

malibu, california

may 10 2012

las tunas beach

site analysis / program / concepts



prepared by:
bionic

malibu, california

las tunas beach

CLIENT:

STATE OF CALIFORNIA
Coastal Conservancy 

1330 Broadway, Suite 1100
Oakland, CA 94612

LANDSCAPE ARCHITECT:

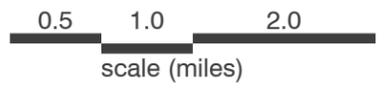
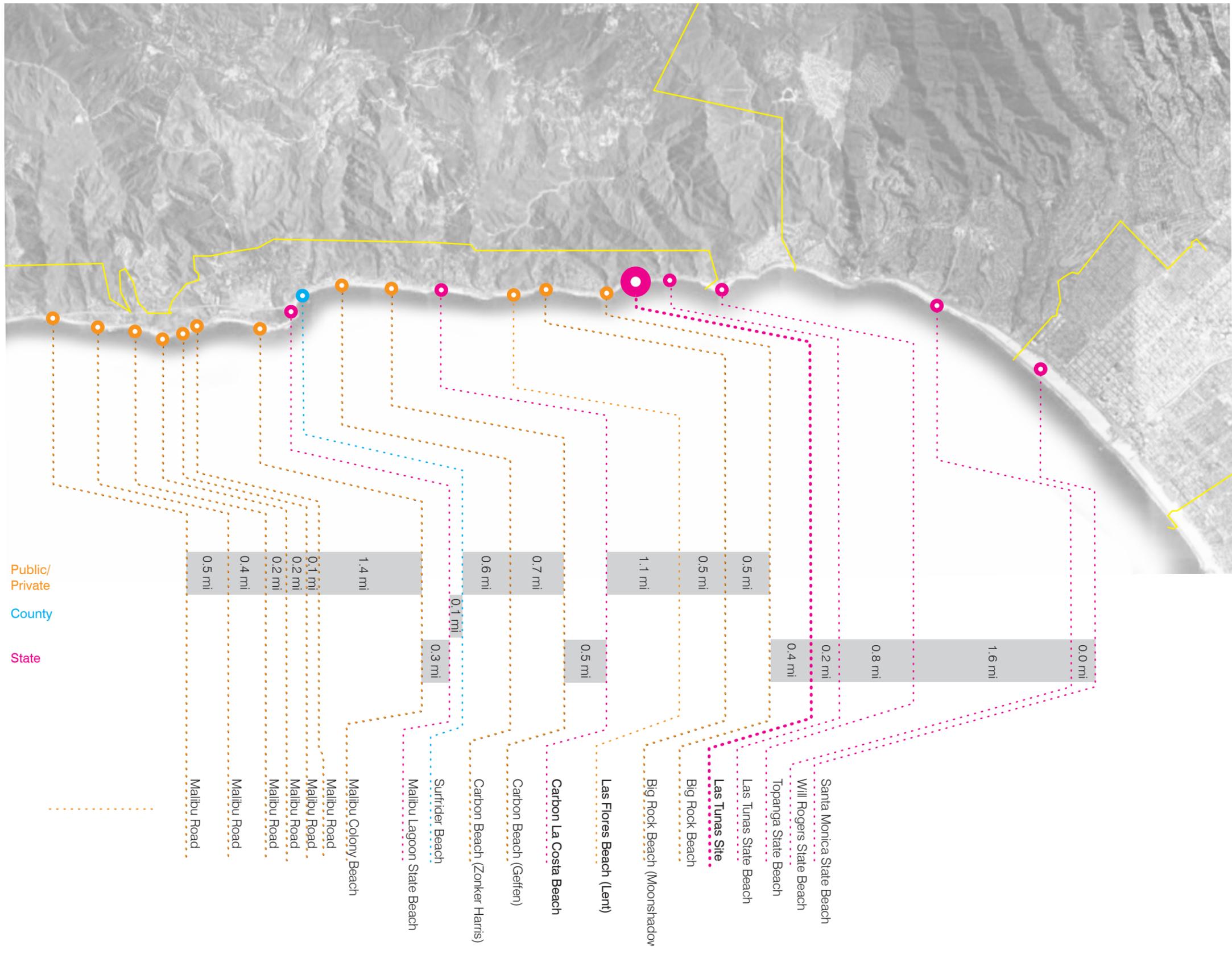
bionic

San Francisco, Ca
info@bioniclandscape.com
p: 415.206.0648

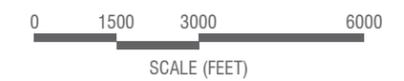
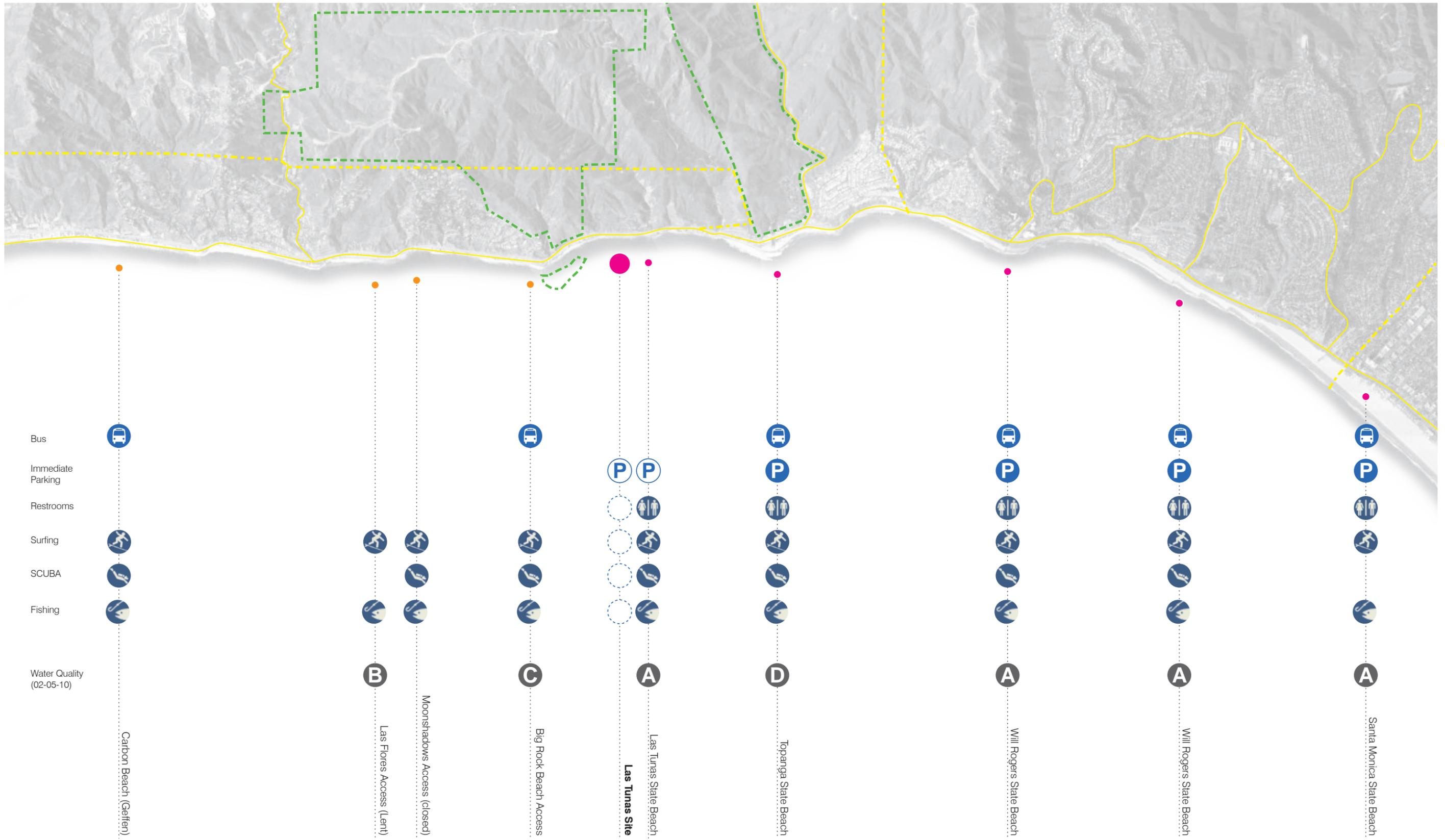
access study
las tunas beach

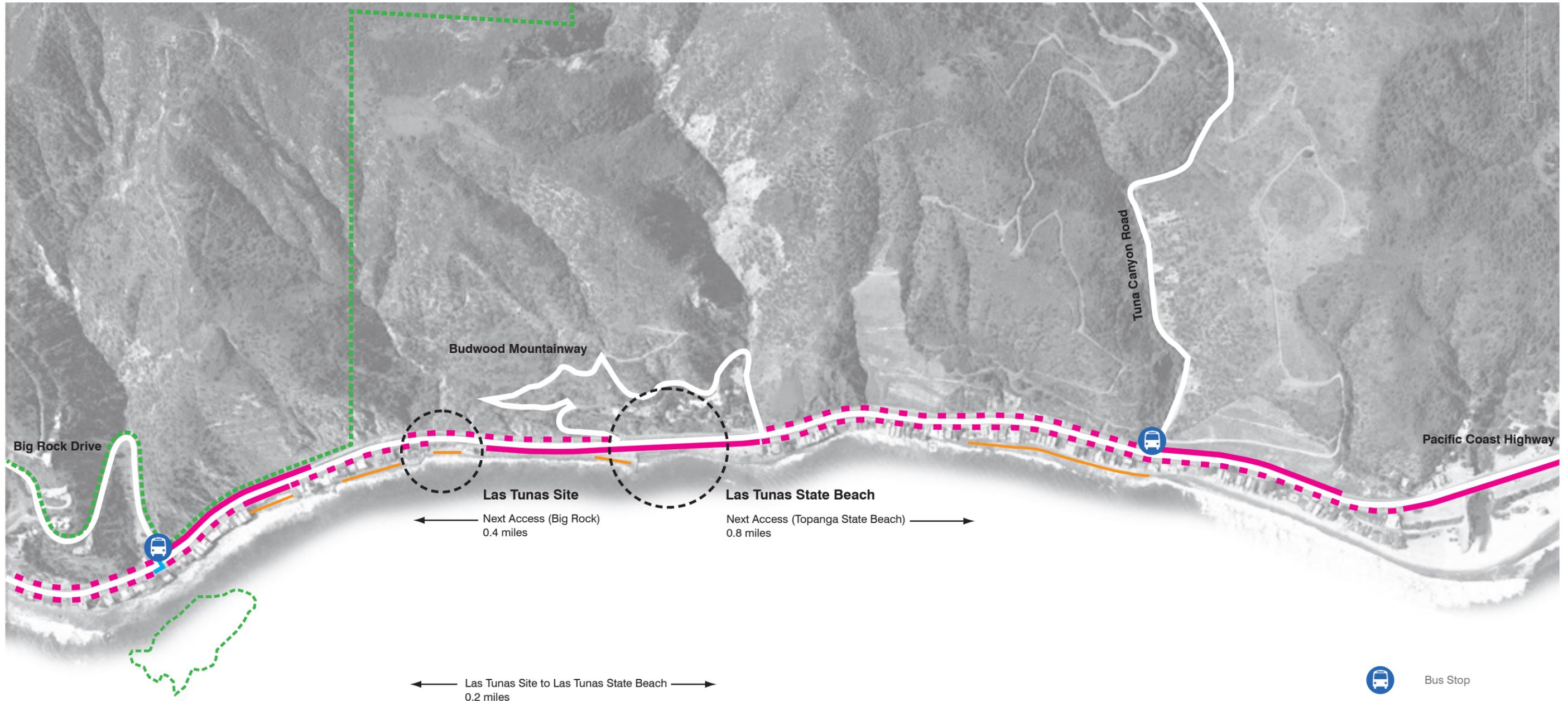
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malibu - existing vertical access
las tunas beach

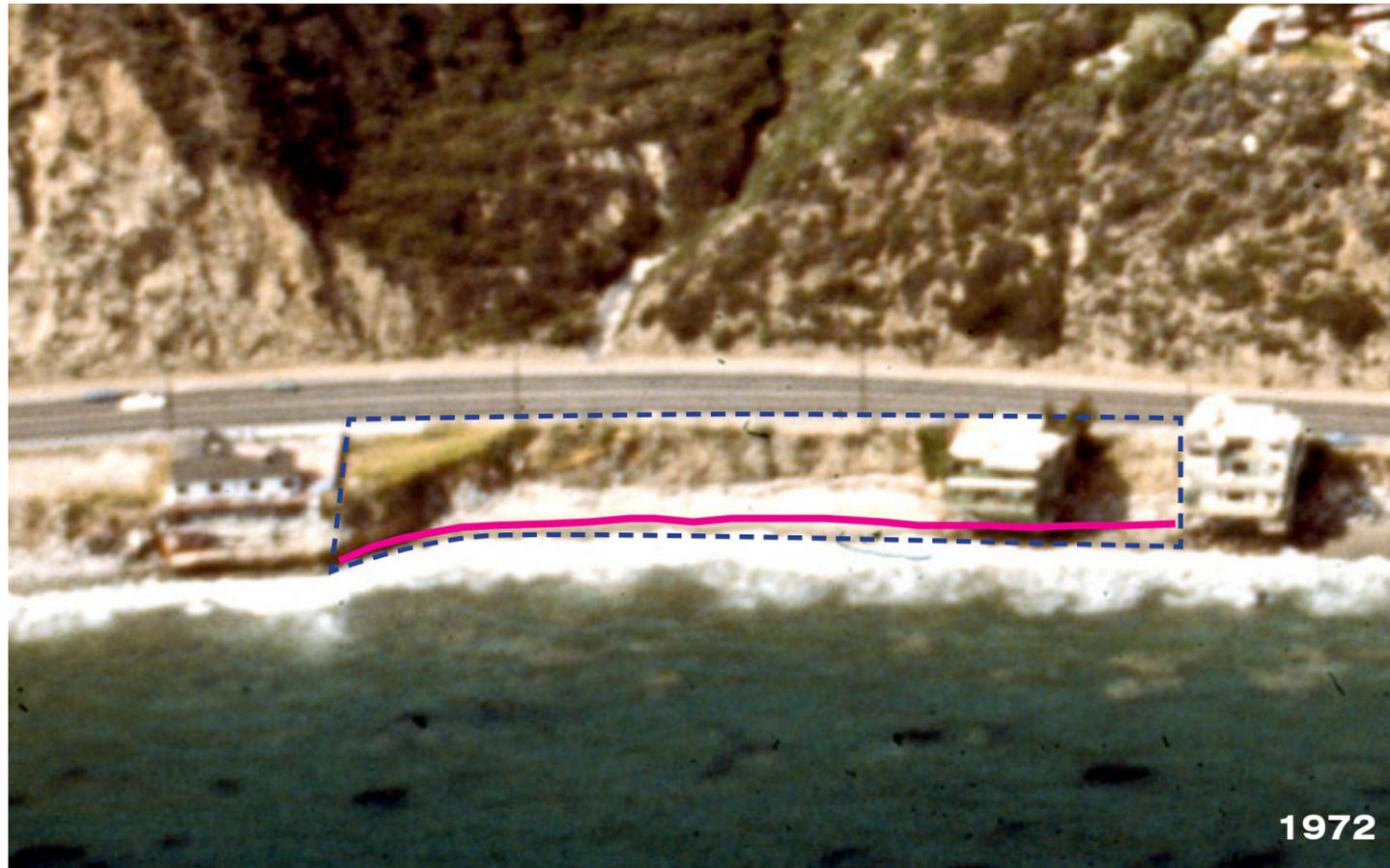




← Next Access (Big Rock) 0.4 miles →
 ← Next Access (Topanga State Beach) 0.8 miles →
 ← Las Tunas Site to Las Tunas State Beach 0.2 miles →

-  Bus Stop
-  Sidewalk and Crosswalk
-  Bike Lane
-  Continuous Street Parking
-  Intermittent Street Parking
-  Adjacent Open Space
-  Wet Sand
-  Existing Lateral Easement





1972

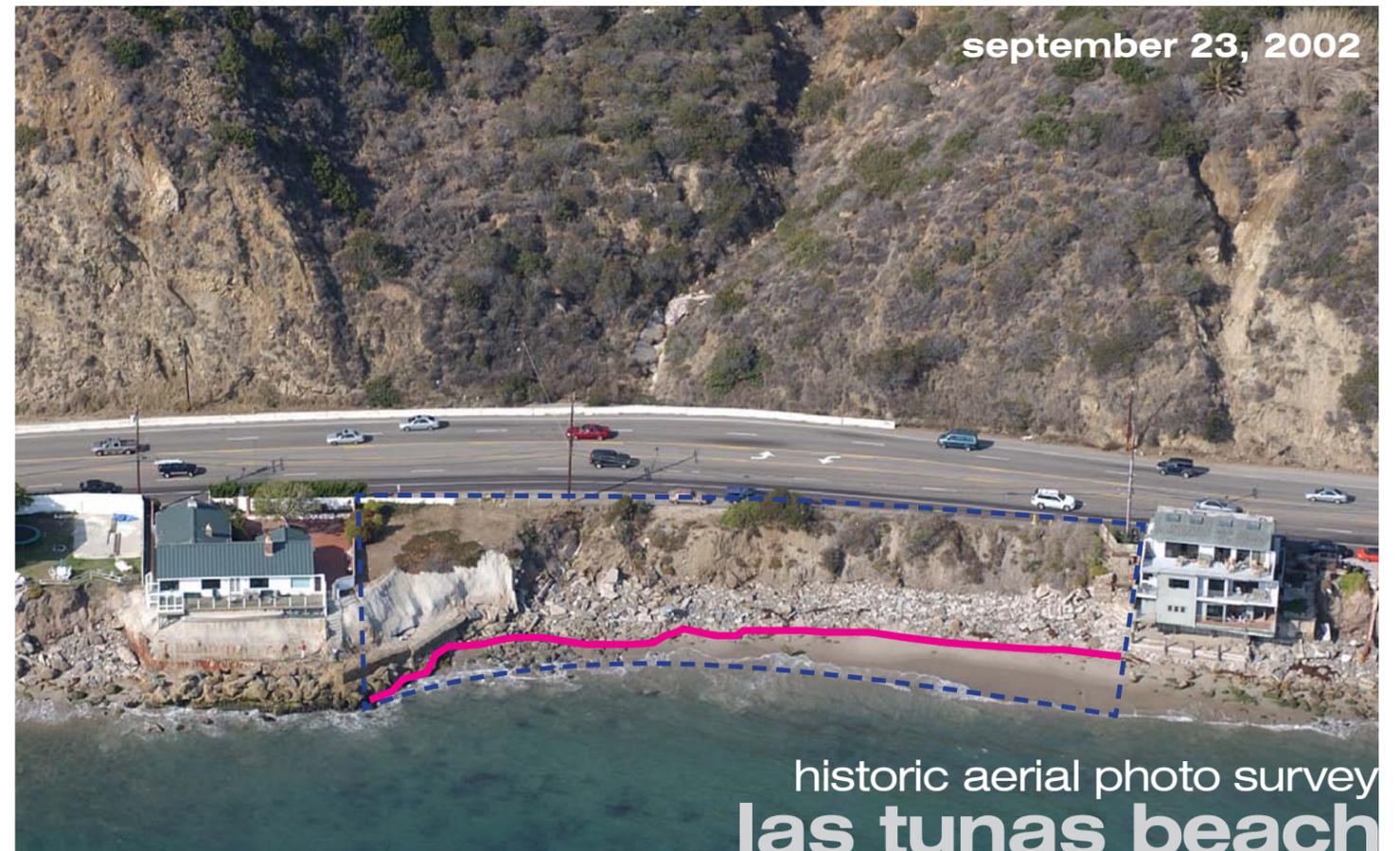


july 01, 1987



october 23, 1979

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september 23, 2002

historic aerial photo survey
las tunas beach



september 16, 2006



september 23, 2010



september 18, 2008

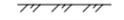
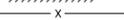
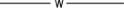
PROPERTY ADDRESS:
 (VACANT) BETWEEN 19562 & 19620 PACIFIC COAST HIGHWAY
 MALIBU, CA 90265
 ASSESSOR'S PARCEL NO.'S:
 4449-007-013, -014, -015, -016, -017 (LOS ANGELES COUNTY)

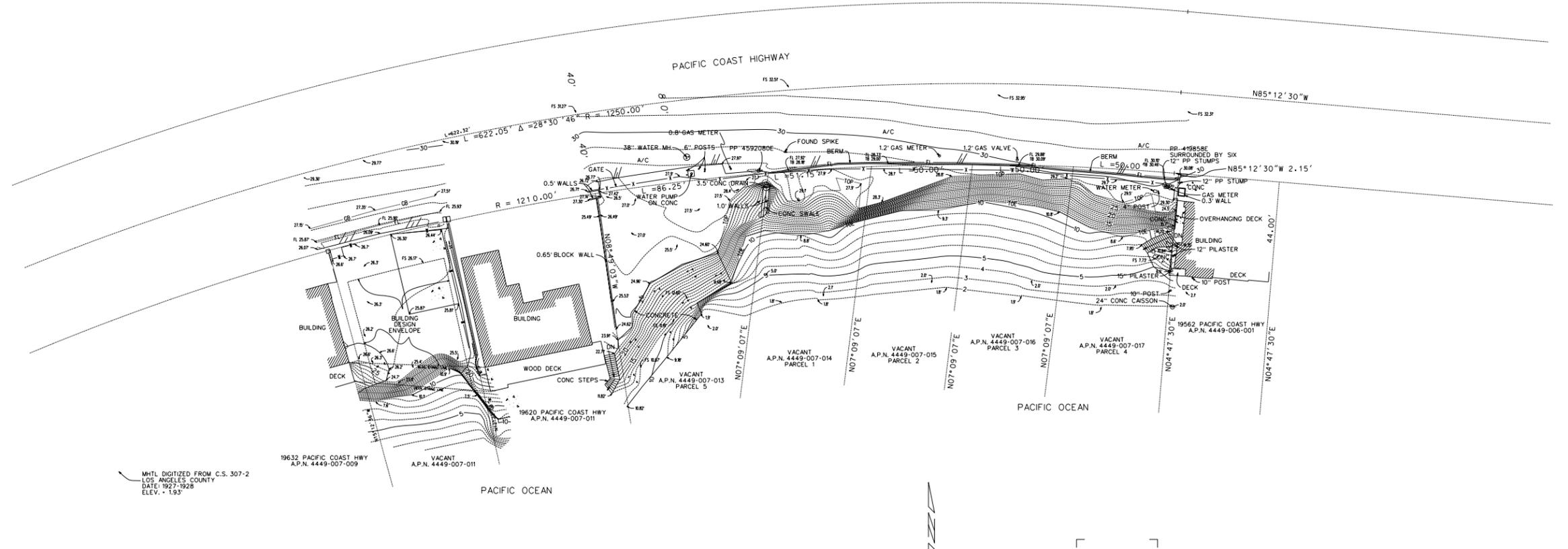
LEGAL DESCRIPTION:
 PARCEL 1:
 THE WESTERLY 511.5 FEET, MEASURED ALONG THE NORTHERLY LINE, OF THAT PORTION OF THE GOVERNMENT LOT 5 IN THE SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, OCTOBER 5, 1996, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1210 FEET, AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66°16'00" WEST FROM A POINT DISTANT SOUTH 23°44'00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66°16'00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.5 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85°12'30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4°47'30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7°09'07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7°09'07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062867.
 PARCEL 2:
 THE EASTERLY 50 FEET OF THE WESTERLY 101.15 FEET SAID DISTANCE BEING MEASURED ALONG THE NORTHERLY LINE, OF THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, OCTOBER 5, 1996, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1210 FEET, AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66°16'00" WEST FROM A POINT DISTANT SOUTH 23°44'00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE

EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66°16'00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.5 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85°12'30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4°47'30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7°09'07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7°09'07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062866.
 PARCEL 3:
 THE EASTERLY 50.00 FEET OF THE WESTERLY 151.15 FEET SAID DISTANCE BEING MEASURED ALONG THE NORTHERLY LINE OF THAT PORTION OF THE GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, OCTOBER 5, 1996, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1210 FEET AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66°16'00" WEST FROM A POINT DISTANT SOUTH 23°44'00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66°16'00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.5 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85°12'30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4°47'30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7°09'07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7°09'07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062869.
 PARCEL 4:
 THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT

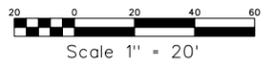
OF SAID PACIFIC COAST HIGHWAY, A DISTANCE OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, OCTOBER 5, 1996, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT EASTERLY THEREON 401.25 FEET FROM THE WESTERLY END OF THAT CERTAIN CURVE IN SAID SOUTHERLY LINE WHICH IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1210 FEET AND WHICH IS TANGENT AT SAID WESTERLY END WITH A LINE BEARING SOUTH 66°16'00" WEST FROM A POINT DISTANT SOUTH 23°44'00" EAST 40 FEET FROM THAT ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66°16'00" EAST 670.60 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS OF SAID COUNTY; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 201.5 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85°12'30" EAST 2.15 FEET TANGENT TO THE LAST MENTIONED CURVE; THENCE SOUTH 4°47'30" WEST TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH A LINE THAT BEARS SOUTH 7°09'07" WEST, FROM THE POINT OF BEGINNING; THENCE NORTH 7°09'07" EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 EXCEPT THE WESTERLY 151.15 FEET MEASURED ALONG THE NORTHERLY LINE OF THE ABOVE DESCRIBED LAND, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062870.
 PARCEL 5:
 THAT PORTION OF LOT 5 IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE PACIFIC COAST HIGHWAY, AS SAID SOUTHERLY LINE WAS ESTABLISHED ON JANUARY 1, 1945, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID PACIFIC COAST HIGHWAY DISTANT WHICH BEARS SOUTH 23°44'00" EAST 40 FEET FROM ENGINEER'S CENTER LINE STATION 100 PLUS 22.08 AT THE EASTERLY EXTREMITY OF THAT CERTAIN CENTER LINE COURSE OF SAID HIGHWAY DESCRIBED AS "NORTH 66°16'00" EAST 670.00 FEET" IN THE DEED FROM SOUTHERN COUNTIES LAND COMPANY TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 11716 PAGE 337, OFFICIAL RECORDS; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1210 FEET BEING ALSO TANGENT TO THE SOUTHERLY LINE

OF SAID PACIFIC COAST HIGHWAY, A DISTANCE OF 315 FEET TO A POINT TO WHICH A RADIAL LINE OF SAID CURVE BEARS NORTH 8°49'03" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE, A DISTANCE OF 86.25 FEET; THENCE SOUTH 7°09'07" WEST 115 FEET, MORE OR LESS, TO A POINT IN THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN AS FOUND BY SURVEY ON APRIL 17, 1947; THENCE WESTERLY ALONG SAID TIDE LINE TO THE INTERSECTION OF SAID TIDE LINE WITH THE ABOVE MENTIONED RADIAL LINE WHICH BEARS SOUTH 8°49'03" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RADIAL LINE NORTH 8°49'03" EAST FROM THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RADIAL LINE NORTH 8°49'03" WEST 119 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, AS SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 25, 1978 AS INSTRUMENT NO. 78-1062866.
 BASIS OF BEARINGS:
 THE BEARING OF N 66°16'00" E ALONG THE CENTER LINE OF PACIFIC COAST HIGHWAY, AS SHOWN ON F.M. 10595 IN THE OFFICE OF THE SURVEYOR OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
 BENCH MARK:
 MALIBU 24.129" SPIKE IN W. END OF S. HEADWALL OF DY-9070 (1990)
 BRIDGE #53-365 OVER PENA CREEK
 47.5 C/L PACIFIC COAST HWY &
 0.5 MI/W TUNA CANYON RD
 ELEVATIONS SHOWN ON THIS MAP ARE BASED ON NGVD 1929 DATUM.
 NOTES:
 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT, EASEMENTS, IF ANY ARE NOT SHOWN ON THIS 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 APPROVAL.
 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.): ————
 - ASPHALT (A/C): 
 - BUILDING: 
 - CHAIN LINK FENCE (C.L.F.): 
 - WOOD FENCE: 
 - WIRE FENCE: 
 - WROUGHT IRON FENCE: 
 - CONCRETE (CONC.): 
 - MANHOLE (M.H.): 
 - TREES:  PINE  PALM  EUC  OAK  OTHER
- REFERENCES:
 F.M. 10594
 C.S.B. 1726
 C.S. 8489
 C.S. 8658
 C.S. 307-2

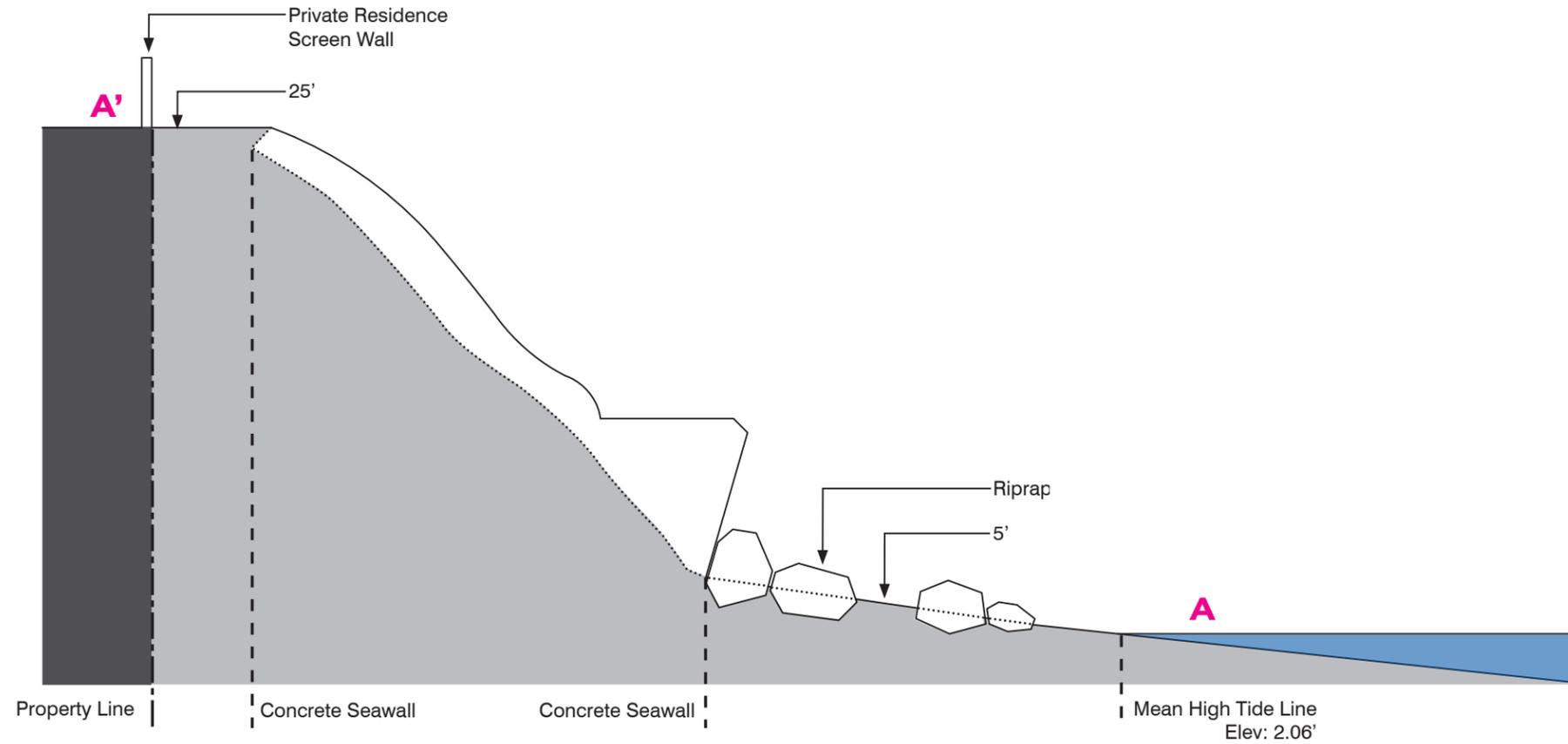


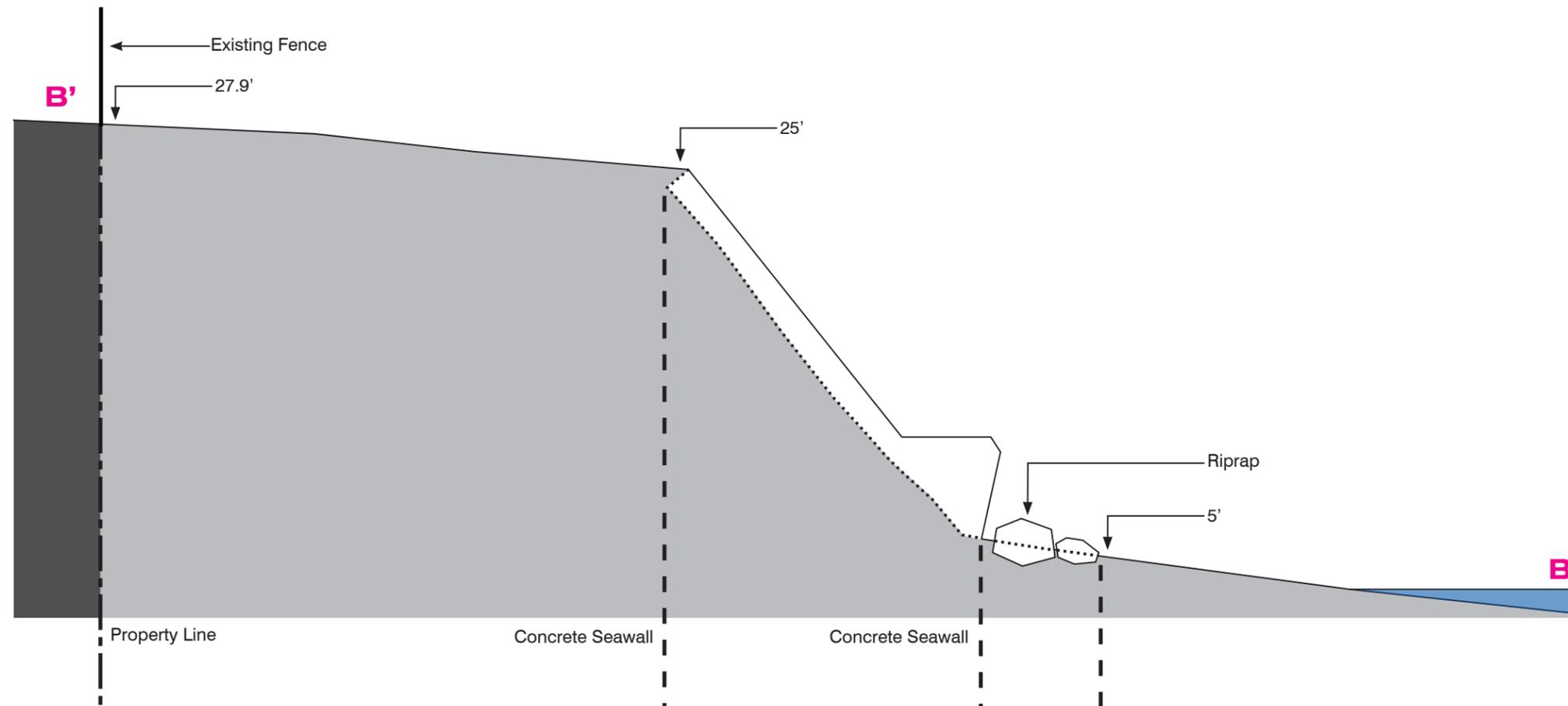
MHTL DIGITIZED FROM C.S. 307-2
 LOS ANGELES COUNTY
 DATE: 1927-1928
 ELEV. + 1.93'

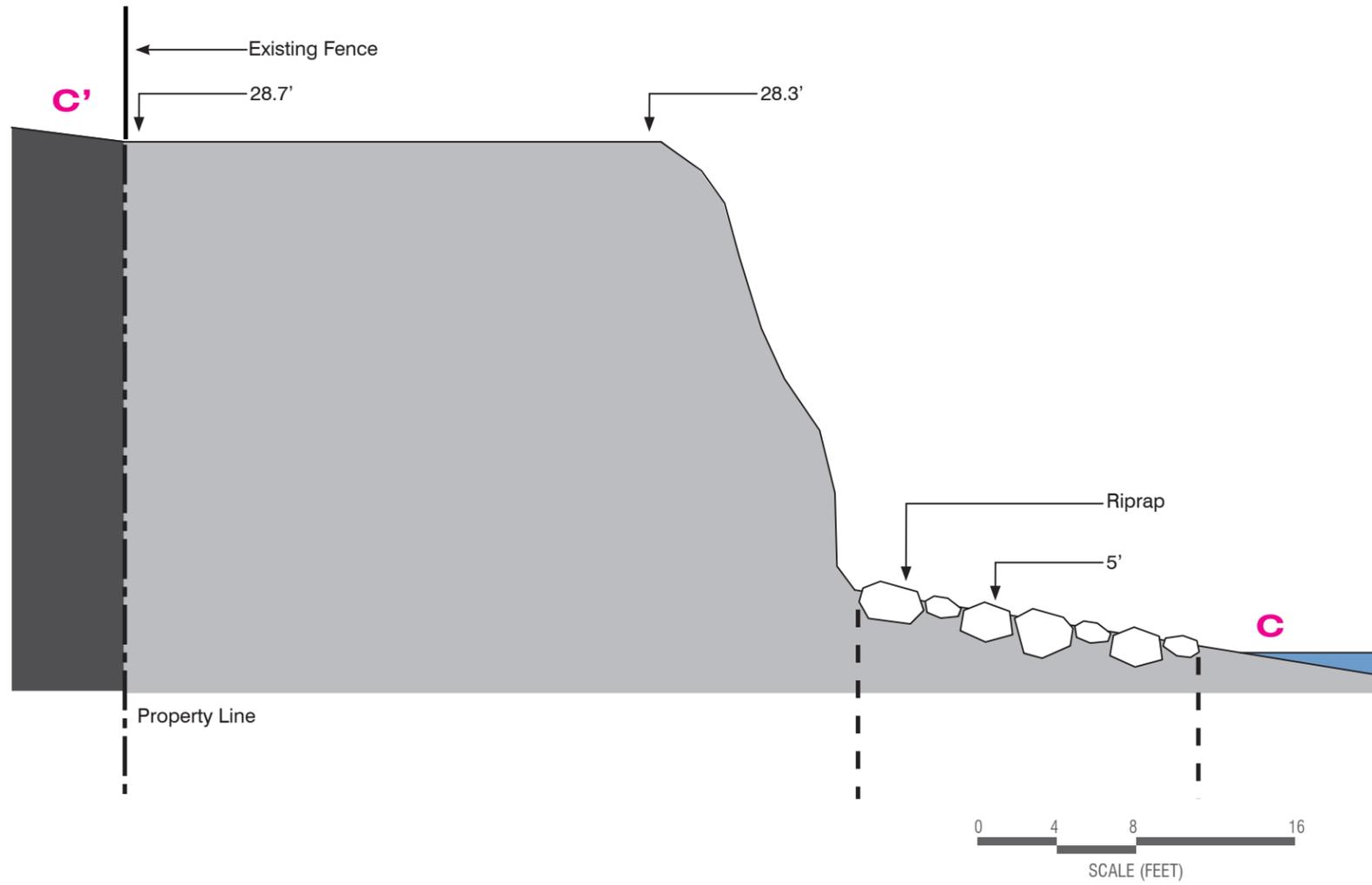
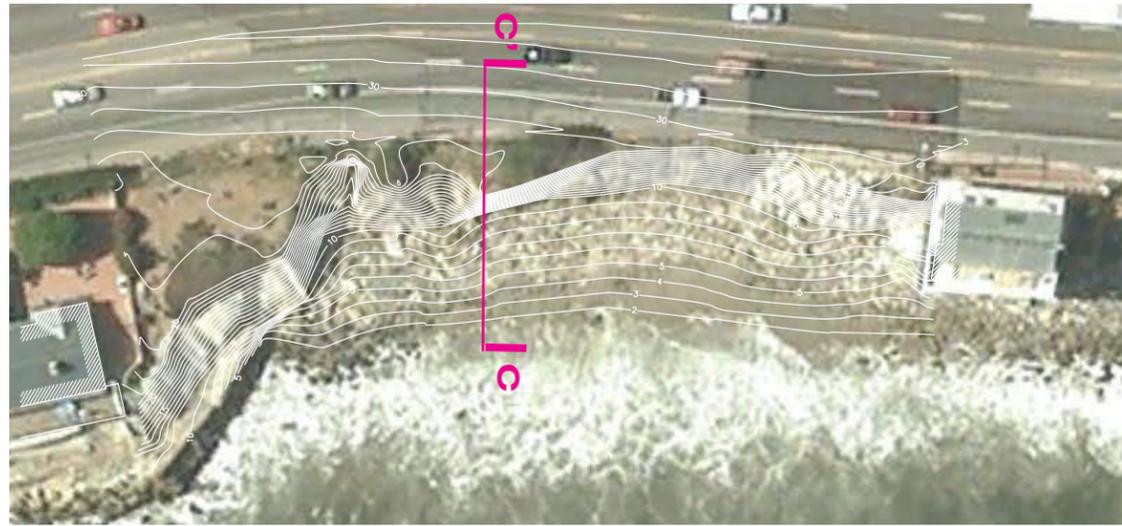


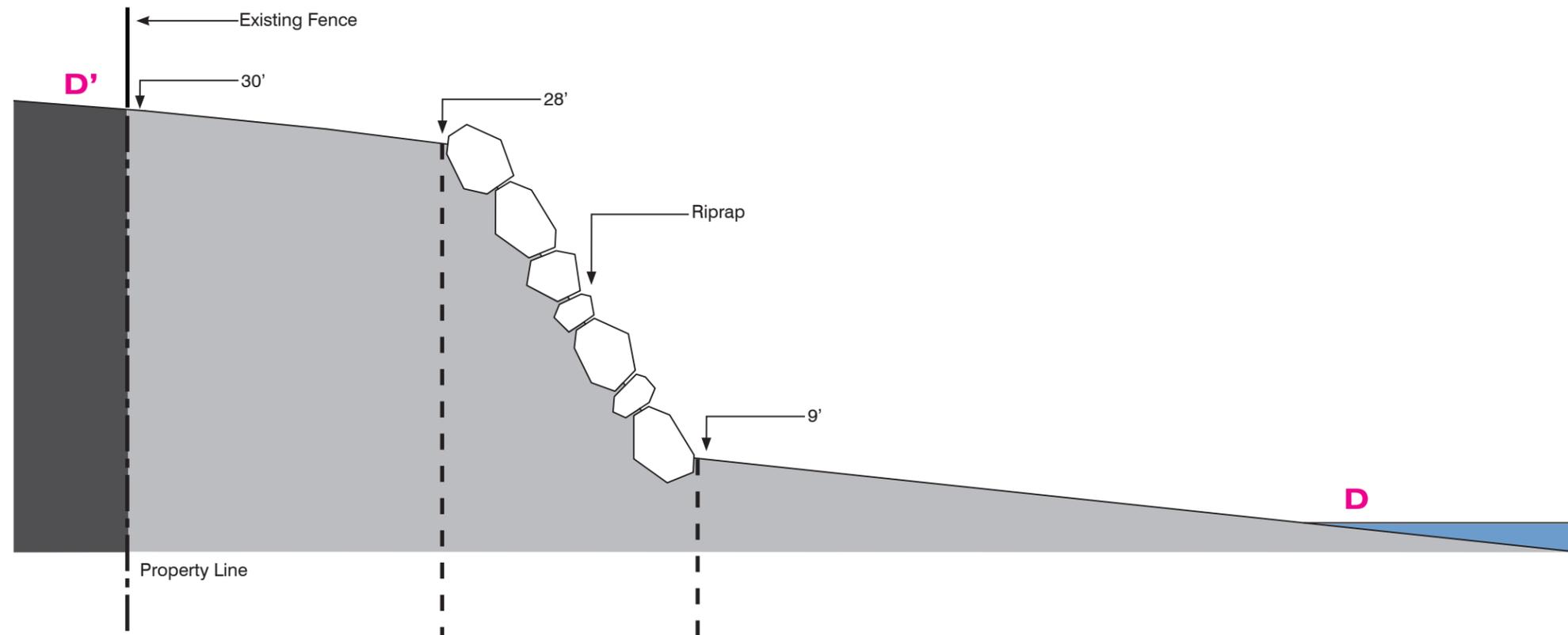
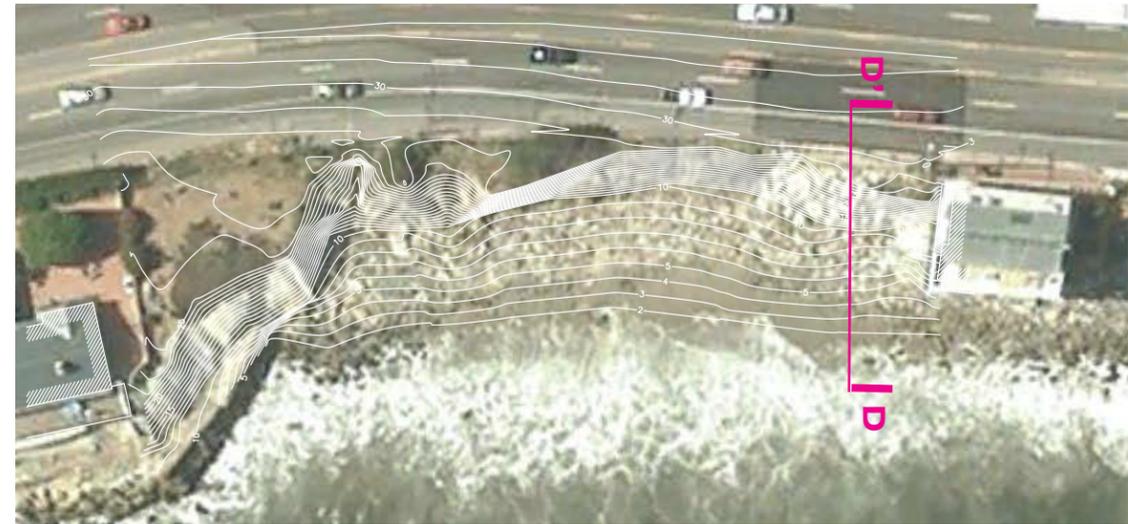
TOPOGRAPHIC SURVEY			
REVISIONS:	SURVEYED FOR:	SURVEYED BY:	SCALE:
	MALIBU VISTA 22741 PACIFIC COAST HIGHWAY SUITE #400A MALIBU, CA 90265	 LAND & AIR SURVEYING BOUNDARY - SURVEYING - ALTA SURVEY CITY OF MALIBU 5571 PACIFIC COAST HIGHWAY MALIBU, CA 90265 PHONE: (310) 459-9301 FAX: (310) 459-9302	1" = 20'
SURVEYED BY: PRJ.F			JOB NO: MVL1-188
DRAWN BY: MDS,SLS,M			SURVEY DATE: 8/4-9/08
			DATE: 2/17/09
			SHEET: 1 OF 1

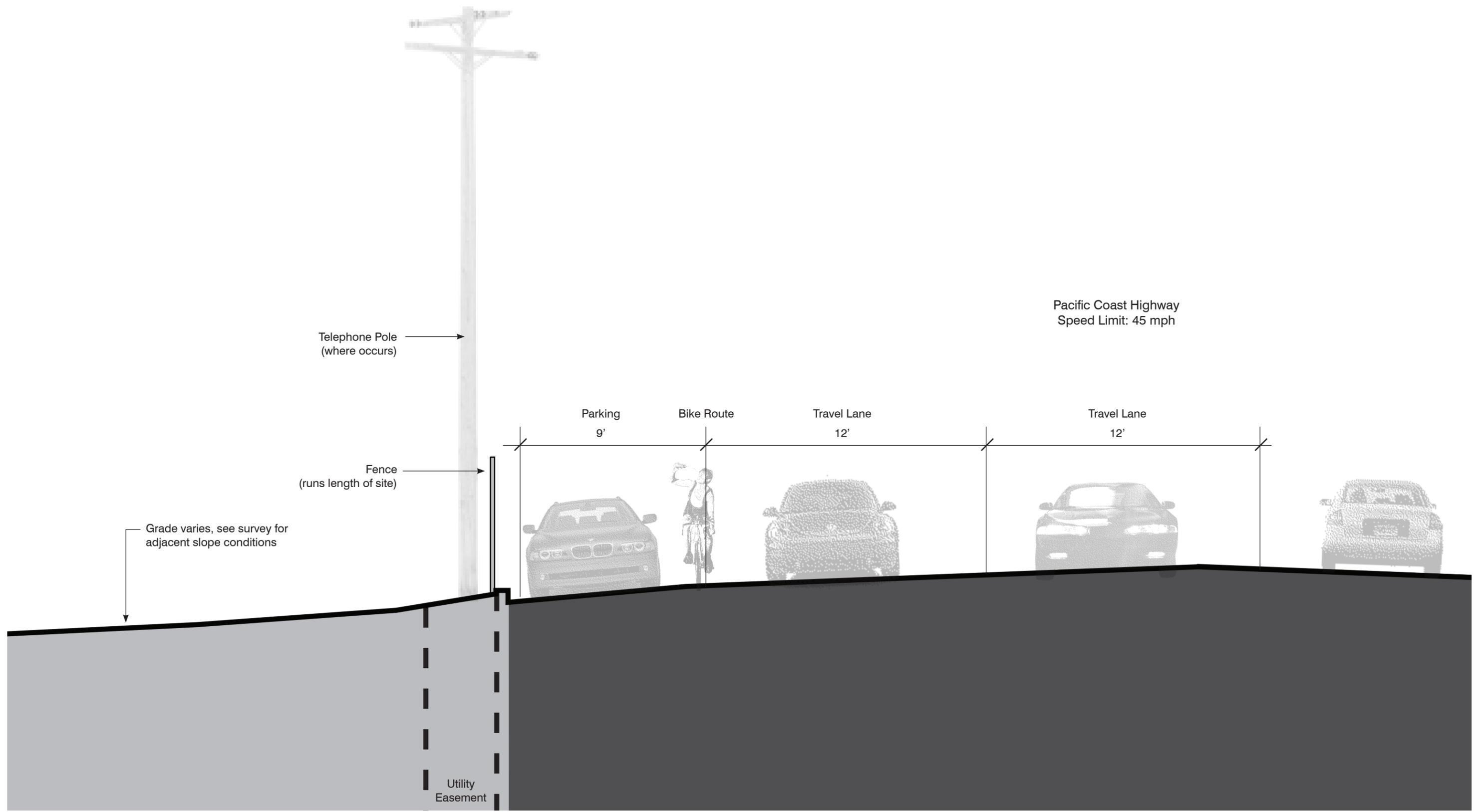
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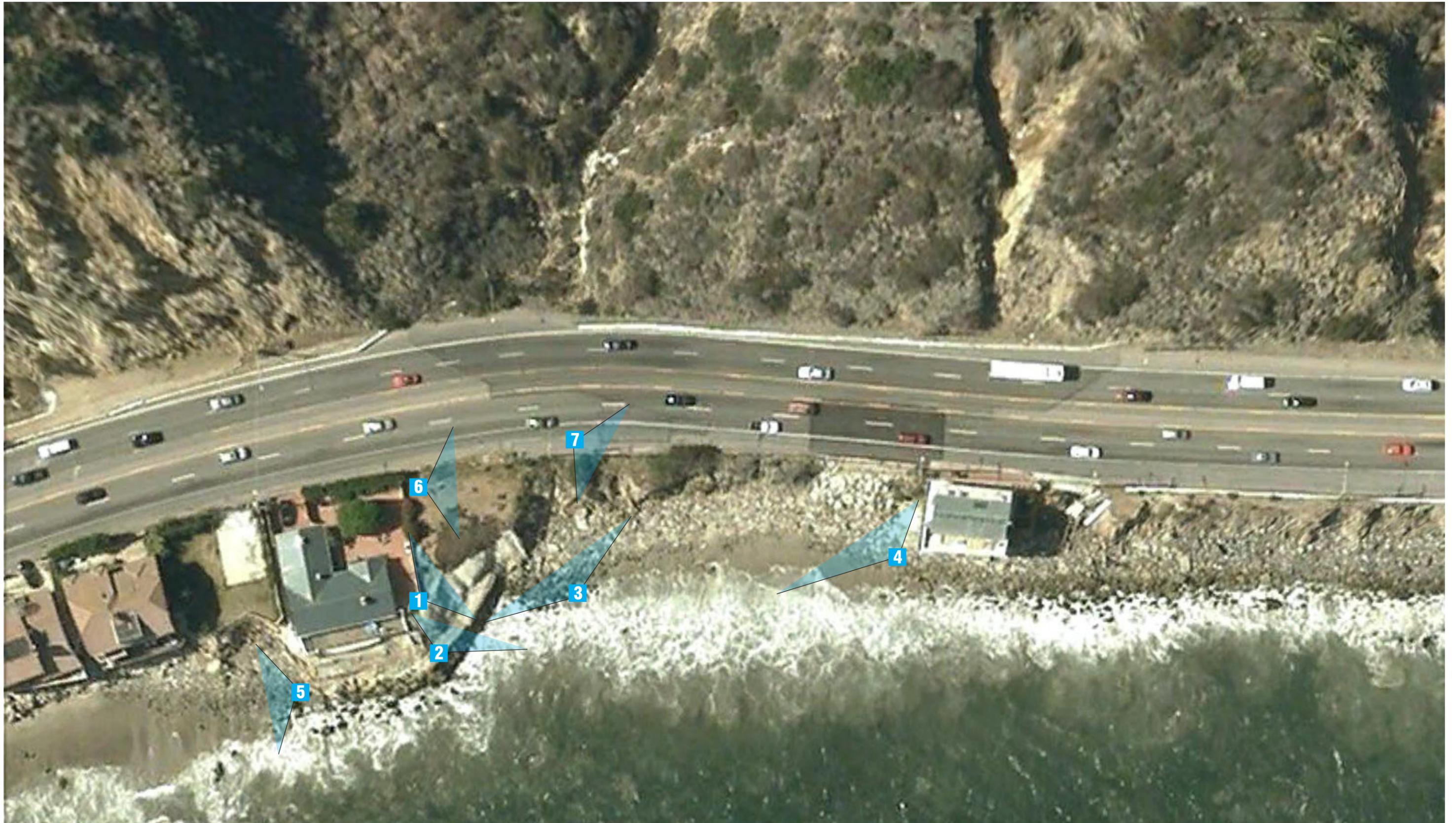














1



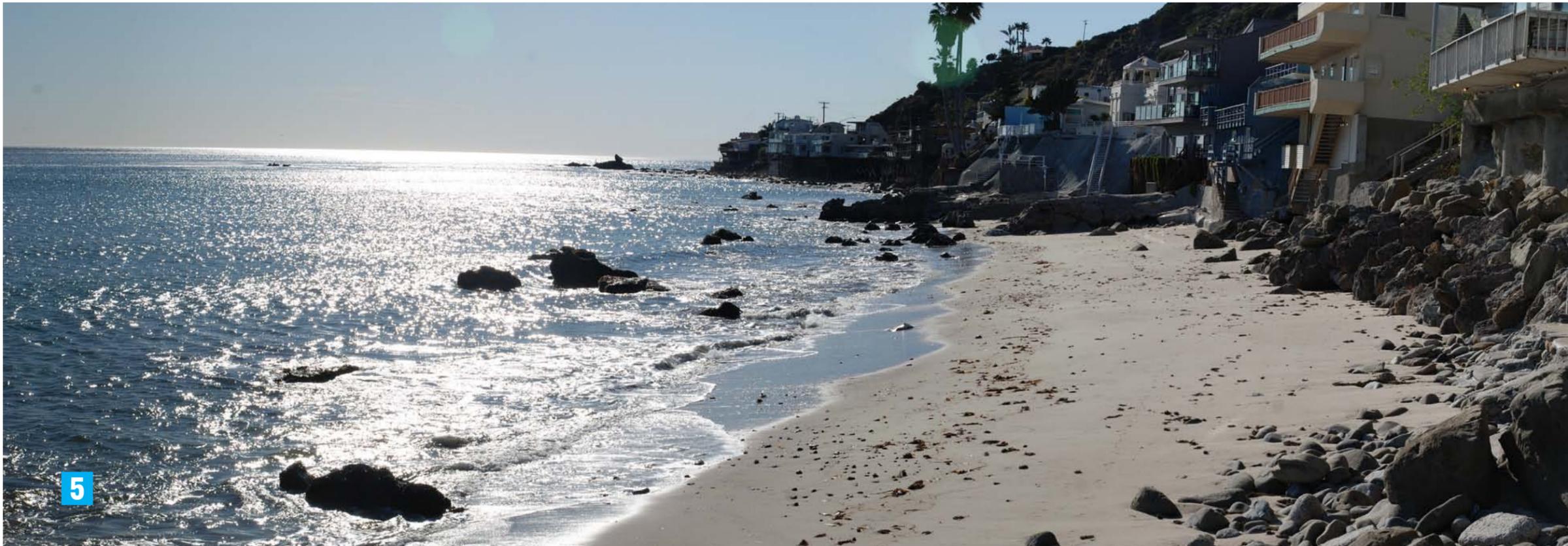
2

2012 May 10

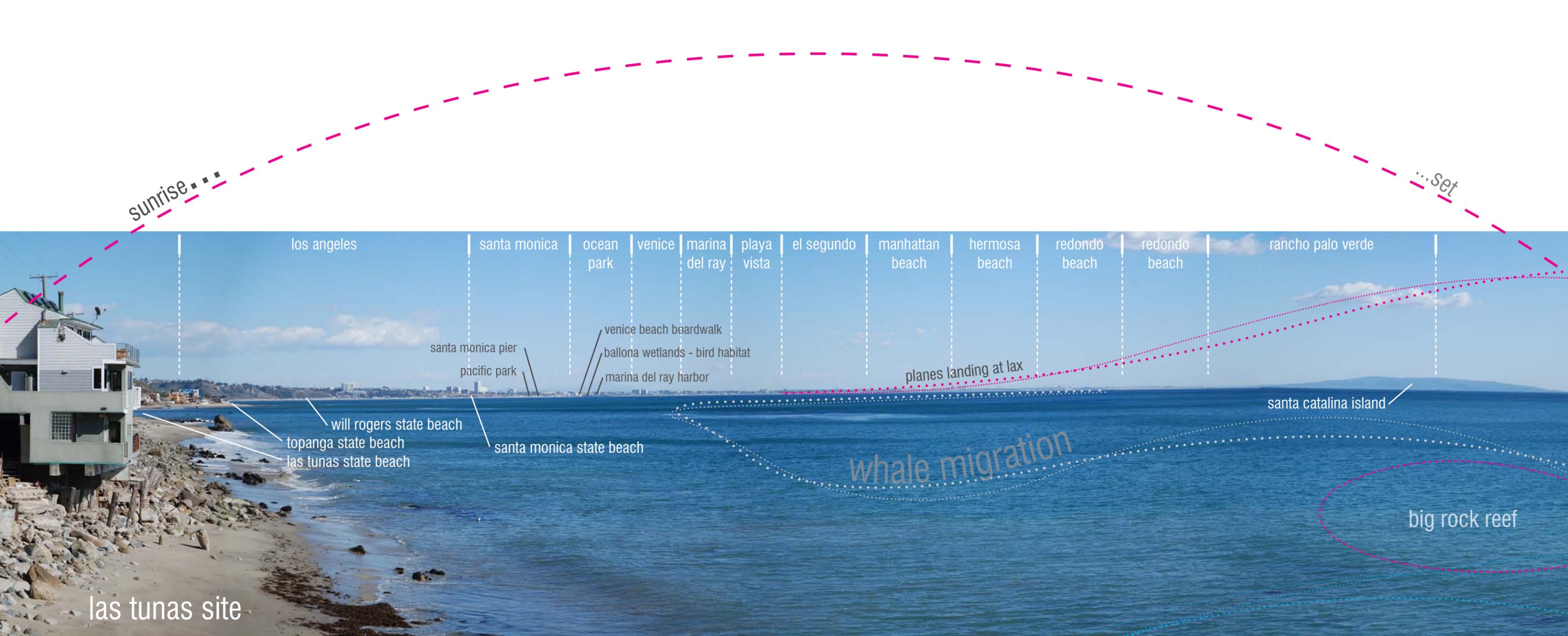
bionic

site photos
las tunas beach



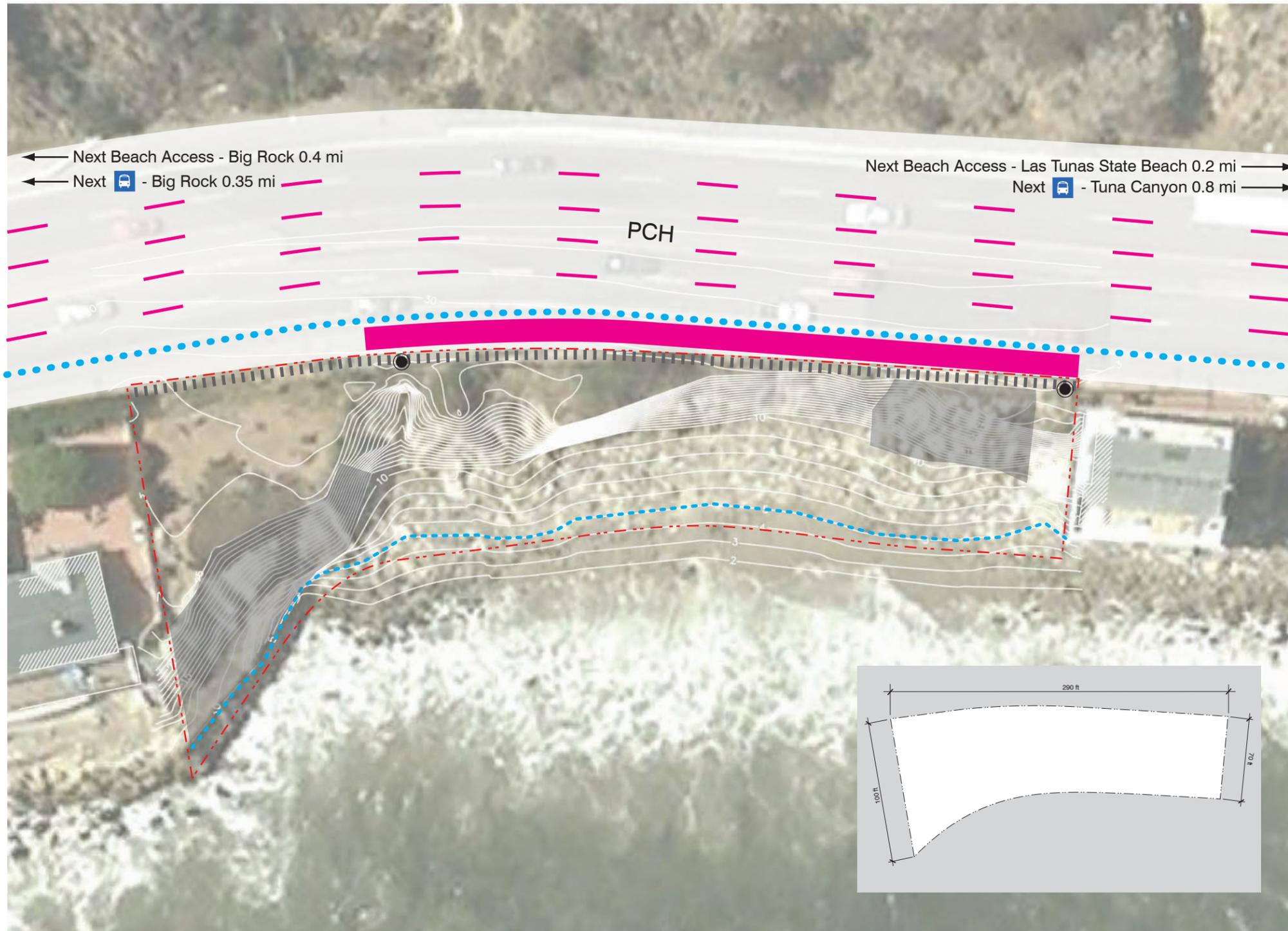






las tunas site

stormwater outflow



PCH data

Speed Limit: 45 mph

Average Annual Daily Traffic: 41,000

Peak Hour Traffic: 3,750

LEGEND

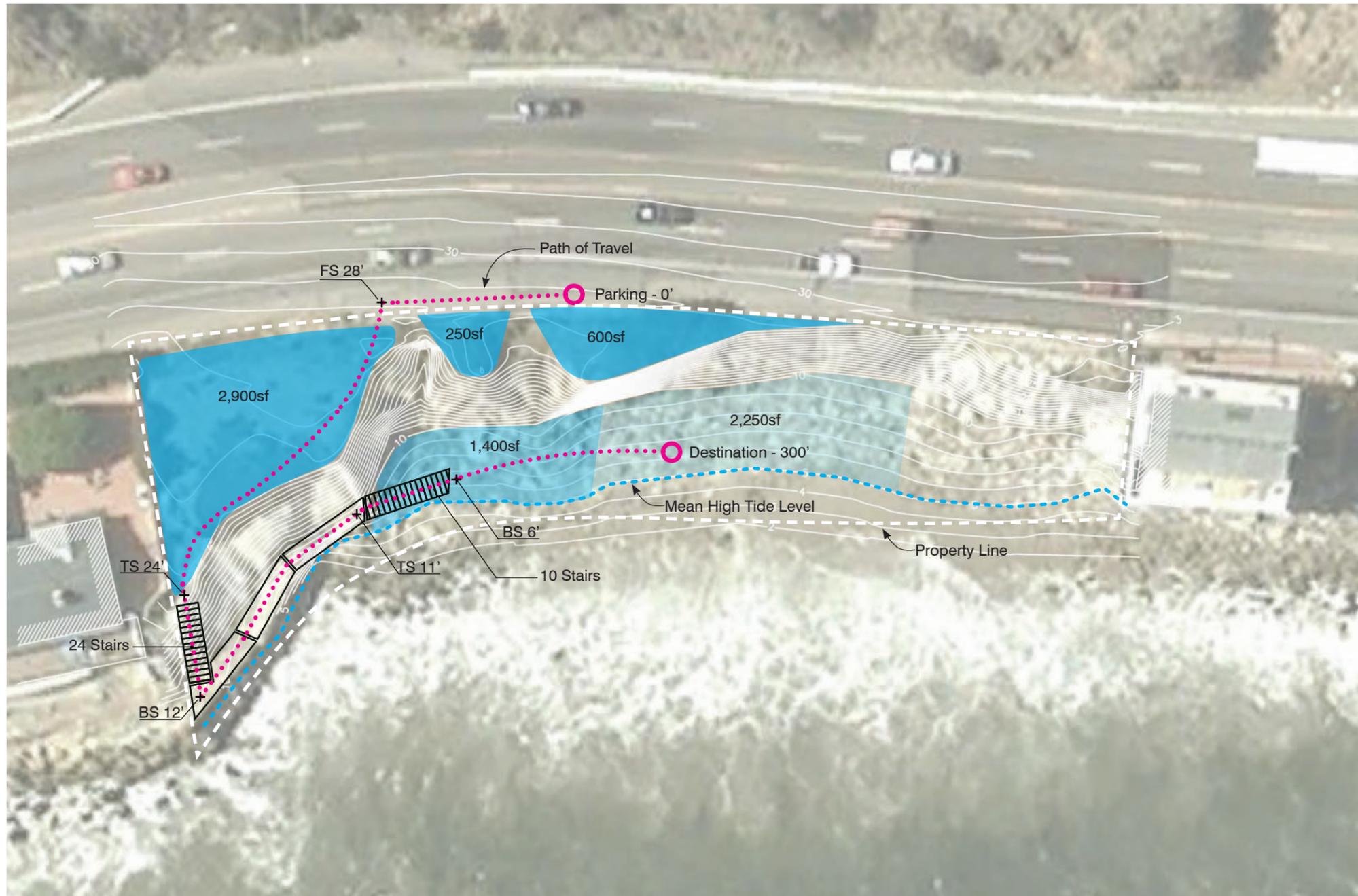
- 10 Street Parking, Spaces Available
- Bike Route
- Travel Lane
- Property Line
- Mean High Tide Line
- Utility Easement
- Extent of Riprap and Seawall
- Telephone pole





Legend

-  0-5% Slope (top of slope)
-  0-25% Slope (sand beach)
-  0-25% Slope (tidal beach)
-  Vertical Separation between roadway and beach
-  Circulation between Las Tunas State Beach and Site



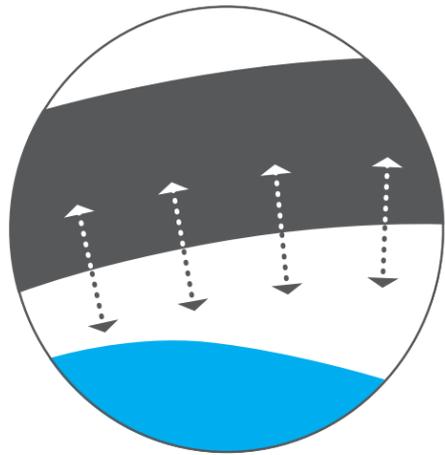
Legend

-  Slopes < 5% (top of slope)
buildable area: 3,750sf
-  Slopes < 25%
buildable area: 1,400sf
-  Full build-out
10' min from MHTL
buildable area: 2,250sf

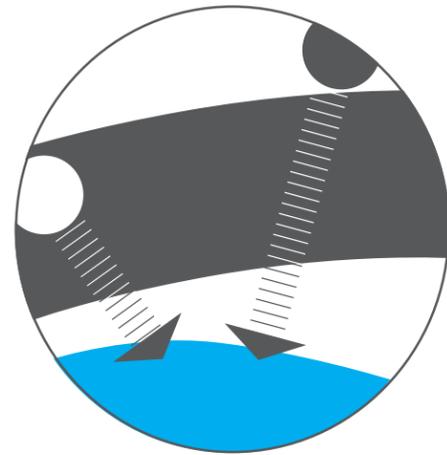
program/concepts
las tunas beach

2012 April 10

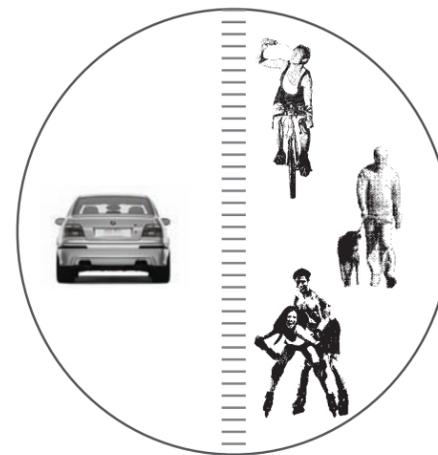
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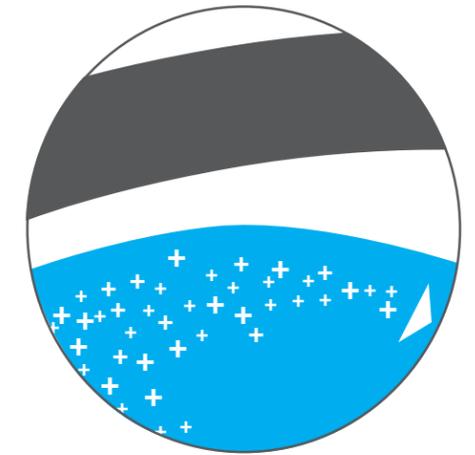
CREATE
BEACH ACCESS



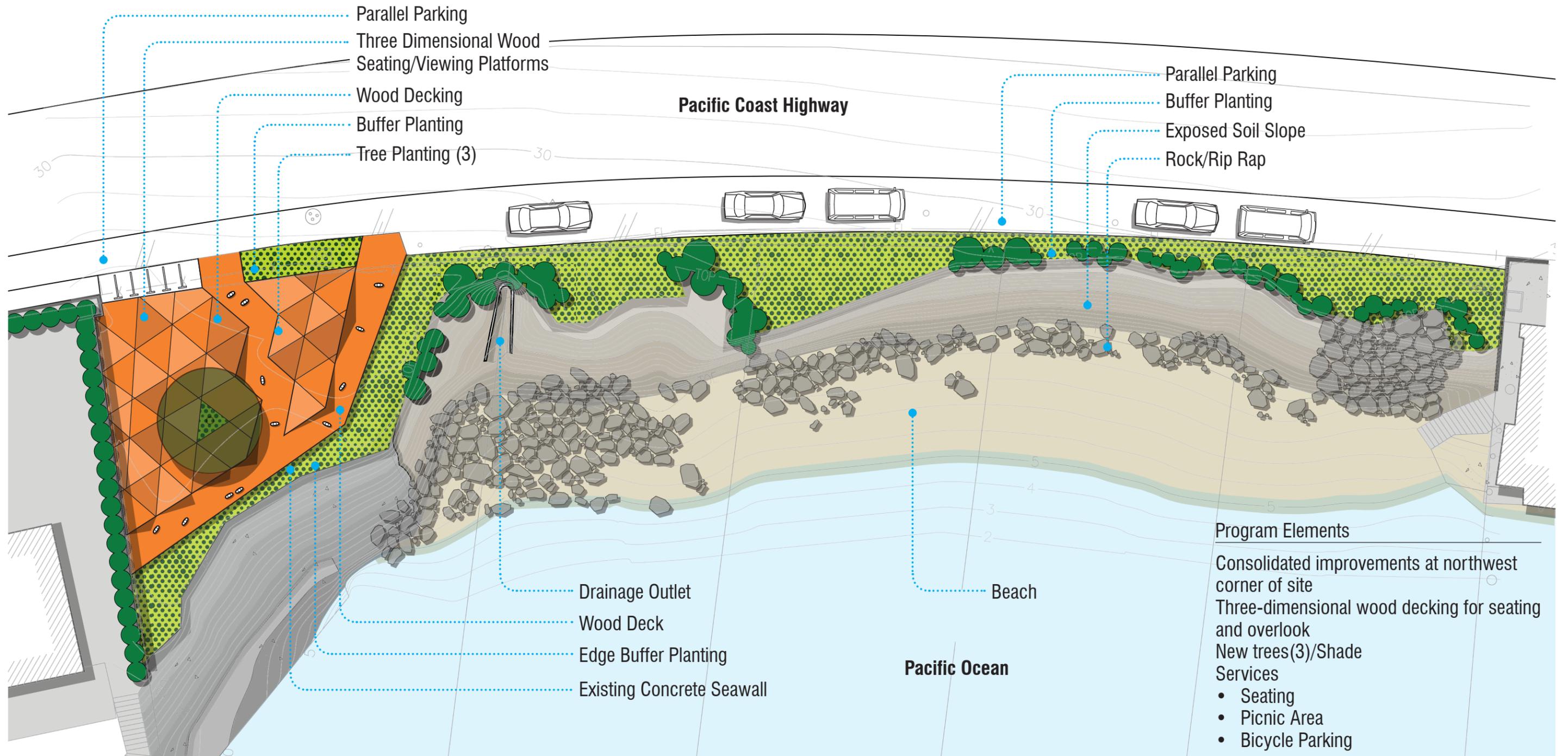
MAINTAIN
VISUAL ACCESS



CREATE
PEDESTRIAN SAFETY



SUPPORT
LITTORAL TRANSPORT





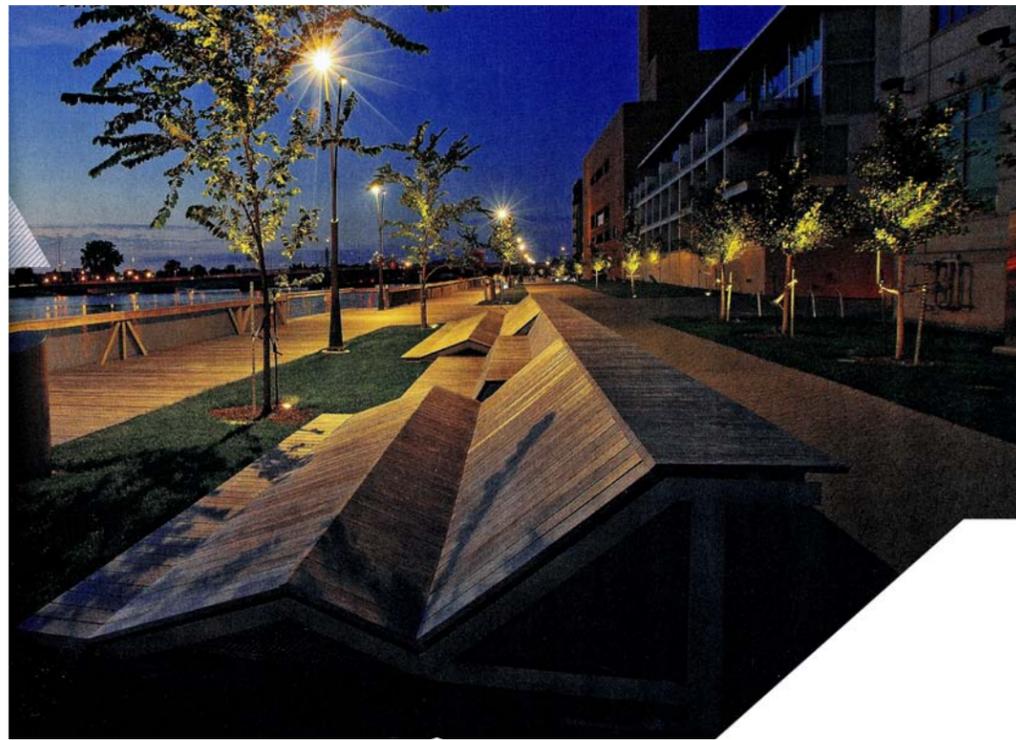
City Deck - Wood Deck/Lounge



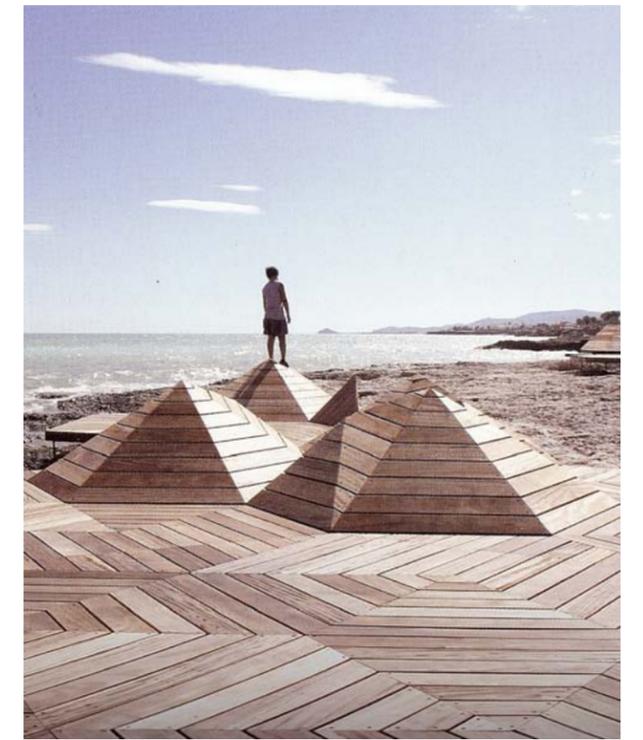
City Deck - Event



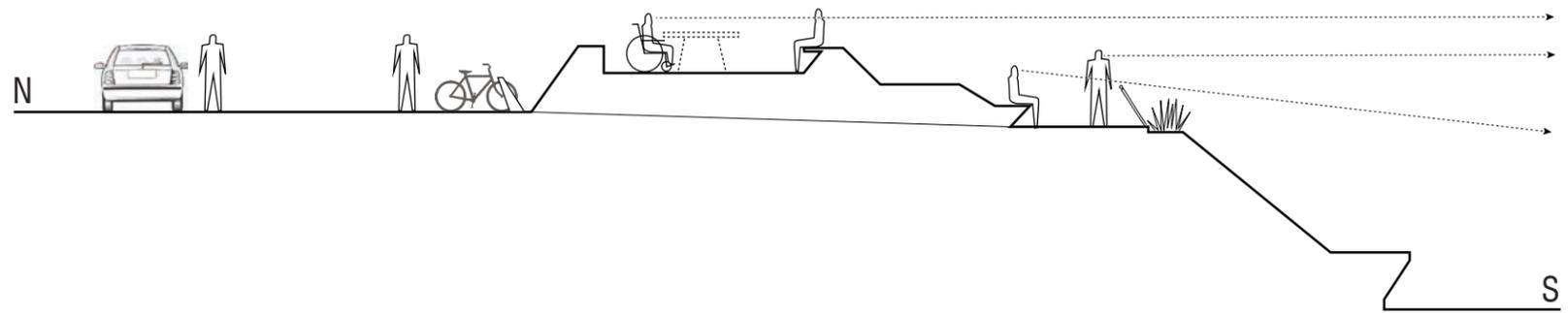
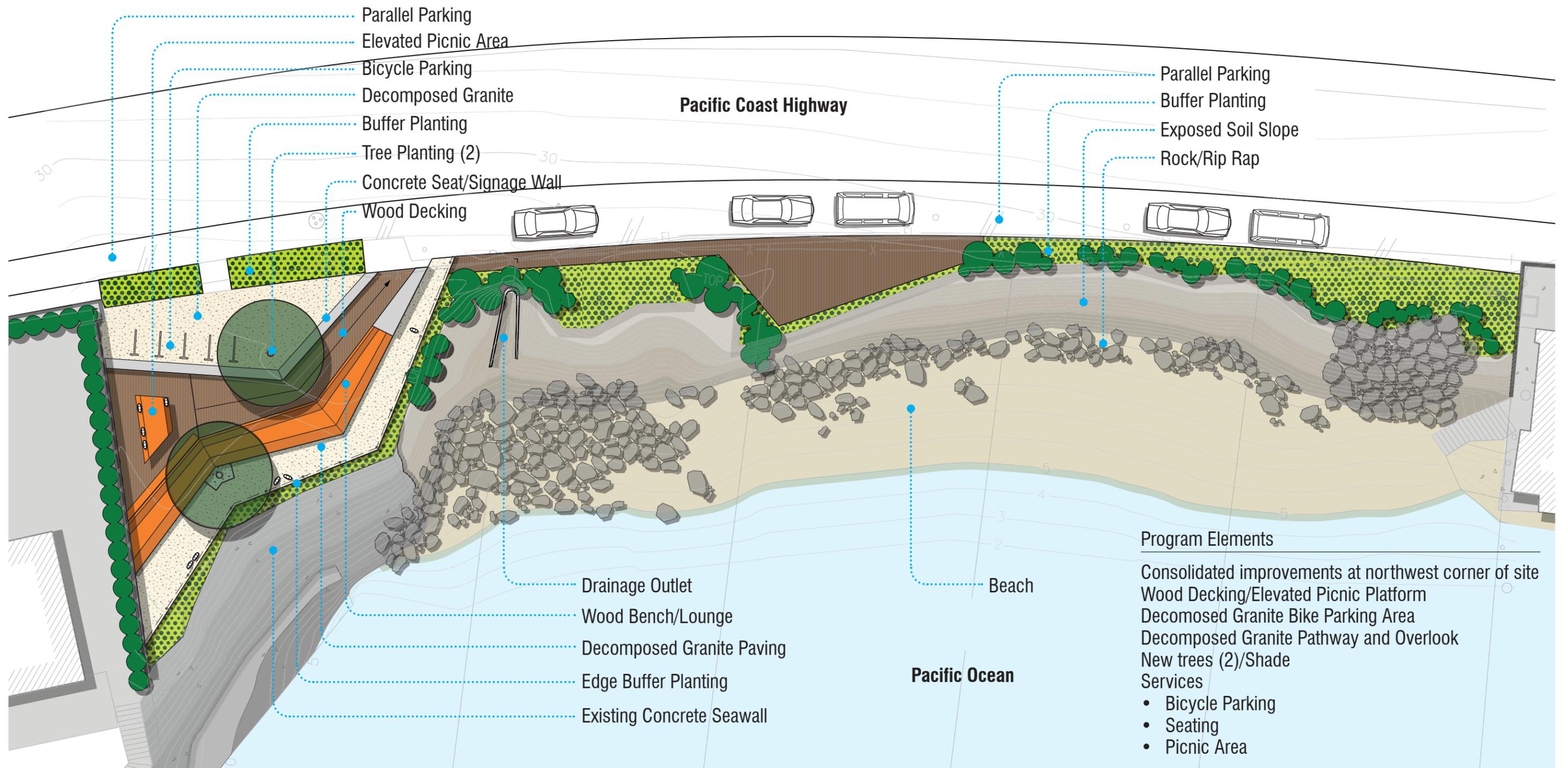
Vinaros Microcoast

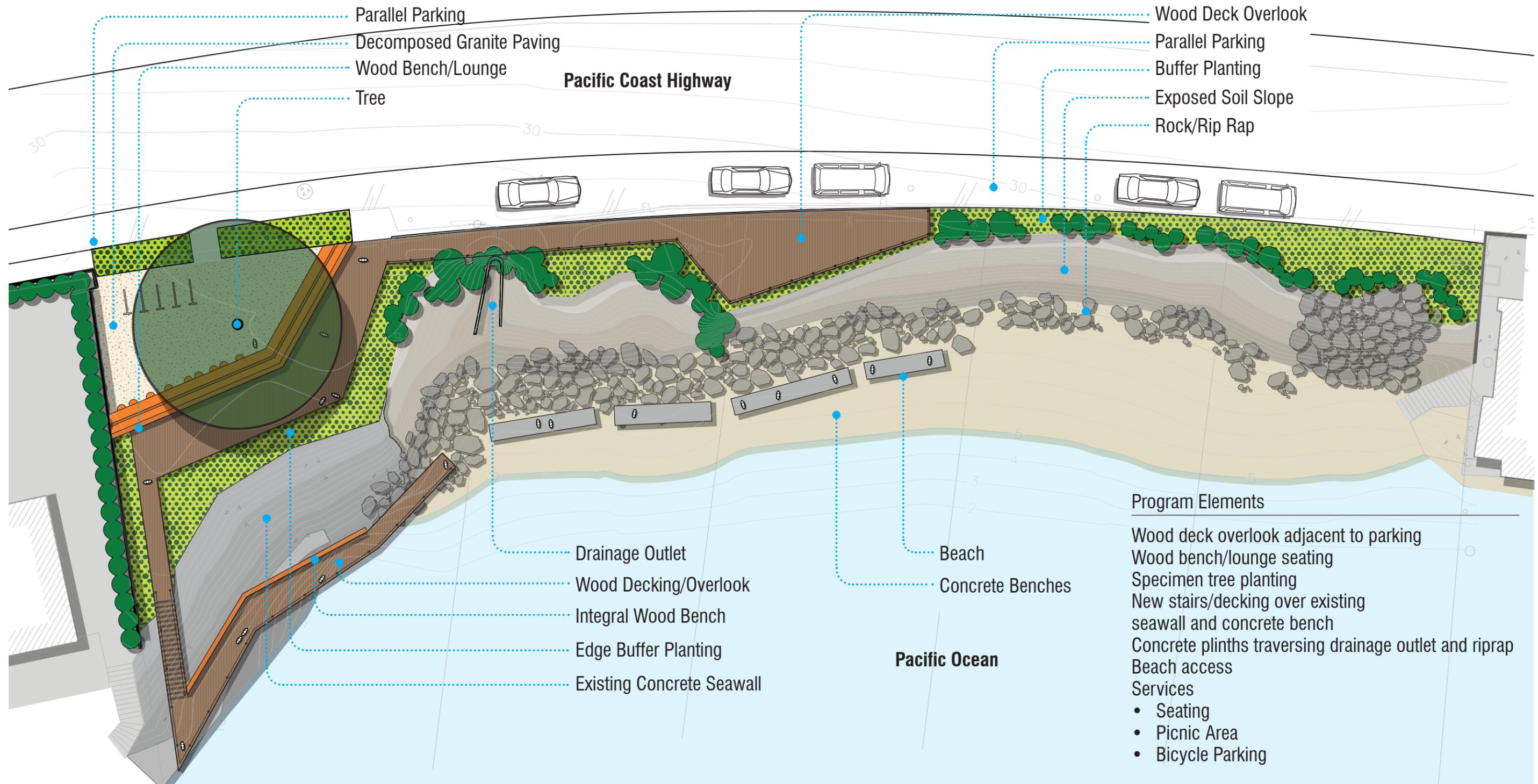


City Deck - Wood Deck/Lounge



Vinaros Microcoast

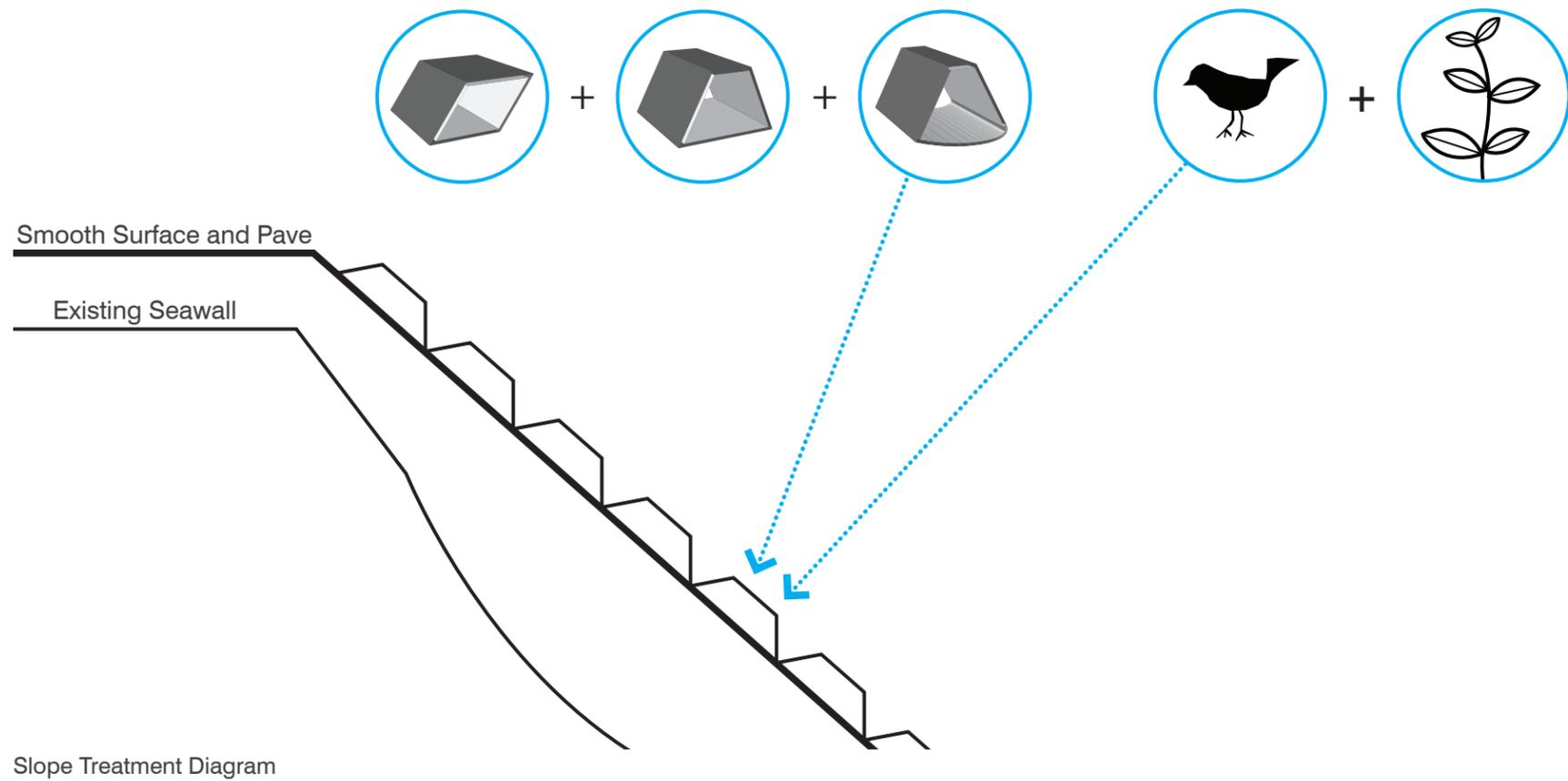




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large/x-large - deck, overlooks, beach access
las tunas beach



Cliff Swallow Nests



Existing Slope



Cast Forms