

3.0 ENVIRONMENTAL SETTING

This section describes the current general environmental conditions in Malibu generally and in the vicinity of the specific candidate sites that would apply the Affordable Housing Overlay to allow multi-family residential development at a density of 25 units/acre. More detailed descriptions of the environmental setting as it pertains to each environmental issue area are found in Section 4.0.

3.1 CITYWIDE SETTING

The City of Malibu lies within the coastal and foothill areas on the south side of the Santa Monica Mountain range (generally south of the Rancho Topanga Malibu Sequit line). The City has a 2011 estimated population of 12,699 residents (California Department of Finance, 2012) within an approximately 19.6 square mile area. Malibu is situated roughly midway between Santa Monica and Oxnard on Pacific Coast Highway (PCH) and is bounded by unincorporated Los Angeles County to the west and east, unincorporated Los Angeles County areas of the Santa Monica Mountains to the north, the Pacific Ocean to the south, and the City of Santa Monica further east.

Malibu spans approximately 27 miles along the Pacific coastline, ranging to 2.5 miles at the widest point. This provides for a variety of terrain consisting of beaches and relatively narrow coastal terrace and lowland areas along the Pacific Ocean; and the hillsides, canyons, and creek areas that form the foothills of the Santa Monica Mountains. The topography of the area ranges from the steeply mountainous areas of the parklands on the north and east to gently sloping and in places almost flat areas to the south. Drainage is generally to the southwest toward the Pacific Ocean. Similar to much of Southern California, Malibu is located within a seismically active region.

Located on the Pacific Ocean, Malibu has a mild climate characterized by cool winters and moderate summers. Ocean breezes cool the region in the summer and warm it in the winter. Average daytime summer temperatures in the area are usually in the 70s to 80s (Fahrenheit). Nighttime low temperatures during the summer are typically in the high 50s to low 60s, while the winter high temperature tends to be in the 60s. Characteristic of Malibu's marine microclimate, the winter low temperatures are in the low 50s. Annual average rainfall in Malibu is about 16.5 inches.

3.2 CANDIDATE SITE SETTING

As noted above, three individual parcels (known as Candidate Sites #1, #2, and #7) would have the affordable housing overlay (AFO) applied to allow multi-family residential development at a density of 25 units/acre.

Candidate Sites #1 and #2. Candidate Sites #1 and #2 are located adjacent to each other at 28517 PCH and 28401 PCH, respectively. Candidate Site #1 is comprised of two separate parcels: 28517 PCH and an unaddressed parcel (APN 4467-013-022). Both sites front PCH, which borders the sites to the southeast. Candidate Site #1 is 5.8 acres (3.66 developable acres) and Candidate Site #2 is 3.25 acres (2.59 developable acres) and both are zoned Multi-Family Residential (MF) (6 dwelling units/acre). The overall topography of both sites is relatively flat,



with moderate to steep slopes along the northeastern edge of Candidate Site #1 and the northwestern edge of Candidate Site #2. Properties surrounding both sites have similar topography, consisting of moderately sloped hills with a trend of increasing elevation heading north toward the Santa Monica Mountains. The base of the Santa Monica Mountains is approximately one mile north of the two candidate sites.

Candidate Sites #1 and #2 are primarily undeveloped with the exception of one single family residence on each site. Candidate Site #1 contains wetlands (see Section 4.3 Biological Resources) grassland, scrub brush, southern California black walnut woodland, native and ornamental woodland. Candidate Site #2 contains grassland, eucalyptus woodland, and ornamental woodland.

Surrounding land uses are primarily comprised of residential uses, including multi-family and rural residential development. Directly adjacent to the sites to the east and west are existing condominium housing developments. Development to the north and south of the sites consists of lower density rural residential housing units. A mobile home park is located across PCH to the southeast. According to the Conservation Element of Malibu General Plan (November 1995) and the Local Coastal Program (LCP) Land Use Plan (LUP), there are no scenic resources on or within the vicinity of Candidate Sites #1 and #2.

Candidate Site #7. Candidate Site #7 encompasses approximately 2.3 acres of a larger 15.2 acre site and is located at 23465 Civic Center Way, approximately 6.5 miles east of Candidate Sites #1 and #2. All 2.3 acres of Candidate Site #7 are developable. Candidate Site #7 is located within the Civic Center and is adjacent to the Los Angeles Superior Court Malibu Courthouse, the Los Angeles District Attorney, and the Malibu Library. PCH is located approximately 0.15 mile to the south of Candidate Site #7. The overall topography of the site is relatively flat, with some moderate slopes near the northern portion of the property. Surrounding topography is similar, with a trend of increasing elevation heading north toward the Santa Monica Mountains.

Candidate Site #7 is currently undeveloped. Several scattered trees are located onsite, while the rest of the site is mostly covered by shrubs and grassland. The remaining 12.9 acres of the Candidate Site #7 are approved for commercial retail and office development (known as the La Paz Project). Surrounding land uses within the vicinity include Commercial, Institutional, and Rural Residential. Directly adjacent to the site to the west is a parcel zoned Institutional, containing the County buildings described above. The site is surrounded by commercial development to the south, east and west, and residential development to the north. Additionally, properties currently occupied by single-family development are located approximately 500 feet north of the site.

3.3 CUMULATIVE PROJECTS

CEQA requires a discussion of cumulative impacts. Section 15130 of the *CEQA Guidelines* states that discussion of related or cumulative projects may be drawn from a “list of past, present, and reasonably anticipated future projects producing related or cumulative impacts...” For the purposes of this EIR, the cumulative impacts analysis is based on a list of past, present and reasonably anticipated future projects. Table 3-1 summarizes the build out potential of planned



and pending projects in the City that are considered in the cumulative impact analysis contained in this EIR.

There are currently 29 proposed development projects in Malibu totaling 84 units of residential development and 748,460 square feet of non-residential development. Two of the approved/pending residential projects are located within one mile of Candidate Sites #1 and #2. Eight of the planned/pending projects are located within one mile of Candidate Site #7. The majority of these are commercial developments located within the Civic Center.

It should be noted that some impacts are not necessarily cumulatively considerable in relation to development that will occur as a result of the proposed project. The property inquiry under CEQA is to consider first whether the combined projects result in a significant impact, i.e., breach the impact significance threshold, and, if they do, whether the project's individual contribution to the cumulative impact is cumulatively considerable and thus significant. This is reflected in the cumulative impact discussions of the EIR.

**Table 3-1
 Pending and Approved Development in the City of Malibu**

Project Name/ Description	Location	Residential	Non-Residential
28811 PCH Subdivision (1,200 ft from Candidate Sites #1 and #2)	28811 PCH	3 single-family residences	
Carbon Beach Terrace Residences	22301, 22303, 22305 and 22309 PCH	4 single-family residences	
Carbon Condos	22065 PCH	8 condo units	
Crummer Subdivision (0.7 mi from Candidate Site #7)	24120 PCH	5 single-family residences	
Galahad Subdivision (2,300 ft from Candidate Sites #1 & #2)	6061 Galahad Rd	4 single-family residences	
Hajian	24903 PCH		9,685 SF office
La Paz Shopping Center (borders Candidate Site #7)	23465 Civic Center Way		112,058 SF retail and office; 20,000 SF institutional
Libre	20624 and 20630 PCH	2 single-family residences	
Malibu Sycamore Village	23575 Civic Center Way		37,698 SF retail; 12,302 SF office; 10,000 SF restaurant
N/A	21997 and 22003 PCH	2 single-family residences	
N/A	5905 and 5909 Latigo Canyon Rd	2 single-family residences	
N/A	27535 PCH	2 single-family residences	
N/A (1 mi from Candidate Site #7)	22729 PCH		2,499 SF office
Nobu	22716 PCH		7,100 SF restaurant
Pepperdine Campus Life Project	24255 PCH		394,137 SF of net new development on the campus
Santa Monica College Satellite Campus (500 ft from Candidate Site #7)	23555 Civic Center Way		25,000 SF school facility



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 Pending and Approved Development in the City of Malibu**

Project Name/ Description	Location	Residential	Non-Residential
Sea Level Residences	31864 and 31866 Sea Level Dr	2 single-family residences	
Sea Star Estates	6270, 6304, 6312, 6282, and 6398 Sea Star Dr	5 single-family residences	
Seaboard	21100 Seaboard	1 single-family residence	Road extension
Serra Retreat (0.75 mi from Candidate Site #7)	3314 Serra Rd	3 single-family residences	
SKA Group	22959 PCH		2,630 SF office and 4,517 SF retail
Towing Subdivision (0.6 from Candidate Site #7)	23915 Malibu Rd	4 single-family residences	
Trancas Market Shopping Center	30745 PCH (at Trancas Canyon Road)		25,728 SF new commercial space
Trancas Town	6155 Trancas Canyon Road	32 townhomes	
Tuna Canyon Residences	18805, 18807 & 18809 PCH	3 single-family residences	
Unnamed Restaurant	22706 PCH		5,904 SF restaurant
Whole Foods Shopping Center (500 ft from Candidate Site #7)	23401 Civic Center Way		34,425 SF retail; 2,500 SF high turnover
Zuma Mesa (2,400 ft from Candidate Sites #1 & #2)	6271 and 6277 Zuma Mesa Dr	2 single-family residences	
TOTAL		84 units	748,460 SF

Source: City of Malibu, 2012
 SF= Square feet.

