



GENERAL SITE INFORMATION

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MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT



Malibu Middle-High School campus is located in the hills of Malibu, just South of the Santa Monica Mountains and one (1) block or less than half a mile from the Pacific Ocean. Located about 20 miles from Santa Monica, it is one of three high schools in the Santa Monica-Malibu Unified School District. The school serves middle school students grades 6-8 and high school students grades 9-12, a total of 1,050 students in the 2018-19 academic year. Most students come from the Malibu community but there are some students from Santa Monica, Los Angeles and Oxnard. The 35 acre campus is located adjacent to Juan Cabrillo Elementary School and the Malibu Equestrian Park; both on District-owned land. Also next to the site is an Environmentally Sensitive Habitat Area (ESHA). There are specific requirements and setbacks for this protected area as noted in Section 3.

The original campus was built in 1963. In the last 15 years, three bond measures have passed and utilized to modernize and build new buildings and athletic fields. The new gymnasium (J1) and 2-story Classroom Building (K) were added in 2002. The new Administration/Library (A/B) and 2-story Classroom Building (E) are currently under

construction (2018).

Due to it's location, the school has many partnerships with the City of Malibu, Pepperdine University and the Boys and Girls Club. The school was recognized as a California Distinguished School in 2003.

The school's mission is "to be a collaborative community that respects individuals, sets high expectations, encourages critical thinking, and fosters a passion for learning and creative expression." The school has a strong swim program and the pool is used all day, every day by students and the community. The school also has a strong marine and environmental sciences programs as well as visual and performing arts programs. Given the unique campus organization, middle school students are given the opportunity to participate in some high school electives.

Source: www.malibu.smmusd.org

Figure 2.0-1 Context





Figure 2.0-2 District Property





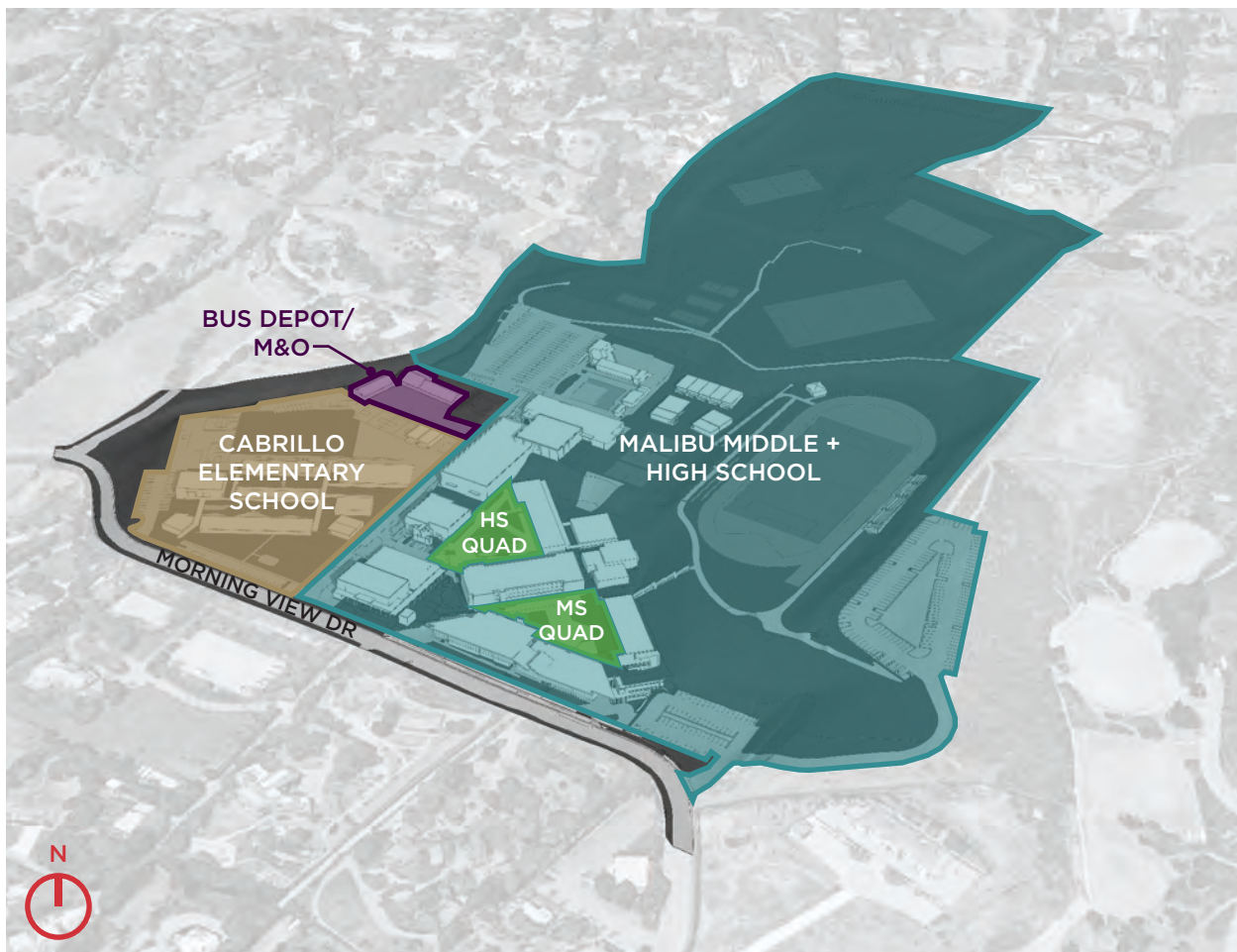
2.1-1 Campus Boundary

Malibu Middle-High School is located in the northwestern part of Malibu. The East side of campus is adjacent to Malibu Equestrian Park, which is also on District owned land. Malibu Middle-High School shares the site with Juan Cabrillo Elementary School at the South-West corner of the site. The East edge borders along an Environmentally Sensitive Habitat Area (ESHA) with specific requirements as noted in Section 3. The campus is located in the hills and has views to the Pacific Ocean. Towards the North and South edge are single-family residences. Therefore protecting views will be an important factor in planning the site.



*Border between Cabrillo ES and Malibu HS
Photo by LPA*

Figure 2.1-1 Campus Boundary





2.1-2 Natural Forces

Winds

Santa Ana winds; strong, dry desert blow from the Northeast, occurs each Fall thru Winter. On the way to the Pacific Ocean, it picks up speed as it loses altitude and is compressed through narrow mountain passes and canyons. By the time it reaches to Malibu, air temperature over 100 degree Fahrenheit accompanied by relative humidity below 10% are possible. The strong and constant winds, with gust commonly exceeding 50mph, are the prime generator for wildfire. On shore prevailing winds are cooler due to the proximity to the ocean.

Solar Orientation

The length of the day in Malibu varies significantly over the course of the year. The shortest day is December 21 and the longest day is June 22. The brightest period of the year lasts from April 24 to August 23, the darkest period of the year lasts from November 6 to February 12. Most of the existing campus buildings are oriented 32 degrees from true North. The existing track and field is oriented North 32 degrees East. The Juan Cabrillo

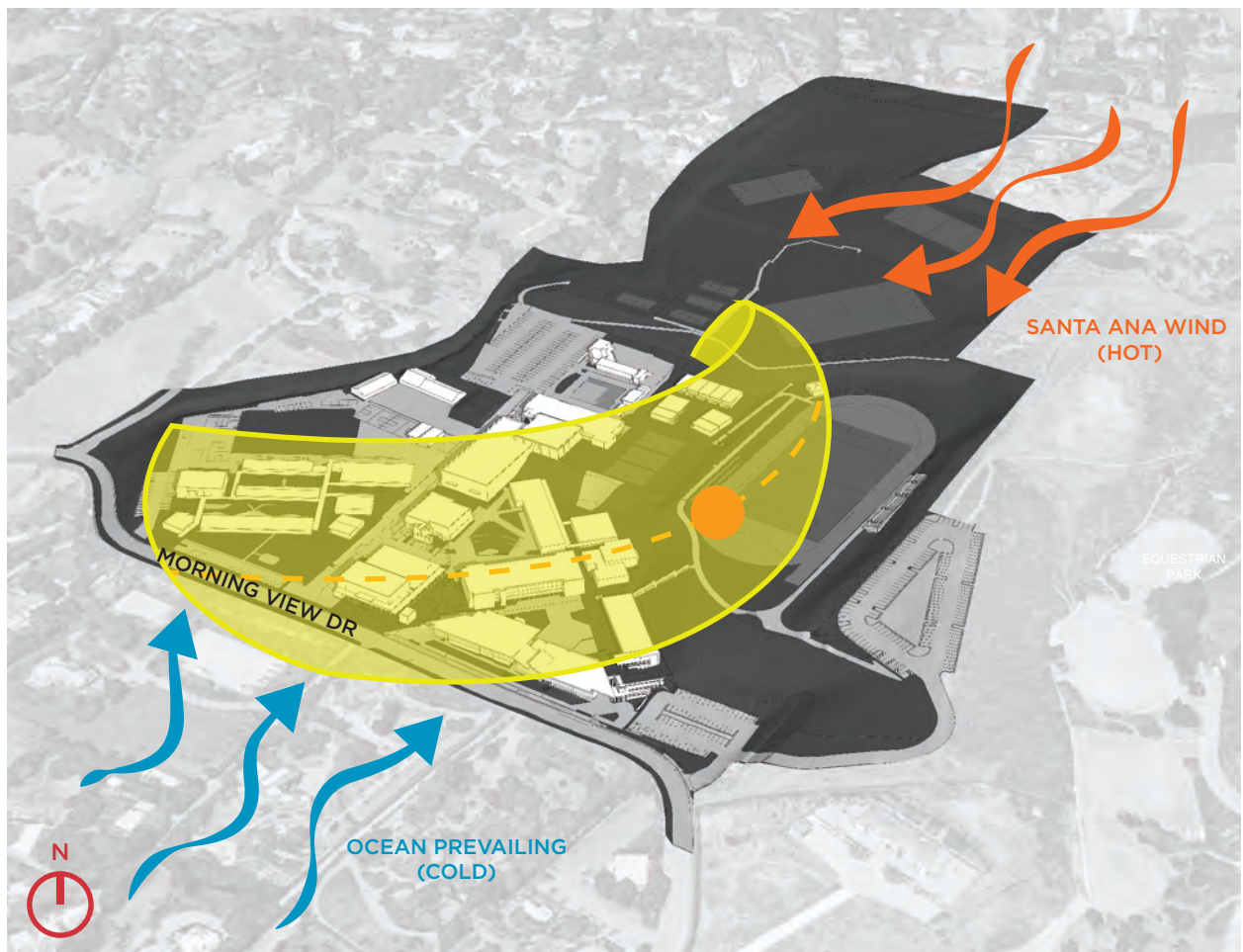
Elementary School buildings are oriented on the East-West axis.

Temperature

The warm season last from July 23 to October 16, with an average daily high temperature above 74°F. The hottest day of the year is September 9, with an average high of 76°F and low of 62°F. The cool season lasts from December 1 to April 7, with an average daily high temperature below 67°F. The coldest day of the year is December 25, with an average low of 49°F and high of 65°F.

- http://www.malibucomplete.com/mc_hazards_winds.php
- <https://weatherspark.com/y/1706/Average-Weather-in-Malibu-California-United-States-Year-Round>
- http://www.malibucomplete.com/mc_hazards_winds.php
- <http://www.malibu.smmusd.org/about/MHS-Profile.pdf>
- <http://fip.smmusd.org/malibu.html>
- https://en.wikipedia.org/wiki/Malibu,_California

Figure 2.1-2 Natural Forces





2.1-3 Development Requirements

The City of Malibu’s Local Coastal Program ESHA Overlay Map 2 and United States Geological Survey (USGS) Point Dume California 7.5 minute topographic quadrangle map shows an unnamed stream along the western edge of the campus. Riparian areas within developed areas are designated as ESHA. The city of Malibu maintains policies to protect environmentally sensitive habitat areas. Developments must be designed to minimize impacts to the ESHA. A development buffer between the limits of the ESHA will be required and is typically 100’ minimum. The unnamed stream is also subject to the Clean Water Act Section 404. Adequate setbacks are required to protect the ESHA from increases in water. Proposed septic systems should be designed and sited to avoid impacts to the ESHA.

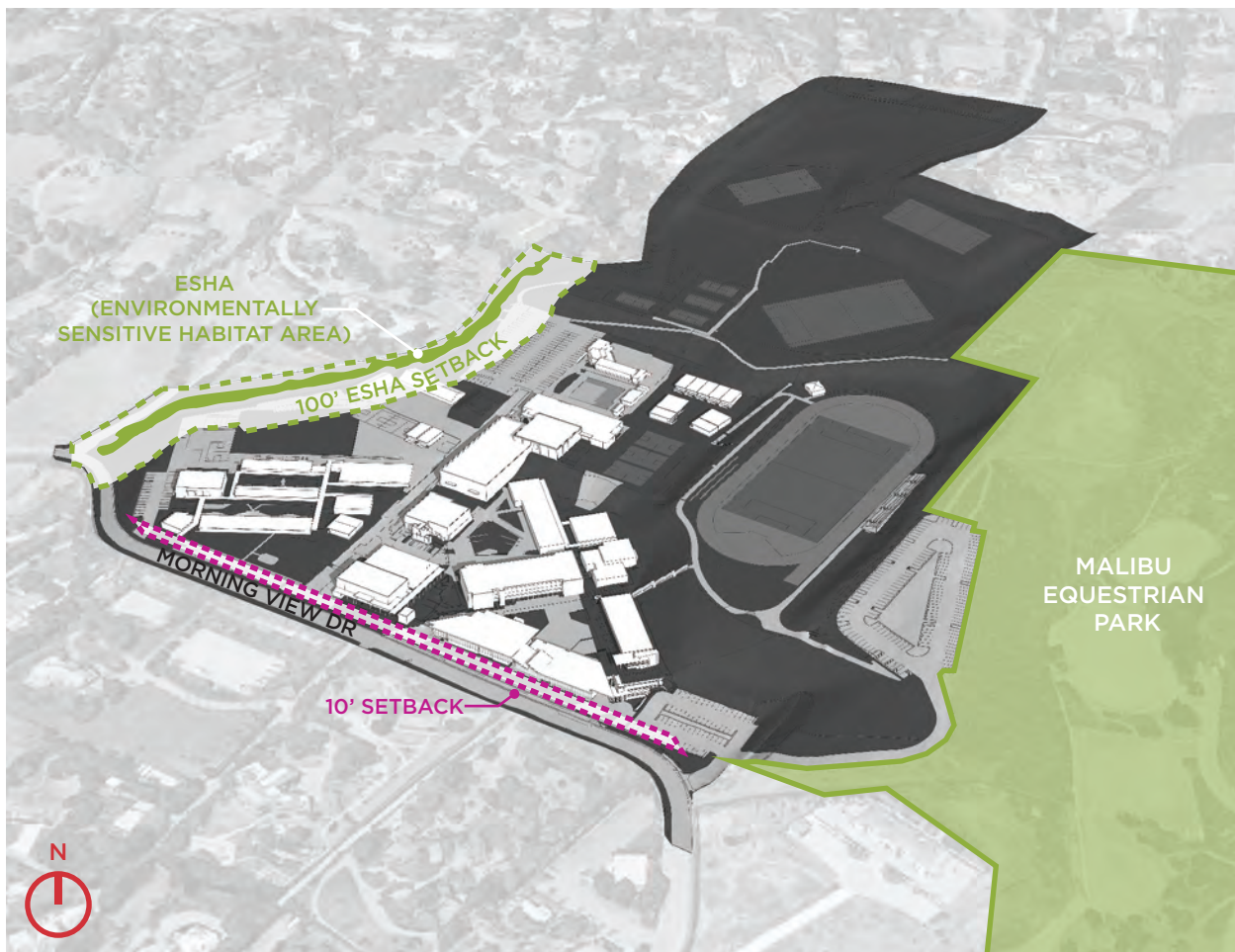
The City of Malibu municipal code has specific requirements under institutional development standards, that affect development. A few key requirements are, there is a “maximum height of eighteen (18) feet above natural or finished grade, whichever results in a lower building height, except for chimneys, rooftop antenna, and light standards.

The director may issue a development permit, pursuant to the site plan review process of this title, to allow structure height up to twenty-eight (28) feet for flat or pitched roofs.” In addition, “in no event shall the maximum number of stories above grade be greater than two.” And front yard setbacks shall be ten (10) feet from the street easement.”
Source: Malibu Municipal Code



Edge of Cabrillo Elementary at the ESHA
Photo by LPA

Figure 2.1-3 Development Restrictions





2.1-4 Topography

Due to the location of the site in the hills of Malibu, there is significant grade change in both directions. Along Morning View Drive, the 'front' of the site, from the South-East side to the South-West side there is approximately a 30-foot grade change. From the 'front' or South edge of the site to the 'back' or North edge of the site there is approximately a 60-foot grade change. This may create challenges in terms of accessibility but at the same time can present unique opportunities to create interesting spaces and capture views.



View of major grade change at Malibu High School
Photo by LPA

Figure 2.1-4 Topography





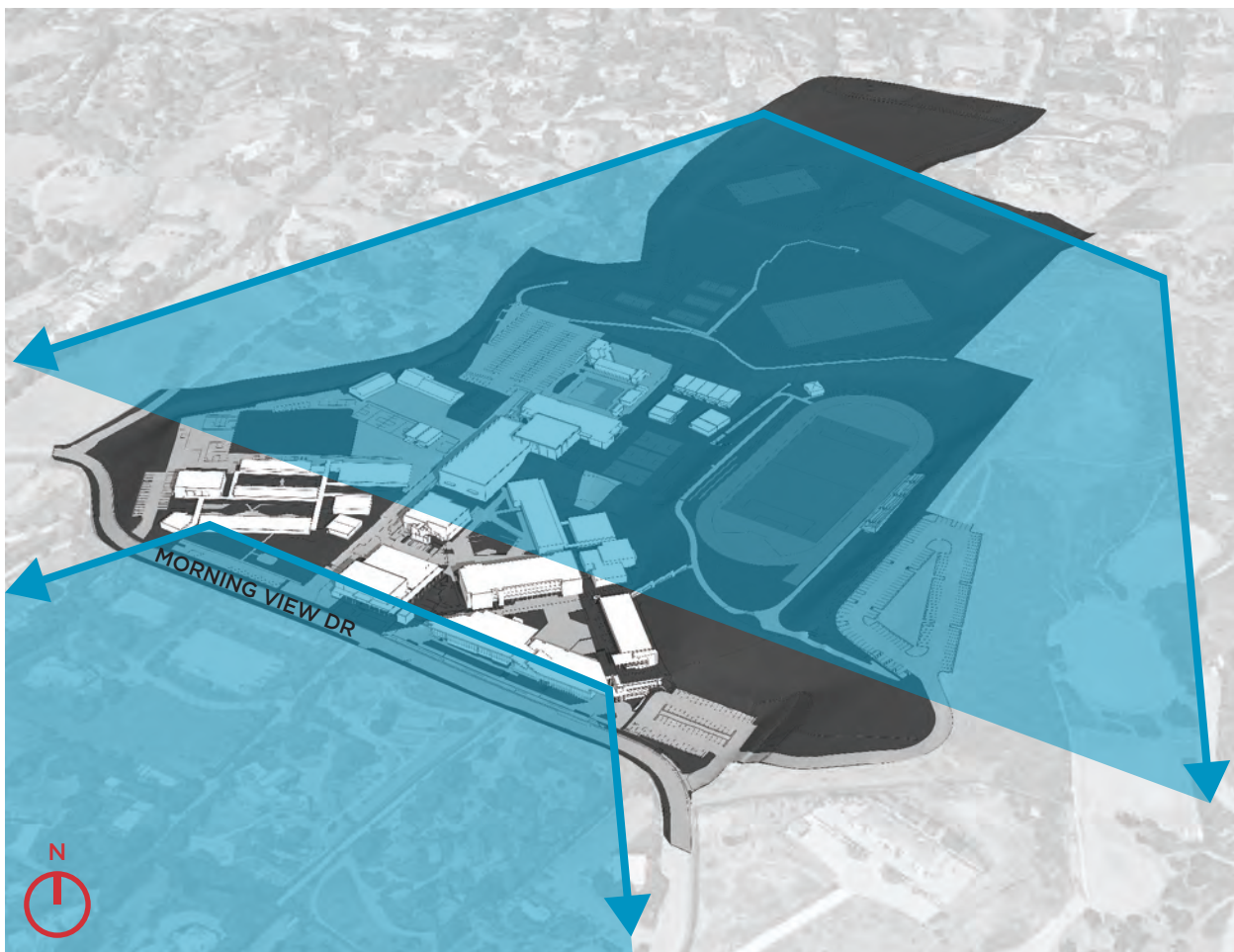
2.1-5 Elevated Views

Set into the hills of Malibu, the site presents amazing opportunities to capture the magnificent views of the Pacific Ocean. Adjacent to the site are many residential properties, therefore being a respectful neighbor and maintaining existing views is important to keep in mind when designing the campus.



View of elevated neighbors from the tennis courts
Photo by LPA

Figure 2.1-5 Elevated Views





2.1-6 Campus Frontage + Pedestrian Entry

Morning View Drive is the only road that provides public access to the campus. The buildings immediately adjacent to Morning View Drive create a zone called the “campus frontage”; this zone is the public face of the campus to the Malibu community and beyond. Of the 1,000+ students, most students come from the Malibu community but there are students coming from the neighboring cities of Santa Monica, Los Angeles and Oxnard. In addition, with community use of the pool, the site is seen as the center of its community and is accessed by students, parents, community at all times of the day.

Upon arrival to the campus, pedestrians enter either the Elementary or Middle/High School campus from a single point of entry. The administration building for each campus acts as the single point of entry for pedestrians.



View of Morning View Drive
Photo by LPA

Figure 2.1-6 Campus Frontage + Pedestrian Entry





2.1-7 Vehicular Circulation + Parking

Parent drop-off occurs along Morning View Drive and along the road between Cabrillo ES and Malibu Middle-High School. With a lack of on-site drop off area, this is a major source of congestion.

There are currently three main points of vehicular entry into the campus. One point of entry occurs along the Eastern edge of the campus from two parking lots. The lower parking lot provides direct access to the Middle School and is mainly used by Middle School staff and visitors. The upper parking lot located at the highest elevation of the site, is adjacent to the Stadium. This parking lot is larger and is used by the High School staff, students, and visitors.

A second point of entry occurs at the access road between the ES and the Middle-High School. This entry is a service access for the Middle and High School as well as access to the bus depot, maintenance and operations warehouse, and additional parking. The lower parking lot is primarily used by visitors for Cabrillo Elementary. The upper parking lot located near the back of the campus is used by the Middle and High School

staff, visitors, those using the athletic facilities, and accessing the Boys and Girls Club.

The third point of entry occurs along the Western end of the site and leads to a small parking lot for Cabrillo Elementary staff.



View of road through the center of the project site
Photo by LPA

Figure 2.1-7 Vehicular Circulation + Parking



