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Sunday, May 28, 2000

**Luminaries Blaze Into Court Over Malibu Beach Swap**

■ As the 'bu turns . . . La Strident's Old Digs . . . Sex Machine . . . and Pam Anderson's back-breaking job.

By ANN W. O'NEILL

Trouble is a-brewing in the 'bu. The Malibu real estate market is hot, hot, hot. And for longtime residents, that means more construction, more noise, more tourists, more traffic and assorted other assaults on beach town quality of life. And we all know what that means: more litigation.

The ongoing dispute over plans by Mayor Richard Riordan's wife, Nancy Daly, and the couple's well-heeled pals hit the courts again when the La Costa Beach Homeowners Assn. sued the California Coastal Commission and the Coastal Conservancy. The suits seek to overturn the agencies' approval of plans for Daly et. al. to donate a rocky slice of La Costa beachfront to the public in exchange for the right to build three view-blocking mega-mansions at nearby Carbon Beach.

Carbon Beach, by the way, is known by locals as "Deal Beach" because it's a favorite of movie moguls. But La Costa Beach has its fair share of luminaries, too. Among the homeowners filing suit were producer Aaron Spelling and his wife, Candy, and actor Ryan O'Neal.

The homeowners, represented by Patricia L. Glaser, charge that the Coastal Commission pushed the Daly deal through without adequate public notice. The homeowners contend that the two agencies, whose duty is to protect the coast, held "sham" public hearings.

It's not a fair swap, court papers say: The La Costa beach lot is rocky and situated at the end of Pacific Coast Highway's most perilous blind curve. And then there's the matter of those fierce riptides, the homeowners allege.

The homeowners are asking a Los Angeles Superior Court judge to overturn the public "gift." No hearing date has been set.

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**THE WAY WE WERE:** Meanwhile, the city of Malibu has sued the Coastal Commission and the Santa Monica Mountains Conservancy over plans to expand public use of Barbra Streisand's old digs on Ramirez Canyon Road.

La Strident, you might recall, donated 22.5 acres and five buildings to the conservancy in 1993 before assembling her blufftop compound at Point Dume, where she is ensconced with new hubby James Brolin.

The suit charges that the conservancy has skirted the permitting process as it rents out the estate to large crowds, paying no heed to complaints from the city and neighbors. A judge in Ventura County recently issued an injunction barring

commercial use of the property because no permits had been obtained.

Now the city is suing in Los Angeles Superior Court, charging that the Coastal Commission has given the conservancy favored treatment in expediting its permits. The commission's staff recommended continued public use of the estate for weddings, benefits and parties. "Conservancy was afforded favored treatment as a state agency, which would never have been allowed a private developer," the city complained.

The city is asking a judge for, among other things, an injunction and abatement of a public nuisance. A Coastal Commission lawyer was unavailable for comment.

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