

CALIFORNIA COASTAL COMMISSION

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**Via Regular and Electronic Mail**

November 24, 2014

G. Greg Aftergood
Law Offices of G. Greg Aftergood
21700 Oxnard Street, Suite 1170
Woodland Hills, California 91367

Subject: 20802 Pacific Coast Highway, Malibu (Violation File No. V-4-02-098; Lent)

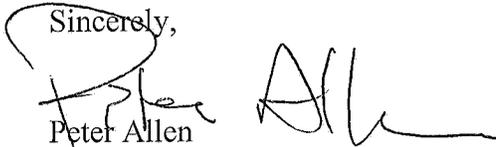
Dear Mr. Aftergood:

This letter follows our letter of November 7, 2014, which offered several ideas for an amicable approach to resolving the long-standing violations of the Coastal Act at the above-listed property of your clients, Dr. and Mrs. Lent. We had expected a response from you by November 14. In addition to restating our request for a reply, this letter is intended to reaffirm, as mentioned before, that the Coastal Act violations in this instance are also violations of the public access provisions of the Act. As you may be aware, under the newly enacted Section 30821 of the Coastal Act, in cases involving violations of the public access provisions of the Coastal Act, the Commission is authorized to impose administrative civil penalties in an amount up to \$11,250 per day per violation.

In this case, we first provided you with written notice of the violation in May 2007, and have also sent numerous subsequent letters affirming these violations. However, as a courtesy, we wanted to confirm that Section 30821 does apply to violations on the Lents' property. The public access provisions applicable in this case include, but are not necessarily limited to, Section 30210 of the Coastal Act which states that "maximum access . . . shall be provided for all the people . . ."; Section 30211 which states that "Development shall not interfere with the public's right of access to the sea . . ."; and Section 30212 which requires that "[p]ublic access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects . . ."

We remain willing to resolve this matter amicably and hope to hear that your client is willing to do so. If you would like to discuss this resolution further, please contact us by December 3, 2014. As always, I am at (415) 904-5236 for any questions or comments you might have.

Sincerely,


Peter Allen

Statewide Enforcement Analyst

cc: Lisa Haage, Chief of Enforcement
Aaron McLendon, Statewide Enforcement Supervisor
Pat Veasart, Southern California Enforcement Supervisor