

SANTA MONICA COLLEGE MALIBU CAMPUS



Aerial Photo: June 2011

PLANNING UPDATE



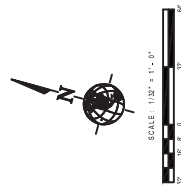
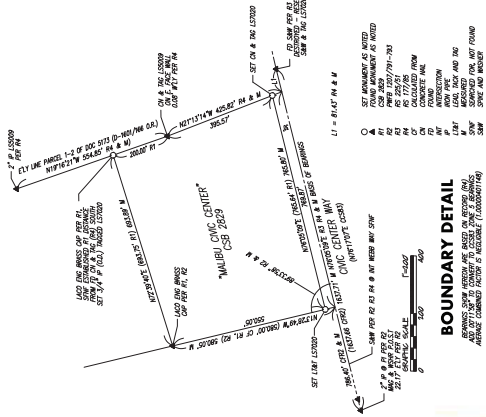
Aerial View - Existing Malibu Civic Center

Santa Monica College - Proposed Malibu Campus



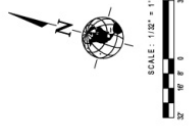
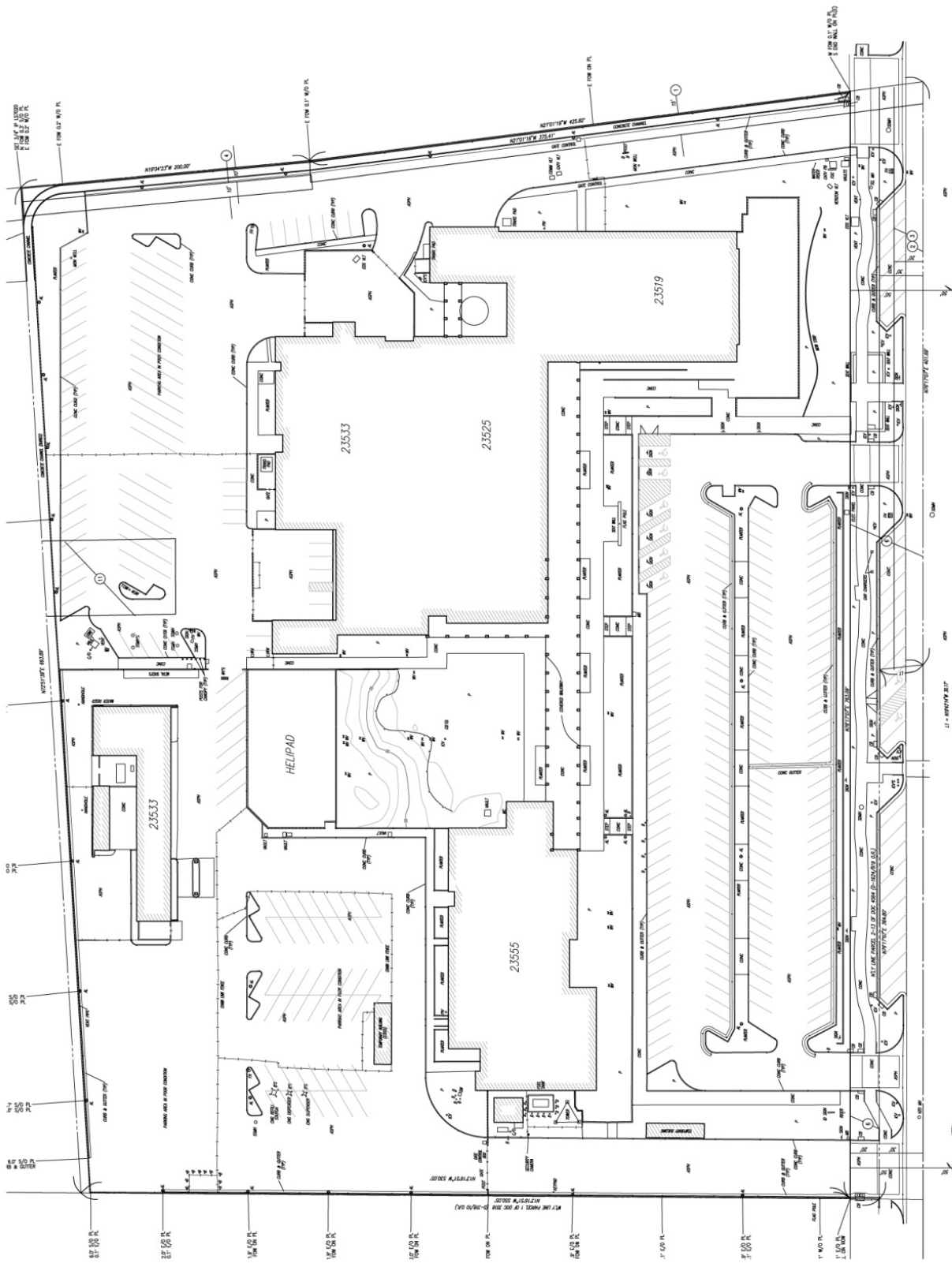
**PROPOSED SMC
LEASE AREA**
128,500 SF

EXISTING PARCEL BOUNDARY



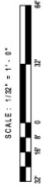
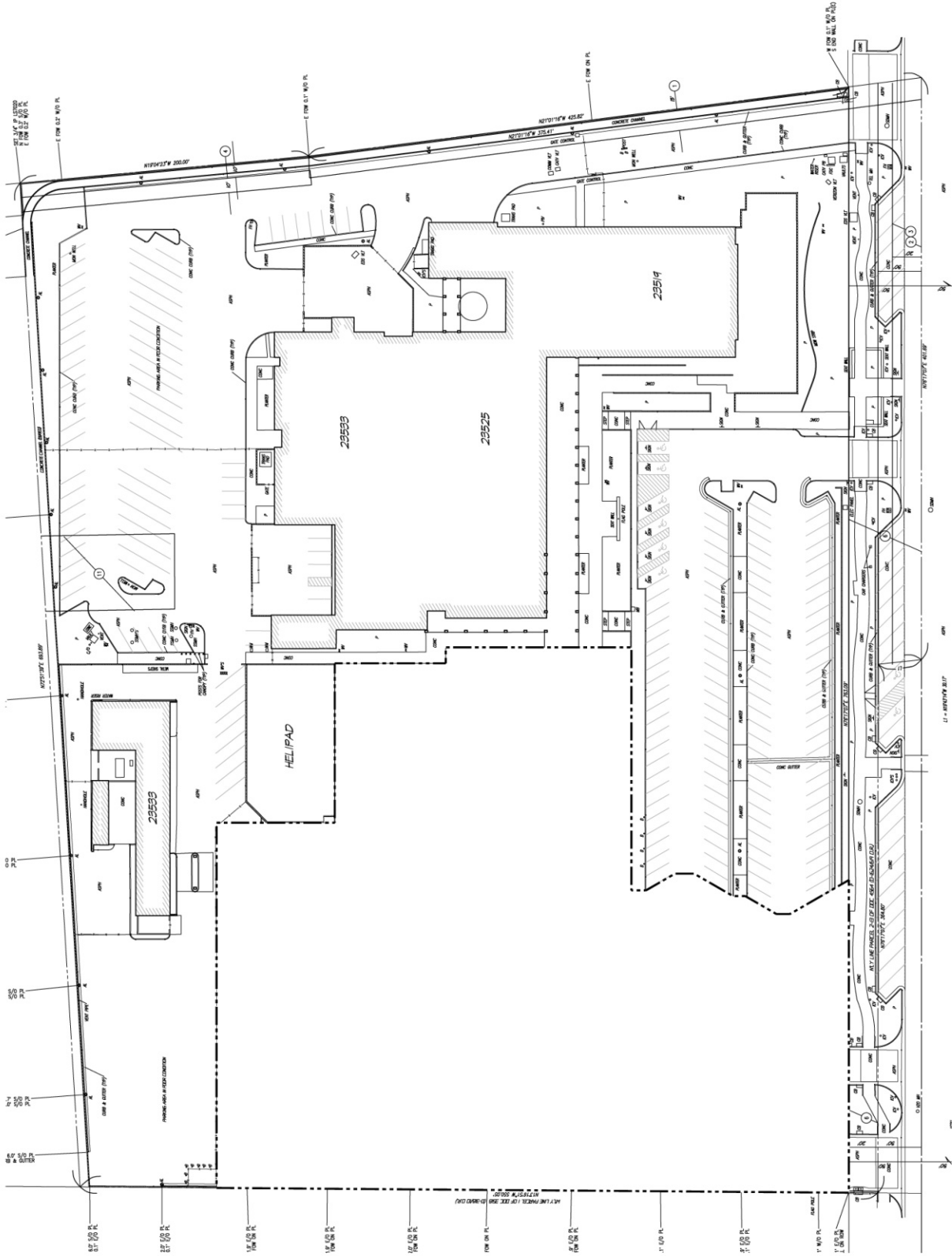
Proposed SMC Lease Area - Malibu Civic Center

Santa Monica College - Proposed Malibu Campus



Existing Site Survey - Malibu Civic Center

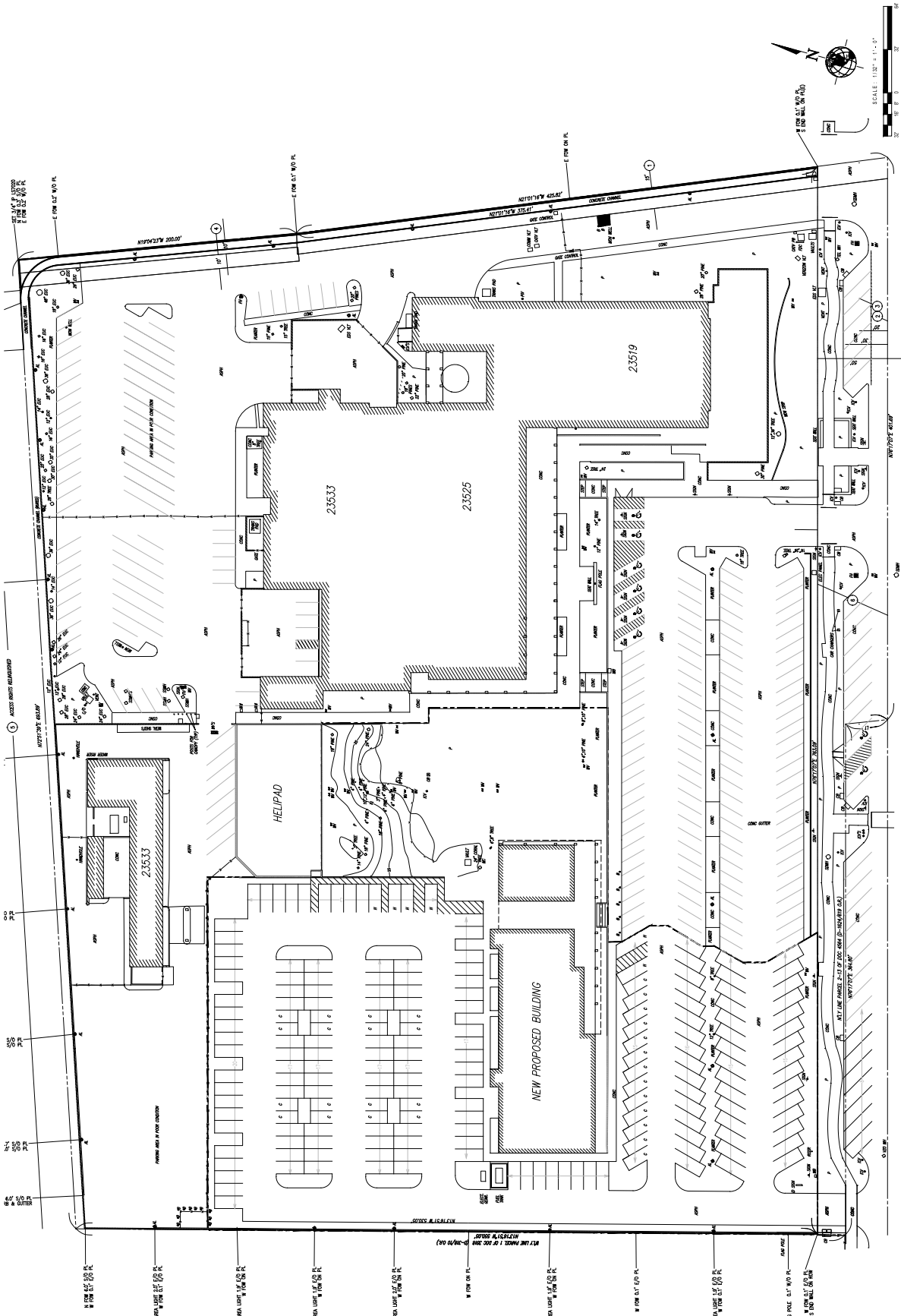
Santa Monica College - Proposed Malibu Campus



JANUARY 25, 2012
SANTA MONICA COLLEGE

Existing Site With Proposed Lease Area - Malibu Civic Center

Santa Monica College - Proposed Malibu Campus



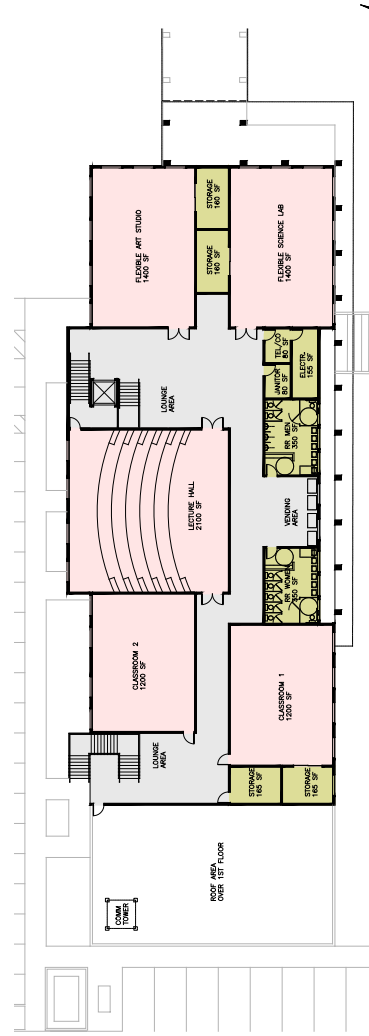
FEBRUARY 28, 2012
SCALE - 1/32" = 1'-0"



Existing Site With Prop. New Building - Malibu Civic Center

Santa Monica College - Proposed Malibu Campus

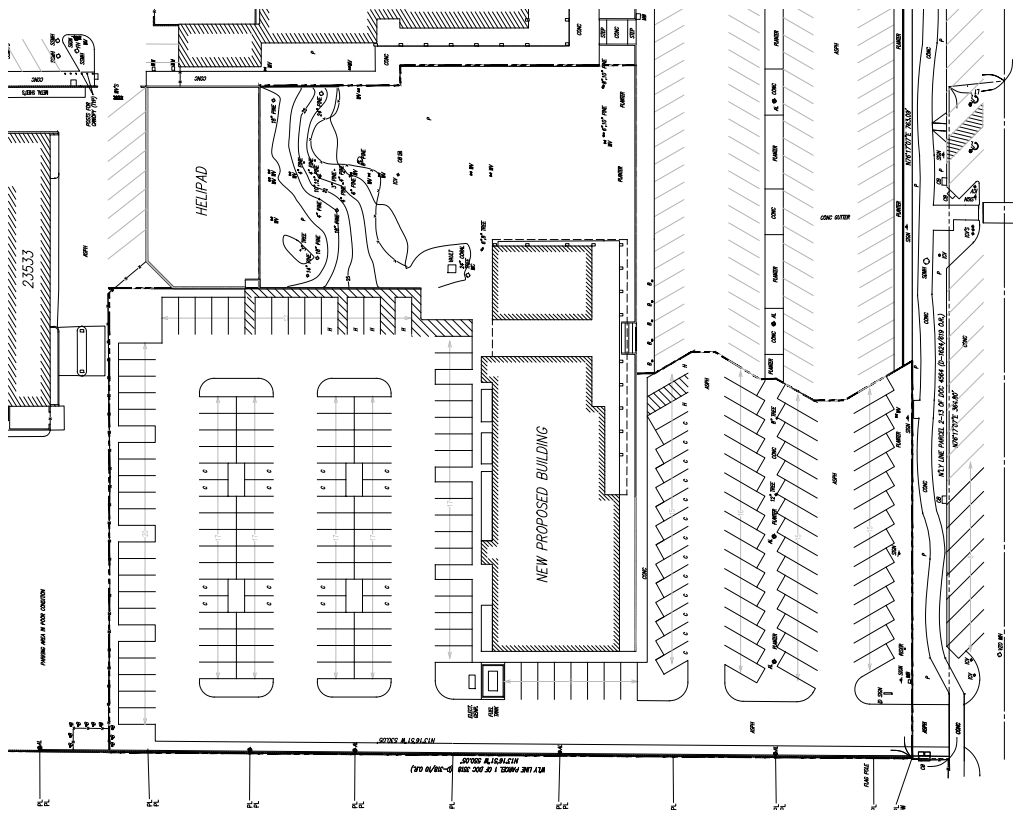




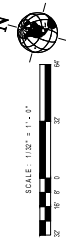
SMC MALIBU CAMPUS
SCHEMATIC 2nd FLOOR PLAN
1/16" = 1'-0"



SMC MALIBU CAMPUS
SCHEMATIC 1st FLOOR PLAN
1/16" = 1'-0"



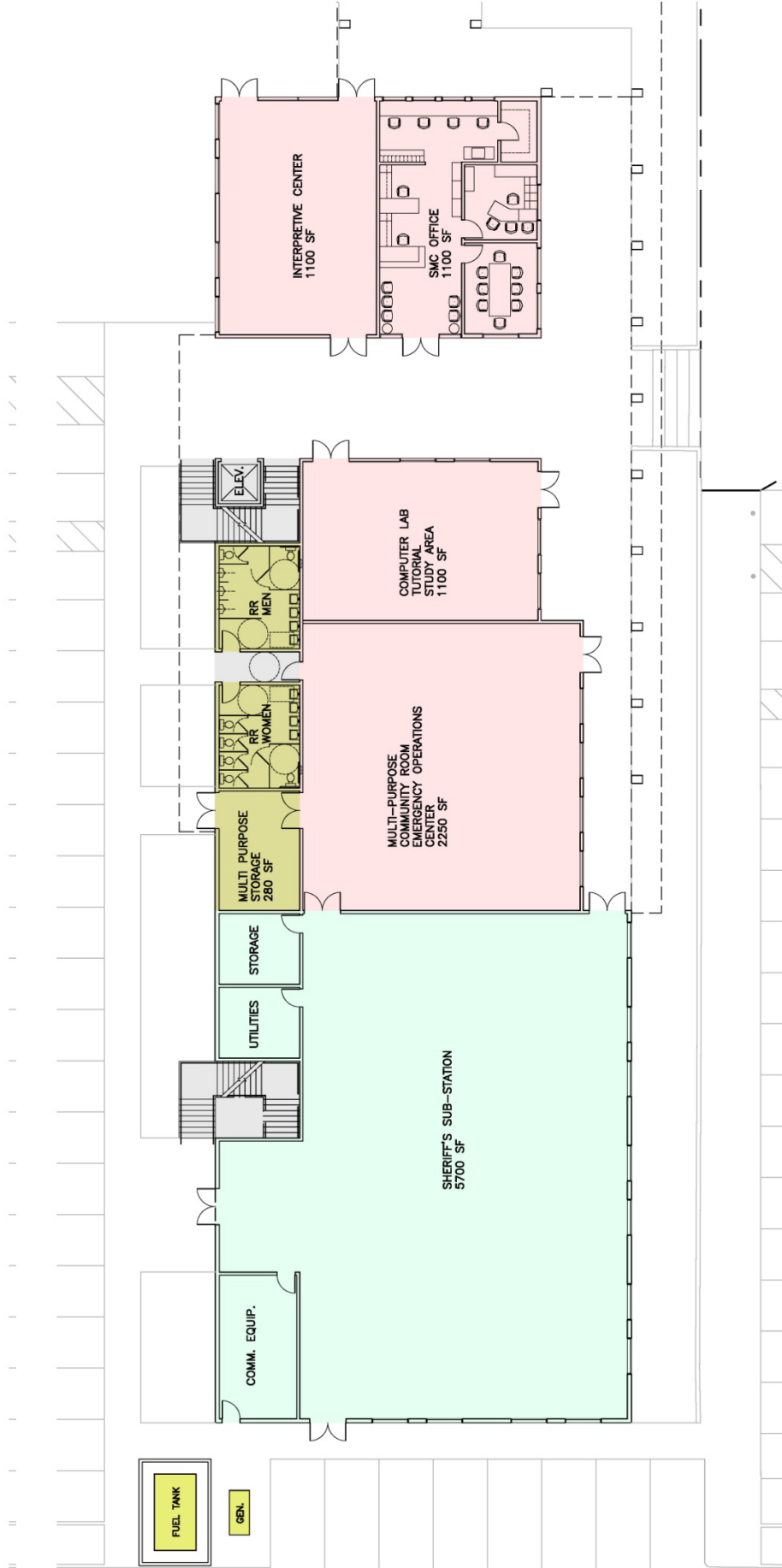
PROPOSED PLOT PLAN - MALIBU CAMPUS



Lease Area with Prop. New Building - Malibu Civic Center

Santa Monica College - Proposed Malibu Campus

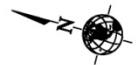




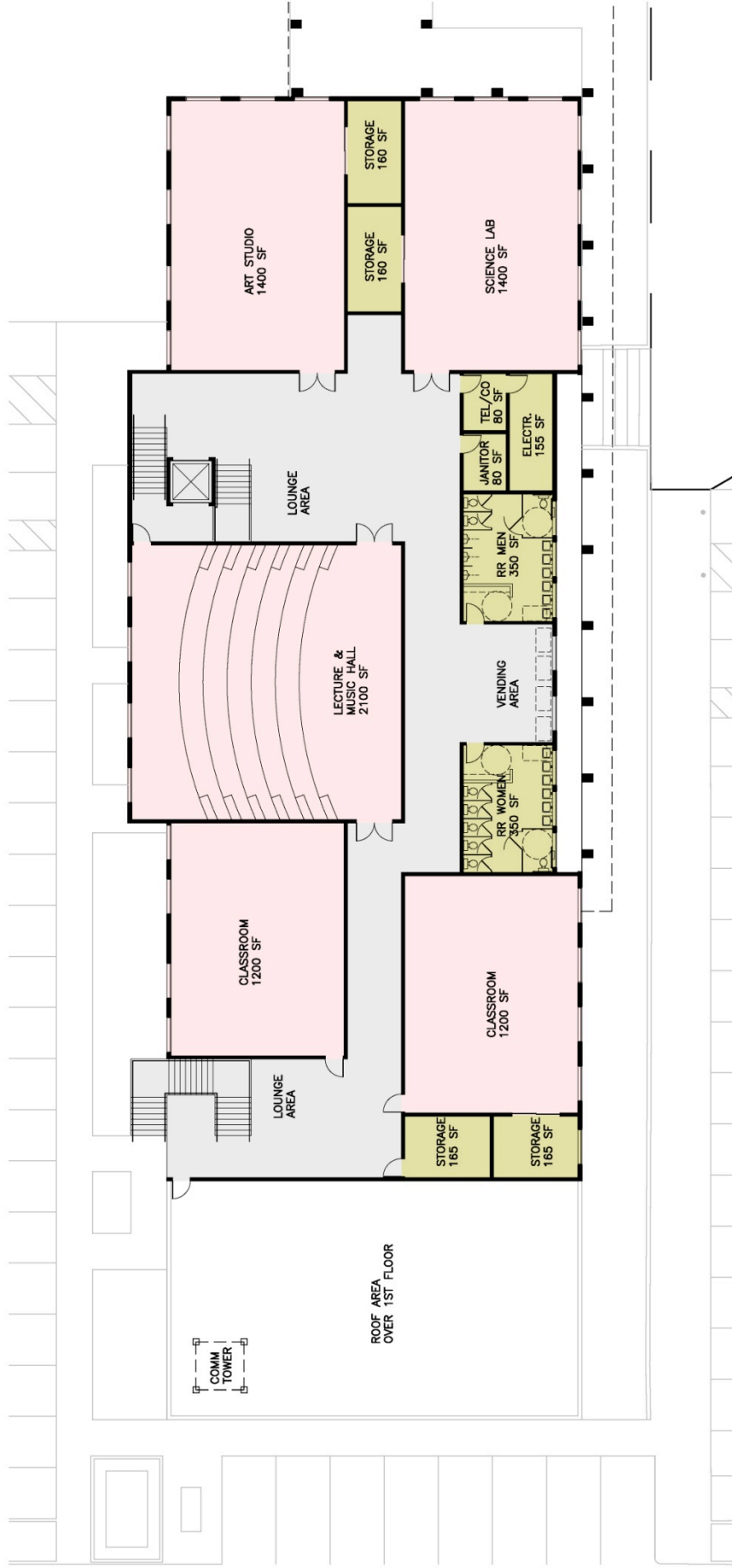
**Proposed SMC Malibu Campus
SCHEMATIC FIRST FLOOR PLAN**

1st FLOOR TOTAL 5700 SF + 6330 SF + 605 SF = 12635 SF

SCALE : 1/16" = 1' - 0"



JANUARY 25, 2012



Proposed SMC Malibu Campus
SCHEMATIC SECOND FLOOR PLAN

Santa Monica College Malibu Campus Planning Update

1. Project Status

- County has established lease site boundaries and has provided guidance regarding site parking and circulation.
- College has identified academic programs for the campus and is committed to provide high value classroom facilities, such as science lab, art lab, computer lab, community music hall, and interpretive center.
- The City is processing a citywide amendment to the Institutional zoning standards, applicable to the Civic Center parcel, that would permit a Floor Area Ratio (FAR) of .20. This Local Coastal Program (LCP) amendment is pending certification by the Coastal Commission and is expected to be completed by Summer 2013.
- County and College lease document requires completed CEQA process. College is the lead agency and the CEQA process is underway. CEQA consultant has significant experience in Malibu planning. Project description, project program, land use, traffic and circulation, wastewater have been researched and are well understood. Public notice of environmental study to go out in March, following public presentation of project to College Board in February and to Joint Powers Authority in early March. The goal is for a November hearing by College Board to approve the project and the environmental study.

2. Site Constraints

- Parking of 0.85 spaces per FTE is required. Project will support approximately 225 FTE and will require approximately 194 spaces to conform with code. City revision of code for the Civic Center will permit parking in front and on the sides of an educational institution.
- CEQA process will study effects of operating the site under existing wastewater conditions and under mandated new conditions.

3. Project Presentation

- Shown are photos, diagrams, and drawings of the existing site, lease site boundaries, proposed new project, and proposed schematics showing how the program elements (College and Sheriff) can be accommodated in an approximately 25,000 square foot building.

4. Discussion

- Representatives from the Los Angeles County Board of Supervisors and the Los Angeles County Sheriff's Department both have enthusiastically received and reviewed the attached plans. Immediate tasks are to refine shared parking and circulation; and plan for data relocation. Sheriff is preparing floor plans based on attached layout.
- Following Board of Trustees informational presentation, proposed plans will be presented to Malibu Public Facilities Authority in late February or early March.

Projected Space Needs for Malibu Center

1. Small Interpretive Center – to support Legacy Park or other displays/information highlighting unique Malibu culture or history. Space should open directly to the outside to provide accessibility even when classes are not in session.
2. Sheriff's office – a small local office. Should be isolated from the rest of the building in terms of access and security.
3. Flexible art studio – could also be used for other activities. Studio space with tables and chairs, some art horses, a model stand, electrical outlets & lighting to support a variety of classes. Will need a sink and at least one lockable storage cabinet. To be used for credit, Emeritus, and community services classes. Could also be booked (for a fee) by local art groups.
4. Computer classroom – should accommodate at least 25 computers. Room layout should be flexible enough to support formal classes and also community groups and/or activities such as after school programs. Instruction management software can be installed so that room does not necessarily have to be oriented toward a projection screen.
5. Multi-purpose physical activity space – large enough to accommodate a variety of activities such as yoga, dance, and perhaps a small amount of equipment such as spinning stations. Space should be open and airy with good ventilation, and a floor surface appropriate for multi-use that is easy to maintain. Locking storage cabinet(s) needed. To be used for credit, Emeritus, and community education classes. Could also be booked (for a fee) by local groups.
6. 100 seat lecture hall – with raked seating, projection/screening capabilities, enough space at the front to set up a panel discussion or demonstration, and a piano. To be used for credit and Emeritus lecture classes such as art, film, music appreciation, and current events. Can also be used for small events.
7. Flexible science lab – should be designed with fixed counter- type tables covered in an appropriate surface with electrical outlets for each station and pull out writing surfaces. Would not need gas hoods but does need smart technology. (Can provide an example of layout and design of tables. To be used to teach classes such as marine science, environmental science, geography & geology but should also be able to be used for other classes.
8. 2 general education classrooms – should have a capacity of 45 students, smart technology, and be furnished for collaborative learning.
9. Site office – should include a small private office, reception area large enough for one staff and some seats for waiting, small amount of storage, faculty mail boxes and copier .
10. Outdoor recreational space – the site should include at least some small space for outdoor recreational activities linked either to classes or community use – specific activities to be determined. Spectator space is not required.

In addition, the Sheriff's Office needs the ability to convert a classroom space into an emergency command center, when necessary, so one of the above spaces needs to include whatever is required to accommodate this function.



MEMORANDUM

To: Greg Brown, Director of Facilities, SMC

From: Shane Parker

Date: January 24, 2012

RE: SMC MALIBU CAMPUS LAND USE/ZONING CONSTRAINTS ANALYSIS

The following information summarizes the existing FAR and parking requirements for the proposed SMC Malibu Campus Development pursuant to the City's adopted General Plan, Zoning Code, and Local Coastal Program (LCP). The LCP is made up of two components, the Land Use Plan (LUP) and Local Implementation Plan (LIP). Together these plans serve as the controlling land use documents for development within the City of Malibu.

Floor Area Ratio

Based on the detailed information presented below, the proposed SMC Malibu Campus site is currently limited to a maximum floor area ratio (FAR) of 0.15:1. This limitation is imposed by Section 17.34.040 of the Malibu Zoning Code, LUP Chapter 5., Section C.2 (Land Use Designations for the "Institutional" zone) and LIP Section 3.3(N)(b)(iii) (Zoning Districts/"Institutional" zone). Based on the existing allowable FAR of 0.15:1, the project would have a development potential of 19,089 square feet if you were to calculate the FAR based on the size of the SMC Malibu Campus Lease Property (i.e., 128,500 sf) as an individual lot. Pursuant to the LIP, the definition of a "Lot" is: "a designated parcel, tract or area of land consisting of a contiguous quantity of land in one ownership established by plot, subdivision, or as otherwise permitted by law." Since calculating the FAR based on the SMC Malibu Campus lease site boundaries is subject to interpretation, a more conservative calculation would be to calculate the FAR based on the entire Civic Center Institutional Zone as a whole. This would include the developed area of the currently non-conforming County Civic Center property and would result in a project development potential of 7,278 square feet. This conservative approach would essentially bring the entire Civic Center into conformance with the code, but would be far less than the former Sheriff's Department Building that currently occupies the SMC Malibu Campus Lease property.

In recognition of this limitation, the City initiated an LCP amendment in 2010 to revise the LUP/LIP and Zoning Code, which would set new lot development criteria that would allow for an increase in the allowable FAR to 0.20:1. (See Attachment 1). Per our discussion with City of Malibu planning staff, the LCP amendment is currently being processed by the California Coastal

Commission (CCC). The CCC gave preliminary comments back to the City and the City is currently responding to those comments. The City anticipates this process could take several months to a year to finalize, but advises that we should factor these changes into the EIR for the SMC Malibu Campus Project. Under this proposed amendment, the SMC Lease Property would have a development potential of 25,700 square feet if you were to calculate the FAR based on the SMC Lease Property as an individual lot. Assuming the more conservative method of calculating the FAR based on the entire development and lot area within the Civic Center Property, the resulting FAR would actually yield a higher development potential of 27,290 square feet for the SMC Malibu Campus.

Summary tables providing lot area and developed floor area calculations for the various FAR scenarios discussed above are provided below.

Parking Standards

Parking standards for “Educational” and “Cultural” land uses are set forth in Section 3.12.3 of the LIP. Pursuant to this section, for colleges or universities (including auditoriums), the parking standards require 0.85 spaces for each full-time equivalent, less the number of spaces provided to serve on-campus housing facilities in accord with this schedule. Based on this requirement, a summary of the parking requirements for various levels of FTE would be as follows:

300 FTE	(300×0.85)	= 255 spaces
200 FTE	(200×0.85)	= 170 spaces
100 FTE	(100×0.85)	= 85 spaces
90 FTE	(90×0.85)	= 77 spaces

In addition to the levels of parking described above, an additional 1 space would be required for a development under 20,000 square feet and an additional 2 spaces would be required for any institutional structure over 20,000 square feet (See LIP Section 3.12.6).

There are no specific parking requirements identified for sheriff or police-related uses and it is assumed that the provision for on site parking for the LA County Sheriff would be determined in consultation with the County.

Under the current regulations, the required parking spaces may be located in interior side and rear setbacks. No parking space is allowed in the front or street-side setback area. (See LIP Section 3.12.5(2)). The proposed LCP Amendment would revise this requirement to exempt schools and

public safety facilities from the front and street side restriction, and would therefore allow parking to be provided within all side, rear and front setback areas.

Existing Conditions

The total lot area for the entire Civic Center property is identified as 427,581 gross square feet and 400,252 net square feet, based on the ALTA/ACMS survey prepared for the subject parcel.¹ The total lot area for the proposed SMC Malibu Campus per the lease agreement and corresponding ALTA survey is 128,500 square feet. Information associated with the developed floor area of the existing buildings is based on the Property Valuation Study for the Malibu Civic Center prepared by R.P. Lauren & Associates, dated October 9, 2007. (See Attachment 2)

The calculation of the existing and allowable FAR is based on the LIP's definitions of the terms FAR and Gross Floor Area.

FLOOR AREA RATIO - the formula for determining permitted building area as a percentage of lot area; 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.

FLOOR AREA, GROSS - 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.**

Based on the definitions above, and as summarized in Table 1, below, the existing *total developed floor area* and *gross floor area* of the Malibu Civic Center is 85,260 square feet and 69,363 square feet, respectively. These calculations are based on the total developed floor area as reported by R.P. Lauren & Associates and the calculated floor area for purposes of calculating the existing FAR within the Civic Center. Based on this information, the existing FAR within the Civic Center is approximately 0.17:1 (See Table 2).

¹ Peak Surveys Inc., *ALTA/ACSM Land Title Survey, 23525 Civic Center Way, Malibu, CA APN 4458-022-904, dated August 26, 2011.*

Table 1
Summary of Existing Developed Floor Area within the Malibu Civic Center

Building/Use	Structures	Total Developed Floor Area (square feet)^a	Gross Floor Area (square feet)
Courthouse			
	Main Building	22,526	22,526
	Penthouse	1,714	1,714
	Subtotal Courthouse	24,240	24,240
Library			
	Main Building	14,515	14,515
	Basement	4,508	0
	Garages	2,118	0
	Penthouse	1,714	1,714
	Subtotal Library	22,855	16,229
Water Works			
	Main Building	10,577	10,577
	Garages	1,992	0
	Penthouse	1,714	1,714
	Subtotal Waterworks	14,283	12,291
Sheriff's Station			
	Main Building	16,603	16,603
	Basement	7,279	0
	Subtotal Sheriff's Station	23,882	16,603
	TOTAL	85,260	69,363
<p>^a Building Floor area values are as reported by R.P. Laurain & Associates, October 9, 2007. (See Attachment 2.)</p>			

Table 2
Summary of Existing FAR Within the Malibu Civic Center

	Net Lot Area (square feet)	Existing Gross Floor Area (square feet)	Existing FAR
County Civic Center (I)	400,252 (9.18 acres)	69,363 sf	.017

As stated above, the conservative method for determining the future development potential for the SMC Malibu Campus would be to base the allowable FAR on the anticipated 0.20 FAR value proposed under the LCP Amendment for the Institutional Zone, and based on the total gross floor area of the entire Civic Center. As shown in Table 3, assuming an FAR value of 0.20:1, the total development potential for the Civic Center would be 80,050 square feet. Netting out the existing structures within the Civic Center that are not within the SMC Malibu Campus Lease property (i.e., 52,760 sf), the development potential remaining for the project would be 27,290 square feet.

For informational purposes, Table 3 also provides the FAR values for the SMC Malibu Campus lease site if SMC and the City were to calculate the FAR based on the area of the project site as an individual lot. Using this method, a .20 FAR would yield a development potential of 25,700 square feet.

Table 3
Summary of Allowable Developed Floor Area Potential
Based on 0.15 and 0.20 FAR Values

	<u>Lot Area</u>	<u>.15 FAR</u>	<u>.20 FAR</u>
County Civic Center (I)	400,252 (9.18 acres)	60,038 sf	80,050 sf
SMC Lease Area	128,500 (2.94 acres)	19,275 sf	25,700 sf

Mr. Greg Brown
Santa Monica College
Re: Land Use and Zoning Analysis for the Malibu Civic Center Campus
December 24, 2011
Page 6 of 6

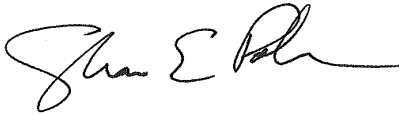
Conclusion

Based on the above information, the Proposed Project is dependent upon the approval of the LCP Amendment currently being processed by the City and CCC. Upon adoption of this amendment, the allowable FAR for the Institutional Zone within the Malibu Civic Center may increase from 0.15 FAR to 0.20 FAR where additional significant public benefits and amenities are provided as part of the Project. Based on the nature of the Project and the opportunities it may include to provide significant public benefits and amenities, the Project would qualify for the increased FAR potential. Additionally, based on the calculations presented above, the proposed LCP Amendment would permit the development of a structure containing up to approximately 27,290 square feet of additional new gross floor area, while maintaining a FAR value of 0.20:1 within the entire Civic Center property.

The various assumptions used to calculate these estimates are detailed above and should be verified with the County and City to ensure there is agreement in the floor area values reported. Should you have any questions please do not hesitate to contact me.

Sincerely,

Parker Environmental Consultants



Shane E. Parker
President

*Attachments: (1) Page from R.P. Laurain & Associates, October 9, 2007, calculating developed floor area.
(2) Summary of Text Changes to the LCP for the Institutional Zone Standards*



25000 Avenue Stanford, Suite 209
Santa Clarita, CA 91355
(661) 257-2282 (tel)
(661) 257-2272 (fax)
www.parkerenvironmental.com

Santa Monica College - Proposed Malibu Campus Proposed Parking Tabulation

29-Feb-12

Parking Rear	118		
<i>Standard</i>	98		83%
<i>Compact</i>	16		14%
<i>Handicap</i>	4		3%
Parking Front	61		
<i>Standard</i>	46		75%
<i>Compact</i>	13		21%
<i>Handicap</i>	2		3%
Parking Overall - School	179		
<i>Standard</i>	144		80%
<i>Compact</i>	29		16%
<i>Handicap</i>	6		3%
Sheriff Department	8		
Parking Overall - Site	187		
Addtl. Street Parking	8		
Net Parking Provided	195		



MEMORANDUM

To: Greg Brown, Director of Facilities, SMC

From: Shane Parker

Date: February 13, 2012

RE: SMC MALIBU CAMPUS OPEN SPACE AND LANDSCAPING REQUIREMENTS

The following information summarizes the open space and landscaping requirements applicable to the proposed SMC Malibu Campus Development pursuant to the City's adopted Zoning Code, the General Plan and Local Coastal Program (LCP). As discussed in greater detail below, there are currently no applicable requirements for a minimum amount of open space to be provided within the Institutional Zone. However, the City is processing an amendment to the LCP that would require a minimum of 25% open space and an additional 5% of permeable surface area be provided for future development within the Institutional Zone. The landscaping requirements applicable to surface parking lots, which would be applicable to the Project, are contained in Section 17.48.050 of the Malibu Zoning Code, and are discussed in further detail below.

City of Malibu Zoning Code

The pertinent provisions of the Zoning Code that affect the open space/landscaping requirements for the site are provided in Chapter 17.48 Off-Street Parking And Loading Requirements. Specifically, Section 17.48.050 Development Standards, sets forth the following landscaping requirements for parking lots:

E. Landscaping.

1. A landscaped planter bed of at least five feet in width with a six-inch high cement concrete berm shall be installed along the entire perimeter except for those areas devoted to perpendicular accessways.

2. A minimum of five percent of the paved parking area shall be devoted to interior planting areas. Extensive use of trees is encouraged. All planting areas shall be at least three feet wide. Perimeter planting shall not be considered part of this required interior planting.

3. Where topography and gradient allow, parking lots should be depressed and/or screened from view by landscaped berms and hedges.

4. Where trees already exist on the property, the design should make the best use of this growth and shade. Such trees shall be protected by a tree well with a diameter sufficient to insure their continued growth.
5. Planting areas should be distributed throughout the lot as evenly as possible, but variations from this pattern may be granted by the director when a different pattern would result in the overall aesthetic improvement of the project. Innovation in design and materials is encouraged.
6. Wherever a center divider separates parking stalls facing each other, tree wells shall be established not more than fifty (50) feet apart for large trees (exceeding twenty (20) feet spread at maturity), or not more than thirty (30) feet for small and medium-sized trees.
7. All plantings shall be permanently and regularly maintained free of debris and in conformity with the accepted practices for landscape maintenance.
8. Required landscaping shall be irrigated with greywater, where feasible.

Local Coastal Program

Land Use Plan

Specific Development Standards for each land use designation and zone district are provided for in the Local Implementation Plan (LIP). The policies provided in Chapter 5, New Development, Section C., Land Use Plan Policies, do not provide any specific development standards for open space or landscaping requirements within the Institutional Land Use designation or Institutional Zoning District.

Local Implementation Plan

The LIP provides development standards for residential and commercial uses, including specific provisions for open space and landscaping; however it does not contain any such standards for the Institutional Zone. This is largely attributable to the fact that the current LCP did not foresee any new development or improvements to the Institutional Zone within the Civic Center, and is being addressed by the proposed LCP amendment contained in Resolution No. 11-23 and Ordinance 359 (this is addressed in further detail below).



Section 3.12.5 of the LIP sets forth the specific development standards of that apply to all parking areas with six or more spaces. Because the project contains more than six parking spaces, this section is applicable to the Project. These standards are restated as follows:

3.12.5 Development Standards

The following development standards shall apply to all parking areas with six or more spaces:

A. Location

1. Required parking facilities shall be on the same lot as the structure they are intended to serve, except that with proper legal agreement, the planning commission may approve parking on a separate lot. In no event shall required parking be farther than 300 feet from the use it is required to serve. This distance shall be measured along a legal and safe pedestrian path from the parking space to the nearest entrance of the building or use for which the parking is required.
2. The required parking spaces may be located in interior side and rear setbacks. No parking space, either required or otherwise, shall be located in any required front or street-side setback area, unless regulations provide otherwise.

B. Access. There shall be a minimum ten-foot wide, three-inch thick, asphaltic or cement concrete, paved, vehicular accessway from a public street or alley to off-street parking facilities.

C. Screening

1. Where a parking area abuts or is across the street from a residential district, it shall be separated therefrom by a solid masonry wall not less than 42 inches in height. The planning commission may waive this wall requirement if additional setback and screening planting, or landscaped berms are to be provided.
2. Where a parking area is across the street from a residential district, there shall be a border of appropriate landscaping not less than five feet in depth, measured from the street right-of-way line, along the street frontage.
3. Parking areas shall be screened from view from all designated highways.



D. Layout and Paving

1. Parking areas shall provide for a twenty-five foot outside turning radius within the facility and a thirty-foot outside turning radius into public alleys.
2. Except in residential parking facilities with less than six spaces, parking spaces shall be arranged so that vehicles need not back onto or across any public sidewalk.
3. Off-street parking facilities shall be designed so that a vehicle within the parking facility shall not be required to enter a street to move from one location to any other location within that parking facility. Separate non-contiguous parking facilities may be provided with independent entrances for employee and visitor parking, provided the use of each lot is clearly identified on proposed plans and at the entrances to each lot.
4. No dead end parking aisles serving more than five stalls shall be permitted unless the aisle is provided with a turnaround area installed in a manner meeting the approval of the Manager.
5. Tire stops shall be provided within all parking areas.
6. All parking areas shall be surfaced with asphaltic or cement concrete paving which is at least three inches thick or permeable paving of comparable load-carrying capacity and durability.
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 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.
8. Off street parking facilities shall be designed so that provision is made, to the satisfaction of the Manager, for the accommodation of vans, motorcycles, and bicycles.

E. Landscaping

1. A landscaped planter bed of at least five feet in width with a 6-inch high cement concrete berm shall be installed along the entire perimeter except for those areas devoted to perpendicular accessways.
 2. A minimum of five percent of the paved parking area shall be devoted to interior planting areas. Extensive use of trees is encouraged. All planting areas shall be at least three feet wide. Perimeter planting shall not be considered part of this required interior planting.
 3. Where topography and gradient allow, parking lots should be depressed and/or screened from view by landscaped berms and hedges.
 4. Where trees already exist on the property, the design should make the best use of this growth and shade. Such trees shall be protected by a tree well with a diameter sufficient to insure their continued growth.
 5. Planting areas should be distributed throughout the lot as evenly as possible, but variations from this pattern may be granted by the Manager when a different pattern would result in the overall aesthetic improvement of the project. Innovation in design and materials is encouraged.
 6. Wherever a center divider separates parking stalls facing each other, tree wells shall be established not more than fifty feet apart for large trees (exceeding twenty feet spread at maturity), or not more than thirty feet for small and medium-sized trees.
 7. All plantings shall be permanently and regularly maintained free of debris and in conformity with the accepted practices for landscape maintenance.
 8. Required landscaping shall be irrigated with greywater, where feasible. F. Lighting. Lighting, where provided to illuminate a parking area, shall be hooded and so arranged and controlled so as not to cause a nuisance either to highway traffic or to adjacent properties.
- G. Usability. The required off-street parking facilities and driveways shall not be used for any purpose other than as required by this chapter. Unless otherwise provided by an approved use permit, no owner or tenant shall lease, rent or otherwise make such required parking available to any person who does not occupy the premises for which the parking is required.

- H. Seasonal or Peak Parking Areas. With the approval of the planning commission, the above development standards may be waived or conditionally waived for a portion of the required parking spaces where the applicant can show that such spaces are required only on a periodic basis. (Ord. 303 § 3, 2007)

Proposed LCP Amendment

Pursuant to the proposed language provided in the City's Summary of Text Changes to the LCP (LUP and LIP), as contained in Resolution No. 11-23 and Ordinance 359, Section 3.9, Institutional Development Standards will provide new development standards for the Institutional Zone. Specifically, Section 3.9 is proposed to add the following language to the LIP:

LIP Section 3.9.A.3.b. (Landscaping and Site Permeability)

25% of the lot area (excluding slopes equal to or greater than 1:1 and street easements) shall be devoted to landscaping. The required 5 foot landscape buffer around the perimeter of parking areas pursuant to Section 3.12.5(E)(1) of the Malibu LIP shall count toward the 25% requirement. An additional 5% of the lot area (excluding slopes equal to or greater than 1:1 and street easements) shall be devoted to permeable surfaces.

Existing Conditions

The total lot area for the entire Civic Center property is approximately 400,252 net square feet. This estimate is based on the ALTA/ACMS survey prepared for the subject parcel.¹ The total lot area for the proposed SMC Malibu Campus per the lease agreement and corresponding ALTA survey is 128,500 square feet. Currently there are no open space requirements for the Institutional Zone in the Civic Center Overlay area.

Site Plan Analysis

The total lot area for the proposed SMC Malibu Campus per the lease agreement and corresponding ALTA survey is approximately 128,500 square feet. Based on the anticipated development standards of the pending LCP amendment, 25% of the lot area would yield a landscaping requirement of approximately 32,125 square feet for the SMC lease site. A summary of this calculation is provided in Table 1, below.

¹ *Peak Surveys Inc., ALTA/ACSM Land Title Survey, 23525 Civic Center Way, Malibu, CA APN 4458-022-904, dated August 26, 2011.*

Mr. Greg Brown
Santa Monica College
Re: Open Space Requirements for the Malibu Civic Center Campus
February 13, 2012
Page 7 of 7

Table 1
Summary of Lot Area and Landscaping Requirements

	Total Lot Area	25% of Lot Area Required to be Landscaped
County Civic Center (I)	400,252 (9.18 acres)	100,063 sf
SMC Lease Site	128,500 (2.94 acres)	32,125 sf


Conclusion

Based on the information above, the anticipated future landscaping and open space requirements for the Institutional Zone will require 25% of the site to be improved with landscaping and an additional 5% to be devoted to permeable surfaces. As we discussed previously, the applicability of this requirement to the SMC leased site is subject to the determination of whether the SMC leased property constitutes a separate lot within the larger County-owned Civic Center property. If the SMC leased property is considered a separate lot for purposes of zoning and development standards, the project would require 32,125 of landscaped area and an additional 6,425 square feet of permeable surfaces. If the leased property is considered within the same lot as the entire Civic Center area, the landscaping requirement for the entire Civic Center area would be 100,063 square feet with an additional requirement for 20,013 square feet to be improved with permeable surfaces.

Should you have any questions please do not hesitate to contact me.

Sincerely,

Parker Environmental Consultants



Shane E. Parker
President



25000 Avenue Stanford, Suite 209
Santa Clarita, CA 91355
(661) 257-2282 (tel)
(661) 257-2272 (fax)
www.parkerenvironmental.com

Santa Monica College - Proposed Malibu Campus Proposed Open Space Tabulation

29-Feb-12

Rear Parking Planting	180 SF	Planting Adjacent to Bldg.	150 SF	Main Open Areas	14,630 SF	Front Parking Planting	1,390 SF
	180 SF		225 SF		7,075 SF		2,405 SF
	180 SF		100 SF				
	180 SF		104 SF				
	585 SF						
	370 SF		1,870 SF				
	370 SF						
	370 SF						
	160 SF						
	160 SF						
	160 SF						
	160 SF						
	160 SF						
	160 SF						
	160 SF						
	480 SF						
	675 SF						
	<u>5,060 SF</u>		<u>2,449 SF</u>		<u>21,705 SF</u>		<u>3,795 SF</u>
<hr/>							
Total Proposed Open Space							33,009 SF
						<i>Open Space Required</i>	32,125 SF



County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

April 19, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**REQUEST FOR AUTHORITY TO NEGOTIATE A 25-YEAR GROUND LEASE OF
APPROXIMATELY 128,500 SQUARE FEET OF LAND AT THE
MALIBU CIVIC CENTER AT 23555 CIVIC CENTER WAY, MALIBU
(THIRD DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended action will authorize the Chief Executive Office to negotiate a 25-year ground lease of approximately 128,500 square feet of land at the Malibu Civic Center with the Santa Monica Community College District.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Authorize the Chief Executive Office to enter into negotiations with the Santa Monica Community College District for a 25-year ground lease agreement to provide approximately 128,500 square feet of land at the Malibu Civic Center at a total cost of \$4,369,665 and present the proposed lease to the Board of Supervisors for consideration by January 17, 2012, or have the discretion to discontinue negotiations after that date.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Chief Executive Office (CEO) to negotiate a ground lease of approximately 128,500 square feet of land on the Malibu Civic Center campus, at the former Sheriff's facility, with the Santa Monica Community College District (SMCCD), which has requested use of the property for construction by SMCCD of an educational instruction facility of approximately 20,000 square feet. Should the CEO not be able to

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negotiate a ground lease, and present the proposed lease to your Board for consideration by January 17, 2012, the CEO may discontinue negotiations with SMCCD.

SMCCD proposes to demolish the former Sheriff's Station in order to construct the educational instruction facility. Leasing the subject property will eliminate ongoing maintenance costs and County exposure to liability related to ownership of the vacant former Sheriff's Station.

FISCAL IMPACT/FINANCING

Based upon an appraisal of similar properties in the Malibu area dated December 28, 2009, the appraiser has determined that the current fair market value of this property is \$34 per square foot. This value was used to develop a value upon which the lease rate was determined. The appraisal was based on the Sales Comparison approach which takes into account reasonably comparable properties that have sold in the open market. The properties reviewed ranged in size from 5.15 to 24.31 acres, as it is believed that acreage sales are more appropriate comparisons than lot and tract sales.

The CEO is recommending that negotiations commence pursuant to the following proposed terms.

	Proposed Terms of Ground Lease To Be Negotiated
Lessee	Santa Monica Community College District
Address of Property	23555 Civic Center Way, Malibu
Area	128,500 Square Feet
Term of Lease	25 years
Total Cost	\$4,369,665
Option to Renew	Fourteen 5 year options under same terms except rent at \$1.00 per year
Parking	Sufficient parking for access to Civic Center and a reciprocal parking easement will be negotiated

The County will seek to have SMCCD prepay the equivalent of the entire net present value of the leasehold, totaling \$4,369,665, by requiring SMCCD to pay for and perform the demolition of the former Sheriff's Station and other County improvements on the leasehold. Additionally, the County will seek to require SMCCD to pay for and perform some portion of the County's compliance with effluent and storm water treatment requirements for the remainder of the Malibu Civic Center property, up to the remainder of the total cost after demolition costs. The parties will work together to identify an appropriate project or portion thereof that meets the latter requirement.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The County's Malibu Civic Center is located in the City of Malibu and comprises 9.18 acres. The subject 128,500 square foot parcel is part of the Civic Center. The Civic Center is improved with two primary buildings that together comprise 85,260 square feet of space. The main building houses a Courthouse, Public Library and office space for the County's Department of Public Works. The second building is the site of a former Sheriff's Station and is a freestanding building. The former Sheriff's Station was decommissioned in 1991 when the Sheriff's Department moved to the Lost Hills Sheriff Station replacement facility located in the City of Calabasas.

A separate utility building serves both the main building and the former station and provides heating and cooling equipment services. In addition, the property includes a garage and fueling station and a Federal Aviation Administration-approved heliport and employee and public parking. As a condition of leasing the property, any buildings built by the SMCCD would need to be designed and constructed so as to not interfere with the County's ownership or use of these retained facilities. A communications tower will either be left in place or the County will seek to have SMCCD incorporate a replacement tower into the SMCCD facility design at SMCCD's expense.

SMCCD operates Santa Monica College (SMC), a two-year community college that currently offers more than eighty fields of study to approximately 30,000 students at its Santa Monica campus and nearby satellite locations. This year, SMC began offering courses for credit at a Malibu elementary school near the subject site. Voters in the SMCCD, which includes the City of Malibu, approved a \$135 million bond measure in 2004 that included \$25 million for an instructional facility in Malibu. The proposed project would be designed to fulfill this goal. SMCCD proposes to construct a building on the Malibu Civic Center property that is approximately 20,000 square feet in size, to serve as a satellite campus.

In general, the County will require that any improvements be architecturally compatible with existing facilities. The County will have the opportunity to review the site plan of the proposed improvements. The County will also have the right to approve the parking/circulation concept in order to ensure continued access to, and availability of parking for, the remaining Civic Center facilities, and in satisfaction of its parking obligations with respect to the Superior Court. Sufficient parking for access to the Civic Center and a reciprocal parking easement agreement will need to be negotiated so that SMCCD operations do not interfere with County operations.

The Honorable Board of Supervisors
April 19, 2011
Page 4

As a condition of leasing the property, the County will impose a use restriction that requires that the property be used only for public educational and/or governmental purposes compatible with existing Civic Center uses and such other purposes as are approved by the County.

The County will require that SMCCD include within its building at grade level up to 5,700 square feet for a Community Sheriff's Station and Emergency Operations and Planning Center. In addition, the County will require that the building include a classroom design that would facilitate conversion into an Emergency Operations Center (EOC) for local emergencies. Such space would contain closets for communications and other equipment, at County expense, that would be locked except during EOC operations and training programs.

The proposed lease of this property is authorized by Section 26227 of the California Government Code.

ENVIRONMENTAL DOCUMENTATION

Should the CEO and SMCCD successfully negotiate a proposed lease agreement for recommendation to your Board, appropriate environmental findings and/or documentation in compliance with the California Environmental Quality Act (CEQA) will be presented for your Board's consideration at that time. It is anticipated that the SMCCD will be the lead agency for the project for the purposes of CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services or projects. The County will require SMCCD to re-route utilities in order to continue operations at the Civic Center upon demolition of the former Sheriff's Station.

The Honorable Board of Supervisors
April 19, 2011
Page 5

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return two certified copies of the Minute Order and the adopted, stamped Board letter to the CEO, Real Estate Division, 222 South Hill Street, Third Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR
WLD:CB:ls

c: Executive Officer, Board of Supervisors
County Counsel
Auditor-Controller

RFA-Malibu Civic Center