

04-09-2000 08:43AM FROM CAROL LEE VEITCH

TO

18056411732

P.01

April 8th 2000

Re: Public Beach at La Costa Curve -

To Whom this may concern

RECEIVED

APR 10 2000

The Coastal Commission -

CALIFORNIA  
COASTAL COMMISSION  
SOUTH CENTRAL COAST DISTRICT

You have said you were guarding and  
protecting the homeowners' interests all  
these years. We believed you. So far,  
our property has maintained its value.

Now, we hear you are thinking of opening  
up the flood gates at our Curve on  
P.C.H. There is no possible legitimate  
reason, only to satisfy Mrs. Rowden -

How can this be possible. I am a  
La Costa Beach Homeowner

homeowner on La Costa beach -

I homes and am very worried about

the outcome - Please consider -

Casey J. Vitch

21830 Pacific Coast Highway  
21324 Pacific Coast Highway

Thompson  
TOTAL P.01

04/07/00 FRI 14:38 FAX



Aaron Spelling  
 Chairman Of The Board  
 Chief Executive Officer

April 7, 2000

Case Number **WS 5ABC**  
**4-99-185-A1, A2, A3**

California Coastal Commission  
 VIA FAX: (805) 641-1732

To the Commission:

We have a residence at 21536 Pacific Coast Highway, Malibu. Regrettably, we must object to the Commission approving, in whole or in part, any application to move public-view corridors in exchange for establishing a public-access beach at 21704 PCH.

There are many reasons not to approve the applications in the referenced case. The five most prominent are as follows:

1. There has been a complete lack of proper, advance public notice of the proposed action. As nearby neighbors, we would have expected -- if for no other reason than as a matter of common courtesy -- to be notified of the proposed action well in advance so that we could make our views known and arrange for representation at the hearing. No such notice was given, however. (Indeed, we are aware of details of this matter thanks largely to an article in a local newspaper.) We are certain that this Commission does not condone replacing due process with what are, in effect, secret hearings -- but that will be precisely the outcome if these applications are heard next week, as scheduled.
2. Establishing a public beach at the proposed site would be a public-safety hazard of the worst kind. There is no adequate parking for, or access to, the site. In fact, given the location of the site on a dangerous curve in the PCH, it is difficult to imagine an area that would be more likely to result in serious, possibly fatal, accidents as visitors struggle to park and cross the heavily-trafficked PCH. There also are no nearby lifeguard or sanitation facilities.
3. In addition to public-safety concerns, personal safety issues cannot be ignored. For example, there would be little that part-time residents of the area could do to prevent the theft and vandalism that would be invited by open public access to the site in question. (You can also be confident that the absence of sanitation facilities, noted in paragraph 2, would result in the side yards and under-deck areas of neighboring residences being used for that purpose.)
4. The next concern is simply one of fairness. We and, as far as we know, our neighbors have complied with the view-corridor requirements. We have not attempted to shift the burden of those requirements onto other residences in the area. By contrast, the applicants in this case seek to eliminate the view-corridor requirements on their own properties in favor of creating a public beach that is a considerable distance away from them. This would result in the applicants gaining a significant advantage not enjoyed by others in the area, with the cost of that

A Subsidiary of Spelling Entertainment Group Inc.

5700 Wilshire Boulevard, Los Angeles, California 90036-3859 Direct Line (213) 985-6800 Fax (213) 985-5808

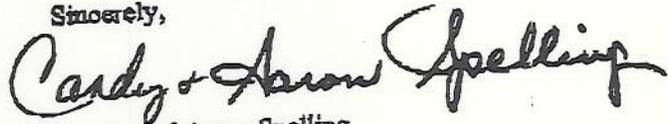
04/07/00 FRI 14:39 FAX

advantage not being borne by the applicants, but by others. That obviously unfair outcome should not be condoned by this Commission.

5. Overarching all of these issues is our concern for the environmental impact of this proposal. Not only will several view corridors be lost in favor of a single, hard-to-use beach site, but there also likely will be a substantial increase in litter and pollution as large numbers of people attempt to access a narrow section of beach. It is hard to believe that land could be dedicated for beach access under these circumstances without the creation of an environmental impact report to study the relevant issues -- however, as far as we are aware, no such report has been performed in connection with this application.

For each of these reasons, we respectfully ask that the Commission deny the referenced applications or, at a minimum, postpone any decision on them until a full environmental impact study is performed and proper, advance notice is given so that all members of the public who may be affected -- either positively or negatively -- have a fair opportunity to be heard.

Sincerely,



Candy and Aaron Spelling

Apr. 10 '00 15:30

ANN BUCK

FAX 310-317-9909

P. 1

# Ann Buck

April 10, 2000

STEVE HUDSON  
CALIFORNIA COASTAL COMMISSION  
FAX 805 641 1732

Dear Mr. Hudson,

There are so many issues regarding the sale of Malibu Beachfront property on La Costa Beach, that I really do not know where to begin.

1. I live at 21606 Pacific Coast Highway, approximately ten houses from the site. Except when my house burned and I rebuilt, I have lived here for almost forty years. During that time, "the cove" as it is referred to locally has been the sight of numerous accidents on the highway and cars parked demolished.
2. The cove does not have any facilities for bathroom. It is a narrow strip of land often covered with tide, and often not suitable for sitting due to tidal consideration.
3. For me it seems like a political scandal that someone with money and political connection, the Mayor's wife, would be able to purchase the land in order to give it as bargaining leverage on her own personal land at another site. **SPECIAL PRIVILEGE AT THE EXPENSE OF HOME OWNERS ON CARBON AND LA COSTA BEACH.**
4. This in no way covers all the levels and layers of this decision by the Coastal Commission. Undoubtedly you are aware of the large community outrage and that we are taking actions to have a fair consideration.

SHAME, shame for bowing to special political monied interests.

Sincerely,



ANN M BUCK  
21606 PACIFIC COAST HIGHWAY  
MALIBU, CA 90265

310 456 1903  
310 317-9909 Fax

7

FROM : LLOYD BRIDGES

PHONE NO. : 310 470 4082

Apr. 09 2000 02:40PM P1

April 9, 2000

Dear Mr. Steve Hudson:

I want to add my voice to those of my fellow residents on La Costa Beach in protest over a possible public access to our area.

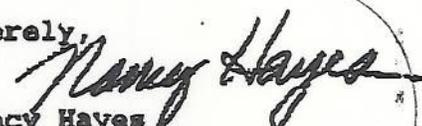
It's my understanding that property owners of neighboring Carbon Beach are instigating this access in order to cancel the existing access on their beach where they are building expensive new homes. This is not fair.

Our beach is far less deep, has no public toilet facility and would not provide sufficient parking. Currently we don't have enough parking for those of us who own homes there.

For thirty years I have enjoyed my home at 21624 Pacific Coast Highway, Malibu 90265, and will do everything possible to maintain our surroundings as they now exist.

I would appreciate being kept ~~in~~ informed on this matter.

Sincerely,

  
Nancy Hayes

P.S.

My business address is:  
200 Conway Ave.  
Los Angeles, Ca. 90024

RECEIVED

APR 10 2000

CALIFORNIA  
COASTAL COMMISSION  
SOUTH CENTRAL COAST DISTRICT

FROM : LLOYD BRIDGES

PHONE NO. : 310 470 4002

Apr. 09 2000 02:29PM P1

Mrs. Dorothy Bridges  
225 Loring Avenue  
Los Angeles, CA 90024

Apr. 8, 2000

Mr. Steve Hudson

This letter is to express my concern over the proposed public access to the beach known as La Costa Beach in the Malibu area.

We own a home at 24150 Pacific Coast Highway and for 45 years have enjoyed the privacy of our beach front. The beach in this location is not very wide, doesn't have any toilet facilities or parking spaces.

Therefore it would not be suitable for public use. Additionally, providing public access would reduce our property values considerably.

Please add my voice to all the other property owners who protest this issue.

RECEIVED

APR 10 2000

CALIFORNIA  
COASTAL COMMISSION  
SOUTH CENTRAL COAST DISTRICT

Dorothy Bridges

RECEIVED

APR 10 2000

CALIFORNIA  
COASTAL COMMISSION  
SOUTH CENTRAL COAST DISTRICT

Richard M. Spames  
21468 Pacific Coast Highway  
Malibu, CA 90265  
Tel: 310-458-5158

4-7-00

Dear Mr. Hudson

Application No. 4-99-185-A1  
4-99-146-A2  
4-019-266-A1

I have only just been notified of the above applications by reading the Malibu Times today. Otherwise I would have had no knowledge of their notice. This is outrageous and unacceptable and the meeting originally scheduled for May is now unequivocally rescheduled only 90 days from the date of the notice.

FROM : BANCOMER SA

FAX NO. : 310 556 3688

Apr. 07 2000 04:36PM F2

  
DAVIS ENTERTAINMENT

April 7, 2000

California Coastal Commission  
via facsimile: 805-641-1732

Dear Commissioners,

I have a residence at 21602 Pacific Coast Highway in Malibu and must object to the application described below.

I am presently out of the country but recently heard of a Coastal Commission meeting on Wednesday, April 12th, at which you intend to approve an application to move three public view corridors in exchange for establishing a public access beach at 21704 Pacific Coast Highway.

I must object to the Commission approving this application for a variety of reasons. As I am out of the country, I find that it is impossible, with no prior notice, to attend to this matter intelligently and promptly. Consequently, I implore the Commission to postpone any decisions on this situation to give me and all of my co-homeowners a proper opportunity to examine all the ramifications attendant thereto.

Cordially,

  
John Davis  
JD/cja

APR. 11 '00 (TUE) 10:35 CITY OF MALIBU

TEL: 310 456 3356

P. 002



# City of Malibu

2958 Civic Center Way, Malibu, California 90265  
 (310) 456-3356 Fax (310) 456-3358  
 Carolyn Van Horn, Mayor

April 10, 2000

Californian Coastal Commission  
 89 South California Street, Suite 200  
 Ventura, CA 93001

Subject: Application Nos. 4-99-185A1, 4-99-146A2, 4-99-266-A1  
 Applicants: Gamma, Broad, Daly, Modifications to Special Conditions of Coastal  
 Permits 4-99-146, 4-99-185 and 4-99-266.

Dear Members of the Commission:

Let me apologize for sending this letter to you so late. Unfortunately the Malibu City Council was only made aware of the hearing on this pending application on April 6 and we were unable to act until the regular meeting of the City Council on April 10 due to the requirements of the Brown Act.

The City of Malibu is writing to the California Coastal Commission to oppose modification of Special Conditions 1, 2, and 8 of Coastal Permits 4-99-146 and 4-99-185 and Special Conditions 1, 2, and 9 of Coastal Permit 4-99-266 to allow for offsite mitigation of the required public view corridor on each subject site by provision of public views and public access to the ocean from Pacific Coast Highway over the entire parcel at 21704 Pacific Coast Highway and to allow development within the previously identified public view corridors on each project site.

The Commission is being asked, and the Commission staff is recommending, to substitute public access at three locations along Carbon Beach, 22368, 22338 and 21958 Pacific Coast Highway for a single public access point along La Costa Beach at 21704 Pacific Coast Highway. The City of Malibu objects to these proposed modifications on a number of grounds.

The City of Malibu General Plan Open Space Policy 3.2.1 states in full that, "The City shall require reasonable and equitable beach access for the public, balancing the rights of the individual property owner and the public's right of access." Substituting only one public access point for the three public access points required in the existing permits is contrary to that policy statement. The policy of the general plan contemplates more public access points, not fewer.

The City's working draft Local Coastal Plan, submitted to the Coastal Commission staff for informal review earlier this year, proposes five additional access points along Carbon Beach but



APR.-11' 00 (TUE) 10:36 CITY OF MALIBU

TEL:310 456 3356

P. 003

Page 2

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only three additional access points along La Costa Beach. There are a number of reasons for these differences.

The access points to Carbon Beach are in close proximity to many visitor serving facilities; the access points are, therefore, more convenient for the visiting public. Pacific Coast Highway along Carbon Beach is straight and level. It has three pedestrian crosswalks and a signalized intersection to assist beach visitors who park on the inland side of Pacific Coast Highway and cross the Highway to get to the beach access points. Finally, providing several additional access points along Carbon Beach allows public access to a long stretch of sandy beach in each direction, from the Malibu Pier to the rocky shoreline area which separates Carbon Beach from La Costa Beach to the east. Further, since the developments have access to Carbon Beach, it is logical that the access points be located on that same beach, not some other beach in Malibu. In summary, providing for three additional access points along Carbon Beach is more convenient, safer, user friendly, consistent with the City's General Plan and consistent with its draft Local Coastal Plan. That is why this area was chosen for five additional access points.

Proposed access at La Costa Beach is not as user friendly as at Carbon Beach and therefore, the locations had to be more carefully selected. The City's working draft Local Coastal Plan identifies three additional possible public access points along La Costa Beach. None of those access points is in close proximity to the one being proposed here which is at the extreme west end of La Costa Beach. The City's Plan locates two access points at the eastern end of La Costa Beach, opposite the Rambla Pacifico Road intersection. This intersection is signalized and has a crosswalk. It is located directly across the highway from visitor serving facilities. The third access point identified is approximately in the center of the La Costa Beach area. While it is not close to visitor serving facilities and is not near a signalized intersection or crosswalk, it does allow access to La Costa Beach in both directions.

By way of contrast, the proposed access site at 21704 Pacific Coast Highway is inferior in every respect. It is located at the extreme western end of La Costa Beach. Access to the beach would only be to the east, not in both directions because of the rocky shoreline area which exists directly to the west of the proposed access site which separates La Costa Beach from Carbon Beach. Pacific Coast Highway at this location is on a curve. Thus, both pedestrian and motorist sight distance is limited. This location has a high vehicle accident history. According to statistics provided by the Los Angeles County Sheriff's Department some 20% of all vehicle collisions on Pacific Coast Highway, from Topanga Canyon Road to the western City limits, in the last year have taken place along this stretch of PCH. Vehicles travel at high speeds on this stretch of the Highway; south-bound autos have frequently run off the road. Parking is very limited adjacent to the beach; crossing the highway is disruptive of traffic and dangerous to pedestrians. There are no traffic signals or crosswalks in the vicinity of this access site to assist pedestrians in crossing

APR. 11' 00 (TUE) 10:36 CITY OF MALIBU

TEL:310 456 3356

P. 004

Page 3

the Highway from the inland side to get to the beach and vice versa. Because of the limited parking opportunities along this stretch of the Highway, cars will park directly in front of the property at 21704 Pacific Coast Highway, blocking the view of the ocean and defeating one of the main purposes of providing an access point, to provide views of the ocean and beach to passing motorists.

For all of the above reasons, the City chose not to identify the location at 21704 Pacific Coast Highway as a candidate site for public access in its draft Local Coastal Plan.

The City of Malibu feels that by any objective criterion, many of which have been set forth above, changing the location of the access sites and reducing them from three to one is an inferior and dangerous proposition. Access points should be provided in close proximity to new development. The burden of access should be borne by those developments both initially and after they are occupied. Locations need to be chosen where public safety and convenience is greatest, not at greatest risk.

The City urges the Coastal Commission to deny the requests for modification of the existing permits.

Sincerely,

*Carolyn Van Horn*  
Carolyn Van Horn

C: City Council  
City Attorney  
Interim Planning Director



FROM: #

FAX NO.: 8000000000

04-11-00 02:39P P.01

*Laurel Dickranian**done*  
21658 Pacific Coast Highway  
Malibu, California 90265

April 11, 2000

VIA FACSIMILE NO. (805) 641-1732Steven Hudson  
Coastal Program Analyst  
California Coastal Commission  
89 South California Street  
Ventura, California 93001Re: Application Nos. 4-99-146-A2  
4-99-185-A1  
4-99-266-A1

Dear Mr. Hudson:

I am writing to request that no action be taken on the above-referenced applications at the Coastal Commission meeting on Wednesday, April 12, 2000.

Unlike the locations at 22368, 21958 and 22338 Pacific Coast Highway which are situated on a straight stretch of the road with a broad sandy beach, the site at 21704 Pacific Coast Highway lies along one of the highway's most treacherous curves, acknowledged as one of the top three in terms of accidents and fatalities. Adequate investigation must be made of the safety of opening this portion of the coast to public access. By the way, what exactly is the California Coastal Commission's liability in accidents and fatalities which can be connected to the victim's usage of a facility under the Commission's jurisdiction that is publicly known to be as dangerous as this one is?

I know that you have received documentation on some of the many accidents and fatalities that have occurred in the vicinity of 21704 Pacific Coast Highway. In the past few years, we have had three parked cars destroyed in separate accidents in front of 21658 Pacific Coast Highway, caused by drivers losing control of their vehicles as they came around the curve from the west. The police reports will be supplied to you shortly.

Please be sure you are fully informed before you take any action, and please make sure that your actions don't lead to additional injuries and fatalities of people who could have been enjoying California's glorious coastline from safer locations.

Sincerely,

*Laurel Dickranian*

04-06-00 15:23 MAIL BOX ETC.

ID=3104555109

P.02

From: Elizabeth D. Gunn  
 21656 and 21650 Pacific Coast Hwy  
 Malibu, CA 90265 (310) 456-2934  
 Re 4-99-185-A1, 4-99-146 A2, 4-99-266-A1

To Steve Hudson

SARAH AINSWORTH

CALIFORNIA Coastal Commission  
 South Central Coast Area  
 89 South California St Suite 200  
 Ventura, CA 93001

As all of this information has come  
 to my attention so fast and so late I  
 would like a postponement if possible -

This is a well used beach and the  
 problems and environment need to be studied -

I have lived on this location - 21656 and 21650 PCH  
 since 1959. Before that at 21551 Ramble Vista Dr.  
 since 1933 - I feel I am qualified and  
 aware of the problems to protect this  
 project -

Thank you  
 Elizabeth D. Gunn  
 21656 and 21650 Pacific Coast Hwy  
 MALIBU, CA 90265  
 (310) 456-2934!

04-09-00 15:55 MAIL BOX ETC.

ID=3104565109

P.81

CALIFORNIA COASTAL COMMISSION  
 89 SOUTH CALIFORNIA STREET #200  
 VENTURA, CA 93001  
 FAX (805) 641-1732

APRIL 9, 2000

ATTENTION: STEVE HUDSON  
 JACKIE AINSWORTH

REGARDING: PERMIT APPLICATIONS: 4-99-146-A2 (GAMMA)  
 4-99-185-A1 (BROAD)  
 4-99-266-A1 (DALY)

I OBJECT TO GRANTING THESE PERMITS FOR PUBLIC BEACH ACCESS FOR THE FOLLOWING REASONS SHOWING HIGHWAY CONDITIONS TO BE HAZARDOUS AT THE MITIGATION SITE (21704 PCH):

1. MY RESIDENCE (21746 PCH) IS THE FIRST HOUSE WEST OF THE MITIGATION PROPERTY (21704 PCH) ON A CURVING STRETCH WHERE LAST MONTH ON MARCH 4 A DRIVER LOST CONTROL AND REAR-ENDED MY LEGALLY PARKED CAR LEAVING BOTH VEHICLES TOTAL LOSSES (TRAFFIC COLLISION REPORT. 100-001196-1017-971).

2. IN THE PAST ANOTHER DRIVER LOST CONTROL ON THE CURVE, TORE THROUGH THE CHAIN LINK FENCE, AND TUMBLED TO REST ON THE MITIGATION PROPERTY, KILLING HIM IN THE PROCESS.

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04-09-00 15:56 MAIL BOX ETC.

ID=3104565109

P.02

3. ANOTHER TIME, A CAR CRASHED THROUGH THE CHAIN LINK FENCE, LANDING IN THE SURF.

4. THE FIRE HYDRANT AT THE CURB JUST WEST OF THE MITIGATION PROPERTY HAS BEEN KNOCKED OVER NUMEROUS TIMES BY OUT OF CONTROL CARS, THE LAST TIME NOT BEING REPLACED. A YELLOW POST AND DAMAGED FENCING STILL MARK THE SPOT.

THE THOUGHT OF BEACH GOERS MAKING THEIR WAY ACROSS THIS HAZARDOUS STRETCH OF HIGHWAY WITH THEIR CHILDREN AND BEACH PERIPHERALIA IN SPITE OF MANY CARS TRAVELING AT FREEWAY SPEEDS IS DISCOMFORTING.

IN ADDITION, AN OPENING FROM THE BEACH TO THE HIGHWAY WOULD BE DANGEROUS FOR CHILDREN AND PETS FROM THE NEIGHBORHOOD.

Thomas Hext  
THOMAS. HEXT  
21746 PCH  
MALIBU, CA 90265  
(310) 456-8003

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