



City of Malibu

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HELPING OUR COMMUNITY REBUILD

Planning Department:

310-456-2489 x485 | mplanning@malibucity.org

Environmental Sustainability Department:

310-456-2489 x263 | JBauer@malibucity.org OR 310-456-2489 x340 | MRiggins@malibucity.org

The City's heart goes out to all those affected by the Woolsey Fire. Our goals are to assist our community with their immediate needs and provide information, to provide a smooth process for those who lost homes to establish temporary housing on their property and to rebuild, and to resume normal City activities.

As part of the City of Malibu's disaster response, the City offers a streamlined process for residents to get back into their homes. Planning Department and Environmental Sustainability Department staff are available to assist residents and property owners as they navigate this process using the contact information above or at City Hall Monday through Friday, 7:30 AM to 5:30 PM.

The following are answers to some frequently asked questions related to rebuilding:

What are a few things I should do right away?

- Prepare for rain and associated debris flows and mudslides. See Storm Preparation Information [here](#).
- Sign up for notifications [here](#) and disaster alerts [here](#).
- Be sure to ask your insurance provider if you have coverage for any code-related building upgrades that may be required, including those related to seismic safety and fire safety. Not all policies provide coverage for reconstructing up to current building codes.
- Visit the Disaster Assistance Center (DAC). This is a multi-agency central location where individuals, family members, and business owners affected by the fire can talk to government (including City staff from Planning and Building Safety, as well as County Fire) and non-profit agencies that can help them begin the recovery process and access needed services, resources, and support from a variety of



public and non-profit agencies. The Malibu DAC is located in the former Malibu Courthouse (23555 Civic Center Way) and will operate Monday through Saturday, (closed Sundays and holidays) with a [full staffing of agencies and services](#). To confirm hours, click here: [Los Angeles County DAC](#). The Malibu Library (23519 West Civic Center Way) is also assisting the DAC by providing laptops, public PCs, WiFi, and space in the community meeting room. Malibu Library resumed its normal schedule on Monday, November 19, but will also offer special extended hours on the Friday after Thanksgiving (November 23), and on subsequent Fridays and Saturdays to coincide with the DAC hours.

An additional DAC is open in Agoura Hills at the Hilton Foundation Building, 30440 Agoura Road, Agoura CA 91301. The Agoura DAC is operating under the same hours: Monday through Saturday, 10:00 AM to 6:00 PM; closed Sundays and holidays.

How can I confirm that my property is within the City limits?

Many properties have “Malibu, CA 90265” in their addresses, but are not actually located within the city limits of Malibu. Properties outside the City will need to contact Los Angeles County staff for information on rebuilding. **To confirm if your property is in the City of Malibu limits visit <http://www.malibucity.org/gis>.** The Malibu city limits are indicated by a red line on this map. If your property is in unincorporated Los Angeles County please visit: 26600 Agoura Road, Calabasas, CA 91302 during their counter hours (Monday through Thursday from 7:00 AM to 11:00 AM), call (213) 974-0051 or email CoastalPermits@planning.lacounty.gov.

Do I need a permit to clear my property of debris?

Yes, the Building Safety Division will issue owners permits to clear the site. Please note that debris may include asbestos, lead and other hazardous materials. **No debris clearance should occur until the site has been inspected and cleared of hazardous materials by state and county hazard materials inspectors.** We are awaiting confirmation on the exact date inspections will commence, but they are expected to start within the next week and be completed in approximately two to four weeks. Once completed, property owners will need to pull a [demolition permit](#) for debris removal from the City Building Safety Division. Properties that have been determined cleared for hazardous materials will be posted online.

Am I able to install temporary fencing to secure my property?

Yes, temporary fencing may be installed to secure developed areas of the property, meaning the building pad(s) and any swimming pool or spa. No permit is required for this temporary fencing as long as it meets the parameters listed [here](#).



Do I need a permit to install erosion control devices?

Erosion control devices help control or prevent wind or water induced erosion of exposed soil and debris. Normally, review and approval from the Building Safety Division is required before these devices can be installed. This will help ensure they are installed properly and do not cause further damage to the property or a neighboring property. However, if rain is expected in the upcoming 24 to 48 hours, property owners may proceed to put erosion control measures in place without obtaining a permit as discussed in the **Guidance for storm preparation and erosion control found [here](#)**.

Am I able to stay on my property while I process an application to rebuild?

A temporary owner-occupied mobile home or trailer may be placed onsite while construction is taking place if permits are obtained. **We are finalizing the application forms and process for placement; please check <http://malibucity.org/888/Rebuild> periodically for updates.** In the meantime, please note that debris clearance must be permitted and completed before any placement of a temporary trailer or mobile home. Also, you will need to obtain Building Safety approval that there is a functioning onsite wastewater treatment system (also known as a septic system) and for installation of a temporary power pole, in order to place a trailer or mobile home.

There are burned native trees on my property. May I remove them?

Certain native trees are protected (Western sycamore, Coast live oak, California black walnut, toyon and alder trees) if the trunk size is more than six inches measured at a height of 4.5 feet above the ground. Only native trees that are threatening health or safety may be removed without a permit, and only if approved by the City Biologist. **Please consult with the City Biologist before removing a native tree.** To do so please photograph the tree and send them to City Biologist Dave Crawford (dcrawford@malibucity.org) or bring in photographs to review at City Hall prior to removal. The City Biologist will be available at City Hall on Tuesdays from 9 to 11. If you need a tree reviewed during other business hours, please contact the Planning Hotline at mplanning@malibucity.org for assistance.

If I choose to rebuild or repair my home, will I need a coastal development permit (CDP)?

The City is in the coastal zone. New residences normally require a coastal development permit (CDP); however, structures destroyed in a natural disaster are eligible for a CDP exemption so long as all of the following criteria are met:

- The proposed structure is for the same use as the destroyed structure;*
- It does not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent; and
- It is sited in the same location on the affected property as the destroyed structure.



* The term “structure” includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

If my replacement structure meets the requirements for an exemption from a coastal development permit, what permits do I need?

You will need to obtain an approval from the Planning Department confirming the exemption and building permits from the Building Safety Division. Documents and information about how to obtain those approvals and permits will be available on the City website and at City Hall as soon as they are developed. Please continue to check <http://malibucity.org/888/Rebuild> for updates.

In addition, it is important to contact your insurance company right away to confirm coverage. Be sure to ask your provider if you have coverage for any code-related upgrades that may be required, including those related to seismic safety and fire safety. Not all policies provide coverage for reconstructing up to current building codes.

What is the difference between Planning approval and Building Safety approval? Why do I need two approvals?

Projects must have a zoning approval, which is handled by the Planning Department, and a building permit, which is handled by the Building Safety Division of the Environmental Sustainability Department. Zoning rules primarily deal with where a structure can be placed on a site, its square footage and its height, among other things. The building code specifies how a structure is actually constructed, such as materials and methods. The City has both zoning and building codes so both approvals are necessary.

How do I find existing permits for my destroyed or damaged structures?

The following sources may be used for permit research in order to establish building square footage, siting, number of bedrooms and number of plumbing fixtures:

- City Records: Visit <http://malibucity.org/888/Rebuild> for instructions on how to use OnBase (the City portal for digitized public documents) and submit a Public Records Request. City staff are available to assist this process.
- California Coastal Commission – <https://www.coastal.ca.gov/contact/#/>
- LA County Assessor Office – <https://portal.assessor.lacounty.gov/>

Can I use any remaining structural elements on my burned property?

Onsite wastewater treatment systems (OWTS), sometimes called septic systems, need to be inspected by a City-registered OWTS practitioner to verify their functionality before they can be used for either a permanent rebuild or a temporary trailer. Find a list of City-registered practitioners [here](#).

The re-use of other structural elements such as the foundation are currently being assessed. Continue to check <http://malibucity.org/888/Rebuild> for updates and information.



What if I want to rebuild a larger home that is sited differently?

Homes and other structures that do not qualify for a coastal development permit exemption (as described above) will require the property owner to obtain a coastal development permit from the City of Malibu. Documents and information about how to obtain a coastal development permit are available at City Hall and on the [City website](#).

What is the cost to process a Planning application for a fire rebuild?

Planning fees will vary from approximately \$500 to \$2,000 depending on whether the structure is a small accessory structure or a replacement residence. Other fees will apply in cases where discretionary requests are required for changes or additions to structures, and in the case of replacement structure that is not exempt from a coastal development permit (see above).

Where can I find a list of professionals to help me rebuild or repair my property?

The City has compiled a list of professionals involved in design/permit expediting for construction and wastewater projects (see <http://malibucity.org/888/Rebuild>). The design/permit expediting professionals list consists of professionals that have requested to be placed on the list. The wastewater professionals list consists of registered practitioners who have met City wastewater program requirements. The lists are provided for your convenience, and the City makes no recommendation regarding anyone on any of these lists.

What if I have no plans to rebuild?

If you choose not to rebuild your home, you still need to obtain a [debris removal permit](#) to clear the site. In addition, you may need to stabilize the site from potential mudslides or other types of erosion to prevent further damage to the property or neighboring property. (See: <http://malibucity.org/898/Storm-Preparation>)

How can I find out about the status of existing Planning applications?

Staff returned to City Hall on 11/27/18 and has begun to resume normal City services, such as work on pending planning applications. Agendized items for Planning Commission and City Council will be rescheduled as soon as possible, depending upon completing the required public noticing for each item.

The City will be contracting with additional staff so that fire rebuilds and existing applications can be processed concurrently. Agendized items for cancelled Planning Commission and City Council meetings will be rescheduled as soon as possible. Applicants whose properties were affected by the fire who no longer wish to pursue their applications can obtain a refund of some amount of the application fees. Contact your assigned planner for all other questions regarding existing applications.



Where can I go to get the latest updates, forms, and other information about rebuilding and recovery?

The City will continue to update its website to include information, forms, and links to resources to facilitate the rebuilding process.

- **Monitor MalibuCity.org/Woolsey** as this will be updated as information becomes available.
- **Sign up for emergency alerts** at <http://malibucity.org/news>. This includes notice of updated information on temporary housing and the fire rebuild process. This is the best way for us to be able to get information to you quickly.
- **Visit the Disaster Assistance Center (DAC)**. Details are found at the beginning of this document.

Follow the City on social media: @CityofMalibu on Facebook, Instagram and Twitter

Contacts (Monitored Daily):

City Hall (General):

- 310-456-2489
- www.MalibuCity.org/woolsey

Building Safety Contacts:

- jbauer@malibucity.org
- mriggins@malibucity.org

Planning Department Contacts:

- mplanning@malibucity.org
- 310-456-2489 ext. 485

Public Works Contacts:

- bayala@malibucity.org
- nbenyamin@malibucity.org

Related Fire Recovery Resources:

- [US EPA Information on Wildfires](#)
- CalOES:
<http://www.caloes.ca.gov/> and
<http://wildfirerecovery.org/>
- [CA Department of Toxics and Substance Control \(DTSC\) on Wildfire Household Hazardous Waste Removal](#)
- [CalRecycle Wildfire Debris Cleanup and Recovery](#)
- [CalEPA Disaster Response and Preparedness](#)
- [LA County Fire Dept. Health Hazardous Materials Division](#)
- [County of Los Angeles Department of Public Works Clean LA:](#)
Call: 888-253-2652
- LA County Animal Control:
Call: 818-991-0071
- [LA County Woolsey Fire Website](#)
- [Ventura County Hill & Woolsey Fire Website](#)

