE AH
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decommissioned. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99
Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X
Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D
Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

Base Map: Federal Emergency Management Agency, Flood Insurance Rate Map 06037C1537F, Malibu Area, September 26, 2008

Source: Geolabs - Westlake Village, June 20, 2012



Exhibit D
Flood Hazard Map

Santa Monica College – Malibu Campus Findings for Parking Variance

[November 17, 2014]

The Project Applicant, the Santa Monica Community College District (SMCCD), proposes to redevelop an approximately 128,500 square-foot (2.94 acres) irregularly shaped lot (i.e., “lease parcel”) within the larger 9.18-acre Los Angeles County-owned and operated Malibu Civic Center complex for an educational instructional facility and a Los Angeles County Sheriff’s substation that would serve the Malibu community. The proposed Santa Monica College – Malibu Campus Project (“Proposed Project”) includes the demolition of the existing Sheriff’s Station building, and the new construction of a 2-story above-grade, approximately 25,310 square foot educational facility including an approximately 5,640 square foot Community Sheriff’s Substation and Emergency Operations and Planning Center on the ground floor.

Parking Regulations are addressed in Section 3.12 of the Malibu LCP. In accordance with Section 3.12.3, Specific Parking Requirements, the parking requirements for the proposed uses would require a total of 189 parking spaces, including 179 for the proposed community college uses and 10 spaces for the sheriff’s substation. The Proposed Project includes 189 parking spaces and will thus comply with the minimum parking requirements for the proposed uses for the SMC lease parcel. A summary of the Code required spaces that are required pursuant to the Malibu LCP is provided below.

Parking Required				
Proposed Project	Proposed Floor Area (sf)	Parking Ratio (spaces/unit)	Unit	Total
Community College (210 FTE)	19,670	0.85	/FTE Student	179
Sheriff Station (10 staff)	5,640	1	/employee	10
	25,310			189

Notwithstanding the above, the Proposed Project is located within the existing Civic Center property which is owned and operated by the County of Los Angeles. The Project Site shares a common parking lot with the existing uses that are currently operating within the Civic Center, and are not a part of the Proposed Project. All of the existing stalls and parking areas within the Civic Center property are striped in accordance with the County of Los Angeles Parking Guidelines and currently meet the parking requirements of the existing uses. Although the Proposed Project would comply with the parking requirements and standards of the City of Malibu LCP with respect to the number of spaces and the ratio of standard to compact stalls, the Applicant is seeking relief from Section 3.12.5, Development Standards, Subsection D, Layout and Paving, Item 7, as it operates to stall dimensions. Section 3.12.5.D states:

7. *Parking stalls shall be at least **nine feet by twenty feet minimum**, and shall be marked with lines or indicated with special paving materials. The access lanes shall be clearly defined and shall include directional arrows to guide internal movement*

Santa Monica College – Malibu Campus

Findings for Parking Variance

[November 17, 2014]

traffic. Compact parking spaces are permitted, but shall not exceed twenty percent of the total number of required spaces. Compact stalls shall be a minimum of eight feet by fifteen feet six inches and shall be marked for compact use only.

In lieu of the above standard stall dimensions, the Applicant is seeking approval to delineate the standard parking stalls in accordance with the prevailing Los Angeles County Guidelines for Designing a Commercial Project, which requires standard parking stalls to be 8.5 feet wide by 18 feet deep and compact stalls to be 8 feet wide by 15 feet deep. As compared to the Malibu LCP dimensions, the Los Angeles County Design Guidelines for standard stalls are one-half foot narrower and two feet shorter. The dimensions of the compact stalls are the same under both the City and County regulations. With approval of a Parking Variance, the Proposed Project's parking stalls would be uniform and consistent with the remainder of the stalls within the County's parking lot that is not a part of the Project and not subject to the Coastal Development Permit process.

JUSTIFICATION FOR VARIANCE - FINDINGS (LIP Section 13.26.5)

- A. That there are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification.**

The Project Site exhibits unique characteristics in that it is located within a County-owned property that is within the Civic Center. As a County-owned facility, the land uses and operations within the Civic Center fall within the jurisdiction of the County of Los Angeles. The Project Site was developed prior to the incorporation of the City of Malibu and is consistent with the County Building standards and design guidelines. Although the Proposed Project is subject to a Coastal Development Permit, the majority of the Civic Center, including over half of the front parking lot is not a part of the Project and is not within the purview of the CDP process.

The granting of the Parking Variance will allow the Project's parking stalls to be consistent with the existing configuration of the existing parking stall dimensions within the Civic Center parking lot. Strict application of the Malibu LCP would result in non-uniform and irregular stall dimensions for parking spaces within the same lot. This situation is unique to the Proposed Project as the Project Site is entirely within the Los Angeles County-owned and operated Malibu Civic Center complex. None of the properties in the surrounding Civic Center area are zoned for Institutional land uses, nor are they owned and operated by an autonomous governmental agency.

Santa Monica College – Malibu Campus

Findings for Parking Variance

[November 17, 2014]

Thus the approval of this Variance would not convey a special benefit to one property that is otherwise denied to other properties with similar characteristics and circumstances.

B. That the granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zones) in which the property is located.

The granting of the requested Variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zones) in which the property is located. No adverse impacts would occur as a result of designing the parking stalls in accordance with the stall dimensions of the prevailing Los Angeles County Guidelines for Designing a Commercial Project. Approval of reduced stall dimensions would be consistent with the provisions of the Malibu LCP with respect to reduced water quality. Appendix A, Storm Water Best Management Practices, to the LIP, provides a list of BMPs that may be used to minimize or prevent the introduction of pollutants of concern that may result in significant impacts to receiving waters. One of the stated BMP's to improve stormwater quality is to:

*“Reduce overall imperviousness associated with parking lots by providing compact car spaces, **minimizing stall dimensions**, incorporating efficient parking lanes, and using pervious materials in spillover parking areas.” (emphasis added).*

The reduced stall dimensions, although not consistent with the dimensions identified in Section 12.3.5.D of the Malibu LCP, are consistent with the prevailing Los Angeles County requirements and will be consistent with the intent of the BMP's of the Malibu LCP with respect to minimizing storm water quality impacts.

That the granting of the variance not constitute a special privilege to the applicant or property owner.

The Project Site is unique in that it comprises the only Institutional Zone within the Civic Center area and is owned and operated by an autonomous governmental agency. The granting of the variance would not constitute a special privilege to the Applicant or property owner, as the site is already developed and the stall dimensions within the existing parking lot are consistent with Los Angeles County Guidelines for Designing a Commercial Project. Because the surrounding properties in the Civic Center area are entirely within the City of Malibu, and are subject to the City's LCP and not the County Codes, the granting of the Variance would not constitute a special privilege to the Applicant.

Santa Monica College – Malibu Campus
Findings for Parking Variance
[November 17, 2014]

- C. That the granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the Local Coastal Program.**

The granting of the Parking Variance will not be contrary to or in conflict with the general purposes and intent of the Malibu LCP. The Proposed Project will comply with all aspects of the Malibu LCP regulations with respect to parking requirements and regulations with the exception of stall dimensions. The total number of parking spaces provided, the ratio of compact stalls allowed, and the landscape provisions of the Malibu LCP would be complied with. The granting of a Variance for reduced parking stall dimensions would result in a uniformed parking layout that is consistent with the stall dimensions for the renaming portions of the County Civic Center property that are not within the Project Site. As stated above, the Malibu LCP recognizes environmental benefits may arise from reduced stall dimensions as it relates to surface water quality. Thus, the granting of the Variance would not conflict with the objectives or intent of the Malibu LCP.

- D. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in LIP Section 4.7.**

The Project Site is not located within a designated Environmentally Sensitive Habitat Area (ESHA) and does not support any sensitive habitat. The Project Site is entirely developed with a paved surface parking lot, a landscaped quad, and an existing 15,000 square foot sheriff station building. The Project Site is suitable for the proposed development as it is an infill development and would appropriately include the development of public safety and institutional/educational land uses on an Institutionally zoned property within the Civic Center area.

- E. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by LIP Chapter 2.**

The stringline rule applies to beachfront lots and is not applicable to the proposed development.

- F. That the variance request is consistent with the purpose and intent of the zones in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.**

The requested variance is being sought to clarify the parking stall dimensions on a County-owned property. The proposed use and associated parking lot are consistent with the purpose and intent

Santa Monica College – Malibu Campus

Findings for Parking Variance

[November 17, 2014]

of the Institutional Zone. The Applicant is requesting to apply the parking stall dimensions of the County Code, in lieu of the Malibu LCP standards, only to be consistent with the prevailing stall dimensions in the Civic Center parking lot.

G. That the subject site is physically suitable for the proposed variance.

The proposed parking areas are consistent with the existing parking areas .

H. That the variance complies with all requirements of state and local law.

The Project complies with all applicable requirements of state and local law. LCP conformance reviews have been submitted to the City Planning Division to demonstrate the Project's compliance with the Local Coastal Program, the City's Environmental Health policies, Fire Code, Biological Review standards, geology, public works Department and the Los Angeles County Fire Department. With approval of these conformance reviews, the project has demonstrated compliance with all applicable laws and regulations.

I. That the variance shall not be granted to allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The requested Parking Variance would not result in a reduction or elimination of public parking or access to the beach, public trails or parklands. The Project would comply with the minimum parking standards for educational facilities within the Institutional Zone, as calculated pursuant to the Malibu LCP. Ample public parking for Malibu Legacy Park is located along Civic Center Way in the vicinity of the Project Site. The Proposed Project would meet the code requirements and anticipated parking demand entirely on-site and would not rely on or utilize any street parking in the project vicinity to meet the Code standards. The Project would have a beneficial impact to public parking for beach access as it would provide surplus parking capacity for beach-goers or park visitors of Malibu Legacy Park at off-peak times such as weekends when campus programming would be minimal.

Santa Monica College – Malibu Campus Findings for Communication Tower Variance

[November 11, 2014]

The Project Applicant, the Santa Monica Community College District (SMCCD), proposes to redevelop an approximately 128,500 square-foot (2.94 acres) irregularly shaped lot (i.e., “lease parcel”) within the larger 9.18-acre Los Angeles County-owned and operated Malibu Civic Center complex for an educational instructional facility and a Los Angeles County Sheriff’s substation that would serve the Malibu community. The proposed Santa Monica College – Malibu Campus Project (“Proposed Project”) includes the demolition of the existing Sheriff’s Station building, and the new construction of a 2-story above-grade, approximately 25,310 square foot educational facility including an approximately 5,780 square foot Community Sheriff’s Substation and Emergency Operations and Planning Center on the ground floor. The Proposed Project also includes the relocation and upgrade of the Los Angeles County Sheriff’s existing communication tower.

The Malibu Sheriff has a critical mission to protect the lives and properties of the public and residents in Malibu area. The Malibu Sheriff Communications tower plays essential roles in providing critical public safety communication radio coverage for the County’s first responders. It’s essential and it is required that the County’s first responders are equipped with 24/7 reliable, survivable and uninterrupted communications systems especially during a natural or manmade disaster. The existing communication tower is located on the west side of the property and is approximately 70 feet high. The location of the existing and proposed communication tower is provided in Exhibit A. Photographs of the existing tower are provided for reference in Exhibit B. As shown in Exhibit B, the existing communication tower consists of a three-legged lattice tower design and has several antenna and satellite dishes attached to the frame.

The existing communication tower is outdated and overcrowded and in need of an upgrade. The location of the tower also presents a physical constraint to the proposed development and will need to be relocated approximately 10 to 20 feet to the east to accommodate the new community college facility and sheriff’s station building. As part of the Proposed Project, and in consultation with the County of Los Angeles, the Applicant is proposing to replace and upgrade the existing communications tower with a new monopole design communications tower. This upgrade is required as part of the agreement to replace the existing Sheriff’s station building with a new substation. The new communication tower will be approximately 75 feet above grade and will comply with the updated safety standards for Los Angeles County and the Federal Communication Commission regulations and standards. The additional 5 feet in height will provide the necessary flexibility to add new equipment to the tower, extending its lifetime and preventing overcrowding. A schematic design of the monopole communications tower is provided in Exhibit C, and a conceptual rendering is provided in Exhibit D (attached hereto).

The applicable height restrictions for communication towers is located in Section 3.14.5, General Requirements, of the Malibu LCP, which reads as follows:

- E. Freestanding wireless telecommunication facilities, including towers, lattice towers, and monopoles, shall not exceed 28 feet in height and shall not extend higher than the top of*

Santa Monica College – Malibu Campus Findings for Communication Tower Variance

[November 11, 2014]

the ridgeline nearest the antenna. The height of a freestanding facility shall be measured from the natural undisturbed ground surface below the center of the base of the tower itself to the tip of the highest antenna or piece of equipment attached thereto.

Although the proposed communications tower is replacing an existing communications tower located in the same general location, the new monopole tower is approximately 5 feet taller than the existing communications tower and will exceed the allowable 28-foot height limit as specified in the Malibu LCP by approximately 47 feet. The proposed tower height is essential to clear mountain and building obstructions and maintain a reliable path of microwave and radio transmission signals to nearby antennas located at Malibu-Saddle Peak and Rolling Hills. One of the microwave links, Malibu-Saddle Peak, has very narrow clearance due to a hilltop that is roughly half way between the Malibu campus and the Saddle Peak radio site. To clear this obstruction and provide a reliable path for the microwave antenna, the centerline must be installed at 70' or higher on the tower. The other microwave path to Rolling Hills must have spatial separation to provide the required link reliability over the path. The two microwave antennas to Rolling Hills must be at 75' and 50' above grade in order to have clearance above the proposed roofline or to clear any obstructions that may be mounted on top of roof. The current Sheriff radio system will also required 75' height to ensure critical Sheriff voice radio message do get back to dispatch center.

Accordingly, the Applicant is seeking a Variance from Section 3.14, Wireless Telecommunications Antennae and Facilities, of the City of Malibu's Local Implementation Plan as part of the Coastal Development Permit process. The requested variance is required as a matter of public safety as the proposed tower is replacing an existing communications facility that is vital to the emergency support and operations of the County's emergency response system. It should be noted that the proposed communication tower will be owned and operated by Los Angeles County, and is essential to the public safety needs of the residents and businesses of Malibu. Thus, granting of the height variance would not confer a special privilege or use inconsistent with the limitations placed upon other properties in the same vicinity and zone.

JUSTIFICATION FOR VARIANCE - FINDINGS (LIP Section 13.26.5)

- A. That there are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification.**

Compared to other lots that are zoned Institutional Land Use, the Project Site is part of the Malibu Civic Center, which is under the ownership of the County of Los Angeles. The Proposed Project includes the redevelopment of approximately half (the west side) of the Malibu Civic Center (see Exhibit A). The Project Site currently houses the former Los Angeles County Sheriff's Sub-Station. Facilities specific to the Sheriff's Sub-Station and City of Malibu are located on-site and within the Malibu Civic Center. These facilities include the helipad, abutting the Project Site to the north, and the on-site communication tower, located on the west side of the property. The communication tower is an essential part of the

Santa Monica College – Malibu Campus Findings for Communication Tower Variance

[November 11, 2014]

Sheriff's Sub-Station and City of Malibu community safety needs. As stated above, the Malibu Sheriff Communications tower plays an essential role in providing critical public safety communication radio coverage for the County's first responders. It is essential and required that the County's first responders are equipped with 24/7 reliable, survivable and uninterrupted communications systems especially during a natural or manmade disaster. As such, the Proposed Project will incorporate an updated communication tower into its site design.

The increased height of the proposed communications tower is necessary to support additional wireless transmission apparatuses and antennas on a single pole. Although the proposed communication tower is requesting a variance to have a height of 75 feet, 47 feet above the height allowed by the City of Malibu LCP, Local Implementation Plan, the height of the proposed communication tower will not extend higher than the top of the nearest ridgeline. The Project Site is located on relatively flat, low-lying flood plain, which is significantly lower than the Santa Monica Mountains. The current structures and communication tower on-site do not hinder any views from the ridgeline. Development of the monopole will not hinder views from the ridgeline and will not impact the views and aesthetics of the region. The current lattice communication tower is painted red and white and is visually inconsistent with the Malibu Civic Center. The new monopole, although 5 feet taller than the existing communication tower, will be visually consistent with the proposed building (as seen in Figure C). The granting of the requested variance to the monopole's height will apply to the specific structure and will not influence height increases in the surrounding vicinity.

B. That the granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zones in which the property is located.

The purpose of the new and updated monopole-design communication tower is to accommodate and improve public safety, health, and welfare communications into the future. The granting of the requested height variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zones in which the property is located. The requested height variance would not obstruct or interfere with any existing scenic views, or create shadows upon adjacent properties that would be detrimental or injurious to adjacent properties. The proposed communication tower is an essential safety element for Los Angeles County and the City of Malibu safety and emergency operations. The monopole is located on a Project Site that includes the existing Civic Center complex and lattice communication tower. As such, replacing the old lattice communication tower on a Site that is currently developed and built out, will not contribute to a negative impact. The proposed height and sitting of the monopole would not interfere with the use of or contrast sharply with the architectural character of the existing and proposed structures within the Civic Center.

The adjacent properties to the west and east are currently vacant but both are proposed to be developed with commercial land uses. The impact from the shadows from the proposed communication tower

Santa Monica College – Malibu Campus Findings for Communication Tower Variance

[November 11, 2014]

would be limited in nature as it would not completely block sun onto the proposed uses of the adjacent properties, and a less than significant impact would occur.

C. That the granting of the variance not constitute a special privilege to the applicant or property owner.

The Project Site is unique in that it comprises the only Institutional Zone within the Civic Center area. The granting of the variance would not constitute a special privilege to the Applicant or property owner, as a communication tower currently exists and is currently in use on-site. The proposed communication tower is improving the current, outdated tower and moving the tower approximately 10 to 20 feet to the east. The Project is unique and differentiated from other properties and land uses in the Civic Center in that it consists of City and County public safety facilities and a community college campus. The proposed communication tower height of 75 feet above grade (5 feet above the current communication tower) will provide extra space for the addition of new safety and communication equipment throughout the monopole's lifetime, which prolongs the tower's operational timeframe and prevents overcrowding of equipment.

D. That the granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the Local Coastal Program.

The granting of the requested height variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the Local Coastal Program. The proposed height of the monopole communication tower is 75 feet. Although this height exceeds the maximum height limit allowed by the LIP, the proposed height is necessary for the communication tower's use in public safety and emergency operations and future equipment capacity. The proposed communication tower will be in compliance with the Federal Communications Commission regulations and standards. As previously discussed, the height of the proposed communications tower will be below the nearest ridgeline and will be aesthetically cohesive with the Proposed Santa Monica College – Malibu Campus building and existing Malibu Civic Center building. Thus, the Proposed Project will consistent with the intent and spirit of the LCP and the ideas where a variance is sought. The proposed communication tower will not result in any adverse visual or aesthetic impacts to adjacent properties.

E. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in LIP Section 4.7.

The Project Site, and the proposed communication tower, is not located within a designated Environmentally Sensitive Habitat Area (ESHA) and does not support any sensitive habitat. The Project Site is entirely developed with a paved surface parking lot, a landscaped quad, and an existing 15,000

Santa Monica College – Malibu Campus

Findings for Communication Tower Variance

[November 11, 2014]

square foot sheriff station building. The Project Site is suitable for the proposed development as it is an infill development and would appropriately include the development of public safety and institutional/educational land uses on an Institutionally zoned property within the Civic Center area.

F. For variances to stringline standards, that the project provides maximum feasible protection to public access as required by LIP Chapter 2.

The stringline rule applies to beachfront lots and is not applicable to the proposed development.

G. That the variance request is consistent with the purpose and intent of the zones in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The requested variance is being sought out of necessity as the Project is seeking to develop an 85-foot monopole communication tower on the west side of the property. The design and height of the proposed monopole provides increased space for the addition of new equipment in the future. This will extend the life of the monopole and prevent overcrowding of equipment. Design and siting of the monopole will be compatible with the Proposed Project. The monopole communication tower is not typical of institution or commercial development. The communication tower is required on-site as it is associated with City and County public safety and emergency communications. Thus, the communication tower is consistent with the use of the Project Site.

H. That the subject site is physically suitable for the proposed variance.

The Project Site is uniquely located in the Civic Center and is zoned for Institutional land uses. The allowable height for wireless telecommunications antennas and facilities is 28 feet in height and should not exceed higher than the top of the ridgeline. Additionally, Section 3.14.6 requires that all monopoles shall be designed to be the minimum functional height and width required to support the proposed antenna installation. Freestanding monopoles in highly visible locations shall incorporate stealth techniques to minimize their prominence. The proposed monopole communication tower is 75 feet in height and is consistent with the intent and spirit of the LCP in that the proposed height would not exceed higher than the top of the nearest ridgeline and will not significantly impacts views. Additionally the monopole design will be visually consistent with the proposed Santa Monica College – Malibu Campus building and the Malibu Civic Center building to the east. The addition of 10 feet in height, compared to the current 75-foot lattice tower, provides flexibly to add new safety and communication equipment to the communication tower. The Project Site is suitable for the proposed variance in that it is a public institutional building, which will serve as part of the Santa Monica College and the County Sheriff Sub-Station. The Santa Monica College use is allowed by right in the Institutional zone, and the Sheriff Sub-Station is currently on-site and will remain on-site. The proposed monopole is replacing an existing communication tower on-site, thus the site is physically suitable for the tower. Granting of the variance would not result in any adverse visual or aesthetic impacts to adjacent properties.

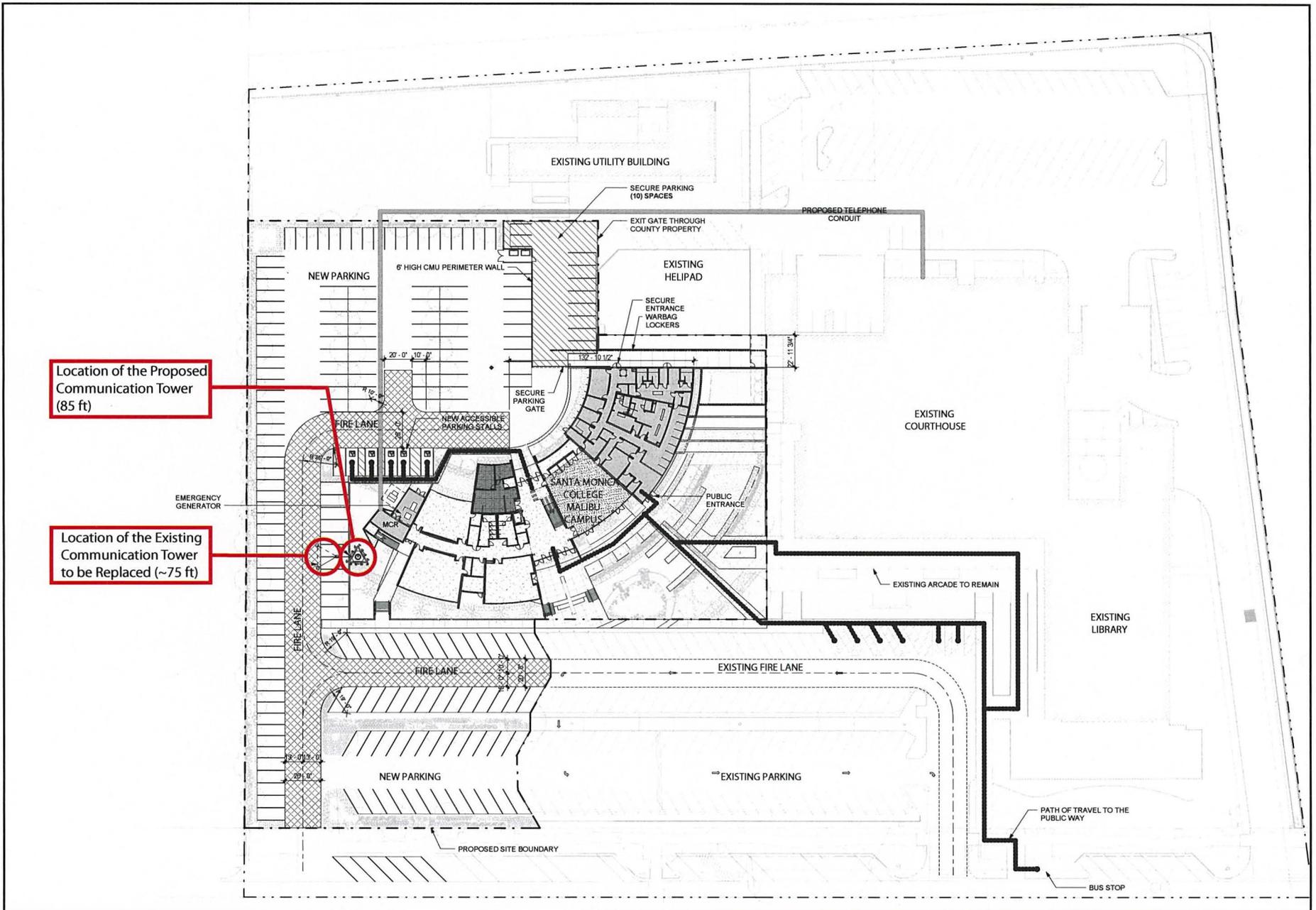
Santa Monica College – Malibu Campus
Findings for Communication Tower Variance
[November 11, 2014]

I. That the variance complies with all requirements of state and local law.

The Project complies with all applicable requirements of state and local law. LCP conformance reviews have been submitted to the City Planning Division to demonstrate the Project's compliance with the Local Coastal Program, the City's Environmental Health policies, Fire Code, Biological Review standards, geology, public works Department and the Los Angeles County Fire Department. With approval of these conformance reviews, the project has demonstrated compliance with all applicable laws and regulations.

J. That the variance shall not be granted to allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The requested variance addresses the communication tower required as part of the Proposed Santa Monica College – Malibu Campus Project. The current lattice tower is located in the fire lane and two parking spaces of the Proposed Project site plan. The new communication tower will be located approximately 20 feet to the east of the existing communication tower onto a landscaped open space area on the Project Site. As such, the development of the new communication tower will not reduce or eliminate public parking or access to the beach, public trails or parklands. The Proposed Project, as a whole, would comply with the minimum parking standards for educational facilities within the Institutional Zone. The Project Site is located adjacent to Malibu Legacy Park. Ample surface parking for Malibu Legacy Park is located along Civic Center Way in the vicinity of the Project Site. The Project would not interfere with or result in a loss of street parking in the project vicinity. Furthermore, the Project would provide surplus parking capacity for park visitors of Malibu Legacy Park at off-peak times such as weekends when campus programming would be minimal.



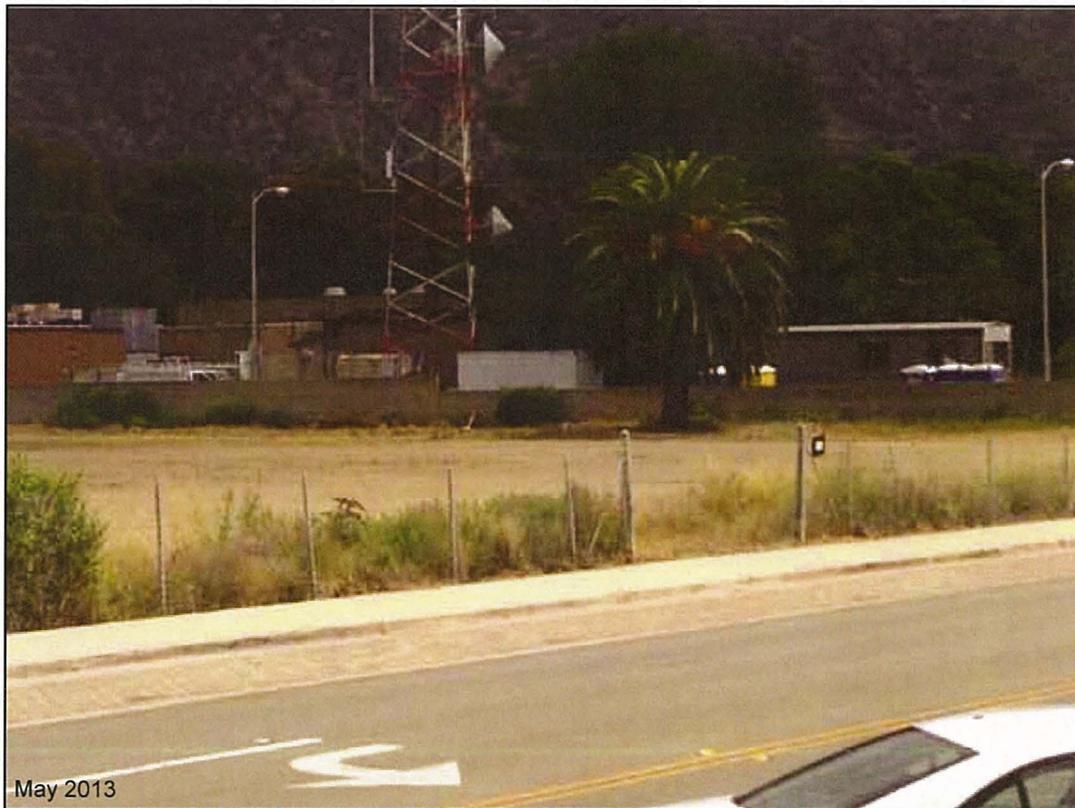
Source: Quatro Design Group, October 31, 2013.





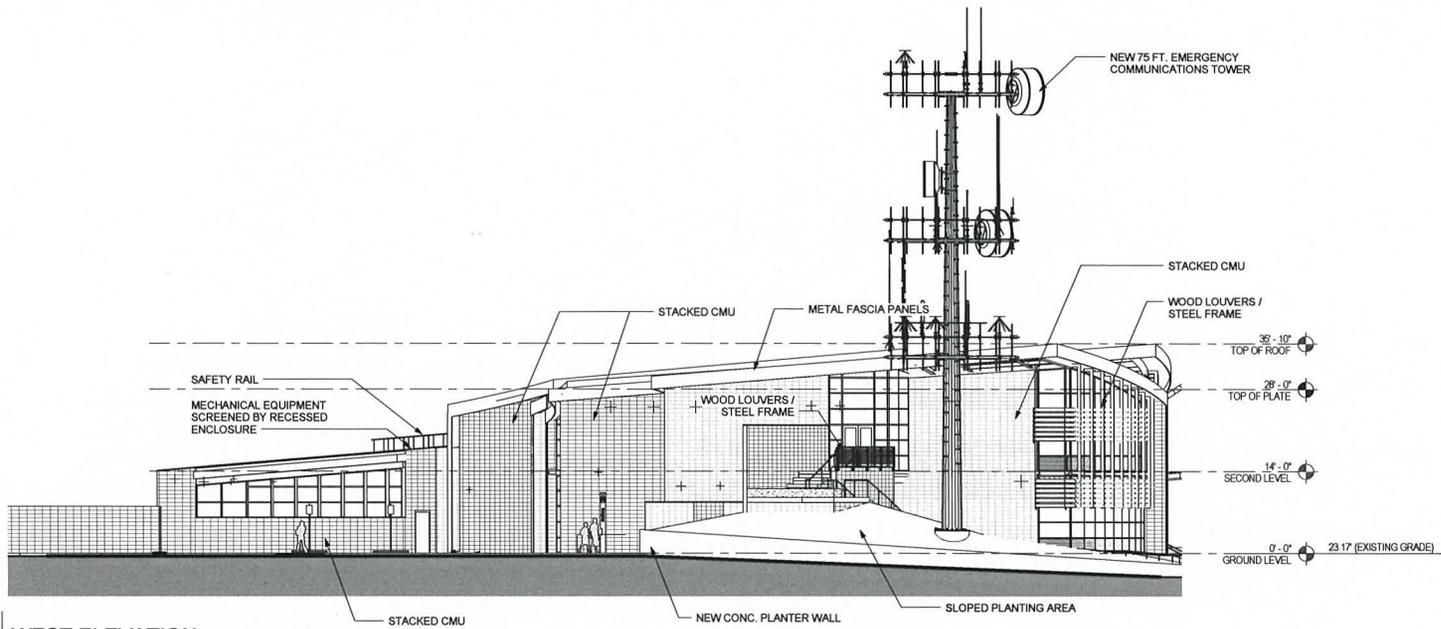
Jan. 2012

View 1: Close-up view of the communications tower.



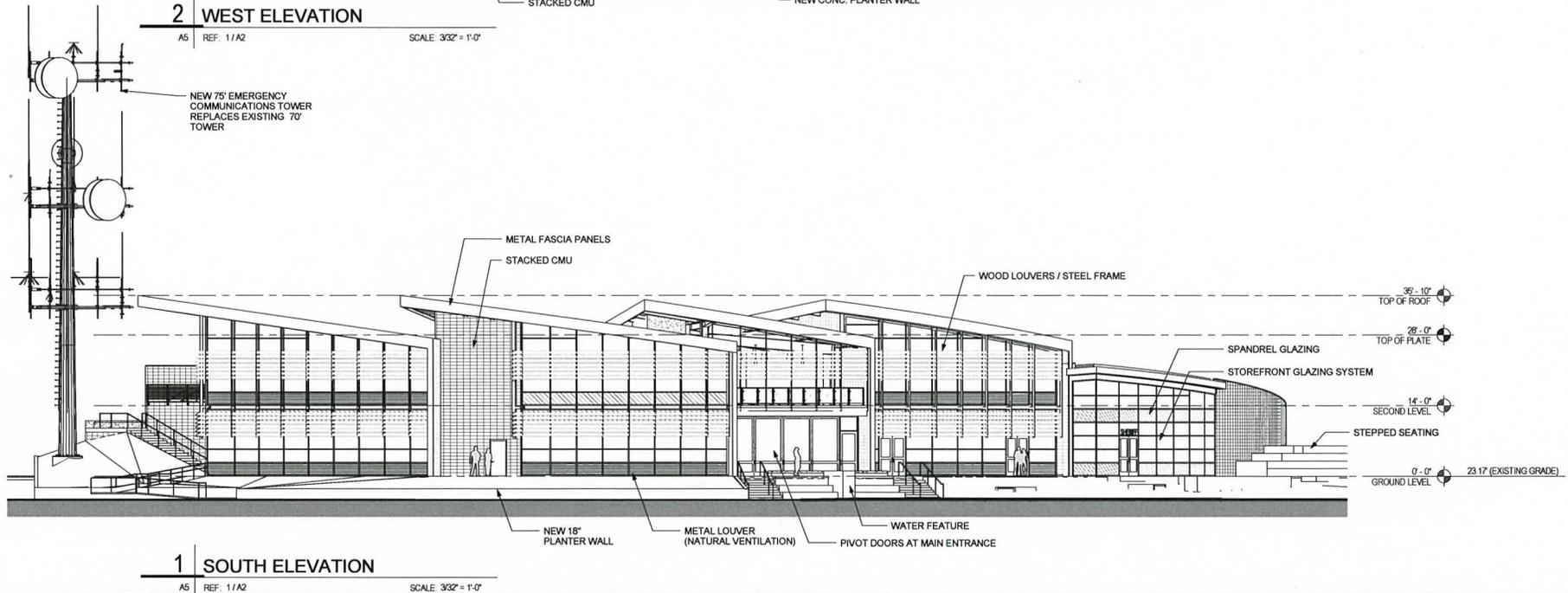
May 2013

View 2: View from the intersection of Civic Center Way and Web Way looking southeast towards the Project Site.



2 WEST ELEVATION

A5 REF: 1/A2 SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION

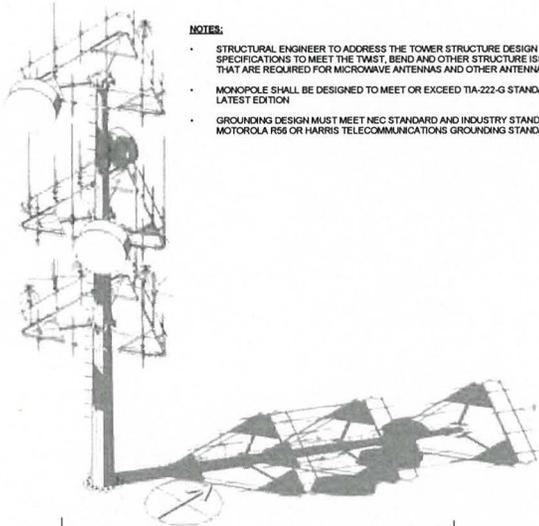
A5 REF: 1/A2 SCALE: 3/32" = 1'-0"

Source: Quatro Design Group, 2013.



ANTENNA LEGEND

ANT. ID	MANUF.	MODEL	TYPE	TOWER LOCATION	PLATFORM
1	RFS	PD1151-6	8 dB MHz fiberglass collinear	N.S. TOWER	C
2	RFS	PD1151-6	8 dB MHz fiberglass collinear	S.E. TOWER	C
3	RFS	PD1151-6	8 dB MHz fiberglass collinear	S.E. TOWER	A
4	RFS	BA6012-2	0dB 483 MHz omni fiberglass collinear	N.E. TOWER	A
5	Kreco	D-100A	Discone (100 to 800 MHz)	N.E. TOWER	C
6	Kreco	D-40A	Discone (40 to 320 MHz)	N.S. TOWER	A
7	Celwave/RFS	PD220-3A	150-174 MHz, omni collinear	N.E. TOWER	B
8	Celwave/RFS	PD220-3A	150-174 MHz, omni collinear	N.E. TOWER	A
9	Celwave/RFS	PD220-3A	150-174 MHz, omni collinear	N.S. TOWER	B
10	DB	DB201-L	omni unity gain 29.3 MHz	N.E. TOWER	A
11	DB	DB201-L	omni unity gain	N.S. TOWER	A
12	Celwave/RFS	PD220-8	220 MHz, omni fiberglass	S.E. TOWER	B
13	Coment	GP-21	12 dB omni fiberglass	N.S. TOWER	B
14	Coment	GP-21	12 dB omni fiberglass	N.S. TOWER	B
15	Hy-Gain	DX-88	10-40A omni collinear	N.S. TOWER	A
16	Spectracom	8230	GPS Time Source	S.E. TOWER	C
17	SCALA	Yagi	BDA Donor	S.E. TOWER	C
18	Celwave/RFS	BA6012-5	0 dB 483 MHz, omni fiberglass collinear	S.E. TOWER	B
19	Celwave/RFS	BA6012-5	0 dB 483 MHz, omni fiberglass collinear	S.E. TOWER	B
20	Kreco	D-100A	Discone (100 to 800 MHz)	N.S. TOWER	A
21	Kreco	D-40A	Discone (30 to 240 MHz)	N.E. TOWER	A
22	RFS	DA8 59AC	8-Foot MWW, 6 GHz, s space diversity	S.E. TOWER	C
23	RFS	DA8 59AC	8-Foot MWW, 6 GHz, s space diversity	S.E. TOWER	B
24	RFS	SB6 190AB	6-Foot MWW, 18 GHz, N. TOWER 32 DEGREE	N. TOWER	60'

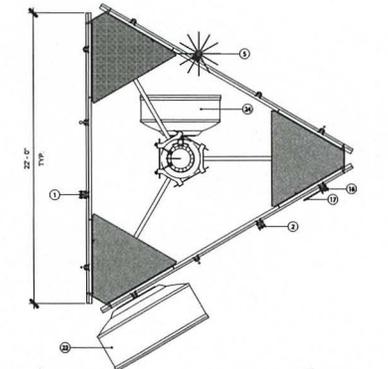
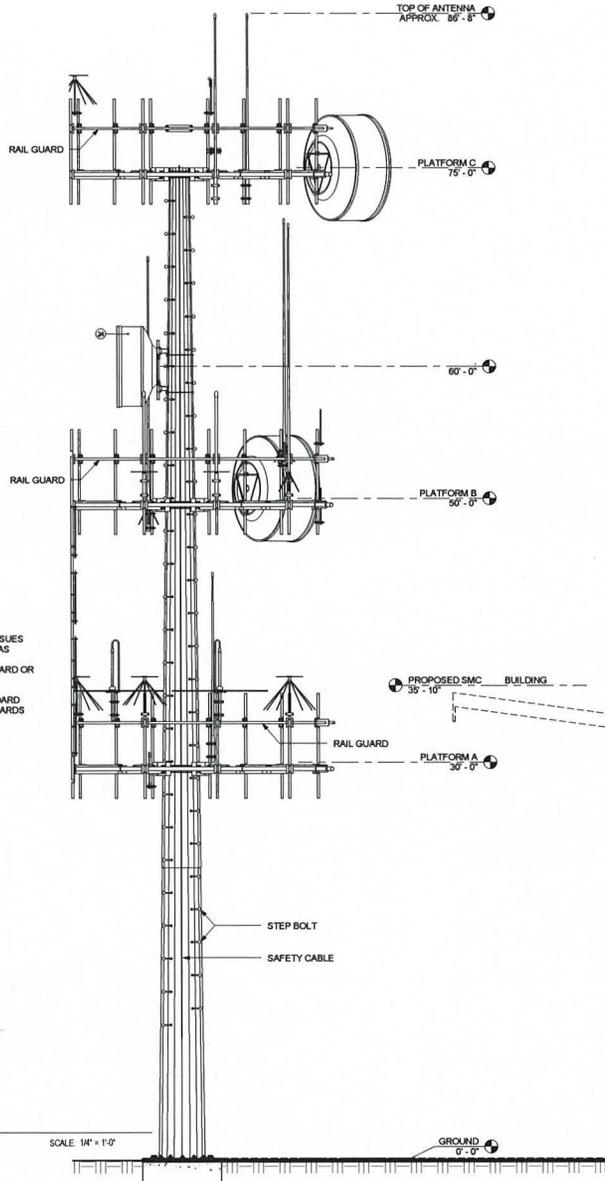


5 AERIAL VIEW
G7 REF. SCALE

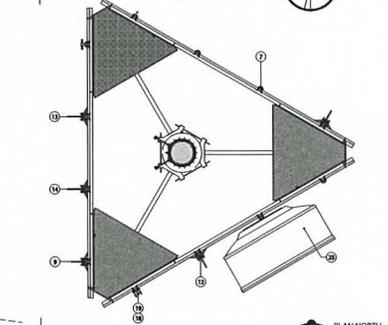
NOTES:

- STRUCTURAL ENGINEER TO ADDRESS THE TOWER STRUCTURE DESIGN SPECIFICATIONS TO MEET THE TWIST, BEND AND OTHER STRUCTURE ISSUES THAT ARE REQUIRED FOR MICROWAVE ANTENNAS AND OTHER ANTENNAS
- MONOPOLE SHALL BE DESIGNED TO MEET OR EXCEED TIA-222-G STANDARD OR LATEST EDITION
- GROUNDING DESIGN MUST MEET NEC STANDARD AND INDUSTRY STANDARD MOTOROLA R66 OR HARRIS TELECOMMUNICATIONS GROUNDING STANDARDS

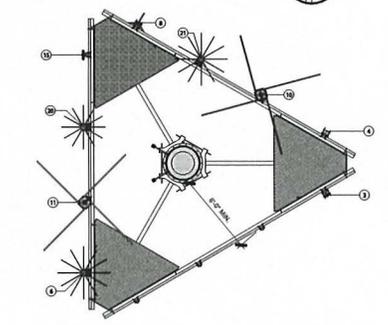
4 West
G7 REF. SCALE 1/4" = 1'-0"



3 PLATFORM C
G7 REF. 4/G7 SCALE 1/4" = 1'-0" PLAN NORTH



2 PLATFORM B
G7 REF. 4/G7 SCALE 1/4" = 1'-0" PLAN NORTH



1 PLATFORM A
G7 REF. 4/G7 SCALE 1/4" = 1'-0" PLAN NORTH

Source: Quatro Design Group, October 2014.



+75' NEW EMERGENCY COMMUNICATIONS TOWER
(Replaces existing 70' Tower)

+35'-10" PROPOSED BUILDING HEIGHT

+25' EXISTING ARCADE

+0' GROUND FLOOR ELEV

-4' PARKING LOT ELEV

Building Views

South Elevation

Source: Quatro Design Group



Exhibit E
Conceptual Rendering

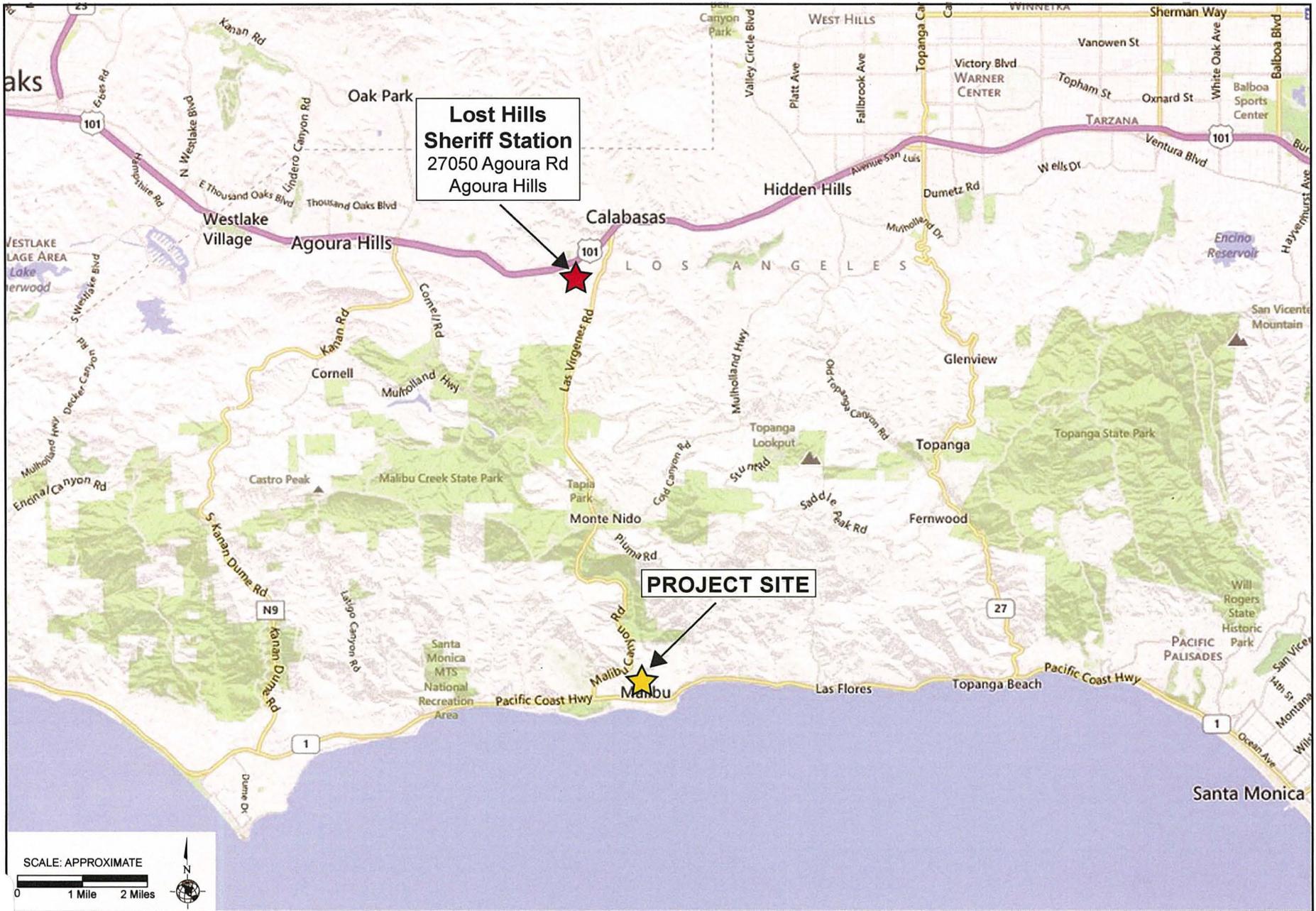


Figure 4.10.2.1
Police Station Location Map





LEGEND

-  LA COUNTY CIVIC CENTER COMPLEX
-  PROJECT SITE
-  CITY OF MAILBU LIMITS
-  ASSESSOR PARCEL OUTLINES



0 250 500 750 1,000
 approximate scale (feet)



Source: City of Malibu Community View / Microsoft - Bing Aerial, 2012; and Parker Environmental Consultants, 2012



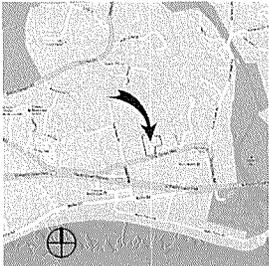
Figure 2.1
 Project Location Map

Project Limits

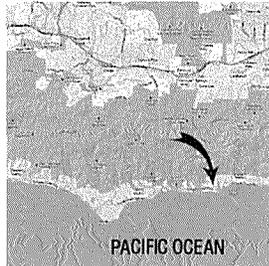


Site Plan

VICINITY MAP



AREA MAP



SANTA MONICA COMMUNITY COLLEGE DISTRICT SANTA MONICA COLLEGE MALIBU CAMPUS / SHERIFF'S SUB-STATION

23255 Civic Center Way, Malibu, CA 90265

CLIENT



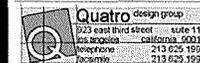
Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME

**SMC
MALIBU CAMPUS**

No

DESIGN TEAM



CONSULTANTS

ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	07-21-14	PLANNING RESUBMITTAL
04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY _____
CHECKED BY _____
SCALE _____ As indicated

KEY PLAN

SHEET TITLE

**GENERAL INFORMATION
-COVERSHEET-**

SHEET NUMBER

G1

APPLICABLE CODES

FEDERAL REGULATIONS

2010 AMERICANS WITH DISABILITIES ACT, (A.D.A.)

CALIFORNIA CODE OF REGULATIONS

2010 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.

2010 CALIFORNIA BUILDING CODE, (CBC), PART 2, TITLE 24 C.C.R.

2010 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.

2010 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.

2010 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.

2010 CALIFORNIA ENERGY CODE PART 6, TITLE 24 C.C.R.

2010 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, PART 7, TITLE 24 C.C.R.

2010 CALIFORNIA FIRE CODE, PART 9, TITLE 24, C.C.R.

2010 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.

2010 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13 AUTOMATIC SPRINKLER SYSTEMS	2010 EDITION
NFPA 14 STANDPIPE SYSTEMS	2007 EDITION
NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEM	2002 EDITION
NFPA 17a WET CHEMICAL EXTINGUISHING SYSTEM	2002 EDITION
NFPA 20 STATIONARY PUMPS	2007 EDITION
NFPA 24 PRIVATE FIRE MAINS	2010 EDITION
NFPA 72 NATIONAL FIRE ALARM CODE 2002 (CALIFORNIA AMENDED) (NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")	2010 EDITION
NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEM	2006 EDITION
NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS	2008 EDITION

PROJECT DIRECTORY

OWNER

Santa Monica Community College District
1900 Pico Blvd.
Santa Monica, CA 90405
Telephone Number: 310.434.4730 (LP)

DESIGN TEAM

ARCHITECT

ODG Architecture
3055 Wilshire Blvd, Suite 1110
Los Angeles, CA 90010
Telephone: 213.625.1995
Fax: 213.387.4700

CIVIL ENGINEER

KPFF Consulting Engineers
6050 Center Drive, Suite 700
Los Angeles, CA 90045
Telephone: 310.665.2000
Fax: 310.665.1552

STRUCTURAL ENGINEER

KPFF Structural Engineers
117 E. Colorado Blvd, Suite 200
Pasadena, California 91105
Telephone Number: 626.578.1121
Fax Number: 626.578.9121

LANDSCAPE ARCHITECT

Link Landscape Architecture
29 Outigger Street, #5
Malibu del Rey, CA 90292
Telephone Number: 310.733.7065

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER

GLJMAC
817 West 7th Street, Suite 500
Los Angeles, CA 90017
Telephone Number: 213.239.8566
Fax Number: 213.239.8816

GEO-TECHNICAL CONSULTANT

Geolabs West Lake Village
31119 Via Colinas, Suite 502
Westlake Village, CA 91392
Telephone Number: 818.899.2562

PROJECT RENDERING



LEGAL DESCRIPTION

PROJECT ADDRESS:
SANTA MONICA COLLEGE - MALIBU CAMPUS
23255 Civic Center Way
Malibu, CA 90265

APPLICANT
Santa Monica Community College District
1900 Pico Blvd.
Santa Monica, CA 90405
Telephone Number: 310 434-4730 (LP)

Assessor's ID No. 4456-022-906

PROJECT DESCRIPTION

OVERALL PROJECT SCOPE:

PROJECT CONSISTS OF BUT IS NOT LIMITED TO:

- THE DEMOLITION AND REMOVAL OF AN EXISTING SHERIFFS DEPARTMENT, AN EXISTING EXTERIOR ARCADE STRUCTURE, AN EXISTING COMMUNICATION TOWER, AND A PORTION OF THE EXISTING HARDSCAPE, LANDSCAPE, AND AC-PAVED PARKING.
- CONSTRUCTION OF A NEW, TWO-STORY EDUCATIONAL FACILITY, COMPRISING AN INTERPRETIVE CENTER, ART STUDIO, COMPUTER CLASSROOM, MULTI-PURPOSE ACTIVITY SPACE, LECTURE HALL, AND A SCIENCE LAB. A SHERIFFS SUBSTATION IS ADJACENT IN A ONE-STORY WING.
- CONSTRUCTION OF NEW LANDSCAPE, HARDSCAPE, AND PAVED PARKING.
- CONSTRUCTION OF A NEW 75 FT. COMMUNICATION TOWER
- EXPECTED LEED SILVER CERTIFICATION

BUILDING FLOOR AREAS

TOTAL: 25,310 SF
TWO-STORY EDUCATIONAL WING: 19,670 SF, CONSTRUCTION TYPE IIB
ONE-STORY SHERIFFS SUBSTATION: 5,640 SF, CONSTRUCTION TYPE IIA

GENERAL NOTES

- PROJECT ADDRESS: 23255 CIVIC CENTER WAY, MALIBU, CA 90265
- ASSESSOR'S PARCEL NUMBER: 4458-022-906
- LOCAL COASTAL PROGRAM ZONING DESIGNATION: I (Institutional)
- GENERAL PLAN LAND USE DESIGNATION: PUBLIC AND SEMI-PUBLIC FACILITIES
- PROPERTY OWNER: COUNTY OF LOS ANGELES
- APPLICANT: SANTA MONICA COMMUNITY COLLEGE DISTRICT
- LOT AREA:
CIVIC CENTER: 400,250 NET SQUARE FEET (9.18 ACRES)
SMC LEASE AREA: 128,500 SQUARE FEET (2.94 ACRES)
- REQUIRED SETBACKS: FRONT YARD - 10 FT FROM ROW EASEMENT
SIDE YARDS - 5 FT
REAR YARD - 5 FT
- VERTICAL DATUM: NAVD88
- (not used)
- PROPOSED IMPERMEABLE COVERAGE: 95,000 SF
- EXISTING STRUCTURE HEIGHTS:
COURTHOUSE & LIBRARY 25.5'
SHERIFFS STATION (TO BE DEMOLISHED) 15'
UTILITY BUILDING 15'

13. DISCRETIONARY REQUESTS:

- HEIGHT VARIANCE: 35'-10" TOP OF ROOF LINE (SLOPED ROOF)
- VARIANCE FOR PARKING STANDARDS - USING LOS ANGELES COUNTY STANDARDS
- HEIGHT VARIANCE FOR COMMUNICATION TOWER: 75' MONOPOLE

SUMMARY

SMC LEASE AREA 128,500 SF (2.94 ACRES)
OVERALL CIVIC CENTER SITE 400,250 SF (9.18 ACRES)

ALLOWABLE BLDG AREAS (20% FAR)
SMC LEASE AREA: 20% x 128,500 SF = 25,700 SF
PROPOSED BLDG AREA = 25,310 SF (19.7% FAR)

OVERALL CIVIC CENTER SITE: 20% x 400,250 SF = 80,050 SF
ACTUAL EXISTING + PROPOSED BLDG AREA = 78,070 SF (19.5% FAR)

25% LANDSCAPING REQUIREMENT
REQUIRED: 128,500 SF x 0.25 = 32,125 SF
PROVIDED: 29,994 SF (GROUND LEVEL)
+4,370 SF (GREEN ROOF)
34,364 SF

5% PERMEABLE PAVING COVERAGE
REQUIRED: 128,500 SF x 0.05 = 6,425 SF
PROVIDED: 6,430 SF

PARKING SETBACK
REQUIRED: 5 FEET
PROVIDED: 5 FOOT LANDSCAPING BUFFER

Proposed Project (SMC)	Floor Area	Parking Ratio	Total
Community College (210 FTE)	19,670	0.05 / FTE Student	979
Sheriff Station (100 FTE)	5,640	1 Automobile	100
Subtotal	25,310		1079
LA County Uses to Remain			
Courthouse	24,240		105
Library	10,229		65
Water Works	12,236		18
Subtotal	52,740		191
Total Project Site and County Site	78,070		1280

Proposed Project (SMC)	Standard Stalls	Compact Stalls	Accessible Stalls	Ven Accessible Stalls	TOTAL STALLS
Community College (210 FTE)	156	17	4	2	179
Sheriff Station	0	2	0	0	2
Subtotal	164	19	4	2	189
LA County Uses to Remain					
Floor Lot	902	7	1	1	110
Block Lot	86	0	1	1	88
Subtotal	1088	0	10	2	1100
Total Parking: SMC Project Site and County Site	1252	19	14	4	1389

CLIENT



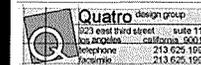
Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME

SMC
MALIBU CAMPUS

No

DESIGN TEAM



CONSULTANTS

ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	07-21-14	PLANNING RESUBMITTAL
04	12-00-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY
CHECKED BY
SCALE 12" = 1'-0"

KEY PLAN

SHEET TITLE

EXTERIOR PHOTOMETRIC
STUDY

SHEET NUMBER

G5

New Parking Lot Lighting fixtures comply with Dark Sky Ordinance
Fixtures are shielded to prevent light trespass to adjacent properties
Using the allowances from the MLD (Table D) Assuming Lighting Zone 2
Initial Lumen allowance per site 2.5sf for L22 = 2.5 x 128,500 = 321,250 Lumens Allowed
21 Fixtures @ 12,946 Lumens per fixture = 271,866 (project complies with MLD)

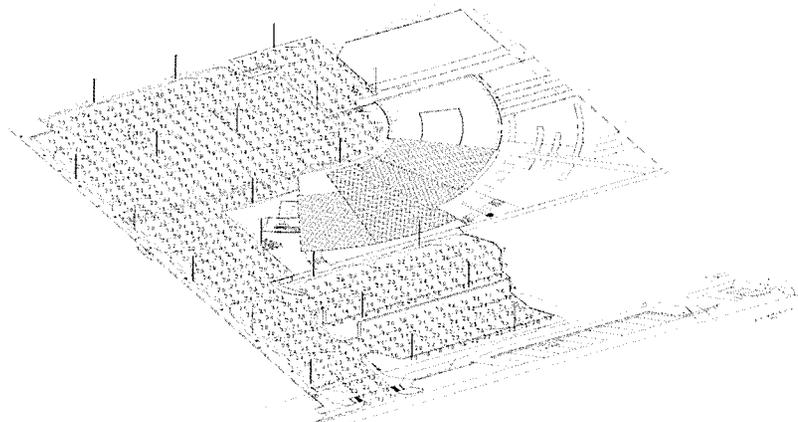
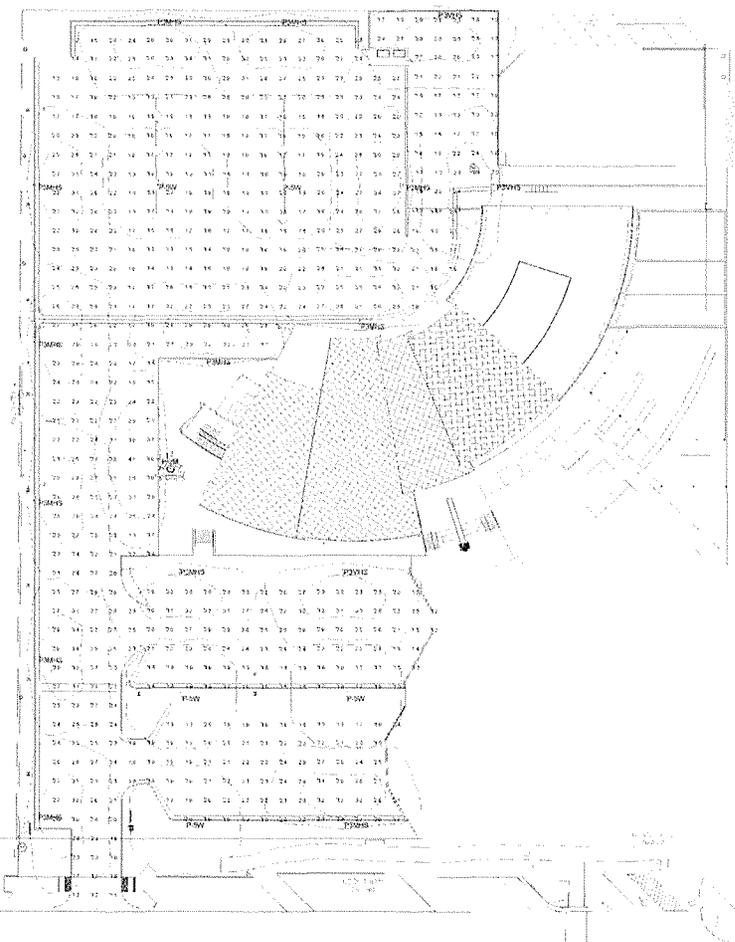
STATISTICS

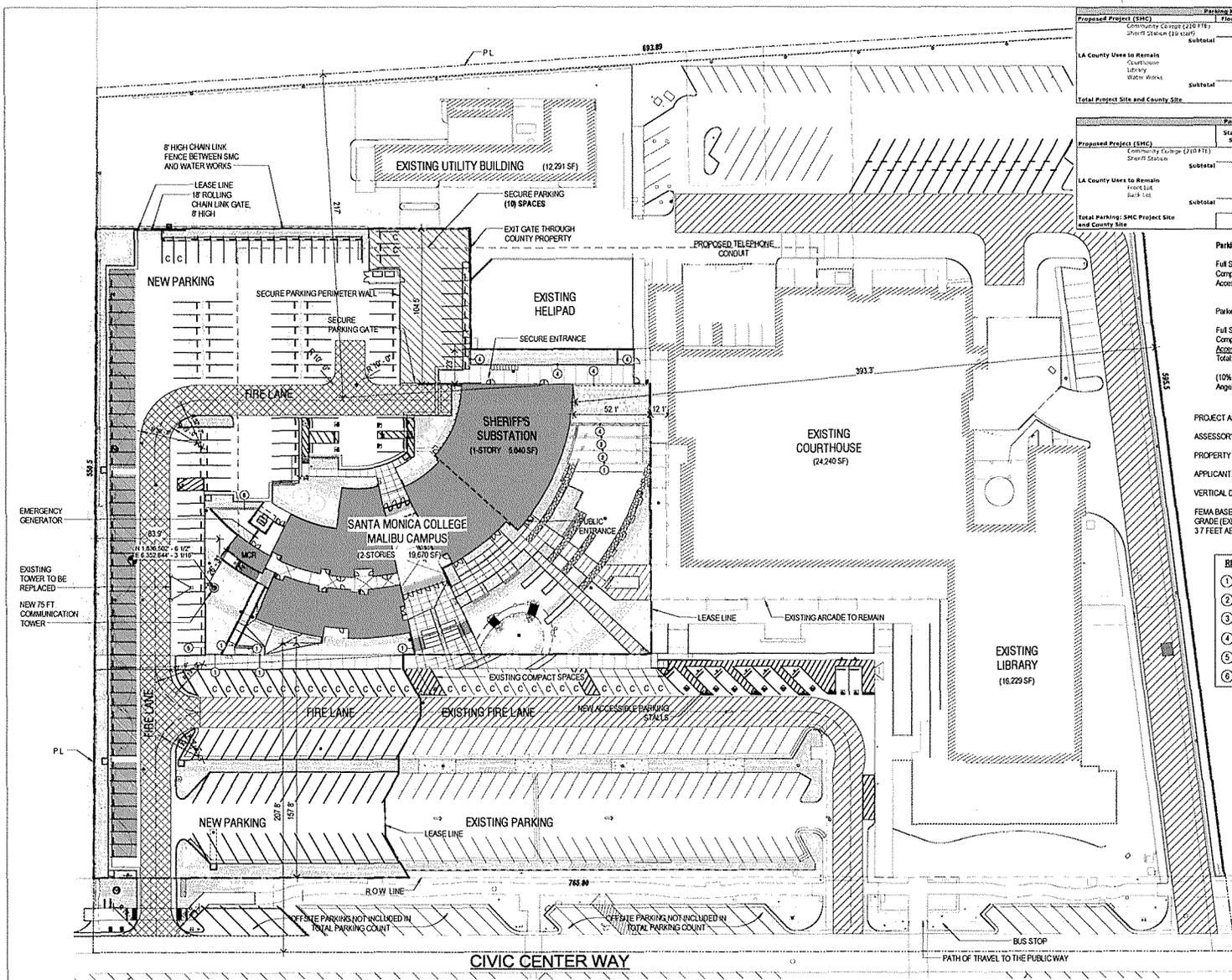
Description	Symbol	Avg	Max	Min	Variance	Avg/M ²
Parking Lot @ P-21		23%	41%	11%	3.1	2.1
Open Parking Lot @ P-21		20%	12%	12%	2.1	1.7

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Fixture	Height	IES	Watts
P-21	1	DISCOLED-400	1000000-200	DISCOLED WITH (2) 20 LED LIGHT SOURCE TYPE 70W OPTICAL 100000 @ 100000 WITH POLY- SHIELD	LED	DISCOLED-400 1000000-200	40'00"	IES	130
P-21	15	DISCOLED-400	1000000-200	DISCOLED WITH (2) 20 LED LIGHT SOURCE TYPE 70W OPTICAL 100000 @ 100000 WITH POLY- SHIELD	LED	DISCOLED-400 1000000-200	40'00"	IES	130
P-21	5	DISCOLED-400	1000000-200	DISCOLED WITH (2) 20 LED LIGHT SOURCE TYPE 70W OPTICAL 100000 @ 100000	LED	DISCOLED-400 1000000-200	40'00"	IES	130

- NOTES
- Fixture Mounting height: 20'00"
 - Cut-off angle: 12° x 10° horizontal spacing @ 60°





Proposed Project (SMC)	Floor Area	Parking Ratio	Total
Community College (210 FTE)	15,972	1	159
Sheriff Station (100 staff)	5,644	1	56
Subtotal	21,616		215
LA County Uses to Remain			
Courthouse	74,470		107
Library	16,236		54
Water Works	12,121		17
Subtotal	102,827		178
Total Project Site and County Site	76,072		393

Proposed Project (SMC)	Standard Stalls	Compact Stalls	Accessible Stalls	Van Accessible Stalls	TOTAL STALLS
Community College (210 FTE)	134	12	6	2	154
Sheriff Station	8	2	0	0	10
Subtotal	142	14	6	2	164
LA County Uses to Remain					
Front Lot	102		7	1	110
Back Lot	76		3	1	80
Subtotal	178	0	10	2	190
Total Parking: SMC Project Site and County Site	320	14	16	4	354

Parking Space Sizes based on Los Angeles County Standards

Full Size Space: 8.5' x 18'
 Compact Space: 6' x 10'
 Accessible Space: 8' x 18' + Loading zone

Parking Spaces provided within SMC Lease Area

Full Size: 164
 Compact: 19 (10%)
 Accessible: 6
 Total: 189 Spaces as required

(10% of spaces are compact - City of Malibu allows 20%, Los Angeles County allows up to 40%)

PROJECT ADDRESS: 23255 CIVIC CENTER WAY, MALIBU, CA 90265
 ASSESSOR'S PARCEL NUMBER: 4458-022-005
 PROPERTY OWNER: COUNTY OF LOS ANGELES
 APPLICANT: SANTA MONICA COMMUNITY COLLEGE DISTRICT
 VERTICAL DATUM: NAVD83
 FEMA BASE FLOOD ELEVATION: 2 FEET ABEY HISTORIC NATURAL GRADE (EXISTING AND PROPOSED FINISH FLOOR ELEVATIONS ARE 3.7 FEET ABEY THIS F.I.R.M. PREDICTED FLOOD DEPTH)

- RETAINING WALL LEGEND**
- ① 1'-6" HIGH RETAINING WALL
 - ② 3'-0" HIGH RETAINING WALL
 - ③ 4'-6" HIGH RETAINING WALL
 - ④ 6'-0" HIGH RETAINING WALL
 - ⑤ VARIES FROM 1'-6" TO 4'-0" HIGH RETAINING WALL
 - ⑥ VARIES FROM 0'-6" TO 4'-0" HIGH RETAINING WALL

CLIENT

SANTA MONICA COLLEGE

Santa Monica College
 1900 Pico Boulevard
 Santa Monica, CA 90405
 USA • (310) 434-4000

PROJECT NAME

SMC MALIBU CAMPUS

No

DESIGN TEAM

Quatro design group
 1025 east third street suite 115
 Los Angeles, California 90013
 Telephone: 213.625.1699
 Website: 213.625.1697

CONSULTANTS

ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	07-21-14	PLANNING RESUBMITTAL
04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY

CHECKED BY

SCALE: As indicated

KEY PLAN

SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER

A1

1 SITE PLAN

A1 REF: 1/AS

SCALE: 1/32" = 1'-0"

Square Footage Analysis

	SMC LEASED AREA	OVERALL CIVIC CENTER SITE
Lot Size	128,500 SF	400,252 SF
Allowable Building Square Footage (20% FAR)	25,700 SF	80,050 SF
Building Square Footage	25,310 SF (19.7% FAR)	78,070 SF (19.5% FAR)

LANDSCAPE REQUIREMENT

Total Area 128,500 SF

Required 25% of 128,500	= 32,125 SF
Provided ground level landscape	= 29,964 SF
green roof landscape	= 4,370 SF
Total	= 34,334 SF

SMC PARKING REQUIREMENT

Parking of 0.65 spaces per FTE is required. Project will support approximately 210 FTE.

Required 210 FTE x 0.65	= 136.5 Spaces
Provided	= 179 Spaces

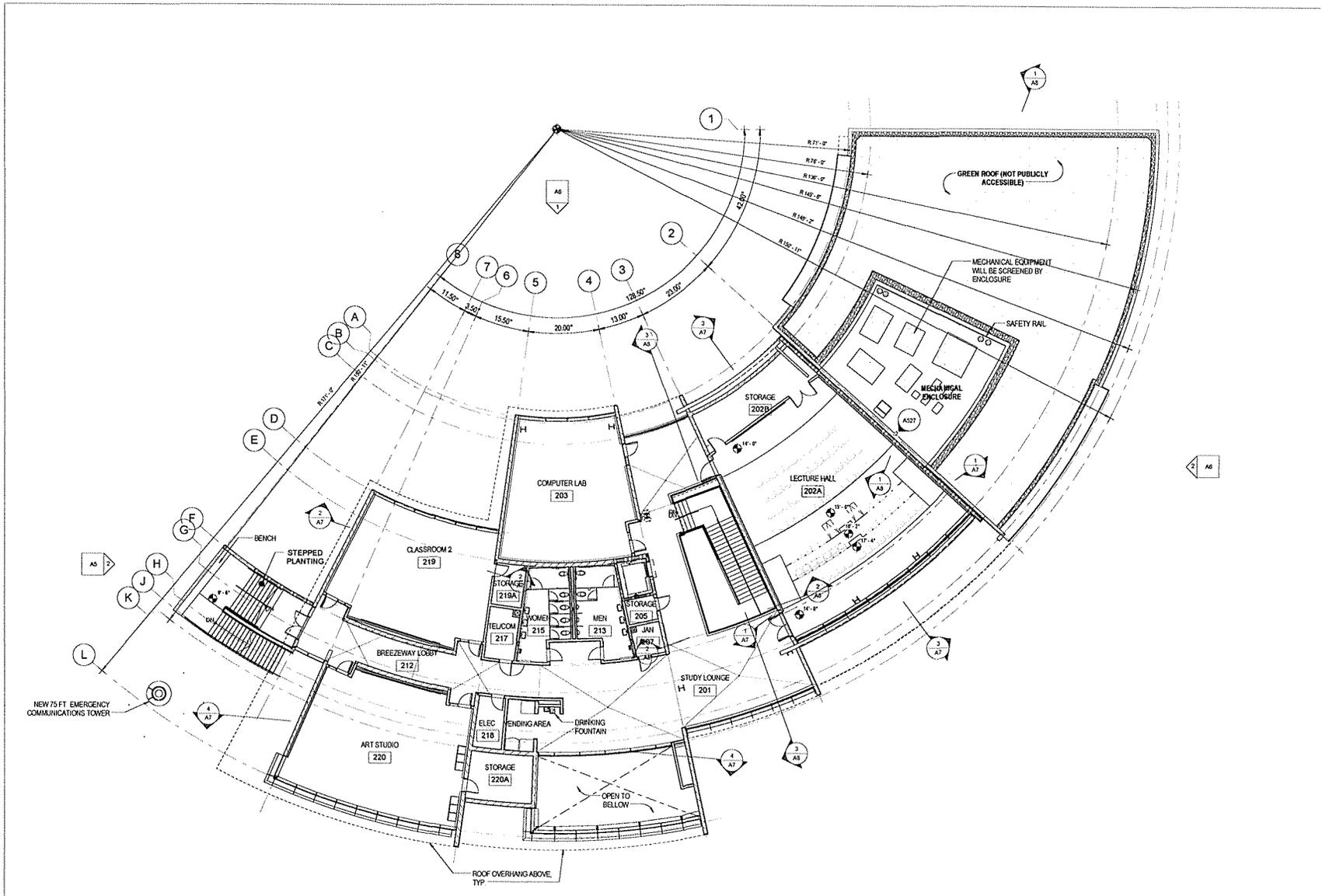
SHERIFF PARKING REQUIREMENT

Required: 10 FTE	= 10 Spaces
Provided	= 10 Spaces

PERMEABLE PAVING REQUIREMENT

Required 5% of 128,500	= 6,425 SF
Provided	= 6,430 SF

- (N) FIRE DEPARTMENT ACCESS LAINE
- (E) FIRE DEPARTMENT ACCESS LAINE
- SECURE PARKING (10 SPACES)
- PERMEABLE PAVING



1 SECOND LEVEL FLOOR PLAN

A3 REF. 1/A5 SCALE 3/32" = 1'-0"



Santa Monica College
 1900 Pico Boulevard
 Santa Monica, CA 90405
 USA • (310) 434-4000

PROJECT NAME
SMC MALIBU CAMPUS

No.

DESIGN TEAM

Quatro design group
 1523 west third street suite 115
 Los Angeles, California 90013
 Telephone 213 625 1929
 Facsimile 213 625 1997

CONSULTANTS

ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	07-21-14	PLANNING RESUBMITTAL
04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.
 DRAWN BY
 CHECKED BY
 SCALE 3/32" = 1'-0"

KEY PLAN

SHEET TITLE
SECOND LEVEL FLOOR PLAN

SHEET NUMBER
A3

CLIENT



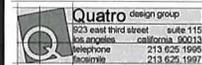
Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME

SMC
MALIBU CAMPUS

No

DESIGN TEAM



CONSULTANTS

ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	07-31-14	PLANNING RESUBMITTAL
04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY

CHECKED BY

SCALE

As Indicated

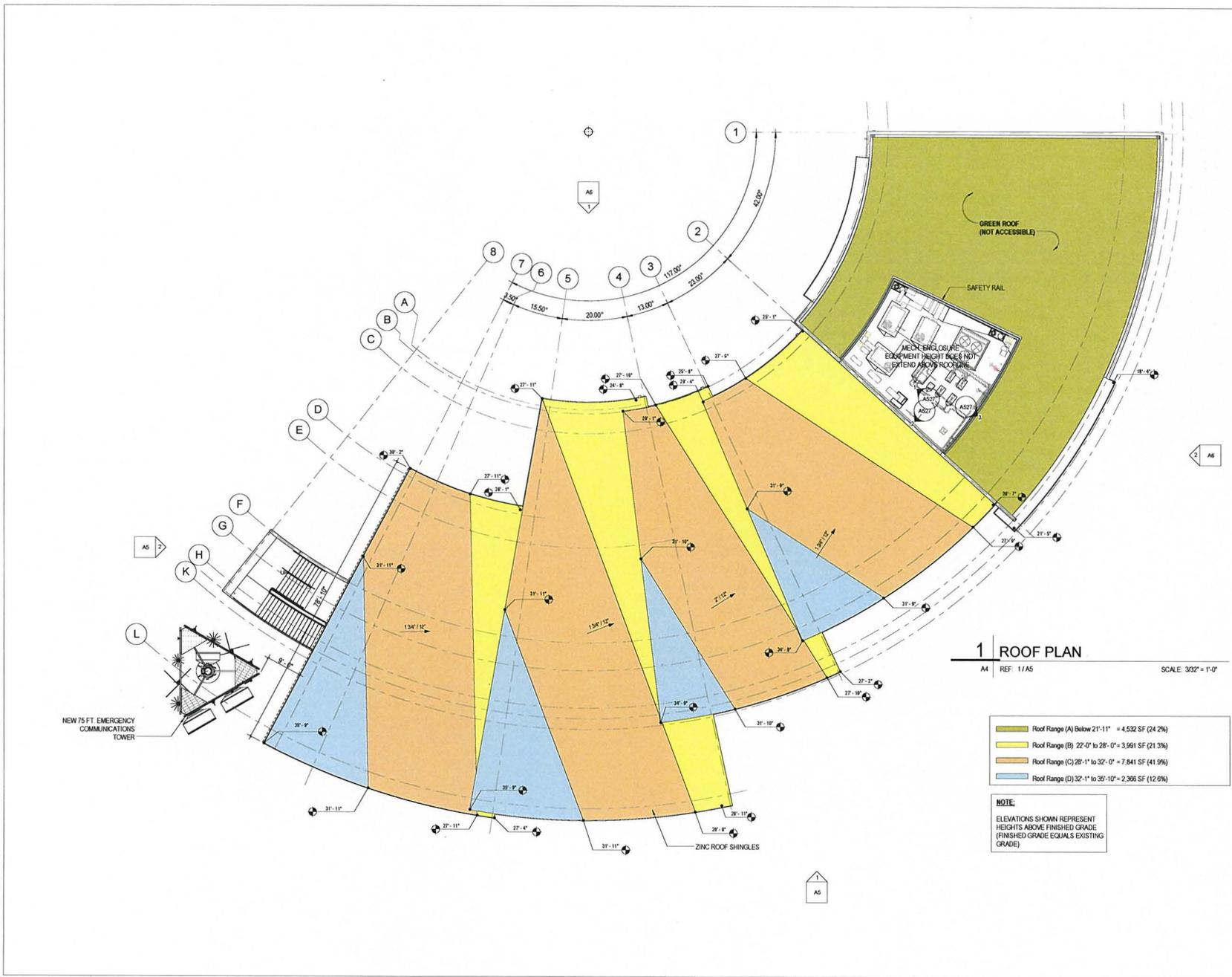
KEY PLAN

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A4



CLIENT



Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME

SMC
MALIBU CAMPUS

No

DESIGN TEAM



CONSULTANTS

ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	07-21-14	PLANNING RESUBMITTAL
04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY
CHECKED BY
SCALE 3/32" = 1'-0"

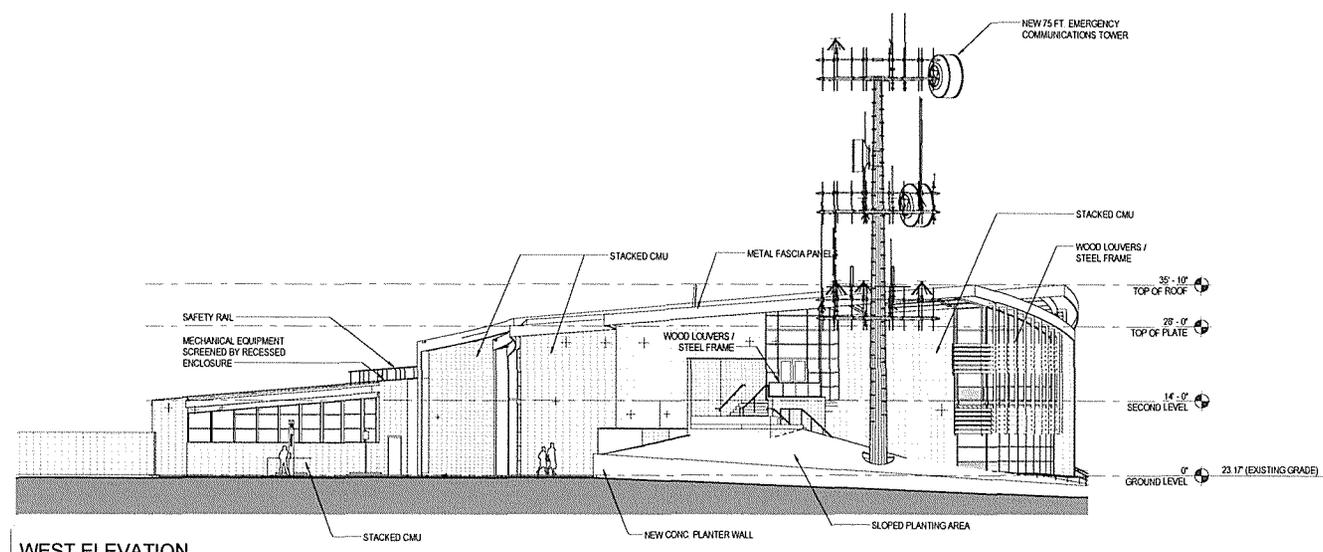
KEY PLAN

SHEET TITLE

BUILDING ELEVATIONS

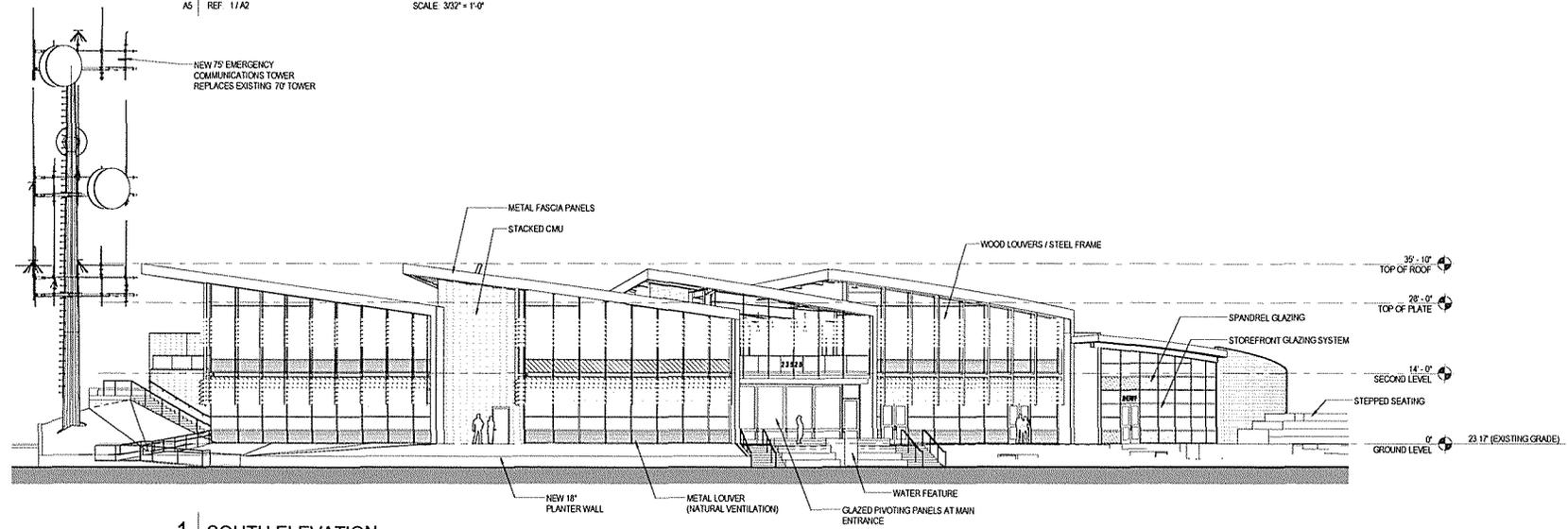
SHEET NUMBER

A5



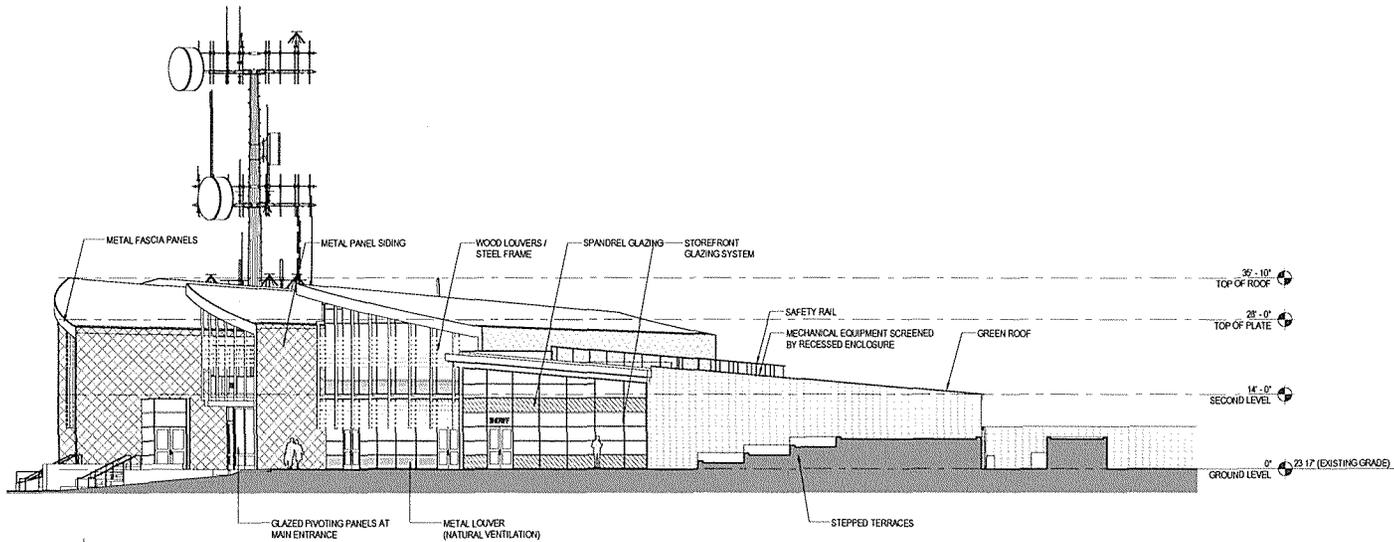
2 WEST ELEVATION

A5 REF 1/A2 SCALE 3/32" = 1'-0"



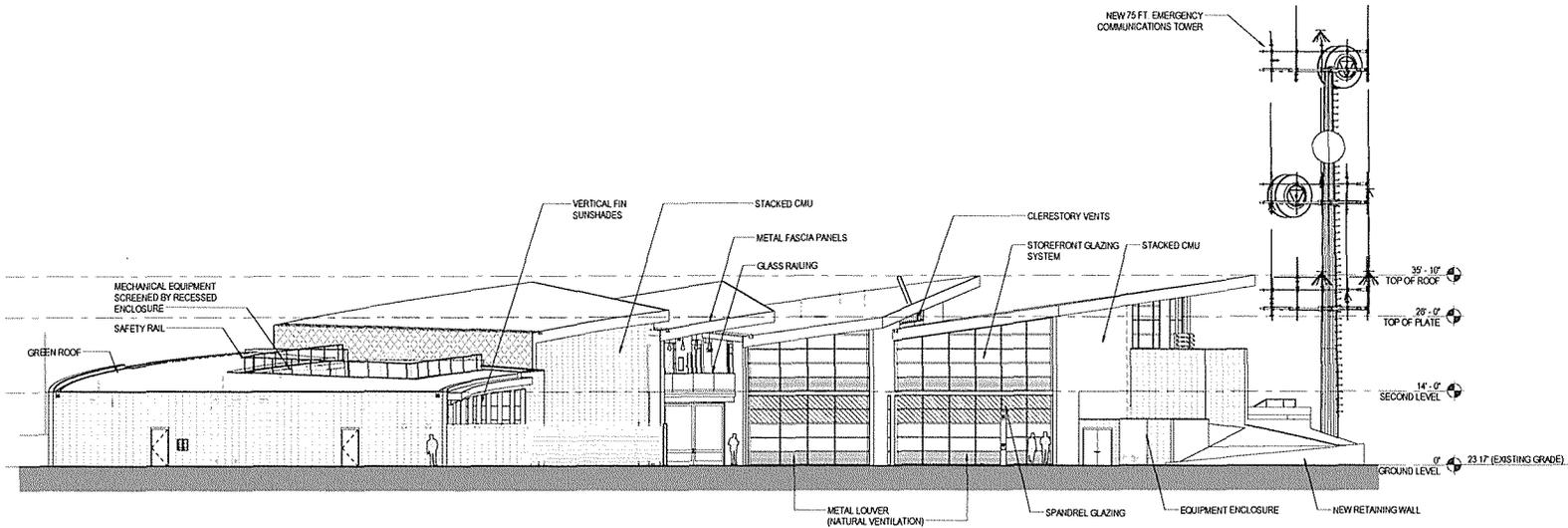
1 SOUTH ELEVATION

A5 REF 1/A2 SCALE 3/32" = 1'-0"



2 EAST ELEVATION

A6 REF: 11/A2 SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION

A6 REF: 11/A2 SCALE: 3/32" = 1'-0"

CLIENT

SANTA MONICA COLLEGE

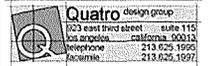
Santa Monica College
 1900 Pico Boulevard
 Santa Monica, CA 90405
 USA • (310) 434-4000

PROJECT NAME

SMC MALIBU CAMPUS

No

DESIGN TEAM



CONSULTANTS

ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	07-21-14	PLANNING RESUBMITTAL
04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY
 CHECKED BY
 SCALE: 3/32" = 1'-0"

KEY PLAN

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A6

CLIENT



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1900 Pico Boulevard
Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME

SMC
MALIBU CAMPUS

No

DESIGN TEAM



CONSULTANTS

ISSUE	
01	12-21-12 SCHEMATIC DESIGN
02	10-11-13 PLANNING SUBMITTAL
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04	12-09-15 FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.
DRAWN BY
CHECKED BY
SCALE 1/8" = 1'-0"

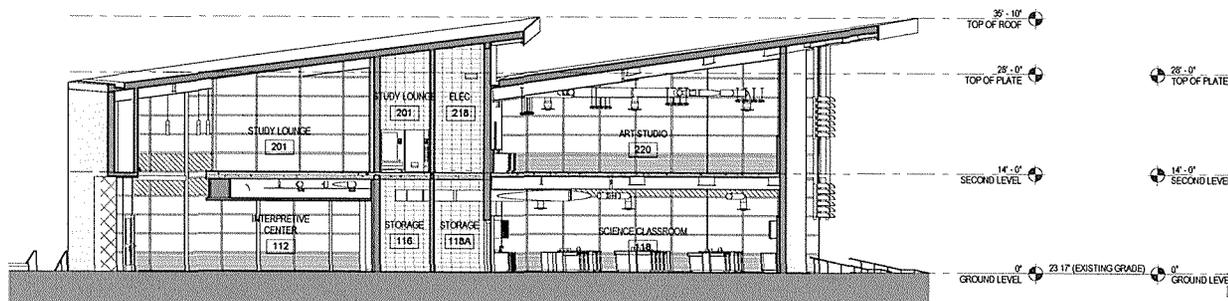
KEY PLAN

SHEET TITLE

BUILDING SECTIONS

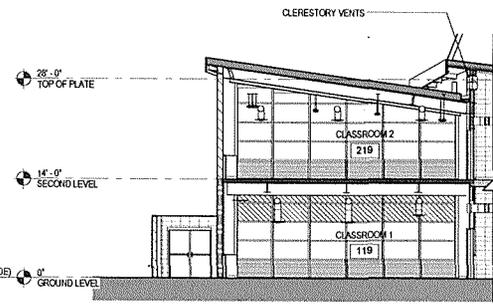
SHEET NUMBER

A7



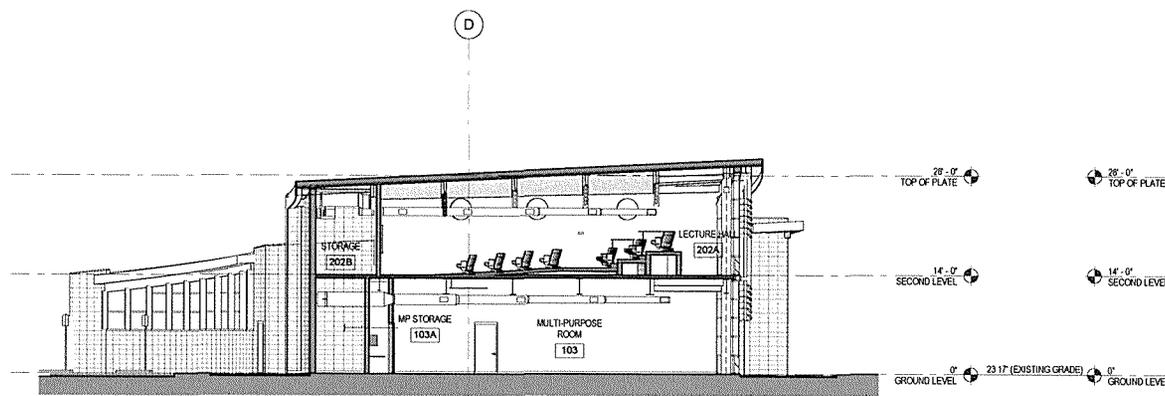
4 SECTION @ STORAGE & CLASSROOMS

A7 REF 11/A2 SCALE 1/8" = 1'-0"



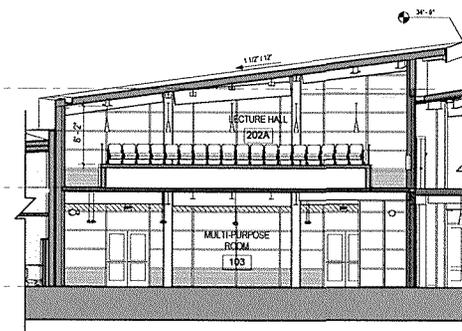
2 SECTION @ CLASSROOMS

A7 REF 11/A2 SCALE 1/8" = 1'-0"



3 SECTION @ MP & LECTURE HALL

A7 REF 11/A3 SCALE 1/8" = 1'-0"



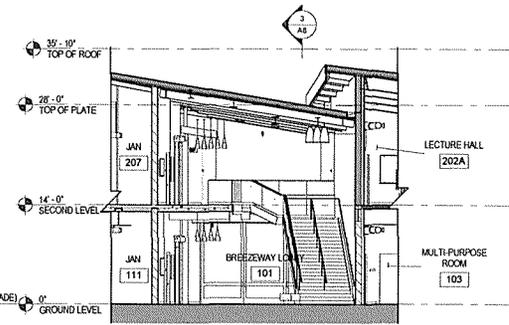
1 SECTION @ MP & LECTURE MUSIC HALL

A7 REF 11/A2 SCALE 1/8" = 1'-0"



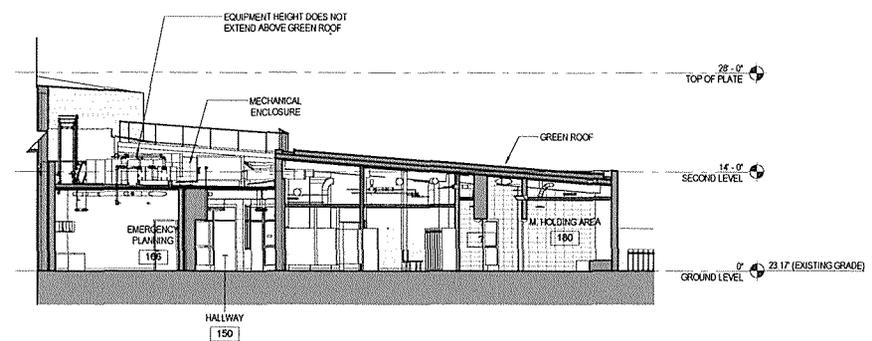
3 SECTION @ LOBBY & STUDY LOUNGE

A8 REF: 1/7A2 SCALE: 1/8" = 1'-0"



2 SECTION @ LOBBY

A8 REF: 1/7A2 SCALE: 1/8" = 1'-0"



1 SECTION @ SHERIFF'S DEPT.

A8 REF: 1/7A2 SCALE: 1/8" = 1'-0"

CLIENT

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Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME

SMC MALIBU CAMPUS

No

DESIGN TEAM

Quatro design group
923 east third street suite 115
los angeles california 90013
telephone 213 625 1992
facsimile 213 625 1997

CONSULTANTS

ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
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04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY

CHECKED BY

SCALE: 1/8" = 1'-0"

KEY PLAN

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A8

GENERAL NOTES:

- WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" LATEST EDITION AND SUPPLEMENTS, THE CALIFORNIA BUILDING CODE (EXCAVATION AND GRADING), AND CITY OF MALIBU LOCAL ORDINANCES AS APPLICABLE.
- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, "PRELIMINARY GEOTECHNICAL INVESTIGATION, PROPOSED MALIBU CAMPUS", BY GEOLABS-WESTLAKE VILLAGE, DATED JUNE 20, 2012.
- EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED AUG. 28, 2011 BY PEAK SURVEYS, INC.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND CORROBORATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CURB LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN SOIL MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
- THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
- DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
- CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2800) PRIOR TO EXCAVATION.
- ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
- CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF MALIBU FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

LEGEND:

- GENERAL**
- CIVIL LIMITS OF WORK
 - SHEET MATCH LINE
- ANNOTATION**
- 100.00 XX SURFACE ELEVATION/UTILITY ELEVATION
 - (100.00) 100 EXISTING SURFACE ELEVATION/UTILITY ELEVATION
 - CONSTRUCTION NOTE
 - 2.0% FLOW (DIRECTION AND GRADE)
 - 2:1 SLOPE (DIRECTION AND RUN/RISE)
 - XX HORIZONTAL CONTROL POINT LABEL
 - XX CURVE DATA LABEL
 - FF-100.00 PAD/FINISHED FLOOR ELEVATION

- SITE**
- CURB/BACK OF CURB/CUTTER
 - RETAINING WALL/SITE WALL
 - PROPERTY LINE/RIGHT OF WAY
 - CENTER LINE
 - FENCE
 - TO BE DEMOLISHED

- EROSION CONTROL**
- SANDBAGS
 - FIBER ROLL
 - PROPOSED BUILDING EXCAVATION OUTLINE
 - EXISTING DRAINAGE DIRECTION OF FLOW

- GRADING**
- 100- PROPOSED MAJOR CONTOUR
 - 102- PROPOSED MINOR CONTOUR
 - FLOW LINE
 - GRADE BREAK LINE
 - RIDGE LINE
 - EARTHEN SWALE
 - SHALLOT
 - LIMITS OF GRADING
 - GRADING BENCH
 - GRADED SLOPE (HORIZONTAL:VERTICAL)

- PATTERN LEGEND**
- CONCRETE PAVING
 - ASPHALT
 - PLANTER AREA/LANDSCAPE
 - FIRE LANE

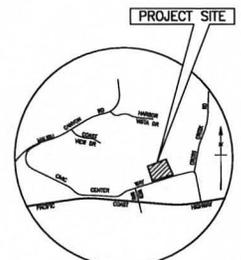
1-800-227-2600

CALL US/VS FOR UNDERGROUND LOCATING 48 HOURS BEFORE YOU DIG!

IMPORTANT NOTICE
SECTION 4216(A)(17) OF THE GOVERNMENT CODE REQUIRES A DISALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DISALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG.

ABBREVIATIONS

- | | |
|---------------------------------|---------------------------------|
| AC ASPHALTIC CONCRETE | MH MANHOLE |
| BW BACK OF WALK | (N) NORTH |
| BLDG BUILDING | NTS NOT TO SCALE |
| BM BENCH MARK | PA PLANTER AREA |
| BOS BOTTOM OF STAIRS | POC POINT OF CONNECTION |
| BMP BEST MANAGEMENT PRACTICES | PV POST INDICATOR VALVE |
| CB CATCH BASIN | POC PORTLAND CEMENT CONCRETE |
| CI CAST IRON | PRV PRESSURE REDUCING VALVE |
| CL CENTER LINE | PVC POLYVINYL CHLORIDE |
| CMU CONCRETE MASONRY UNIT | R RADIUS |
| CO CLEANOUT | RCIP RECTANGULAR CAST IRON PIPE |
| CONC CONCRETE | RD ROOF DRAIN |
| CF CURB FACE | RW RIGHT-OF-WAY |
| DW DOMESTIC WATER | (S) SOUTH |
| (E) EAST | S- SLOPE EQUALS |
| EO EDGE OF CUTTER | SO STORM DRAIN |
| EL OR ELEV ELEVATION | SSM SANITARY SEWER MANHOLE |
| ELEC ELECTRIC, ELECTRICAL | SS SANITARY SEWER |
| EX OR EXIST. EXISTING | STD STANDARD |
| FDC FIRE DEPARTMENT CONNECTION | SOHM STORM DRAIN MANHOLE |
| FF FINISHED FLOOR | TC TOP OF CURB |
| FG FINISHED GRADE (LANDSCAPE) | TEL TELEPHONE |
| FS FINISHED SURFACE (HARDSCAPE) | TO TOP OF GRADE |
| FI FIRE HYDRANT | TOS TOP OF STAIRS |
| FL FLOW LINE | TW TOP OF WALL |
| FT FOOT OR FEET | TS TRAFFIC SIGNAL |
| FU FIXTURE UNITS | TSB TRAFFIC SIGNAL BOX |
| FW FIRE WATER | TYP TYPICAL |
| GPM GALLONS PER MINUTE | TV TELEVISION |
| GV GATE VALVE | VF VERIFY IN FIELD |
| HDPE HIGH DENSITY POLYETHYLENE | VL WALK |
| HP HIGH POINT | VCP VITRIFIED CLAY PIPE |
| HW INVERT | WCP WEST |
| LP LOW POINT | W WATER |
| MAX. MAXIMUM | WM WATER METER |
| MIN. MINIMUM | WV WATER VALVE |



VICINITY MAP
NOT TO SCALE
THOMAS QUINN LOS ANGELES OFFICE
PAGE 828 GRID 10

City of Malibu
23823 State Beach Road, Malibu, California 90265-4861
Phone: (310) 456-2489 Fax: (310) 456-7620 www.malibuca.gov

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: _____
PROJECT ADDRESS: 23555 Civil Center Way, City of Malibu, California

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in this table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt		Non-Exempt		Total
	R&R	Understructure	Safety	Remedial	
Cut	7,620	882	22	1,507	9,031
Fill	7,009	6,200	80	1,889	13,299
Total	14,629	6,782	110	2,356	27,410
Import		4,100	50		4,150
Export				100	100

All quantities indicated shall be in cubic yards only.
R&R = Removal and Reconstruction. R&R must be balanced.
Safety (grading) is required grading for a County Fire Department access approval beyond the 15 foot minimum access and must include barriers, handrails, curbs, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Licensed means not that it is on the site. Licensed means not that it is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: BK Kang
DATE: 2/22/2016

Page 1 of 1
P:\PROJECTS\CIVIL\PERMITS\TOTAL GRADING VERIFICATION CERTIFICATE PROJECT.DWG

SHEET INDEX:

CIVIL DRAWINGS - COUNTY SUBMITTAL (30x42)

CO.01	TITLE SHEET
CO.02	TITLE SHEET
CI.01	SURVEY (FOR REFERENCE ONLY)
CI.00	SURVEY (FOR REFERENCE ONLY)
CI.20	DEMOLITION AND EROSION CONTROL PLAN
CI.29	EROSION CONTROL DETAILS
CI.31	GRADING AND PAVING PLAN
CI.32	GRADING AND PAVING PLAN
CI.39	PAVING DETAILS
CI.50	UTILITY PLAN
CI.59	UTILITY DETAILS

SHEET INDEX:

CIVIL DRAWINGS - PLANNING SUBMITTAL (24X36)

CO.01	TITLE SHEET
CI.20	DEMOLITION AND EROSION CONTROL PLAN
CI.29	EROSION CONTROL DETAILS
CI.30	EARTHWORK PLAN
CI.31	GRADING AND PAVING PLAN
CI.32	GRADING AND PAVING PLAN
CI.39	PAVING DETAILS

- NOTES:**
- THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
 - ESTIMATED EARTHWORK ABOVE IS BASED ON EXISTING GRADES TO PRECISE GRADES. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF FOUNDATIONS AND CONSTRUCTION MEANS AND METHODS.
 - THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
 - THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
 - ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL OR REPLACEMENT.

SANTA MONICA COLLEGE

Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME: _____

DESIGN TEAM: _____

CONSULTANTS: _____

SMC MALIBU CAMPUS

Quatro design group
323 east third street suite 115
los angeles california 90013
phone: 213.624.1862
fax: 213.625.1987

DESIGNER PROJECT NO: _____

DRAWN BY: _____

CHECKED BY: _____

SCALE: _____

KEY PLAN: _____

12-21-12 SCHEMATIC DESIGN
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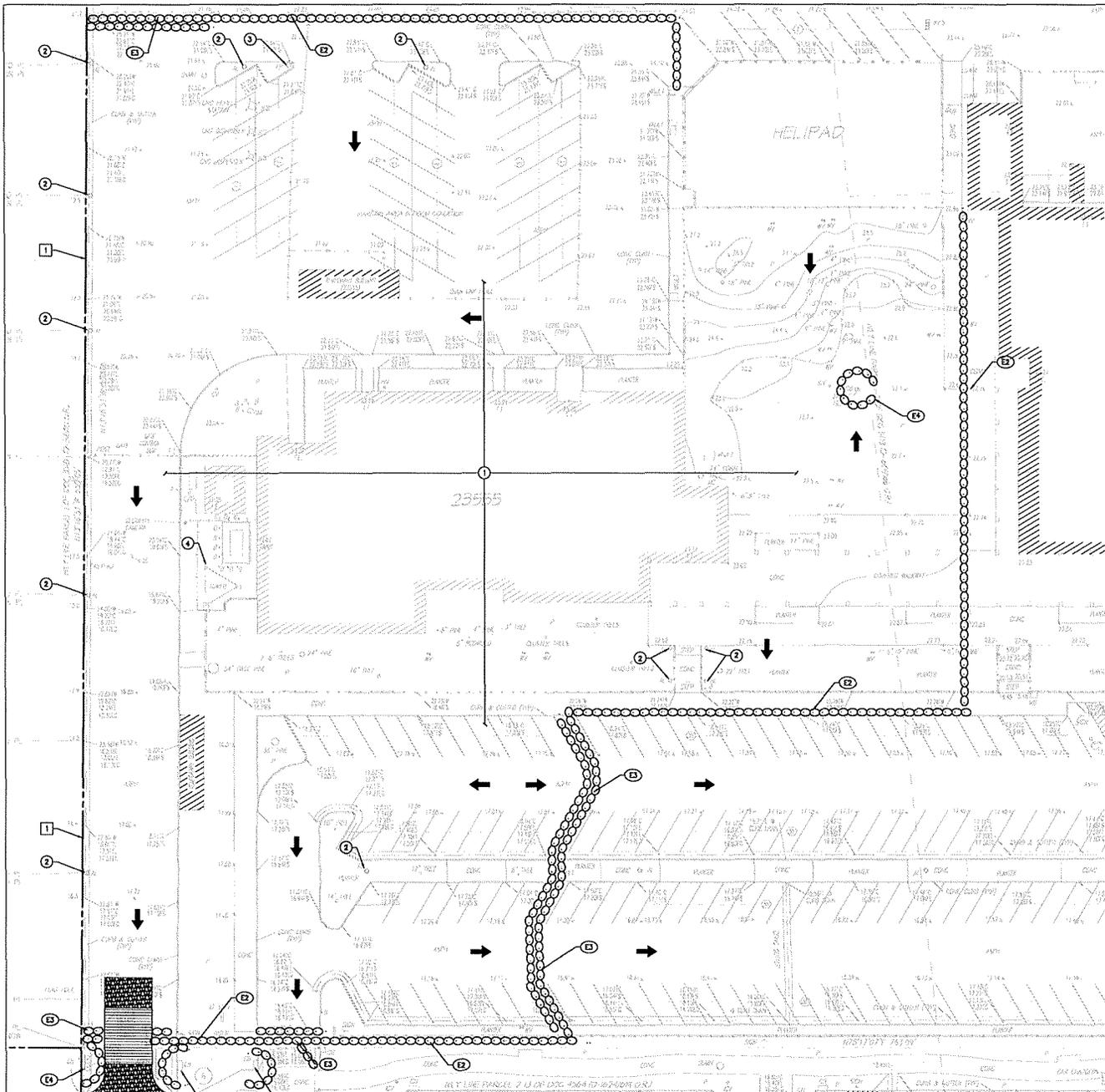
kptf Consulting Engineers
8080 Center Dr. Suite 700
Los Angeles, California 90046
(310) 666-2000 Fax (310) 666-8078

SHEET TITLE: _____

TITLE SHEET

SHEET NUMBER: _____

C0.01



GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENGAGEMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, WALL, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

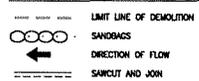
DEMOLITION NOTES

- PROTECT-IN-PLACE**
- 1 PROTECT-IN-PLACE EXISTING WALL
- REMOVE & DEMOLISH**
- 1 REMOVE ALL EXISTING IMPROVEMENTS. SEE NOTE 1 HEREOF.
 - 2 REMOVE AND SALVAGE EXISTING LIGHT POLE
 - 3 REMOVE AND SALVAGE EXISTING FIRE HYDRANT
 - 4 REMOVE AND SALVAGE EXISTING TOWER
 - 5 REMOVE EXISTING UTILITY

EROSION CONTROL NOTES:

- (E1) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1, SHEET C1.20.
- (E2) PLACE SANDBAGS TRIPLE ROW PER DETAIL 2, SHEET C1.20.
- (E3) PLACE RUNOFF OUTLET BARRIER PER DETAIL 3, SHEET C1.20.
- (E4) PROVIDE INLET PROTECTION PER DETAIL 4, SHEET C1.20.

DEMOLITION LEGEND:



Santa Monica College
 1900 Pico Boulevard
 Santa Monica, CA 90405
 USA • (310) 434-4000

PROJECT NAME
SMC MALIBU CAMPUS

No



CONSULTANTS

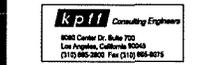


ISSUE

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DESIGNER PROJECT NO:
 DRAWN BY:
 CHECKED BY:
 SCALE:

KEY PLAN

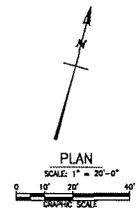


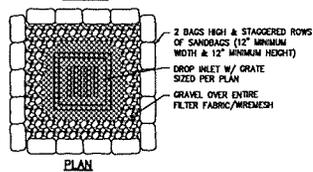
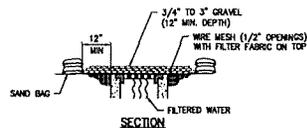
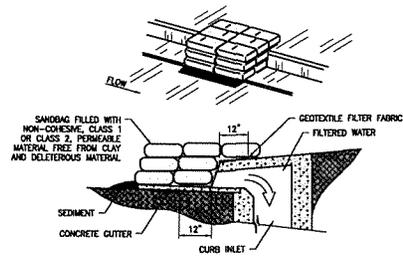
SHEET TITLE

DEMOLITION AND EROSION CONTROL PLAN

SHEET NUMBER

C1.20



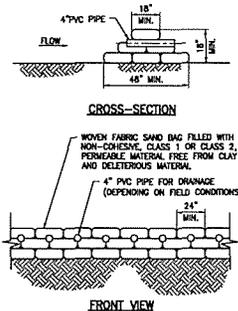


NOTES:

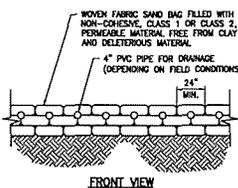
1. PLACE WIRE MESH OVER AND 1" (MINIMUM) BEYOND THE INLET STRUCTURE. (MESH SPACING NOT TO EXCEED 1/2" x 1/2" WIRE).
2. PLACE FILTER FABRIC OVER WIRE MESH.
3. PLACE 3/4" TO 3" GRAVEL OVER THE FILTER FABRIC/WIRE MESH (12" MINIMUM DEPTH OVER THE ENTIRE INLET OPENING).
4. SAND BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYIMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
5. SAND BAG SHALL BE FILLED WITH NON-COHESIVE, CLASS 1 OR CLASS 2 PERMEABLE MATERIAL, FREE FROM CLAY AND DELETERIOUS MATERIAL.
6. PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
7. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.

4 | STORM DRAIN INLET PROTECTION

N.T.S.

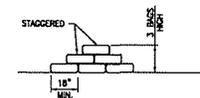


CROSS-SECTION



3 | SANDBAG RUNOFF OUTLET BARRIER

N.T.S.

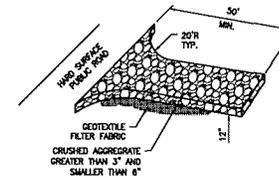


NOTES:

1. SANDBAG SHALL BE FILLED WITH NON-COHESIVE, CLASS 1 OR CLASS 2, PERMEABLE MATERIAL, FREE FROM CLAY AND DELETERIOUS MATERIAL.

2 | SANDBAG BARRIER

N.T.S.



1 | STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

CLIENT



Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME

SMC
MALIBU CAMPUS

No.

DESIGN TEAM

Quatro design group		
1221 West Third Street	Malibu 91024	Malibu 91024
tel: 310.434.4000	fax: 310.434.4000	cell: 310.434.4000
web: www.quatro.com	email: info@quatro.com	fax: 310.434.4000

CONSULTANTS



ISSUE	DATE	DESCRIPTION
01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	07-21-14	PLANNING REVISIONS
04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY

CHECKED BY

SCALE

KEY PLAN

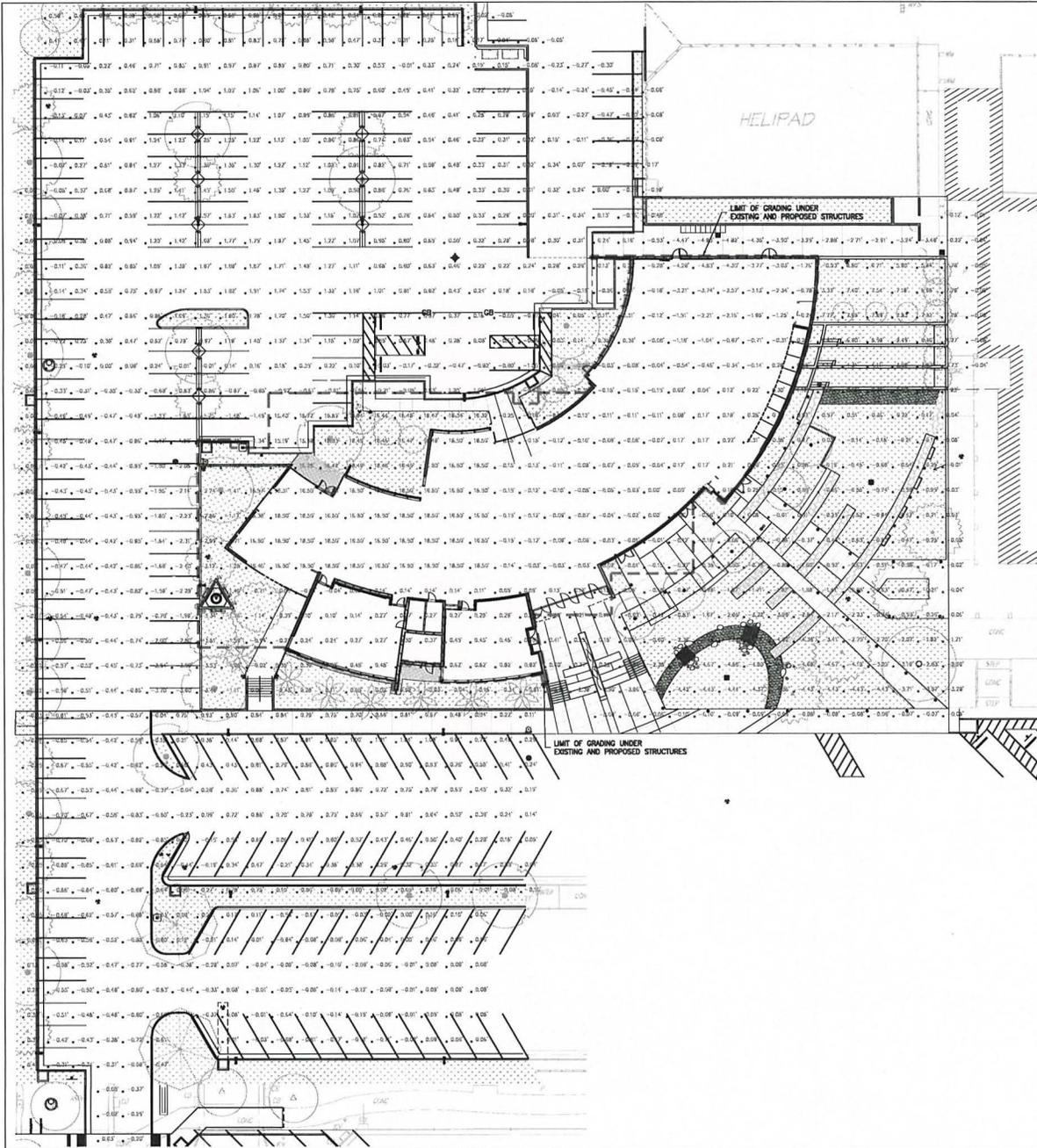
RPT Consulting Engineers
1840 Canyon Dr., Suite 100 San Diego, California 92108 (619) 455-2800 Fax (619) 455-9676

SHEET TITLE

EROSION CONTROL DETAILS

SHEET NUMBER

C1.29



City of Malibu

23825 Stuart Ranch Road, Malibu, California 90263-4948
Phone: (310) 456-2489 Fax: (310) 456-7650 www.malibu.gov

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: _____
PROJECT ADDRESS: 23555 Civil Center Way, City of Malibu, California

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	7,000	562	80	1,500		9,142
Fill	7,000	5,225	60	1,050		13,335
Total	14,000	5,787	140	2,550		22,477
Import		480	80			560
Export				460		460

All quantities indicated shall be in cubic yards only.
R&R = Removal and Re-compaction - R&R must be ballasted.
Safety Grading is required grading for A, County Fire Department access approval by the 15-foot minimum egress and may include turnouts, hammerheads, synchronous, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a Licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Import means soil that is brought on to the site. Export means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: BK Kang
DATE: 2/23/2016



FORM 6-01-01 (FORM 1999) Planning Department Grading Verification Certificate, 1/2011

- NOTES:**
- ESTIMATED EARTHWORK ABOVE IS BASED ON EXISTING GRADES TO PROPOSED GRADES. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF FOUNDATIONS AND CONSTRUCTION MEANS AND METHODS.
 - THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
 - THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
 - ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR RECYCLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

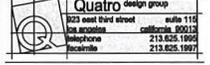


Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME: **SMC MALIBU CAMPUS**

No. _____

DESIGN TEAM



CONSULTANTS



ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	07-21-14	PLANNING RESUBMITTAL
04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____

KEY PLAN

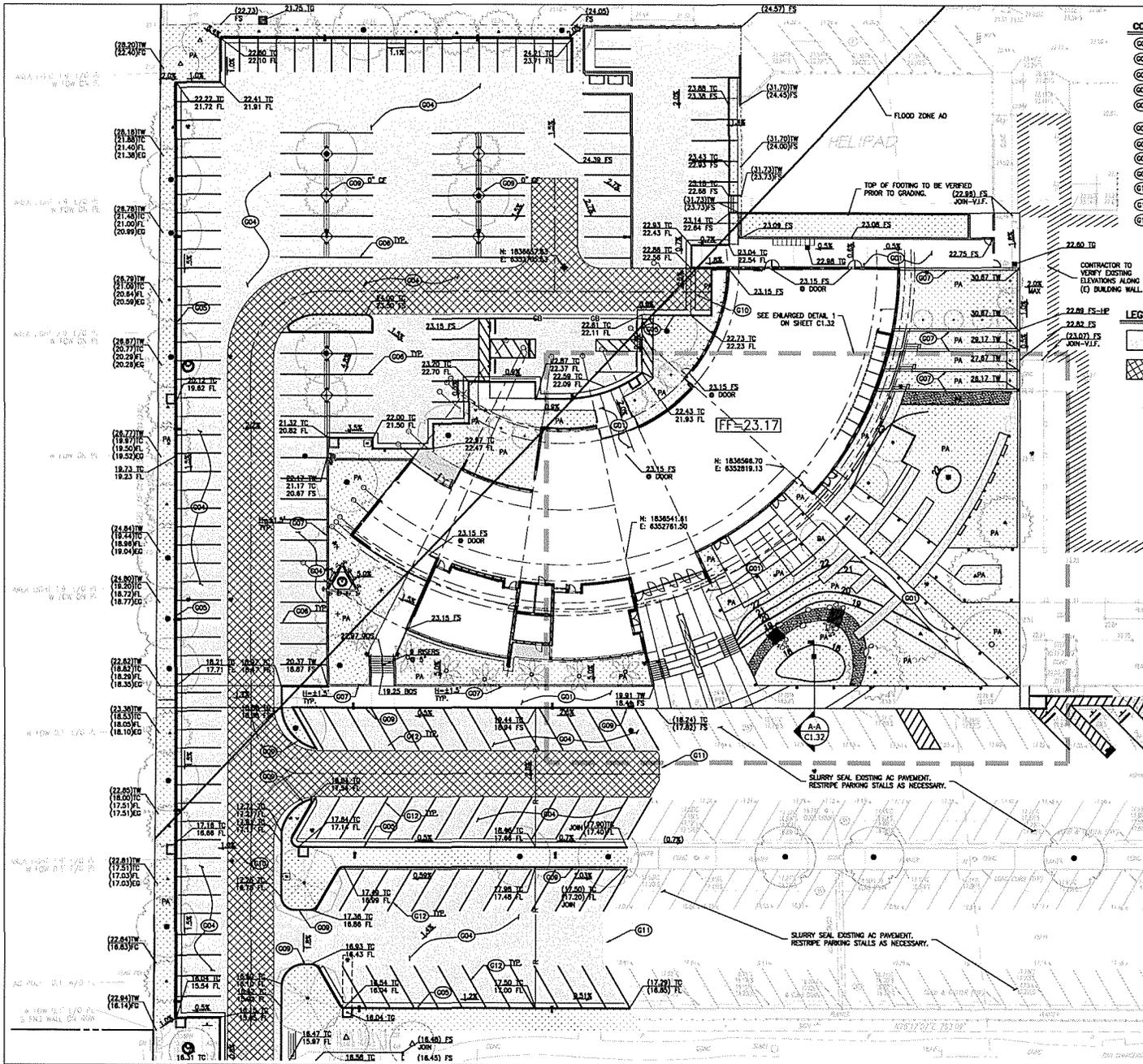


SHEET TITLE

EARTHWORK PLAN

SHEET NUMBER

C1.30



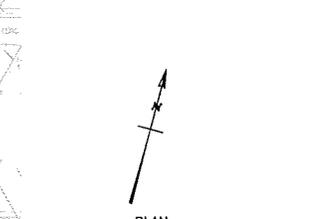
- CONSTRUCTION NOTES:**
- (C01) CONCRETE WALK PER DETAIL 6, SHEET C1.39.
 - (C02) WHEEL STOP PER DETAIL 1, SHEET C1.39.
 - (C03) CONTROL JOINT PER DETAIL 2, SHEET C1.39.
 - (C04) ASPHALT PAVING PER DETAIL 7, SHEET C1.39.
 - (C05) PCC CURB AND GUTTER WITH 12" CURB CUT AT 20'-FT O.C. PER DETAIL 4, SHEET C1.39.
 - (C06) PAINT PARKING STRIPING PER DETAIL 8, SHEET C1.39.
 - (C07) SITE FEATURE WALL.
 - (C08) ADA CURB RAMP PER APWA STANDARD PLAN 111-2, CASE TYPE 1.
 - (C09) 6" CURB PER DETAIL 3, SHEET C1.39.
 - (C10) VALLEY GUTTER PER DETAIL 5, SHEET C1.39.
 - (C11) ASPHALT PAVEMENT JOIN PER DETAIL 9, SHEET C1.39.
 - (C12) ALIGNED PAINT PARKING STRIPING PER DETAIL 10, SHEET C1.39.

CONTRACTOR TO VERIFY EXISTING ELEVATIONS ALONG (E) BUILDING WALL.

- LEGEND**
- ASPHALT (11-5)
 - FIRE LAKE (11-8)

- CONSTRUCTION NOTES:**
1. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
 2. SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS; FOUNDATION PLANS SHALL BE REVIEWED AND REISED BY THE GEOTECHNICAL CONSULTANT, AS APPROPRIATE.
 3. PRIOR TO FINAL APPROVAL OF THE PROJECT, AN AS-BUILT CORRECTION REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE REPORT MUST INCLUDE THE RESULTS OF ALL DENSITY TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL KEYWAYS AND BACK DRAINS, AND LOCATIONS AND ELEVATIONS OF ALL RETAINING WALL, UNDERDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
 4. PERFORM POST-PRODUCTION CPT-SOUNDINGS TO EVALUATE THE LIQUEFACTION POTENTIAL OF THE IMPROVED SOIL.

SLURRY SEAL EXISTING AC PAVEMENT. RESTRIPE PARKING STALLS AS NECESSARY.



CLIENT



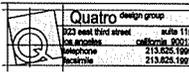
Santa Monica College
 1900 Pico Boulevard
 Santa Monica, CA 90405
 USA • (310) 434-4000

PROJECT NAME

SMC MALIBU CAMPUS

No

DESIGN TEAM



Quatro design group
 1223 West Third Street Suite 1115
 Los Angeles, California 90028
 Telephone 213.625.1992
 Facsimile 213.625.1997

CONSULTANTS



ISSUE

01	12-21-12	SCHEMATIC DESIGN
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04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY

CHECKED BY

SCALE

KEY PLAN



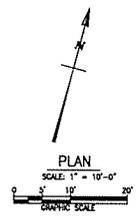
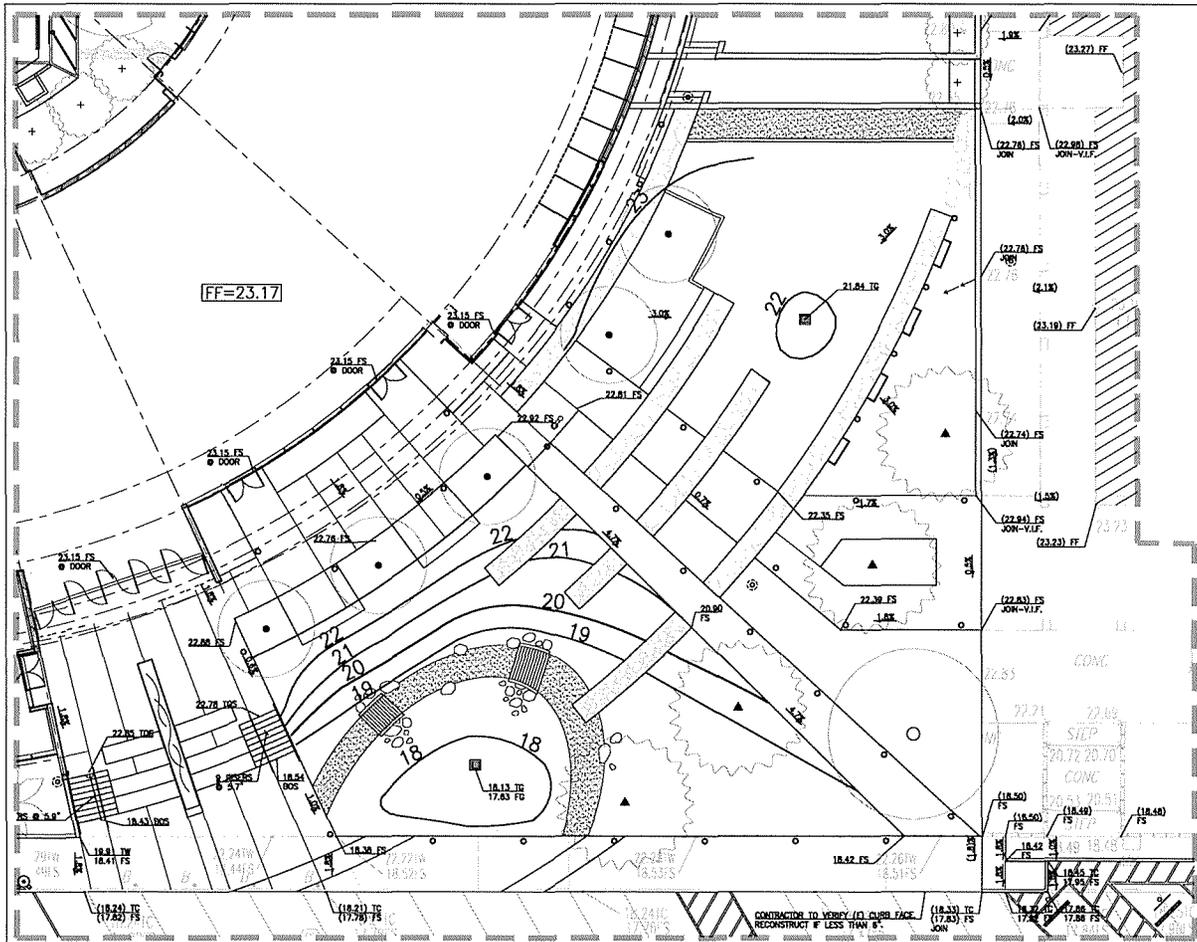
RSP Consulting Engineers
 6040 Center Dr. Suite 700
 Los Angeles, California 90045
 (310) 960-2000 Fax (310) 965-9875

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C1.31

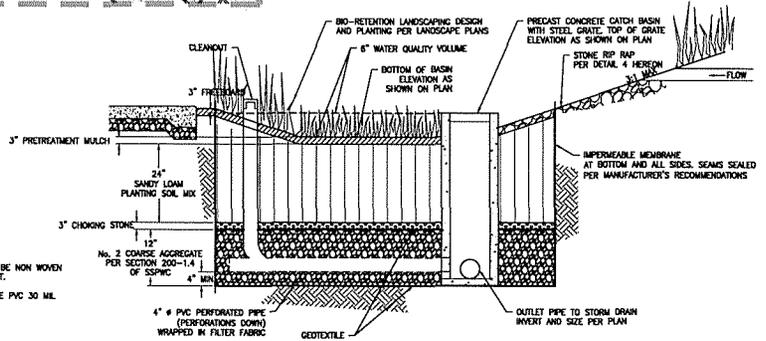


1 ENLARGED DETAIL
1" = 10'

CONTRACTOR TO VERIFY (1) CURB FACE
RECONSTRUCT IF LESS THAN 8"

- NOTES:**
1. GEOTEXTILE/FILTER FABRIC SHALL BE NON WOVEN TYPE, MIRAF 1400 OR EQUIVALENT.
 2. IMPERMEABLE MEMBRANE SHALL BE PVC 30 MIL MINIMUM THICKNESS

C-C BIORETENTION SECTION
A.T.S.



CLIENT

SANTA MONICA COLLEGE

Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME

SMC MALIBU CAMPUS

No

DESIGN TEAM

Quatro design group
423 West Third Street Suite 110
San Anselmo, California 94963
Telephone 415.233.1993
Facsimile 415.233.1997

CONSULTANTS

REGISTERED PROFESSIONAL ENGINEER
C 22889
12/31/16
CIVIL
STATE OF CALIFORNIA

ISSUE

01	12-21-12	SCHEMATIC DESIGN
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DESIGNER PROJECT NO

DRAWN BY

CHECKED BY

SCALE

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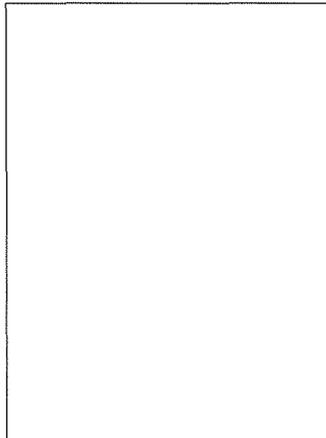
kpi Consulting Engineers
8030 Center Dr. Suite 100
Los Angeles, California 90045
(213) 886-2800 Fax (213) 886-8875

SHEET TITLE

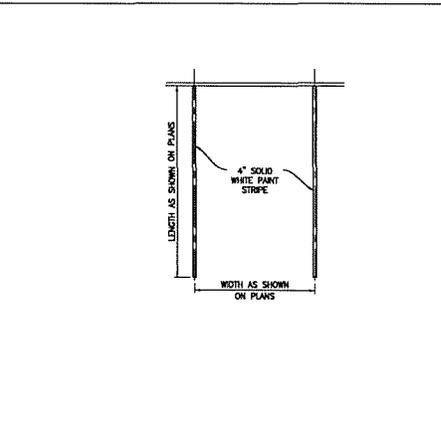
GRADING PLAN

SHEET NUMBER

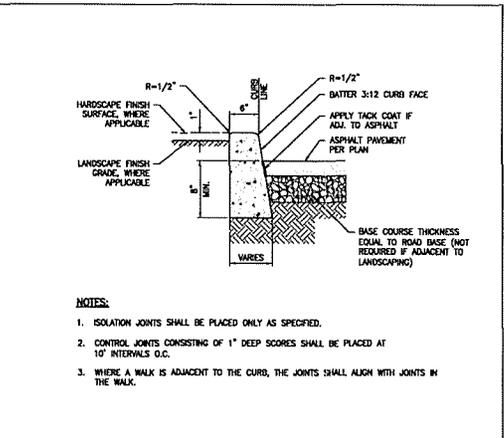
C1.32



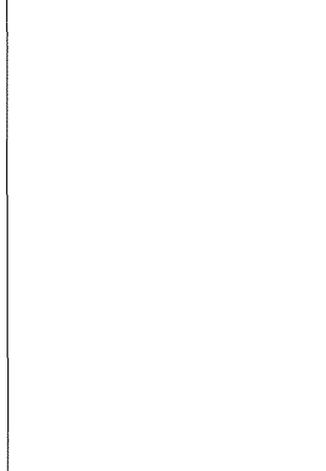
9 ASPHALT PAVEMENT JOIN DETAIL



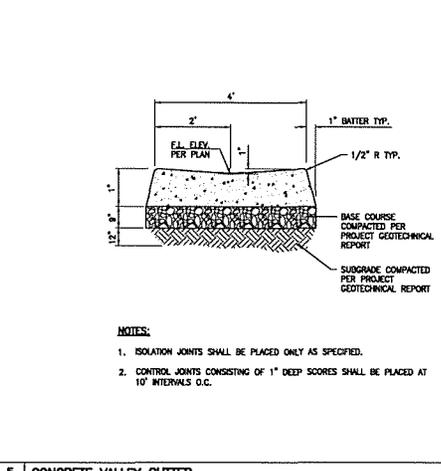
6 STANDARD 90° PARKING STALL



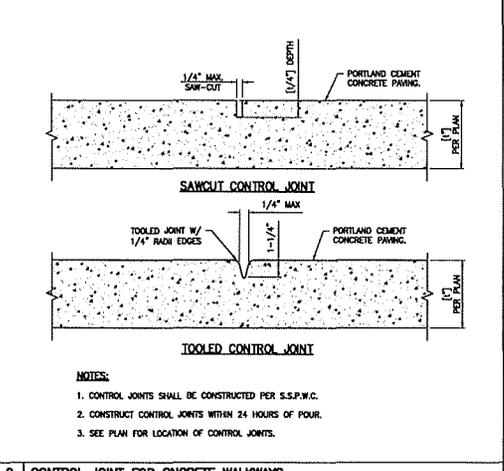
3 CONCRETE CURB



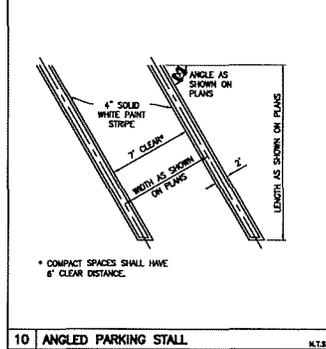
8 CONCRETE WALK SECTION



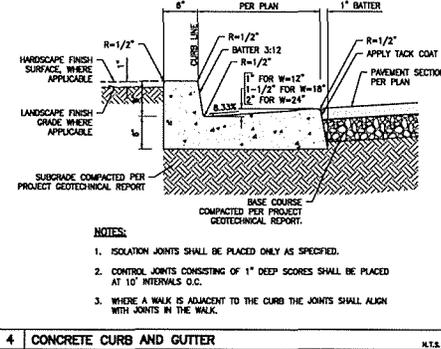
5 CONCRETE VALLEY GUTTER



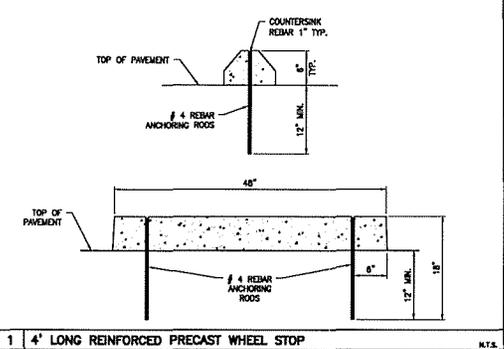
2 CONTROL JOINT FOR CONCRETE WALKWAYS



10 ANGLED PARKING STALL



4 CONCRETE CURB AND GUTTER



1 4" LONG REINFORCED PRECAST WHEEL STOP

CLIENT

SANTA MONICA COLLEGE

Santa Monica College
1900 Pico Boulevard
Santa Monica, CA 90405
USA • (310) 434-4000

PROJECT NAME

SMC MALIBU CAMPUS

No

DESIGN TEAM

Quatro design group
323 West 110th Street, Suite 115
Culver City, California 90230
Telephone: 310.556.1995
Facsimile: 310.556.1997

CONSULTANTS

ISSUE

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02	10-11-13	PLANNING SUBMITTAL
03	07-21-14	PLANNING RESUBMITTAL
04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY

CHECKED BY

SCALE

KEY PLAN

kpi Consulting Engineers
808 Center St., Suite 700
Los Angeles, California 90015
(310) 866-2600 Fax (310) 866-8076

SHEET TITLE

GRADING DETAILS

SHEET NUMBER

C1.39

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
(310) 456-2489 Fax (310) 456-7650

Planning Department

BIOLOGICAL REVIEW

Site Address: 23525 Civic Center Way
Applicant/Phone: Santa Monica Comm. College/ 310.434.4203
Project Type: Santa Monica Community College
Project Number: CDP 13-056
Project Planner: Bonnie Blue

REFERENCES: Landscape package, site plans

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 695,185 gallons per year. The Estimated Applied Water Use (EAWU) totals 650,634 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.\

RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:
 - A. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

Jonathan King
Address: 23533 Civic Center Way, Malibu, CA 90265
Email: JKING@DPW.LACOUNTY.GOV (preferred)
Phone: (310) 317-1388
 - B. Invasive plant species, as determined by the City of Malibu, are prohibited.
 - C. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).
 - D. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.
 - E. Tree removal scheduled between February 1 and August 30 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Surveys shall be

completed no more than 5 days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active.

- F. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting.
2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Reviewed By: _____ Date: _____

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org
Available at Planning Counter Tuesdays 9:00 a.m. to 11:00 a.m.



City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

<u>Project Information</u>					
Date:	August 20, 2014	Review Log #:	3558		
Site Address:	23525 Civic Center Way				
Lot/Tract/PM #:		Planning #:	CDP 13-056 CUP 13-011		
Applicant/Contact:	Masoud Mahmoud, masoud@m2strategic.com	BPC/GPC #:			
Contact Phone #:	310-434-4203	Fax#:		Planner:	Bonnie Blue
Project Type:	Santa Monica Community College Malibu Campus Improvements				

<u>Submittal Information</u>	
Consultant(s) / Report Date(s): <i>(Current submittal(s) in Bold.)</i>	GeoLabs Westlake Village (Stark, RGE 2772; Shmerling, CEG 1047): 7-22-14, 7-21-14 (response to California Geological Survey comments), 5-22-14, 6-20-12 (revised 12-18-13)
	Grading plans prepared by kpff Consulting Engineers dated August 15, 2013, five sheets. Building plans prepared by Quatro Design Group dated October 11, 2013.
Previous Reviews:	6-12-14, 1-17-14, Geotechnical Review Referral Sheet dated 11-19-13

<u>Review Findings</u>	
<u>Coastal Development Permit Review</u>	
<input checked="" type="checkbox"/>	The Santa Monica Community College project is APPROVED from a geotechnical perspective.
<input type="checkbox"/>	The Santa Monica Community College project is NOT APPROVED from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval of the OWTS.
<u>Building Plan-Check Stage Review</u>	
<input checked="" type="checkbox"/>	<u>Awaiting Building plan check submittal.</u> Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.
<input type="checkbox"/>	APPROVED from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.
<input type="checkbox"/>	NOT APPROVED from a geotechnical perspective. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

Remarks

The referenced response reports were reviewed by the City from a geotechnical perspective. The project

--

comprises the demolition and removal of an existing sheriff's department, exterior arcade structure, communication tower, and a portion of the existing hardscape, landscape, and paved parking area. The improvements for the Malibu Campus of Santa Monica Community College include the construction of a new 25,600 square foot 2-story educational facility with an interpretive center, art studio, computer classroom, multi-purpose physical activity space, lecture hall, science lab, and sheriff's substation. New landscaping, hardscape and paved parking are proposed, as well as a new 75' communication tower.

Grading consists of 14,000 yards of R & R; 4,000 yards of fill under structure; 3,000 yards of cut and 1,500 yards of fill non-exempt; and 2,500 yards of import).

Ground improvements consisting of the installation of stone columns will be utilized to reduce the potential for liquefaction across the site.

The proposed development will be connected to the City's wastewater treatment plant. No onsite wastewater treatment system is proposed as part of this project.

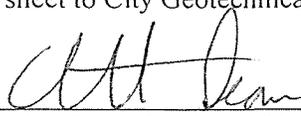
NOTICE: Applicants shall be required to submit all Geotechnical reports for this project as searchable PDF files on a CD. At the time of Building Plan Check application, the Consultant must provide searchable PDF files on a CD to the Building Department for ALL previously submitted reports that have been reviewed by City Geotechnical Staff.

Building Plan-Check Stage Review Comments:

1. The following note must appear on the grading and foundation plans: "Tests shall be performed prior to pouring footings and slabs to evaluate the Weighted Plasticity and the Expansion Index of the supporting soils, and foundation and slab plans should be reviewed by the Civil or Structural Engineer and revised, if necessary."
2. Section 7.2.1 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
3. Please depict limits and depths of over-excavation and structural fill to be placed on the grading plan, and cross-sectional view of the proposed building area.
4. Show the area and depth of the (existing) basement backfill on the grading plans.
5. The Consultant's recommendations to perform post-production CPT-soundings to evaluate the liquefaction potential of the improved soil shall be included as notes on the grading and building plans.
6. An agreement must be prepared by the property owners and City of Malibu that provides the procedures and methodologies for the post-production CPT-soundings recommended by the Project Geotechnical Consultant. Please submit the agreement to the City prior to permit issuance.
7. Two sets of final grading, retaining wall, OWTS, stone column, and educational facility plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical/Civil Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

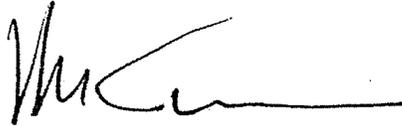
Engineering Geology Review by:



8/20/14
Date

Christopher Dean, C.E.G. #1751, Exp. 9-30-14
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

Geotechnical Engineering Review by:



August 20, 2014

Kenneth Clements, G. E. # 2010, Exp. 6-30-16 Date
Geotechnical Engineering Reviewer (805-563-8909)
Email:kclements@fugro.com

*This review sheet was prepared by City Geotechnical Staff
contracted with Fugro as an agent of the City of Malibu.*

FUGRO CONSULTANTS, INC. 
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (Ventura office)
(310) 456-2489, x306 (City of Malibu)



City of Malibu

- GEOTECHNICAL -

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of grading, retaining wall, stone column, and educational facility plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. Additional review comments may be raised at that time that may require a response.
2. Show the address and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Plans.
3. Include the following note on all the Foundation Plans: *"All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
4. Include the following note on Grading and Foundation Plans: *"Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Geotechnical Consultant, as appropriate."*
5. The Foundation Plans for the proposed structures shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.
6. Show the onsite wastewater treatment system on the Site Plans.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
1. Show retaining wall backdrain and backfill design, as recommended by the Project Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

--



City of Malibu

23825 Stuart Ranch Road
 Malibu, California 90265
 (310) 456-2489 Fax (310) 317-1950

GEOTECHNICAL REVIEW FIXED FEE FORM

PROJECT OWNER/APPLICANT: Masoud Mahmoud
 PROJECT ADDRESS: 23525 Civic Center Way
 GEOTECHNICAL LOG NO: 3558
 PLANNING NO: CDP 13-056
 PLAN CHECK NO: _____

ITEM	STATUS	DATE	DEPOSIT	CHARGE	BALANCE	COMMENTS
FIXED FEE BY: Masoud Mahmoud		11/14/2013	\$3,000.00	\$0.00	\$0.00	Fixed Fee see note
Initial Review, CDP 13-056	Response Required	1/17/2014		\$0.00	\$0.00	Comments to address
Second review, CDP 13-056	Response Required	6/12/2014				
Additional Reviews: Time & Material			X	X	X	
Third review, CDP 13-056	Approved	8/20/2014		\$906.75	(\$906.75)	Planning Only
Fourth review						
Applicant Paid Balance Due		10/1/2014	\$906.75		\$0.00	Check # 21626407
Fifth review						
Applicant Paid Balance Due						
					\$0.00	
REFUND DUE APPLICANT						REFUND # _____
BALANCE DUE CITY OF MALIBU						

NOTE:

The Fixed Fee incorporates the initial and one subsequent geotechnical review. Subsequent reviews will be performed in accordance with the City's time and materials rate of \$201.50 per hour.

BB



City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 317-1950

ENVIRONMENTAL HEALTH REVIEW REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator DATE: 11/14/2013
FROM: City of Malibu Planning Department

PROJECT NUMBER: CUP 13-011, CDP 13-056, VAR 13-045, DP 13-028
JOB ADDRESS: 23525 CIVIC CENTER WAY
APPLICANT / CONTACT: Santa Monica Community College
APPLICANT ADDRESS: 1900 Pico Blvd
Santa Monica, CA 90405-1628
APPLICANT PHONE #: (310)434-4203
APPLICANT FAX #: (310) 434-4328
APPLICANT EMAIL: brown_Gregory@smc.edu
PROJECT DESCRIPTION: Santa Monica Community College

TO: Malibu Planning Department and/or Applicant
FROM: Andrew Sheldon, City Environmental Health Administrator

An Onsite Wastewater Treatment System (OWTS) Plot Plan approval IS NOT REQUIRED for the project. *

An OWTS Plot Plan approval IS REQUIRED for the project. DO NOT grant your approval until an approved Plot Plan is received.

SIGNATURE

11-28-2014

DATE

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not a Private Sewage Disposal System Plot Plan approval is required.

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

* Environmental Health conditions of approval are shown on the opposite side of this referral sheet.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

GAIL FARBER, Director

October 30, 2013

IN REPLY PLEASE
REFER TO FILE: **WW-3**

Mr. Jim Thorsen, City Manager
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265-4861

Attention Mr. Vic Peterson

Dear Mr. Thorsen:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU SANTA MONICA COLLEGE - MALIBU CAMPUS PROJECT

This is in response to a water service request by Santa Monica Community College for its proposed project located at 23555 Civic Center Drive in Malibu.

The Los Angeles County Waterworks District No. 29, Malibu (District), currently provides water service and fire protection to this property and additional water system facilities may have to be installed to serve this project to meet the requirements of the County/City Engineer and the County Fire Chief, which at this time have not been specifically set. As a condition of receiving water service from the District, the College will have to install such facilities at their expense. The College will also be required to pay appropriate connection fees, including meter fees, capital and local improvement charges, and financially participate in the Civic Center Infrastructure Improvement Project prior to approval of water plans, start of construction, and installation of any additional permanent water service.

If you have any questions, please contact Mr. Ramy Gindi at (626) 300-3349 or rgindi@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works

For ADAM ARIKI
Assistant Deputy Director
Waterworks Division

RG:dvt\LT825

**RECEIVED
NOV 21 2013
PLANNING DEPT.**



City of Malibu

MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava, Assist. Civil Engineer

Date: February 26, 2016

Re: Proposed Conditions of Approval for 23525 Civic Center Way CDP 13-056 – Santa Monica College.

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

STREET IMPROVEMENTS

1. All street improvements within the City's right-of-way shall be included in a separate plan, and created using the Public Works Department's standard drawing templates. This plan shall be approved by the Public Works Department prior to the issuance of the grading permit. All improvements must be completed prior to occupancy.
2. This project proposes to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of the grading, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.
3. This project proposes to consolidate the two western driveways into one new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs. The driveway shall match the existing improvements including the brick and



sidewalk pavers. All concrete shall be colored concrete, Davis Color, Yosemite Brown, #641. These improvements must be completed prior to occupancy.

4. The applicant shall install new concrete sidewalk improvements on the west side of Webb Way from Pacific Coast Highway to Civic Center Way. These improvements consist of installing new curb and gutter, access ramps, and sidewalks. The new curb and gutter shall be per APWA Standard Plan No. 120-1 (CF=6", W=24"). The alignment of the new curb and gutter shall be approved by the Public Works Department. The applicant shall remove and replace the existing street structural section. The new street sections shall be a minimum of 6-inches of asphalt concrete, C2-PG-6410, and a minimum of 10" of processed miscellaneous base. The final street section shall be designed and submitted to the Public Works Department for review and approval. A traffic index of 9 shall be used for the final pavement design. The design and construction shall include a transition to join the existing street improvements. This work shall be constructed in accordance with the current edition of the Standard Specifications for Public Works Construction (SSPWC) "Green Book". All concrete shall be colored concrete, Davis Color, Yosemite Brown, #641.

If these improvements are completed by a separate development project, the applicant shall contribute its pro-rata share of the costs associated with the sidewalk improvements on Webb Way. The percentage fair-share contribution shall be calculated using the total trips generated by the proposed project divided by the total "new" traffic, which is the net increase in traffic volume from all proposed projects and growth. The cost of mitigation shall be calculated using verifiable cost estimates from reliable and recognized sources. The fair-share cost of mitigation shall be calculated using the following formula:

$P = T / (TB - TE)$ where,

P = Fair share of the project's impact

T = The vehicle trips generated by the project during the peak hour of the adjacent intersection/roadway facility in vehicles per hour

TB = The forecasted traffic volume on the impacted intersection/roadway facility for the analysis scenario (vph)

The City shall verify that all pro-rata funds have been received for the improvements prior to final occupancy.

5. Prior to the approval of the street improvement plans, the applicant shall post a security for guaranteeing public improvements.

GRADING AND DRAINAGE

6. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
 - Is located within or adjacent to ESHA, or
 - Includes grading on slopes greater than 4:1



- Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources
7. This project proposes to export material from the project site. Prior to the approval of the grading permit, the applicant shall submit a Construction Management Plan (CMP) to the Public Works Department for review and approval. The CMP shall address mitigation measures that reduce the projects construction impacts and must be approved prior to the issuance of the grading permit.
 8. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**
 9. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
 - Public Works Department General Notes
 - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
 - The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, Areas disturb for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
 - The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
 - If the property contains trees that are to be protected they shall be highlighted on the grading plan.
 - If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
 - Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
 - Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.



10. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.
11. The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City of Malibu's standard label template. A note shall be placed on the project plans that address this condition.

STORMWATER

12. A Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Hydraulic Mulch
	Hydroseeding
	Soil Binders
	Straw Mulch
	Geotextiles and Mats
	Wood Mulching
Sediment Controls	Fiber Rolls
	Gravel Bag Berm
	Street Sweeping and/ or Vacuum
	Storm Drain Inlet Protection
	Scheduling
	Check Dam
Additional Controls	Wind Erosion Controls
	Stabilized Construction Entrance/ Exit
	Stabilized Construction Roadway
	Entrance/ Exit Tire Wash
Non-Stormwater Management	Vehicle and Equipment Washing
	Vehicle and Equipment Fueling
	Vehicle and Equipment Maintenance
Waste Management	Material Delivery and Storage
	Spill Prevention and Control

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.



13. Prior to the approval of any permits and prior to the applicant submitting the required Construction General Permit documents to the State Water Quality Control Board, the applicant shall submit to the Public Works Department for review and approval an Erosion and Sediment Control Plan (ESCP). The ESCP shall contain appropriate site-specific construction site BMPs and developed and certified by a Qualified SWPPP Developer (QWD). All structural BMPs must be designed by a licensed California Engineer. The ESCP must address the following elements:

- Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area.
- Methods used to protect native vegetation and trees.
- Sediment/Erosion Control.
- Controls to prevent tracking on and off the site.
- Non-storm water controls.
- Material management (delivery and storage).
- Spill Prevention and Control.
- Waste Management
- Identification of site Risk Level as identified per the requirements in Appendix 1 of the Construction General Permit.
- Landowner must sign the following statement on the ESCP:

“I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grand and/or other permits or other sanctions provided by law.”

14. A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading permits.

15. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that



have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading permits for this project.

16. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:

- Site Design Best Management Practices (BMP's)
- Source Control BMP's
- Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
- Drainage Improvements
- A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
- A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
- The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

SEWER

17. This project is located within Phase 1 of the State Water Board's septic prohibition zone. The project will be required to connect into the City's sewer system. Final occupancy for this project will not be issued until the Civic Center Wastewater Treatment Facility and the sewer collection infrastructure is completed, operational, and all on-site sewer connections to the new sewer laterals are completed.

18. All on-site sanitary sewer mains and appurtenances shall be a private sewer system, owned and maintained by the property owner. Connection to the City sewer system shall be made at existing sewer laterals. Point of connection to the City sewer system shall be made only to existing sewer laterals or sewer mains as approved by the Public Works Department. If a new sewer lateral is required, the applicant shall prepare improvement



plans designed by a Registered Civil Engineer and pay the associated new sewer lateral connection fees. The new sewer lateral shall be constructed in accordance with APWA Standard Plan 222-1. When new sewer laterals are to be connected to an existing sewer main, the contractor shall call for such protections as is necessary to prevent construction debris from being washed into the active sewers.

19. Prior to the issuance of any permits, the applicant shall pay a sewer connection fee to the Public Works Department. All sewer connection plans shall be made on the Public Works Department standard drawing template.
20. There shall be no trees planted within 10 feet of any sewer lateral.
21. All new sewer infrastructures shall be isolated with a physical barrier until the Public Works Department approves the new system, the Civic Center Wastewater Treatment Facility is completed and operational, and the development is ready for actual occupancy.

FEMA

22. Proposed improvements are located within the Special Flood Hazard Area (SFHA). An Elevation Certificate based on construction drawings is required for any building located within the SFHA. A survey map shall be attached to this certificate showing the location of the proposed building in relation to the property lines and to the street center line. The survey map shall delineate the boundary of the SFHA zone(s) based on the FIRM flood maps in effect and provide the information for the benchmark utilized, the vertical datum, and any datum conversion. A post construction Elevation Certificate will be required to certify building elevations, when the construction is complete, and shall be provided to the Public Works Department prior to final approval of the construction.

MISCELLANEOUS

23. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.
24. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:
 - The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
 - There are sufficient BMPs in place to prevent soil erosion; and
 - The discharge does not reach into the MS4 or to the ASBS (including tributaries)



Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating **“It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5).”** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

COMMERCIAL DEVELOPMENT

25. All commercial developments shall be designed to control the runoff of pollutants from structures, parking and loading docks. The following minimum measures shall be implemented to minimize the impacts of commercial developments on water quality and shall be shown on the grading plans:

- Proper design of Loading and unloading docks.
 - i. Cover loading/unloading dock areas or design drainage to minimize run-on and runoff of storm water
 - ii. Direct connections to storm drains from depressed loading/unloading docks are prohibited.

- Properly Design Vehicle/Equipment Wash Areas
 - i. Self-contained and/or covered wash areas shall be equipped with a clarifier or other pretreatment facility and properly connected to a sanitary sewer.

- Properly designed Parking lots (5,000 square feet of impervious surface or 25 parking spaces.)
 - i. Minimize impervious surfacing for parking area.
 - ii. Infiltrate runoff before it reaches a storm drain system.
 - iii. Treat to remove oil and petroleum hydrocarbons at parking lots that are heavily used.
 - iv. Ensure adequate operation and maintenance of treatment systems particularly sludge and oil removal and system fouling and plugging prevention control.

- RESTAURANTS – Properly design Equipment/accessory wash areas
 - i. Install self-contained wash area, equipped with grease trap, and properly connected to Sanitary Sewer.
 - ii. If the Wash area is located outdoors, it must be covered, paved, the area must have secondary containment and it shall be connected to the sanitary sewer.

- TRASH STORAGE AREAS



- i. Trash container areas must have drainage from adjoining roofs and pavement diverted around the area.
 - ii. Trash container areas must be screened or walled to prevent off-site transport of trash.
- **OUTDOOR MATERIAL STORAGE**
 - i. Materials with the potential to contaminate storm water must be: (1) placed in an enclosure such as a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (2) protected by secondary containment structures such as berms, dikes or curbs.
 - ii. The storage areas must be paved and sufficiently impervious to contain leaks and spills.
 - iii. The storage area must have a roof or awning to minimize collection of storm water within the secondary containment area.





Santa Monica College
 1900 Pico Boulevard
 Santa Monica, CA 90405
 USA • (310) 434-4000

PROJECT NAME

**SMC
 MALIBU CAMPUS**

No.

DESIGN TEAM

Quatro design group
 923 east third street suite 115
 los angeles california 90013
 telephone 213.625.1995
 facsimile 213.625.1997

CONSULTANTS

ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	07-21-14	PLANNING RESUBMITTAL
04	12-09-15	FINAL PLANNING SUBMITTAL

DESIGNER PROJECT NO.

DRAWN BY:

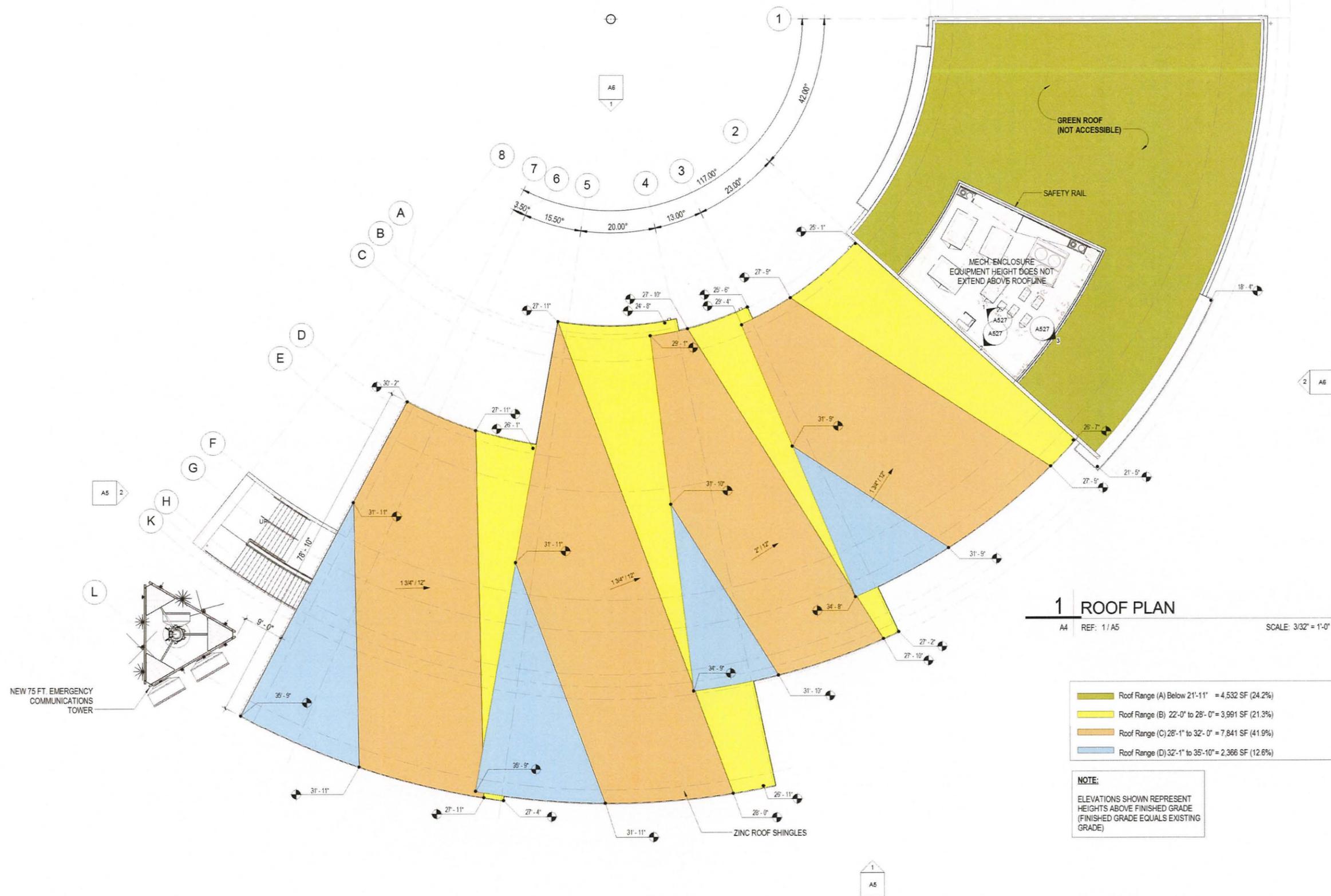
CHECKED BY:

SCALE: As indicated

KEY PLAN

SHEET TITLE

ROOF PLAN





View 5: View of the Project Site looking north from Legacy Park.



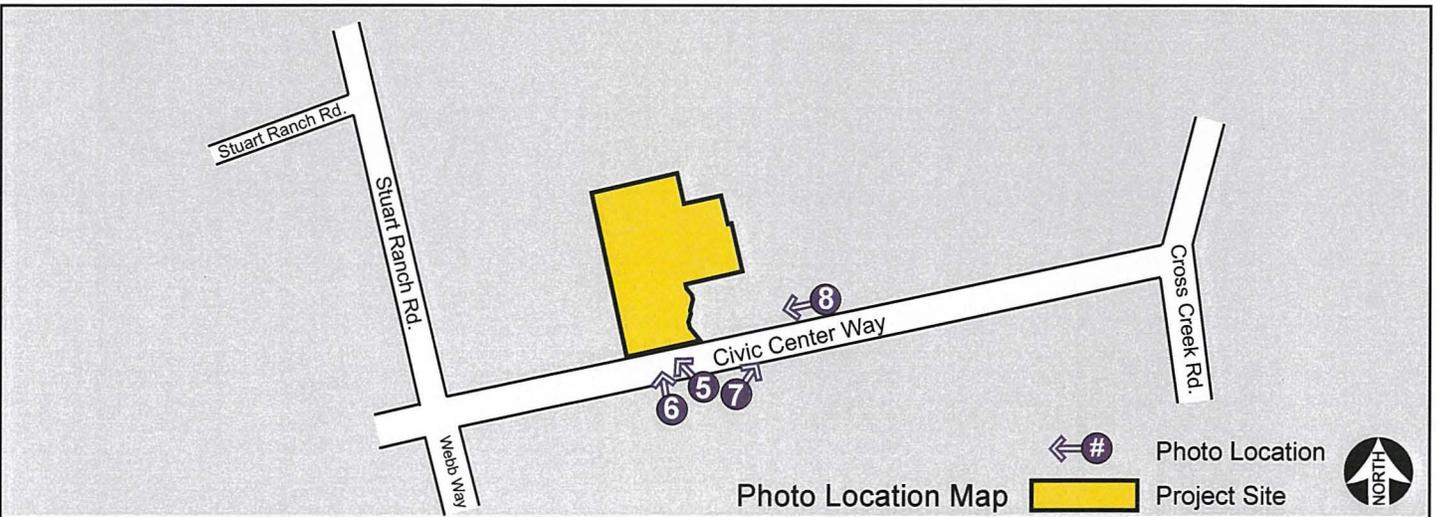
View 6: From the south side of Civic Center Way looking north at the Project Site.



View 7: From the south side of Civic Center Way looking northeast at the Malibu Civic Center.



View 8: From the north side of Civic Center Way looking west towards the Project Site.

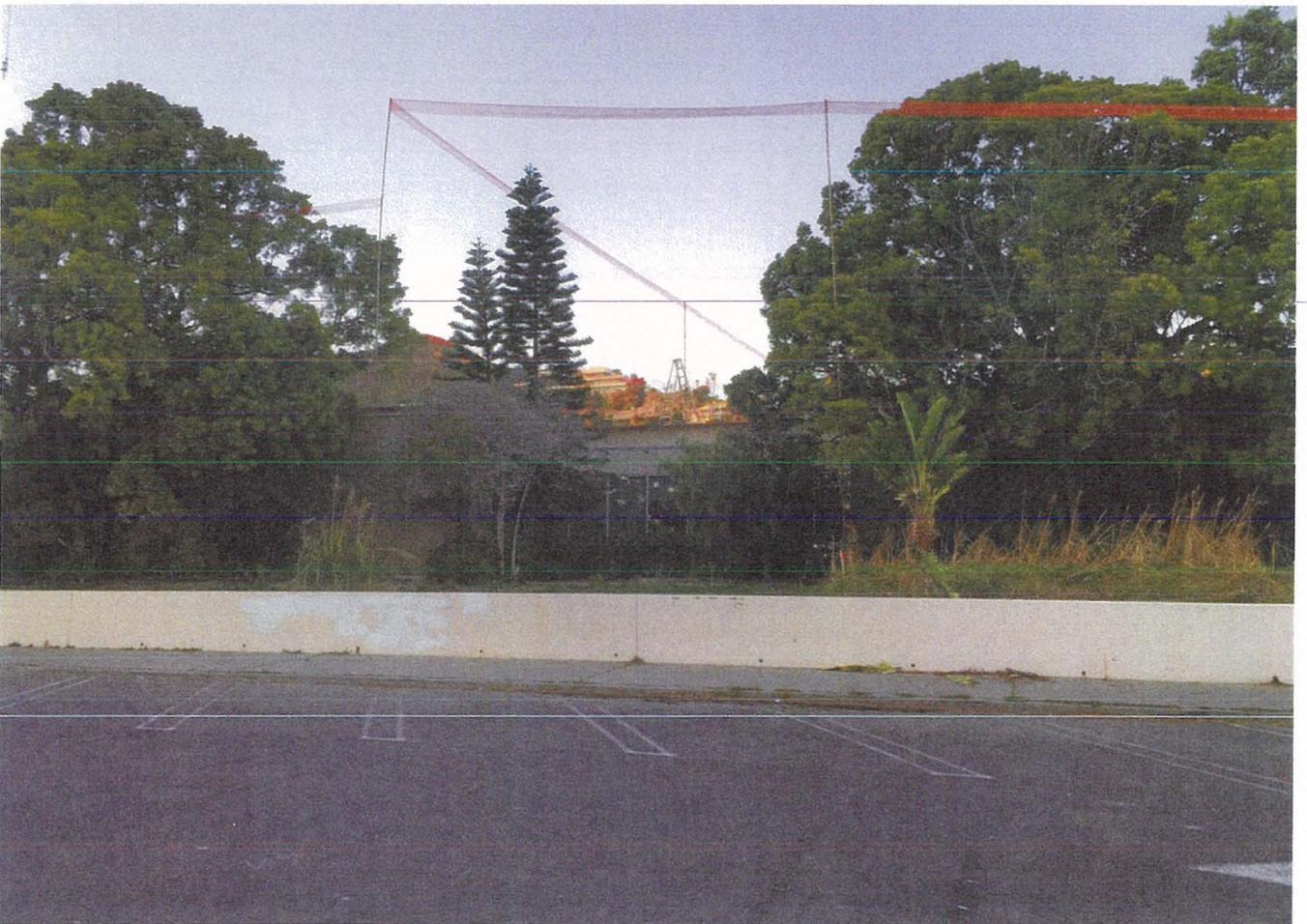


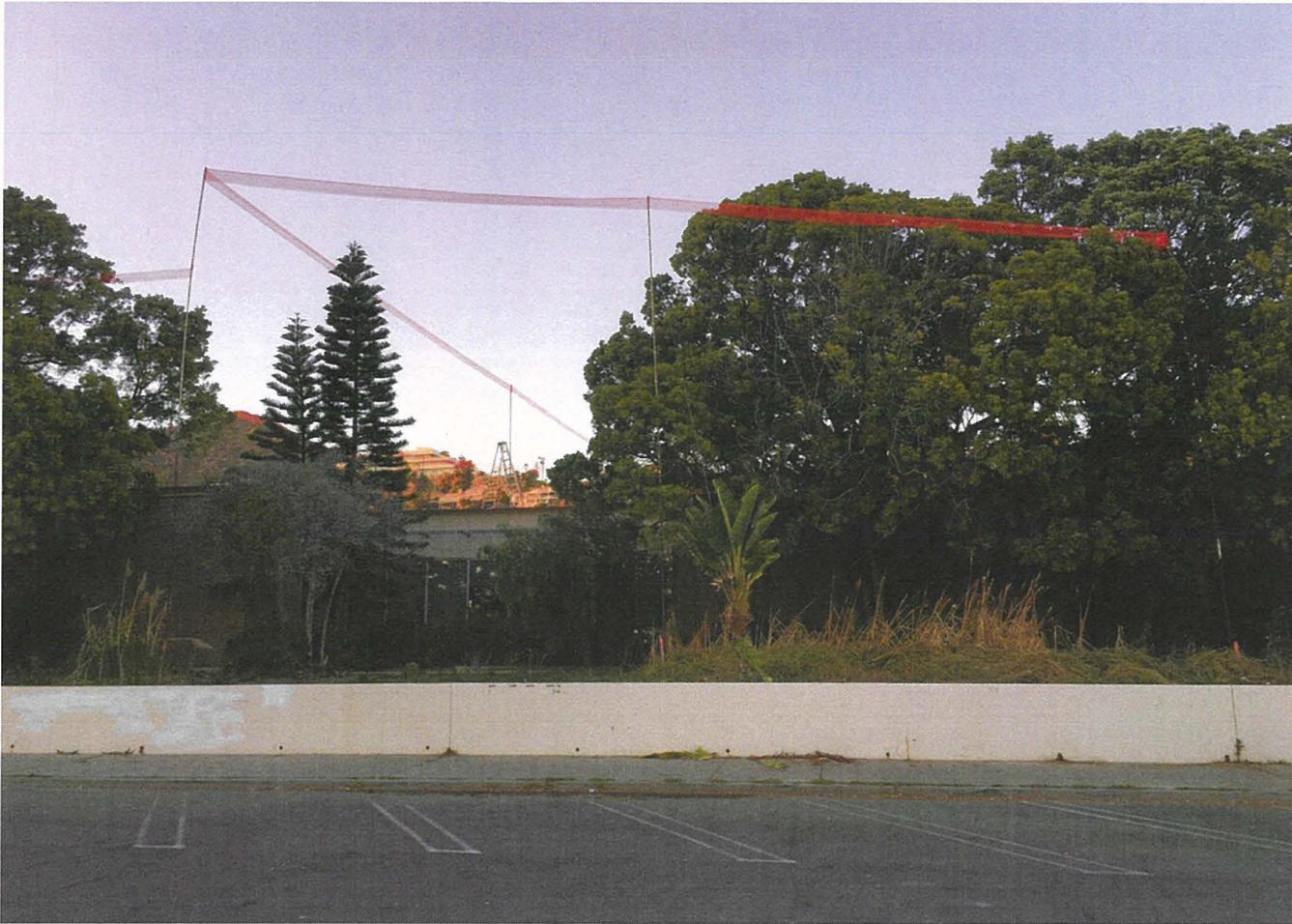
Source: Parker Environmental Consultants, 2013.



Figure 4.1.2
Santa Monica College- Malibu Campus
Existing Views of Project Site and the Vicinity: Views 5 - 8







Kathleen Stecko

From: Steve Uhring <steve.uhring@gmail.com>
Sent: Thursday, February 25, 2016 12:46 PM
To: Kathleen Stecko
Subject: Santa Monica College Planning Commission Meeting
Attachments: lighting plan.docx

Kathleen,

Attached is a communication for the Planning Commissioners for the Santa Monica College meeting next Monday.

I would appreciate it if you could include it in their information packet.

Thanks in advance

steve Uhring

Commissioners

The proposed back parking lot for the Santa Monica College Campus is currently occupied by a Malibu Towing operation. At night the lot is dark. This area is visible from a majority of homes on Malibu Knolls and the dark lot is consistent with the existing lighting environment for the entire Knolls area.

The Santa Monica College plan will to convert this area to a college parking lot that includes nighttime lighting. The lighting plan for this parking lot, as defined in the EIR, would light up not only the parking lot but also impose a significant and unnecessary excessive light source on the residences on the Knolls. As just one example the College lighting plan proposes using 21 – 5000 Kelvin luminaries for the parking lot lighting. By definition 5000 Kelvin luminaries simulate daylight lighting, so in effect the School’s lighting plan is going to create an island of daylight in an otherwise dark area. These lights will be hoisted on 25-30 foot poles and will be the equivalent of 400-watt metal halide lights.

This proposed College lighting plan is reminiscent of the initial lighting plan proposed by the SMMUSD for MHS. In that plan the lighting poles were too high, the temperature of the lighting was too intense, cutoff and motion control technology was not used the light pollution emitted created “significant and unavoidable impact” on the Community surrounding the School

After review by the International Dark Sky Association, Lighting expert Jim Beyna and the California Coastal Commission staff the following modifications were made to the MHS lighting plan.

MHS Lighting Plan	Proposed College Lighting Plan
The 30 foot light fixtures proposed by the SMMUSD were resized to 12 foot poles	25 -30 Foot Light poles
High intensity lighting 5000 Kelvin luminaires were reduce to 3000Kelvin a less impactful and significantly cooler (less intense, less intrusive) lighting effect.	5000 Kelvin Luminaires proposed
Metal Halide lights were replaced with 52 to 54 watt LEDs.	Equivalent of 450 Watt lights Proposed
Reduced Lumens per fixture from 15,000 to 4000	College proposes 12,964 lumens per fixture

Light cut off performance fixtures were required that prevented light trespass above the horizontal	Cut off Performance Fixtures not proposed
Motion sensors made sure the lights were only on when they were needed.	Motion Sensors not proposed

The end result is a lighting plan that meets all the lighting and security needs of the High School and that also significantly reduces light pollution and its impact on the surrounding community.

The Final MHS Lighting plan is consistent with International Dark Sky

Recommendations....IDA Recommends

These suggestions will aid in selecting lighting that is energy and cost efficient, yet ensures safety and security, protects wildlife and promotes the goal of dark night skies. These include

- Always choose fully shielded fixtures that emit no light upward
- Use “warm-white” or filtered LEDs (CCT < 3,000 K; S/P ratio < 1.2) to minimize blue emission
- Look for products with adaptive controls like dimmers, timers, and motion sensors
- Consider dimming or turning off the lights during overnight hours
- Avoid the temptation to overlight because of the increased luminous efficiency of LEDs

Recommendations:

The College lighting plan should be designed to meet the Dark Sky needs of the Malibu community not the Dark Sky rules of an LA County Plan.

The lighting plan should take advantage of the work done in developing a parking lot lighting plan for MHS and should follow the benchmarks in that plan along with the recommendations of the International Dark Sky Association.

The college plan should be reviewed by a Dark Sky lighting specialist familiar with Malibu to insure a plan that meets the needs of the college but minimizes impact on neighbors surrounding the college.

Steve Uhring

Kathleen Stecko

Subject: Letter from AMPS
Attachments: SMC AMPS letter of support.docx; ATT00001.htm

RECEIVED
FEB 23 2016
PLANNING DEPT.

From: Roui Israel <[REDACTED]>
Subject: Letter from AMPS
Date: February 23, 2016 at 6:42:27 AM PST
To: "roohistack@charter.net" <roohistack@charter.net>
Reply-To: Roui Israel <[REDACTED]>

Good Morning Roohi,

I hope all is well. We miss you at PDMSS. I have attached a letter to this email on behalf of AMPS regarding an issue you will hear on February 29.

Take care!

Roui

Dear Ms. Stack,

As you prepare to consider approval of the Santa Monica College satellite campus in Malibu, AMPS (Advocates for Malibu Public Schools) encourages you to support this project when it comes before you on Monday, February 29, 2016

- The Santa Monica College project in Malibu's Civic Center will make high quality, affordable education accessible to lifelong learners of all ages in Malibu.
- The voters approved this project in 2004 and we are already being assessed for it with the passage of the 2004 bond measure.
- Our community will benefit from SMC offerings including a broad range of curriculum.
- Classrooms to accommodate music and art classes are incorporated into the design.
- The new satellite campus also will bring more dual enrollment opportunities to high school students.

As advocates for education, the AMPS leadership team thinks the proposed building is exactly the right use of this site in Malibu's Civic Center. We welcome the classrooms, the Sheriff's substation, the community multi-purpose room, and we appreciate that Santa Monica College incorporated so many architecturally progressive and environmentally sensitive features into the design.

Thank you for taking AMPS' perspective into consideration.

Sincerely yours,

Roui Israel

President, AMPS

Notice Continued...

EIR Certification: Acting as lead agency in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15051, on January 13, 2016, the Santa Monica College Board of Trustees, at a special meeting, adopted a Final Environmental Impact Report (EIR) for the Santa Monica College Malibu Campus project (State Clearinghouse # 2012051052). A Draft EIR was prepared for the Proposed Project to assess potential environmental impacts and was made available and circulated for public review and comment, pursuant to the provisions of CEQA. It also examined environmental impacts for alternatives to the Proposed Project, as required by CEQA. The document was available for public comment for a 60-day public review period that began on July 10, 2015, and concluded on September 7, 2015. The Final EIR responds to the comments and proposes text revisions to the Draft EIR in response to input received on the Draft EIR.

The Final EIR identified potential significant environmental impacts that would result from the Proposed Project; however, the Board found that the inclusion of certain mitigation measures as part of the Proposed Project approval would reduce most potentially-significant impacts to a less-than-significant level. Accordingly, a Mitigation Monitoring and Reporting Program (MMRP) was adopted for the Proposed Project. The EIR identified significant and unavoidable impacts with respect to Noise (Construction). Pursuant to CEQA Section 21081(b) and CEQA Guidelines Section 15093, the Board weighed the benefits of the Proposed Project, including the specific economic, legal, social, and technological benefits, against the unavoidable construction noise impacts and determined that the identified benefits outweigh the unavoidable impacts. Accordingly, a Statement of Overriding Considerations (SOC) was adopted by the Board as part of the Final EIR.

Pursuant to CEQA Guidelines Sections 15082 and 15096, the Board acting as lead agency for the proposed project consulted with responsible agencies throughout the preparation of the EIR, including the City. As the decision-making body for Coastal Development Permit No. 13-056, Conditional Use Permit No. 13-011, and associated applications the City must review and consider the Final EIR prior to acting upon or approving the Proposed Project. The Final EIR, MMRP, SOC, and all accompanying materials are available on the City's website at: <http://www.malibucity.org/index.aspx?nid=400>.

A written staff report will be available at or before the hearing project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures.

Copies of all related documents are available for review at the City of Malibu Planning Department during regular business hours. Written comments may be presented to the Planning Commission at any time beginning at the beginning of the public hearing.

Notice of Public Hearing



City of Malibu Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

Planning Department

City of Malibu

23825 Stuart Ranch Road

Malibu, CA 90265

(310) 456-2489 Fax (310) 456-7650

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **MONDAY, February 29, 2016, at 6:30 p.m. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA**, for the project identified below.

SANTA MONICA COLLEGE – MALIBU CAMPUS

Project Description: The project description includes an application for demolition of the existing 23,882 square foot building (comprised of 16,603 square foot single-story and 7,279 square foot basement), a portion of the existing arcade and accessory development; and, construction of a new two-story, 35 foot, 10 inch high, 25,310 square foot educational facility that includes a 5,640 square foot of sheriff substation, for a proposed floor area ratio (FAR) of .20, reconstruction of parking area, hardscape and landscape, grading and retaining walls, lighting and utilities. The project site is located within the westerly located 2.94 acre leased area within the 9.18 acre Los Angeles County Civic Center parcel. The existing 52,760 square foot building within the easterly unleased area is to be maintained. The project includes connection to the City's future Civic Center Wastewater Treatment Facility. A conditional use permit for an educational facility use is also requested. Additionally, the existing 70 foot high communications tower is requested to be relocated and replaced onsite with a 75 foot high communications tower. The following variances are included in this application: landscaping requirement; more than 20 percent compact parking spaces; height of the building to exceed 28 feet in height for pitched roof for a height up to 35 feet, 10 inches; and height of the communications tower to exceed 28 feet in height for a height of up to 75 feet.

LOCATION:	23525 Civic Center Way, Parcel A
APN:	4458-022-904
ZONING:	Institutional (I)
APPLICANT:	Los Angeles County
OWNER:	Santa Monica Community College
APPLICATION FILED:	November 14, 2013
CASE PLANNER:	Stephanie Hawner Associate Planner (310) 456-2489, ext. 276 shawner@malibucity.org



Notice Continued...

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planning forms or in person at City Hall, or by calling (310) 456-2489, extension 245.

COASTAL COMMISSION APPEAL - For projects appealable to the Coastal Commission, an aggrieved person may appeal the Planning Commission's decision to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If you have questions regarding this notice, please contact Stephanie Hawner, Associate Planner, at (310) 456-2489, extension 276.

Date: February 4, 2016

By: Bonnie Blue, AICP, Planning Director

