



# THE LAND & WATER COMPANY

Development Consulting; Permit Processing

February 29, 1988

RECEIVED

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Mr. Peter Brand  
California Coastal Conservancy  
1330 Broadway  
Oakland, California 94612

STATE COASTAL CONSERVANCY  
OAKLAND, CALIF.

Re: Coastal Development Permit No. 5-81-35A (Chiate); revise plans for the construction of a single family residence, emergency access to be relocated coterminous with public vertical access easement.

Dear Peter:

Thank you for meeting with me last week at the Coastal Commission hearing in Marina Del Rey to discuss the above referenced project. As I indicated to you Mr. Ken Chiate, owner of the property, is proposing a redesign of the approved residence which includes relocating the driveway from the west property line to the east property line. This was desired because the county fire department has required the installation of a Fire Lane which will serve both Mr. Chiate's property as well as the parcel to the east approved under a previous coastal permit. The utility of the lot would be severely restricted if a driveway was constructed on the west side of the parcel and a Fire Lane on the east side. Mr. Chiate has chosen to combine the two to the extent feasible in order to provide more flexibility in the design of the residence.

Upon submission of this proposal to the Coastal Commission's South Coast office, Ms. Pam Emerson, the staff planner assigned to the project, indicated that she wanted your confirmation that the construction of the driveway and Fire Lane would not present a problem with the placement of the existing public vertical access easement. A plot plan is enclosed which identifies the proposed location of the Fire Lane, a portion of which is coterminous with the public access way. As you can see the private driveway can serve the residence without encroachment into the 10' wide access easement.

It seems to me that the public would be better served with any kind of vehicular access to an area closer to the beach whether it was regular vehicular access or emergency vehicular access given the need for occasional patrols, emergencies, etc. Also, Mr. Larry Charness of the Los Angeles County Department of Harbors and Beaches has indicated to you that, in his opinion, the relocation of the driveway presents no conflicts with the public access

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easement.

If you, after review of the enclosed plot plan, would express your lack of objection to the proposed amendment to Ms. Emerson it would be appreciated. If you have any further questions about the proposal please don't hesitate to contact this office. Thank you for the time you've spent on this matter.

Sincerely,

THE LAND & WATER COMPANY



Mr. Lynn J. Heacox

LJH:jt

xc: Mr. Ken Chiate  
Ms. Pam Emerson