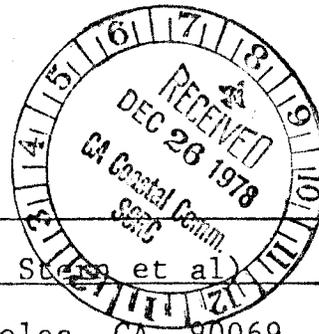


CALIFORNIA COASTAL COMMISSION
SOUTH COAST REGIONAL COMMISSION
666 E. OCEAN BOULEVARD, SUITE 3107
P.O. BOX 1450
LONG BEACH, CALIFORNIA 90801
(213) 590-5071 (714) 846-0648



COASTAL DEVELOPMENT PERMIT



Application Number: P-10-24-77-2130

Name of Applicant: B.F.S., a Partnership (Charles Stein et al)
9270 Sunset Boulevard, Los Angeles, CA 90069

Permit Type: Emergency
 Standard
 Administrative

Development Location: 27398 & 27400 Pacific Coast Highway, Malibu, CA

Development Description: Convert two apartment buildings containing ten
units to condominium use; install separate utility meters for each condo-
minium unit; place sign at entrance to property stating public access is
available during daylight hours, and two additional parking spaces for
a total of 22, eight feet above centerline of frontage road, with conditions.

I. The proposed development is subject to the following conditions imposed pursuant to the California Coastal Act of 1976:

See attached Page 3 for conditions.

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COMMISSION

Condition/s Met On December 21, 1978 By kh JPH

The South Coast Commission finds that:

A. The proposed development, or as conditioned;

- 1. The developments are in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 and will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976.
- 2. If located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.
- 3. There are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available for imposition by this Commission under the power granted to it which would substantially lessen any significant adverse impact that the development, as finally proposed may have on the environment.

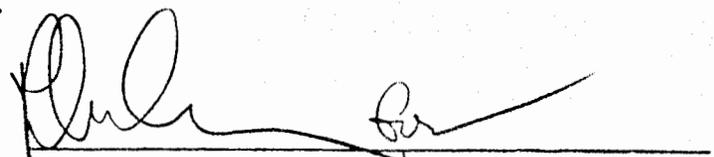
III. Whereas, at a public hearing, held on January 30, 1978 at Torrance by a 8 to 3 vote permit application number P-10-24-77-2130 is approved.

IV. This permit may not be assigned to another person except as provided in Section 13170, Coastal Commission Rules and Regulations.

V. This permit shall not become effective until a COPY of this permit has been returned to the Regional Commission, upon which copy all permittees or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted its contents.

VI. Work authorized by this permit must commence within two years from the date of the Regional Commission vote upon the application. Any extension of time of said commencement date must be applied for prior to expiration of the permit.

VII. Issued on behalf of the South Coast Regional Commission on December 21, 1978.



M. J. Carpenter
Executive Director

I, Dale K. Neal, permittee/agent, hereby acknowledge receipt of Permit Number P-10-24-77-2130 and have accepted its contents.

12/21/78
(date)

Dale K. Neal
(signature)

Prior to issuance of permit, applicant shall submit/agree:

1. deletion of any proposed fencing,
2. a deed restriction for recording:
 - a. granting vertical access to give the public the privilege and right to pass and repass over a strip of Dedicator's said real property 10 feet in width and extending from the edge of the public right-of-way to the mean high tide line of the Pacific Ocean, to be along existing stairway.
 - b. allowing access to Pacific Coast Highway for adjacent properties,
3. revised plans showing:
 - a. the erection of one (1) sign at entrance to property on Pacific Coast Highway and another at top of stairway stating that public access is available during the daylight hours,
 - b. the course of the 10-foot wide public accessway from Pacific Coast Highway to the ocean, and
 - c. two more guest parking places to meet Regional Parking Guidelines.

* * *