

State of California, George Deukmejian, Governor

California Coastal Commission  
SOUTH COAST DISTRICT  
245 West Broadway, Suite 380  
P.O. Box 1450  
Long Beach, California 90801-1450  
(213) 590-5071

June 10, 1985

Marsha Grimm  
State Coastal Commission  
1330 Broadway, Suite 1100  
Oakland, CA 94612

Re: Irrevocable Offer to Dedicate Parking Easement  
Pursuant to Coastal Development Permit 5-81-35;  
27900 Pacific Coast Highway, Malibu

Dear Ms. Grimm:

Donna Yee requested that this office investigate whether the owners of the above-referenced property obstructed the above parking easement. I conducted a site visit of the property and measured those areas of the easement which were obstructed by structures and/or plants. Based on the following facts and analysis, I have determined that the owners have obstructed the parking easement:

1. On July 22, 1981, the Coastal Commission granted Kenneth Chiate and Roger Wolk a Coastal Development Permit 5-81-35 for the construction of a single-family dwelling, carport, pool and tennis court on parcel 2 of recorded Parcel Map 7543. (Copies of the permit and Parcel Map are attached as Exhibits "A" and "B", respectively.) The permit was subject to the following condition:

...the applicant shall dedicate an easement to be used for public parking ... The easement shall be 25 feet wide and located adjacent to and parallel to the existing right-of-way within the area designated as "FUTURE STREET" on recorded parcel map 7543...

The Future Street referred to in the above condition is illustrated in yellow on Exhibit "B".



Marsha Grimm  
June 10, 1985  
Page 2

2. On January 26, 1983, the owners of the property recorded an irrevocable offer to dedicate a public parking easement. (A copy of the Offer is attached as Exhibit "C".) The Offer contained the following qualifying language:

....The parking easement is offered subject to the owners' right to subsequently locate reasonable access and egress to the subject property. (Page 3, lines 7-9)

3. On June 8, 1985, I conducted a site visit and observed obstruction of the easement at various points. A diagram illustrating the types and extent of the obstruction is attached as Exhibit "D".) Photographs accompany the diagram and are attached in Exhibit "E".

In conclusion, the easement is obstructed at various points. The obstruction is inconsistent with the condition and qualified right of the owners to reasonable access and egress.

If you have any questions, please call.

Sincerely,



Ginny Uybungco  
Enforcement Intern

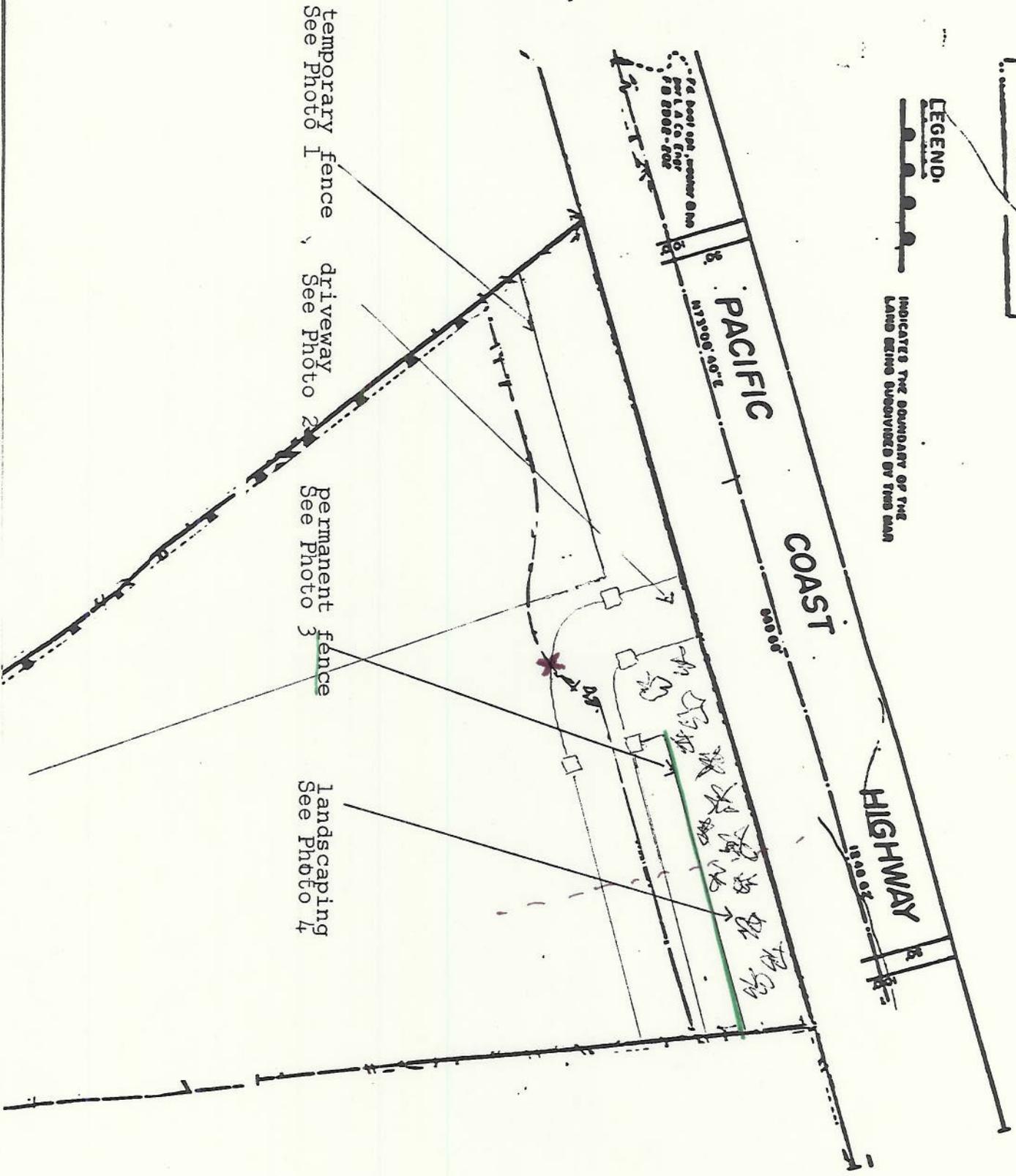
FILED WITH LOS ANGELES  
REGISTER-RECORDED  
DEC 23 1940

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

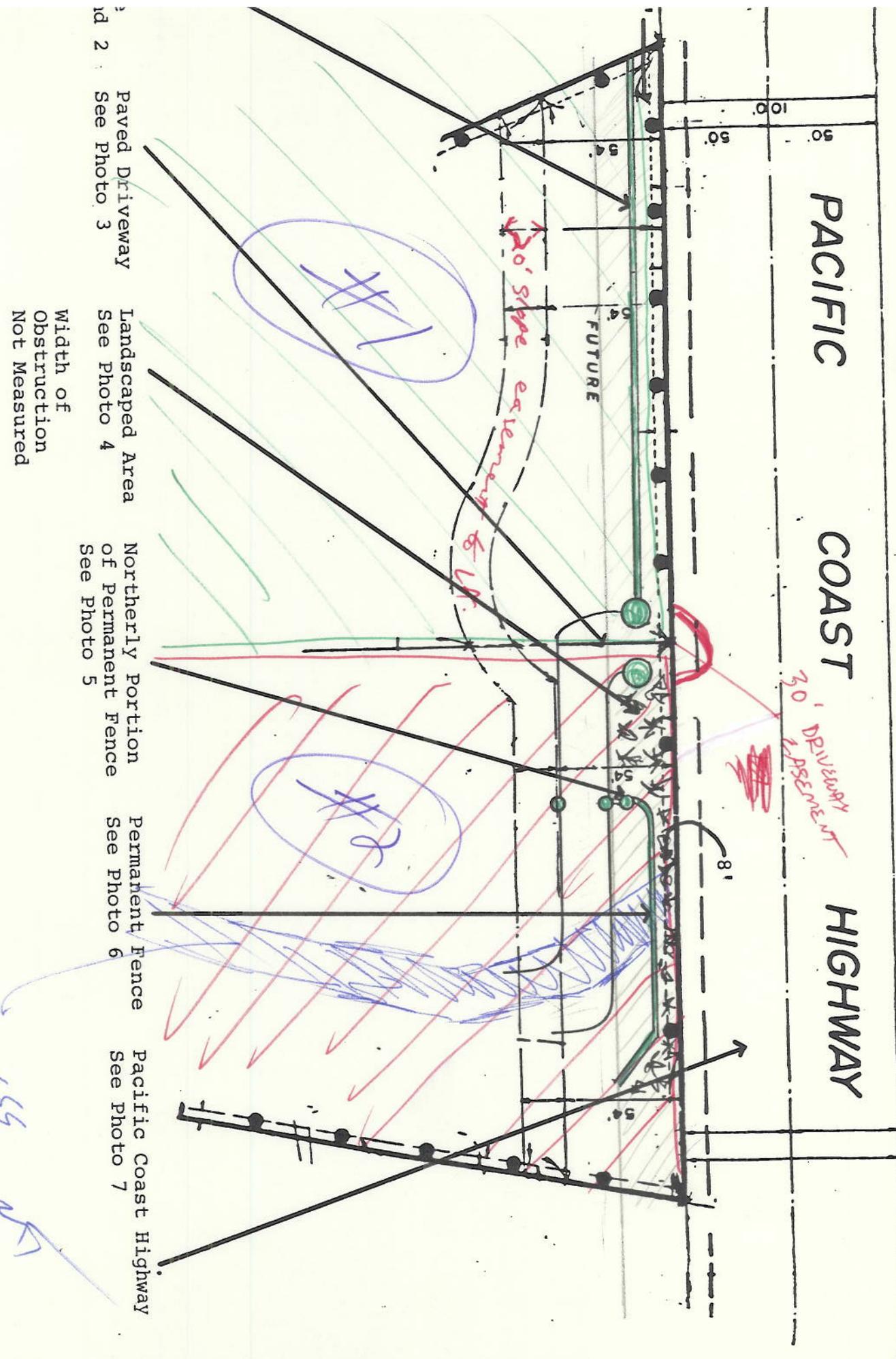
# PARCEL MAP NO. 7543

## LEGEND.

INDICATES THE BOUNDARY OF THE  
LAND BEING SUBDIVIDED BY THIS MAP



# PACIFIC COAST HIGHWAY



Paved Driveway  
See Photo 3

Landscaped Area  
See Photo 4

Northerly Portion  
of Permanent Fence  
See Photo 5

Permanent Fence  
See Photo 6

Pacific Coast Highway  
See Photo 7

Width of  
Obstruction  
Not Measured

*Access*  
*30' Slope*