



THE LAND & WATER COMPANY

Development Consulting; Permit Processing

February 29, 1988

Ms. Pamela Emerson, Staff Analyst
California Coastal Commission
245 West Broadway, Suite 380
Long Beach, California 90801-1450

Re: Coastal Development Permit No. 5-81-35A (Chiate)

Dear Pam:

Thank you for meeting with me last week to discuss the revisions planned for the above referenced project. At our meeting you expressed a concern for the relocation of the driveway over the public access easement and you indicated that the lot line adjustment might also require a coastal development permit.

In response to your comments I contacted Mr. Peter Brand of the California Coastal Conservancy to discuss the above referenced project and have sent him a letter regarding that discussion (copy attached). During the course of our meeting Mr. Brand indicated that the relocation of the emergency access way to the east side of the parcel and, in part, coterminous with the public access easement would not create any problems.

I have also spoken to Ms. Nancy Cave, of the State Enforcement Division, about the lot line adjustment. It was her opinion that the lot line adjustment did require a Coastal Development Permit and that it could be included as part of the referenced amendment.

In response to her comments please amend the project description to include a lot line adjustment between Assessors Parcels Nos. 4460-32-17 & 18 as shown on the parcel maps included as file documents provided with the coastal application. The lot line adjustment does not affect any prior decisions of the Coastal Commission nor does it involve any substantive issues applicable to this application. I would, therefore, appreciate the scheduling of this matter before the Commission on the March agenda in San Francisco. In my opinion the project should now easily qualify as an immaterial change to the originally approved

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development. Thank you for your time in this matter.

Sincerely,

THE LAND & WATER COMPANY


Mr. Lynn J. Heacox

LJH:jf

xc: Mr. Ken Chiate
Mr. Peter Brand