

9.A. Continued REVISED Project Description

The Mountains Recreation and Conservation Authority (MRCA) is proposing a public works project at Lechuza Beach, a public beach owned by MRCA, to improve safety and accessibility. Project elements include upgrades and repairs to two existing staircases and an overlook. The project also includes the establishment of a new view area, a new view platform, and four new disabled parking spaces. The proposed project is intended to carry out the public access policies of the City's certified Local Coastal Program which require vertical and lateral access and trail easements obtained pursuant to Offers to Dedicate (OTDs) that are accepted, opened, maintained and operated.

Both the existing staircase and overlook at the beach terminus of West Sea Level Drive would be reconstructed. An adjacent but separate new view area would also be established.

The existing Lot I staircase and pathway would be improved between the intersection of Bunnie Lane and Broad Beach Road, south (beachward) to the terminus of East Sea Level Drive at the beach.

A new view platform would be constructed at the south (beachward) end of Lot I.

Improvements to both staircases include reconstructing stairs and handrails, limited grading, installing guardrails, stabilizing the foundations, and installing native landscaping. Improvements on Lot I also include replacing both the pedestrian gate and the entrance sign to allow access to the beach via the pedestrian gate during the hours from sunrise to one hour after sunset. Public use hours of the beach will be unrestricted as the pedestrian gates will remain unlocked for those leaving the beach area at all times. A Parks Bond Act sign would be installed at the entrance to Lot I, per funding requirements.

Lot I stairs are proposed to be 4-5 feet wide. The materials to be used for the Lot I stairs construction include concrete, recycled plastic lumber, and steel. The materials to be used for the West Sea Level Drive stairs include concrete and steel.

One disabled parking space (Parking Space D) would be established along existing West Sea Level Drive, with accompanying access aisles, leading to both the reconstructed overlook/stairs and new view area (with new guardrails). (Parking Space C is shown for consideration as an alternative but is not currently being proposed.)

Three new disabled parking spaces (parking spaces B, C, and Z) would be established along existing East Sea Level Drive, with accompanying access aisles, leading to the new view platform at Lot I stairs.

Creation of the new parking spaces would include new surfacing and signage and the establishment of a parking access and pass reservation system. A code/access system would be established at the vehicle gates for vehicles with disabled placards to access the new disabled parking spaces. The new parking spaces may require the demolition of various small structures that currently encroach in the MRCA Sea Level Drive easement. All parking spaces will be van accessible, and parking signage will meet Federal and State regulations for accessibility.

The majority of the work would be conducted on MRCA-owned land. Such components include the West Sea Level Drive overlook and stairs improvements, the new view area at the terminus of West Sea Level Drive, the proposed parking space at West Sea Level Drive, the Lot I stairs improvements, and the new view platform at the southern (beachward) end of Lot I.

The three proposed parking spaces at East Sea Level Drive are located primarily within the Sea Level Drive easement (East Sea Level Drive) held by MRCA, in a lot owned by Malibu-Encinal Homeowners Association (MEHOA) (according to the Los Angeles County Assessor's data). A portion of Parking Space Z at East Sea Level Drive is proposed on MRCA-owned land.

For the proposed access aisle from parking spaces B and C to the proposed new view platform at East Sea Level Drive, MRCA is proposing to implement "Alternative Path 2," as shown in the attached figure. This access aisle along East Sea Level Drive would pass over the Sea Level Drive easement held by MRCA, in the lot owned by MEHOA (according to the Los Angeles County Assessor's data). The access aisle would terminate on MRCA-owned land. The other accessible paths (Alternative Path 1 and Alternative Path 3) shown are not included as part of the project description, but are shown as alternatives.

The proposed parking space at West Sea Level Drive (Parking Space D) is located on land owned by MRCA. For the proposed access aisle to the proposed new view area at West Sea Level Drive, MRCA is proposing to implement "Accessible Path 3," as shown in the attached figure. Portions of the access aisle by West Sea Level Drive (that would connect to the new view area) would pass on/by the existing Fire Department turnaround on a parcel that is privately owned, but over which MRCA holds an access easement. Portions of this access aisle along West Sea Level Drive would pass over the Sea Level Drive easement held by MRCA, in a lot owned by Lechuza Villas West L P (according to the Los

City of Malibu Planning Department
Coastal Development Permit Application (No. 07-087)
Lechuza Beach Public Access Improvements Project
Mountains Recreation and Conservation Authority
June 4, 2009-REVISED
Page 3

Angeles County Assessor's data). Portions of the access aisle would be on MRCA-owned land. The other accessible paths shown are not included as part of the project description, but are shown as alternatives in case Alternative C were used.

The MRCA will enforce the Malibu Municipal Code at Lechuza Beach, including on MRCA's beach access easements. In all matters related to permitting dog use of the public beach, MRCA will enforce the Malibu Municipal Code at Lechuza Beach until such time that it is amended.