Project Description
La Costa Beach Access

Site Address: 21728.5 Pacific Coast Highway, Malibu, CA 90265
Owner: California Coastal Conservancy
Contact: Joan Cardellino
1330 Broadway, 13th Floor
Oakland, CA 94612

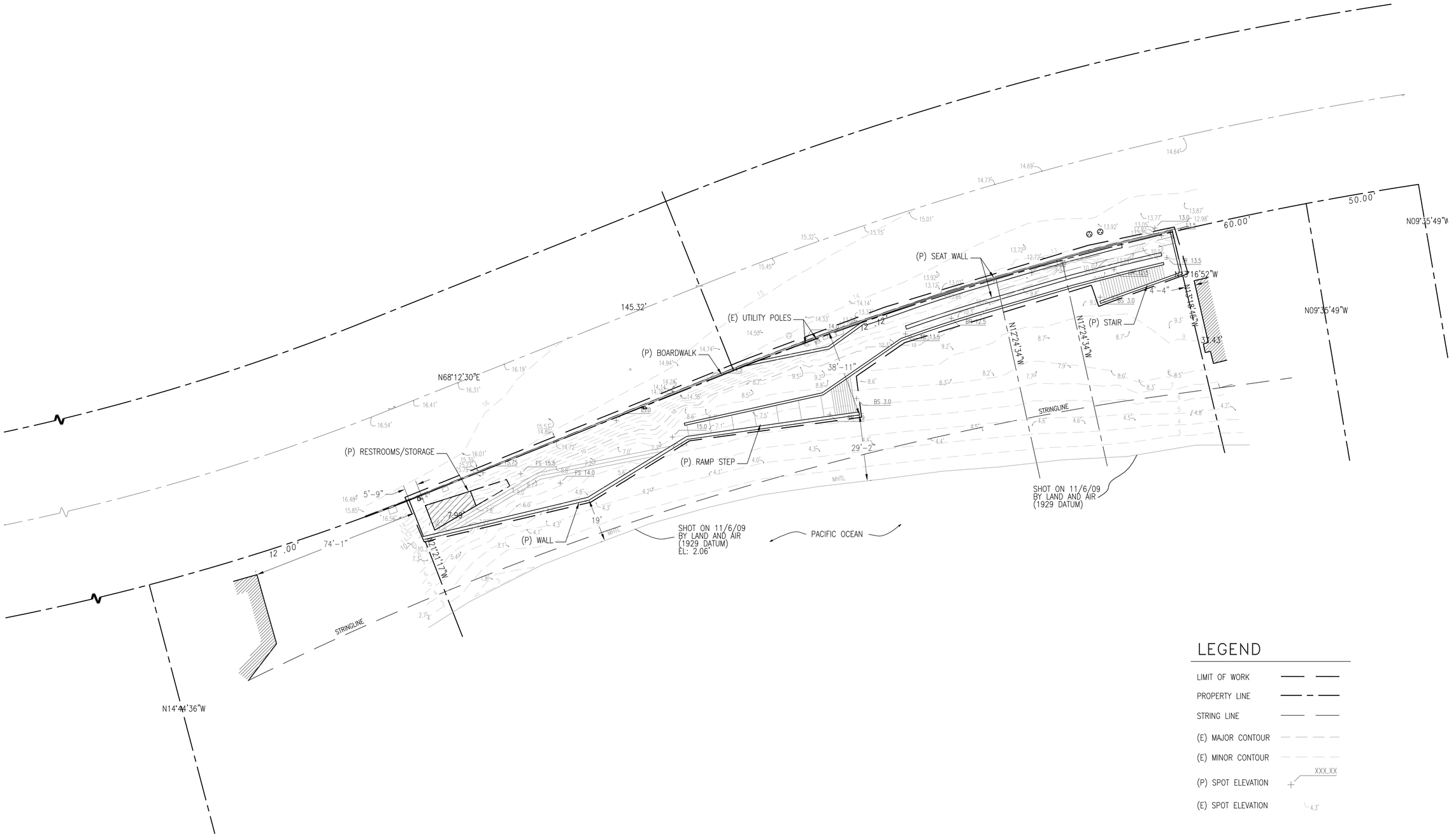
Project Site:
Located in Malibu, CA, at 21728.5 Pacific Coast Highway (PCH) at Rambla Vista, this project is a public vertical access way to Carbon and La Costa Beaches. The project is intended to implement the Coastal Conservancy Act of 1976, Coastal Zone Management Act of 1972, the Coastal Zone Protection Act of 1996, and the California Coastal Act. The project site includes two parcels (APN 4451-004-031 and APN 4451-003-033).

The project site is bounded by PCH on the north, and the intersection of Carbon and La Costa Beaches to the south. Directly east are private residences fronting La Costa Beach. Immediately west of the subject parcels are private residences fronting Carbon Beach. See site photos. The project site is the only visual access to Santa Monica Bay for a distance of almost two miles to the east and over one mile to the west.

The project site consists of a narrow sand and cobble beach currently separated from PCH by chain link and metal fences, and various riprap boulders on a narrow shelf of soil. The project site is bordered by on-street parking along PCH. A standard curb and gutter exists along this street frontage, but no sidewalks have been installed. Street drainage is provided by a break in the curb at the easterly end of the subject site. Just west of the property line on the south side of PCH is an on-street bus stop operated by the Los Angeles County Metropolitan Transit Agency (MTA). Directly across PCH to the north there is a residential neighborhood served by PCH and Rambla Vista Street. Farther west, on the northeast corner of Carbon Canyon Road and PCH, a fire station is operated by the Los Angeles County Fire Department.

Proposed Improvements:
A stepped ramp and stairway provide vertical access to the beach, and small pedestrian boardwalk and built-in seating provide a space for visitors to enjoy the beach. These elements also provide year-round access for those with compromised mobility, or when weather conditions prohibit physical access to the beach. A new boardwalk facilitates circulation along the length of the site. The design responds to sea level rise by providing additional shoreline protection for PCH and underground utilities, and through the creation of a public space that is on grade with PCH. A small building at the west end of the site houses restrooms and storage. Site amenities include: trash/recycling, water fountain, lighting, bicycle racks, and signage. The materials palette is composed of concrete, steel, and wood (ipe). Access is not controlled by a gate or fence.

The Mountains Recreation and Conservation Authority (MRCA) will be responsible for the management of the site, including trash removal and litter pick-up, repairs, and maintenance.



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- STRING LINE
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (P) SPOT ELEVATION XXX.XX
- (E) SPOT ELEVATION 4.3'

1" = 20'-0" 0 10 20 40FT

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LA COSTA BEACH ACCESS

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revisions

SUBMITTAL	DATE

stamp

issue

STATE LANDS SUBMITTAL

sheet title

SITE PLAN

scale	date
1"=20'	04.22.2011
drawn by	project number
KMS	CCC 0901

sheet number

L1.01

PROPERTY ADDRESS:

(VACANT) PACIFIC COAST HIGHWAY
MALIBU, CA 90265

ACCESSOR'S PARCEL NO.:

4451-003-900
4451-004-900

BASIS OF BEARINGS:

THE BEARING OF N 77°07'00" W ALONG THE CENTER LINE OF PACIFIC COAST HIGHWAY AS SHOWN ON LICENSED SURVEYORS MAP, L.S. 26/26, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

MALIBU 0021.135 USC&GS MON IN N SIDE BRIDGE ON PACIFIC COAST HWY OVER COAL CREEK 250MM E/O W ANGLE POINT IN RAIL 17M N/O C/L PACIFIC COAST HWY & 82M E/O CARBON CYN RD MKD (B-1052 1960) Y 5386 (1998)

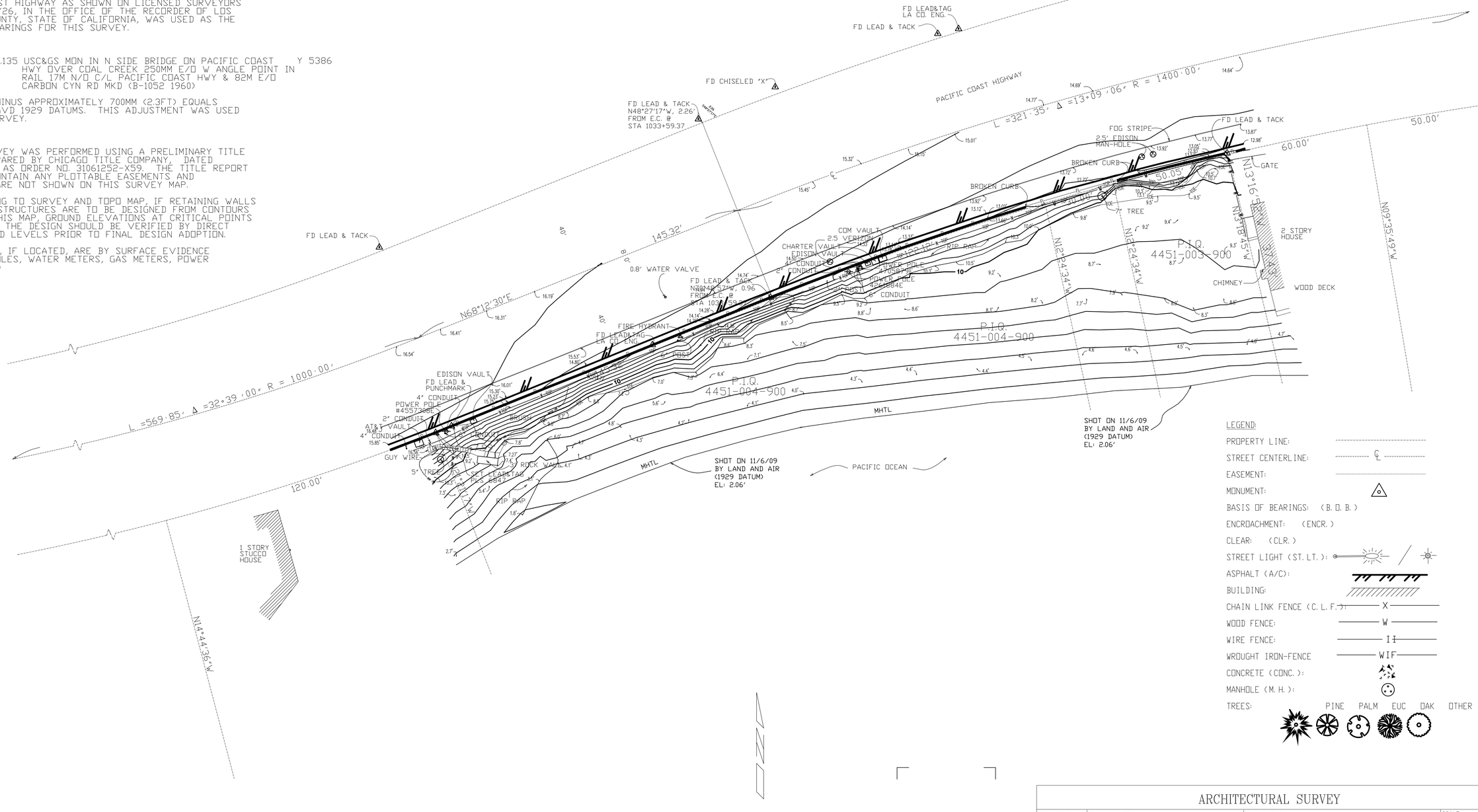
NAVD 1988 MINUS APPROXIMATELY 700MM (2.3FT) EQUALS PREVIOUS NGVD 1929 DATUMS. THIS ADJUSTMENT WAS USED FOR THIS SURVEY.

NOTES:

1) THIS SURVEY WAS PERFORMED USING A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED 10/16/2009 , AS ORDER NO. 31061252-X59. THE TITLE REPORT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS AND EASEMENTS ARE NOT SHOWN ON THIS SURVEY MAP.

2) PERTAINING TO SURVEY AND TOPO MAP, IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM CONTOURS SHOWN ON THIS MAP, GROUND ELEVATIONS AT CRITICAL POINTS CONTROLLING THE DESIGN SHOULD BE VERIFIED BY DIRECT LOCATION AND LEVELS PRIOR TO FINAL DESIGN ADOPTION.

3) UTILITIES, IF LOCATED, ARE BY SURFACE EVIDENCE ONLY. (MANHOLES, WATER METERS, GAS METERS, POWER POLES, ETC.,)



LEGEND:

PROPERTY LINE:
STREET CENTERLINE: ℄
EASEMENT:
MONUMENT:
BASIS OF BEARINGS: (B. O. B.)
ENCROACHMENT: (ENCR.)
CLEAR: (CLR.)
STREET LIGHT (ST. LT.):
ASPHALT (A/C):
BUILDING:
CHAIN LINK FENCE (C. L. F.): X
WOOD FENCE: W
WIRE FENCE: II
WROUGHT IRON-FENCE WIF
CONCRETE (CONC.):
MANHOLE (M. H.):
TREES: PINE PALM EUC OAK OTHER

20 0 20 40 60
Scale 1" = 20'

STAMP

S:\JOBS_C\CALIF_COASTAL_CONSERV\VACANT_PCH\CCC109.DGN

ARCHITECTURAL SURVEY

REVISIONS:

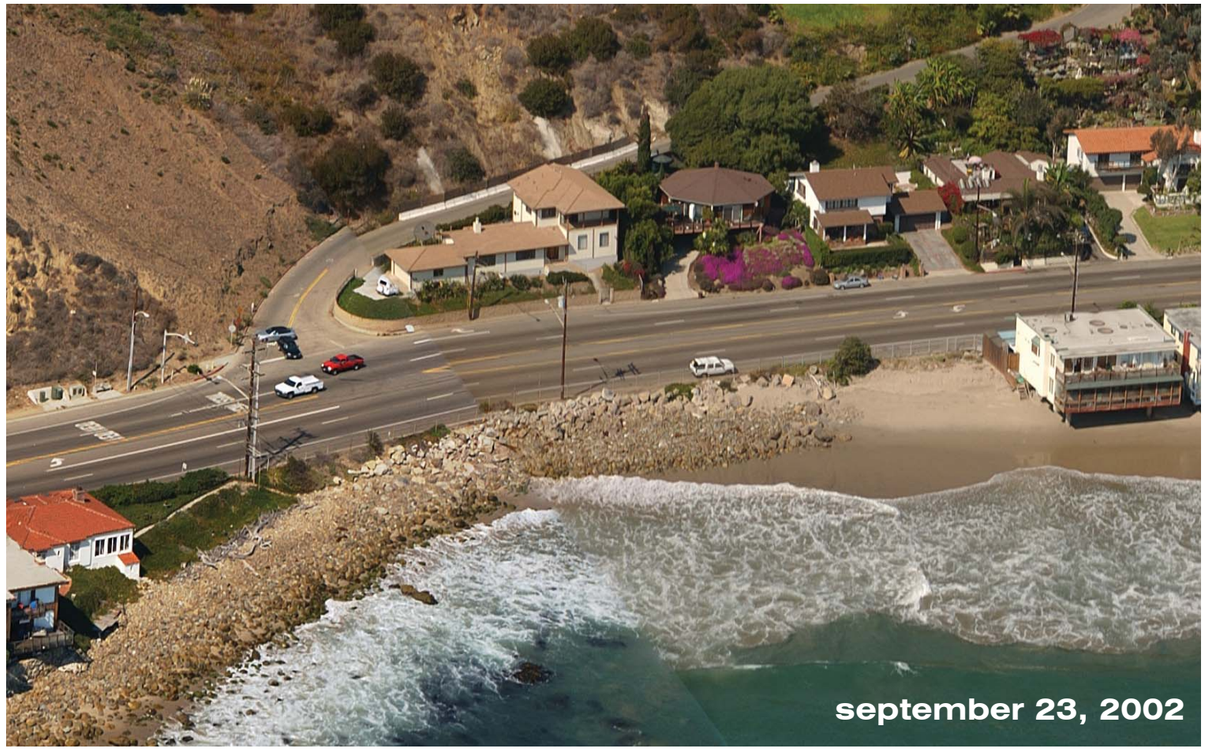
SURVEYED BY: GS, RS

DRAWN BY: SI

SURVEYED FOR:
CALIFORNIA COASTAL CONSERVANCY
ATTN: JOAN CARDELLINO
1330 BROADWAY, 13TH FLOOR
OAKLAND, CA 94612-2530

SURVEYED BY:
LAND & AIR SURVEYING
BOUNDARY - TOPOGRAPHIC - A.L.T.A. SURVEYS
SUBDIVISIONS - PARCEL MAPS
22741 PACIFIC COAST HIGHWAY
SUITE #400A
MALIBU, CA 90265
BUSINESS (310) 456-9381
FAX (310) 456-9821

SCALE: 1" = 20'
JOB NO: CCC-109
SURVEY DATE: 11/2,3,5,6 &11/09
SHEET: 1 OF 1



historic aerial photo survey

la costa beach access

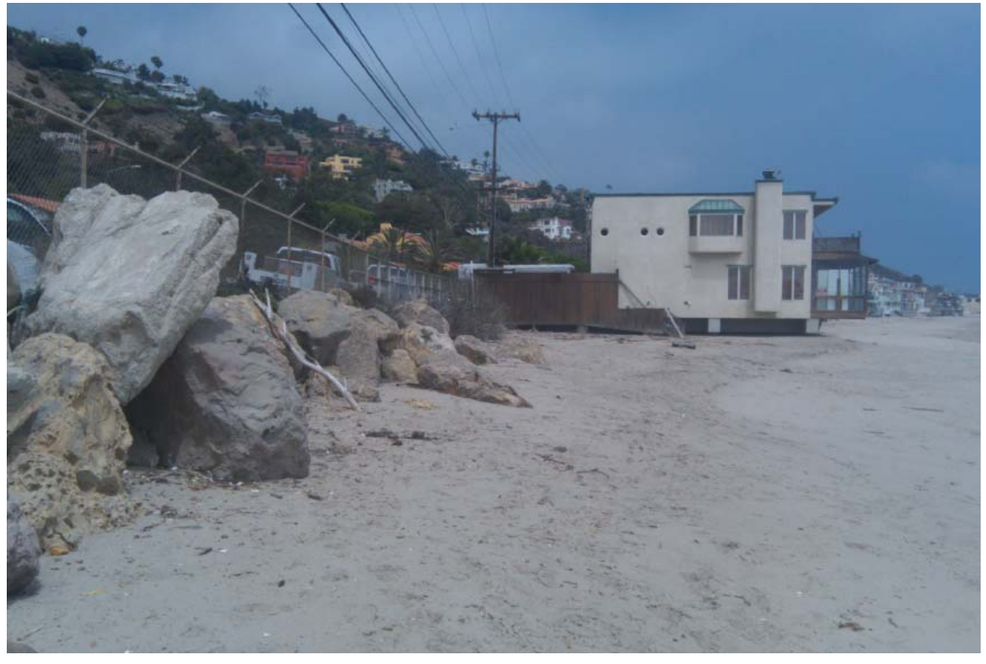
approximate property line

approximate property line

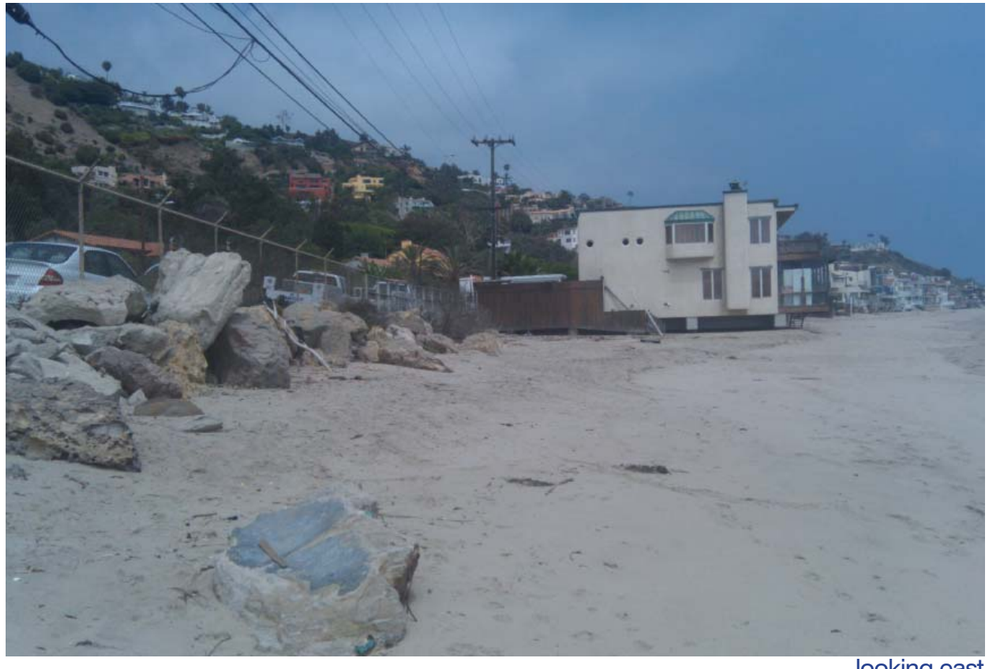
historic aerial photo survey
la costa beach access

looking west
10:07 a.m. ,10/04/09

looking west
11:56 a.m. ,11/05/09



looking east
10:13 a.m. ,10/04/09



looking east
2:07 p.m. , 07/26/10

site photos
la costa beach access

looking west
10:07 a.m. ,10/04/09

looking west
11:56 a.m. ,11/05/09

looking east
10:13 a.m. ,10/04/09

looking east
2:07 p.m. , 07/26/10

approximate development footprint

approximate property line

site photos with proposed development
la costa beach access