



February 28, 2007

Thomas Hext
432 31st Street
Manhattan Beach, CA 90266-3975

Re: 21704 and 21724 Pacific Coast Highway

Dear Mr. Hext;

As you may know, the Coastal Conservancy, an agency of the State of California, acquired the two vacant parcels next to your property at 21746 Pacific Coast Highway in late 2004. We have not yet developed a plan for the property, but our intention is to make some site improvements to provide for some level of public use.

Since you are one of the adjacent neighbors, we want to include you in the planning process early on. We want to develop site improvements that will meet our needs both for providing public access to the beach and respecting private property. We want to design something that can be well managed and enjoyed by neighbors and visitors alike. We will need your help and advice to do that. Accordingly, we will be contacting you to set up a time to meet, face-to-face, to discuss our initial thoughts and get your feedback on the access issues as they affect you and your property. We are currently in the process of filling some staff positions here at the Coastal Conservancy and hope to be adequately staffed by early spring to initiate the planning process for this property.

In the meantime, we have asked the Mountains Restoration and Conservation Authority (MRCA) to pick up any trash on the site and apprise us of any changes in the condition of the property. We do not want to create an eyesore on the property while we are developing the plan for site improvements. We hope that this interim minimal management by MRCA will be sufficient.

If you have any questions or concerns, I would be happy to talk with you further about those matters. I can be reached at (510) 286-4093 or at jcard@scc.ca.gov.

Best regards,


Joan Cardellino
Program Manager

1330 Broadway, 13th Floor
Oakland, California 94612-2530
510-286-1015 Fax: 510-286-0470





February 28, 2007

Lou Adler
3969 Villa Costera
Malibu, CA 90265-5151

Re: 21704 and 21724 Pacific Coast Highway

Dear Mr. Adler;

As you may know, the Coastal Conservancy, an agency of the State of California, acquired the two vacant parcels next to your property at 21750 Pacific Coast Highway in late 2004. We have not yet developed a plan for the property, but our intention is to make some site improvements to provide for some level of public use.

Since you are one of the adjacent neighbors, we want to include you in the planning process early on. We want to develop site improvements that will meet our needs both for providing public access to the beach and respecting private property. We want to design something that can be well managed and enjoyed by neighbors and visitors alike. We will need your help and advice to do that. Accordingly, we will be contacting you to set up a time to meet, face-to-face, to discuss our initial thoughts and get your feedback on the access issues as they affect you and your property. We are currently in the process of filling some staff positions here at the Coastal Conservancy and hope to be adequately staffed by early spring to initiate the planning process for this property.

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