Are you planning to expand in height, volume, or square footage?

START: Are you rebuilding within the existing building pad*?

NO

YES

Are you planning to expand in height, volume, and/or square footage?

NO

YES

By 10% or less in height, volume, and/or square feet?

YES

By more than 10% in height, volume, and/or square feet?

YES

Is the new area encroaching into setbacks*, building roof heights greater than 18’ and/or construction on slopes steeper than 3:1 (4:1 on Point Dume)?

NO

YES

Will the work take place in the appeal zone*?

NO

YES

REBUILD OPTION 1

REBUILD OPTION 2

REBUILD OPTION 3

REBUILD OPTION 4

REBUILD OPTION 5

* Building Pad: The graded area of soil that is prepared to receive the weight of the building and its foundation.

* Setback: The distance between the parcel line and a building not including permitted projections.

* Appeal Zone: This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of any coastal bluff.
### MALIBU REBUILDS

#### REBUILD OPTION 1
- **Application:** Planning Verification (PV)
- **Planning Dept Fees:** $175
- **Timeline:** Same day, pre-design meetings encouraged
- **Use If:** Rebuilding same location, same size
- **Decision:** Decision Making Body: Planning Director
- **Notice:** None
- **Appealability:** Not appealable

#### REBUILD OPTION 2
- **Application:** Planning Verification (PV)
- **Planning Dept Fees:** $175
- **Timeline:** Same day, pre-design meetings encouraged
- **Use If:** Rebuilding same location + up to 10% more square footage and/or height increase (conforming)
- **Decision:** Decision Making Body: Planning Director
- **Notice:** None
- **Appealability:** Not appealable

#### REBUILD OPTION 3
- **Application:** Administrative Plan Review (APR) with Site Plan Review (SPR)
- **Planning Dept Fees:** APR: $1,349
  - SPR: $2,968 (height) AND/OR $2,529 (steep slopes or setbacks)
- **Timeline:** ± 3-6 months, depending on the project
- **Use If:** Rebuilding same place + up to 10% more square footage or height and new area is greater than 18 feet in height, within a required yard setback, and/or built on slopes between 3:1 and 2.5:1
- **Decision:** Decision Making Body: Planning Director
- **Notice:** APR: 21-Day notice required
- **Appealability:** APR: Not appealable

#### REBUILD OPTION 4
- **Application:** Option 1 + Option 3
- **Planning Dept Fees:** $9,822 base, fees for *discretionary requests may be required
- **Timeline:** ± 12-18 months, depending on the project
- **Use If:** Rebuilding outside the building pad OR Option 4 and are inside the *appeal zone
- **Decision:** Decision Making Body: Planning Commission
- **Notice:** 10-Day notice
- **Appealability:** 21-Day notice required for discretionary requests (VAR, MM, SPR)

#### REBUILD OPTION 5
- **Application:** Coastal Development Permit (CDP)
- **Planning Dept Fees:** None
- **Timeline:** None
- **Use If:** Rebuilding outside the building pad OR Option 4 and are inside the *appeal zone
- **Decision:** Decision Making Body: Planning Commission
- **Notice:** None
- **Appealability:** Appealable to City Council. If project is within the appeal zone, project is appealable to California Coastal Commission

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*Appeal Zone: This area includes lands between the sea and the designated first public road paralleling the sea, or 300' from the inland extent of any beach or from the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of any coastal bluff.

*Discretionary Request: A request to exceed development standards (e.g. height over 18 feet; encroachments into setbacks; grading that exceeds permitted quantities; development on steep slopes; or new development or fuel modification clearance into environmentally sensitive habitat area).*