

### **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.

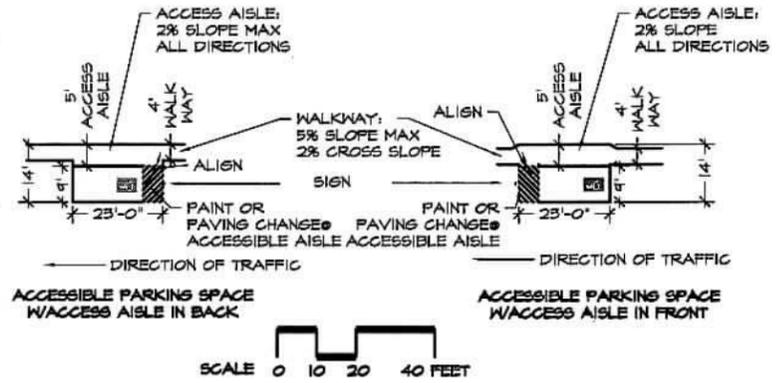
For the proposed access aisle from parking spaces B and C to the proposed new view platform at East Sea Level Drive, MRCA is proposing to implement "Alternative Path 2," as shown in the attached figure. This access aisle along East Sea Level Drive would pass over the Sea Level Drive easement held by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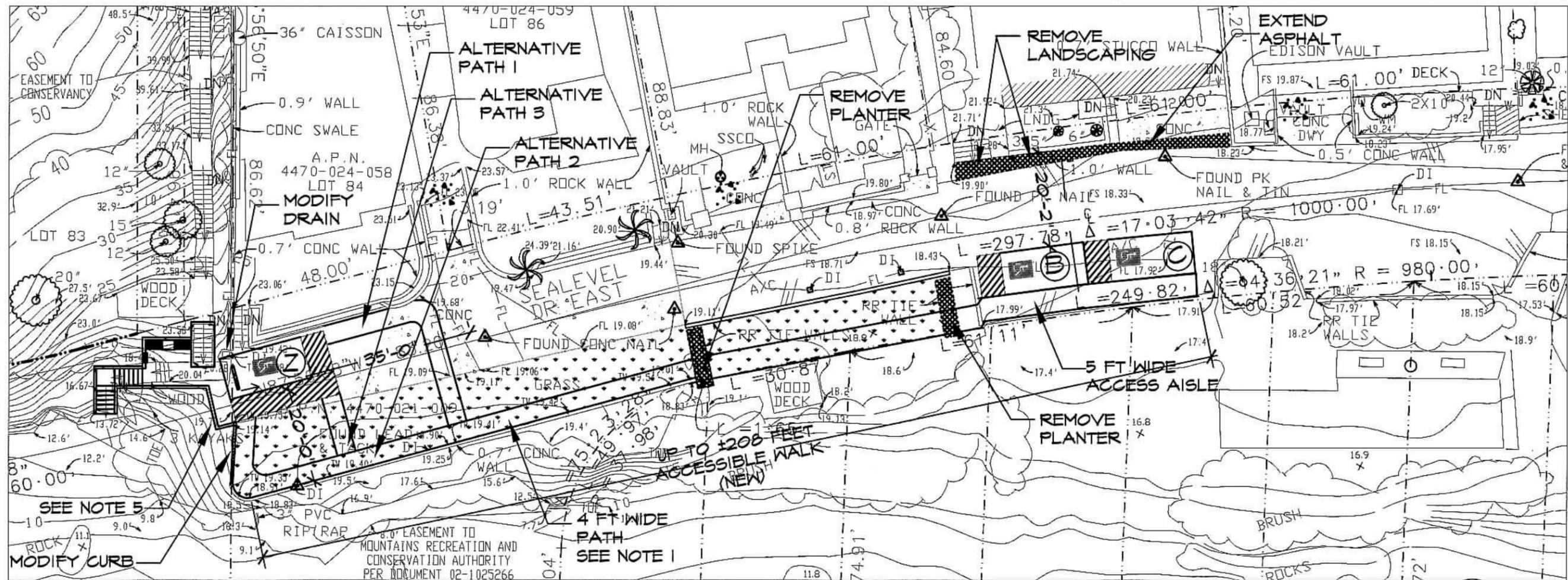
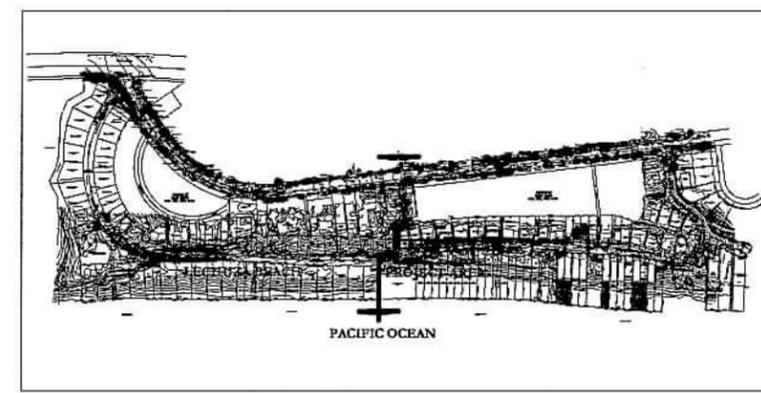
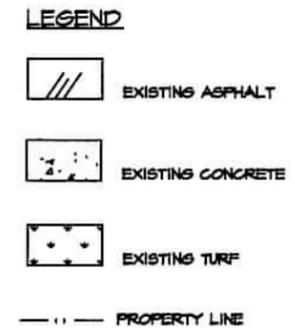
Angeles County Assessor's data). Portions of the access aisle would be on MRCA-owned land. The other accessible paths shown are not included as part of the project description, but are shown as alternatives in case Alternative C were used.

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.

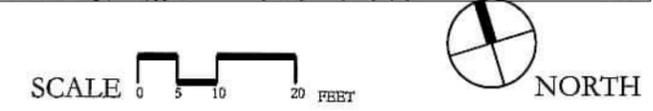


**NOTES:**

- EXISTING SURFACES (PAVING AND GRASS) ARE SHOWN FOR REFERENCE ONLY. IT IS ASSUMED THAT GRASS SURFACING WHERE ACCESS AISLES ARE PROVIDED WOULD BE REPLACED WITH PAVING, DECOMPOSED GRANITE, OR ECOFAVERS, MEETING ADAAS 4.5.1 ACCESSIBILITY REQUIREMENTS. EXISTING ASPHALT OR CONCRETE PAVING IN THE LOCATION OF PARKING SPACES, ACCESS AISLES AND WALKWAYS WOULD ALSO BE IMPROVED TO MEET ACCESSIBILITY REQUIREMENTS (SEE NOTE 3 BELOW).
- ACCESSIBLE PARKING SPACE AND ACCESS AISLE AT FRONT OR BACK OF PARKING SPACE SHALL HAVE A FIRM, STABLE & SLIP-RESISTANT SURFACE SUCH AS ASPHALT OR STABILIZED SOIL. ALTERNATE SURFACES FOR THE PARKING SPACE ARE ACCEPTABLE AS LONG AS THE ACCESS AISLE TO THE FRONT OR REAR HAS A SURFACE WITH A CONTRASTING PATTERN OR COLOR (SUCH AS PAINTED ASPHALT OR INTERLOCKING PAVERS). TURF GRASS SURFACING DOES NOT MEET ADAAS 4.5.1 REQUIREMENTS FOR ACCESSIBLE SURFACING.
- WALKWAY (INCLUDING ACCESS AISLES AT THE SIDE OF PARKING SPACES) SHALL HAVE A FIRM, STABLE & SLIP-RESISTANT SURFACE SUCH AS ASPHALT OR STABILIZED SOIL, OR DECOMPOSED GRANITE. TURF GRASS SURFACING DOES NOT MEET ADAAS 4.5.1 REQUIREMENTS FOR ACCESSIBLE SURFACING.
- EACH RESERVED STALL SHALL HAVE A SIGN (18"X12") DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND A WARNING NOTICE THAT THE SPACE IS RESERVED FOR VEHICLES DISPLAYING A DISABLED PERSON PARKING FLAG.
- EXCAVATE AND PLACE 3 FT DIAMETER BOULDERS TO DEPTH OF BEDROCK. ADD GRAVEL AND FILL (CEMENT TREATED SOIL) ON TOP. CONSULT WITH A STRUCTURAL ENGINEER.



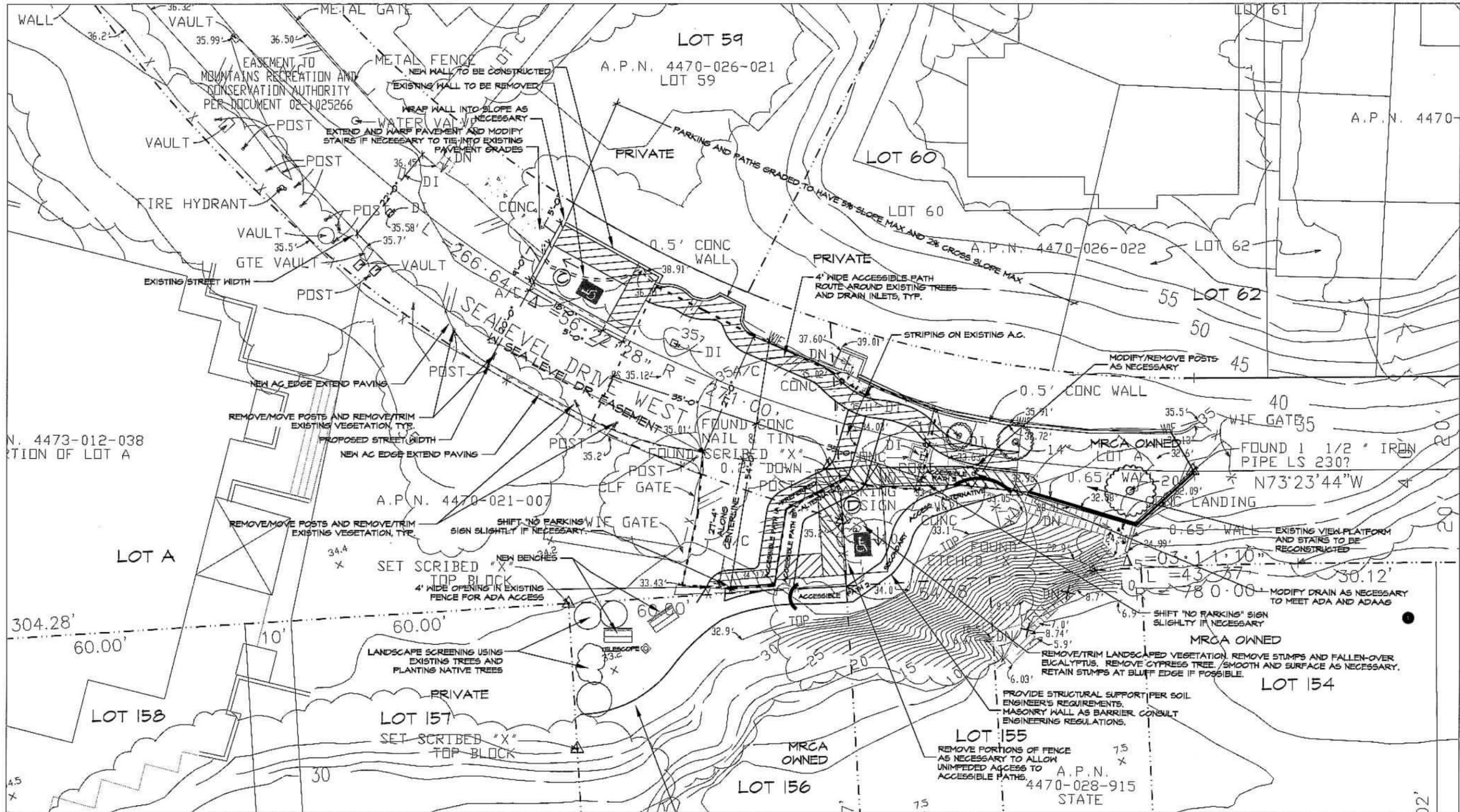
MRCA EDITS  
MARCH 30, 2009



# PARKING PLAN-OPTION BCZ PROPOSED PROJECT EAST SEA LEVEL DRIVE

LECHUZA BEACH  
MALIBU, CALIFORNIA

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY  
LOS ANGELES, CALIFORNIA



**LANDSCAPE PLAN**

**LEGEND**

- MRCA EDITS
- MARCH 12, 2009
- FIRE TURN AROUND
- PROPERTY LINE

- EXISTING ASPHALT
- EXISTING CONCRETE

- NOTES:
1. ACCESSIBLE PATHS AND PARKING SPACE GRADED TO HAVE 5% SLOPE MAX AND 2% CROSS SLOPE MAX. THIS MAY REQUIRE SOME SMOOTHING OF PAVEMENT AND SOME NEW SURFACING (E.G., ASPHALT).
  2. SOME COMBINATION OF ACCESSIBLE PATH 1A, 1B AND/OR 3 WOULD BE IMPLEMENTED DEPENDING ON SLOPES OR OTHER CONSTRAINTS.
  3. ACCESSIBLE PATH 2 "SECONDARY ACCESS ALTERNATIVE" IS AN ALTERNATIVE FOR CONSIDERATION ONLY IF PARKING SPACE "B" IS NOT IMPLEMENTED.



**PARKING PLAN- OPTION CD  
ALTERNATIVE C AND ALTERNATIVE D  
WEST SEA LEVEL DRIVE**

**LECHUZA BEACH  
MALIBU, CALIFORNIA**

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY  
LOS ANGELES, CALIFORNIA



**KEYNOTES:**

- ① TRIM LANDSCAPING, NEW SELF CLOSING GATE (APPROX. 4 FT. WIDE)
- ② EXISTING FENCE TO REMAIN, PROTECT IN PLACE.
- ③ NATIVE LANDSCAPING
- ④ REMOVE PORTIONS OF FENCE ON MRCA PROPERTY AS NECESSARY TO CONSTRUCT STAIRS
- ⑤ POTENTIAL NATIVE LANDSCAPING
- ⑥ BIKE RACK
- ⑦ INTERPRETIVE EXHIBIT

SEE ADDITIONAL PLANS FOR IMPROVEMENTS IN THIS AREA ALONG EAST SEALEVEL DRIVE

JUNE 5, 2008

SCALE

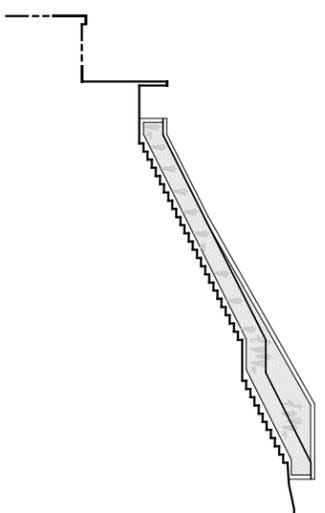


NORTH

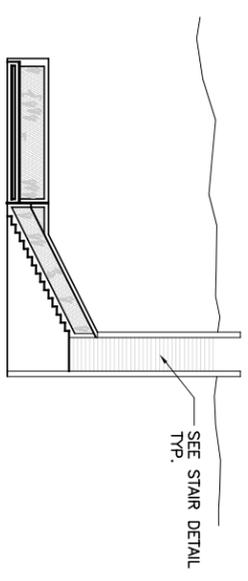


Cash & Associates

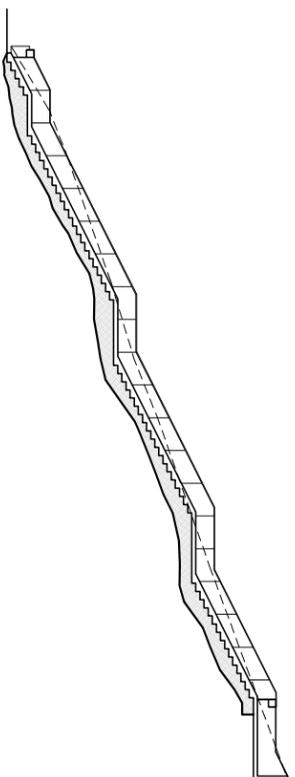
5772 Boies Ave, Suite 100  
Huntington Beach, CA 92649-1134  
Tel: (714) 895-2072  
Fax: (714) 895-1291



ELEVATION A-A  
SCALE: 1"=10'



ELEVATION B-B  
SCALE: 1"=10'



ELEVATION C-C  
SCALE: 1"=10'

**NOTE:**  
WIDTH OF STAIRS TO BE 5 FEET WIDE WHERE POSSIBLE.  
WIDTH OF STAIRS MAY BE 4 FEET WIDE IN SOME AREAS, TO BE DETERMINED DURING CONSTRUCTION.



KEYMAP

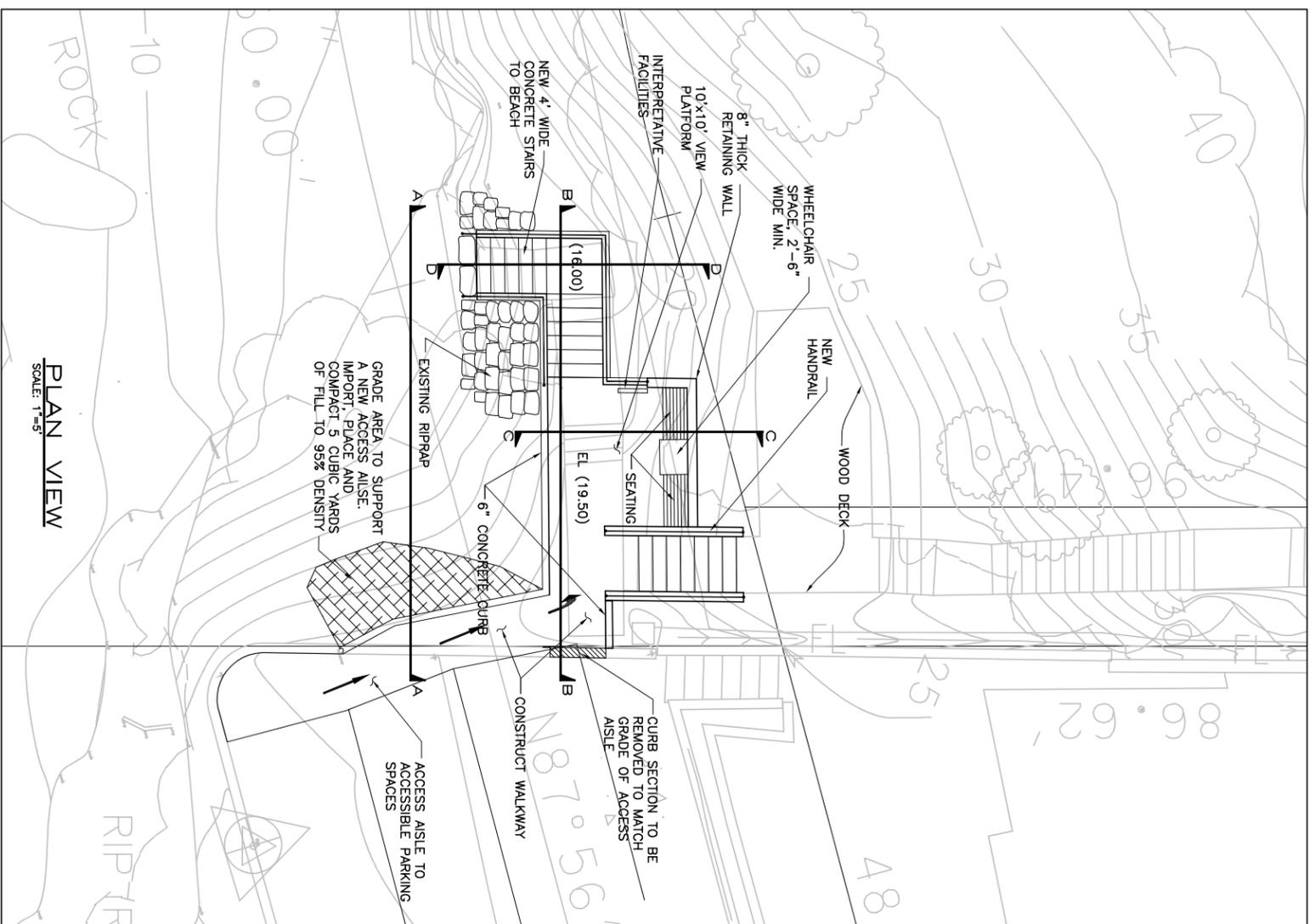
# LOT 1 STAIRS EXHIBIT

SHEET 1 OF 2

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY  
LOS ANGELES, CALIFORNIA

LECHUZA BEACH  
MALIBU, CALIFORNIA





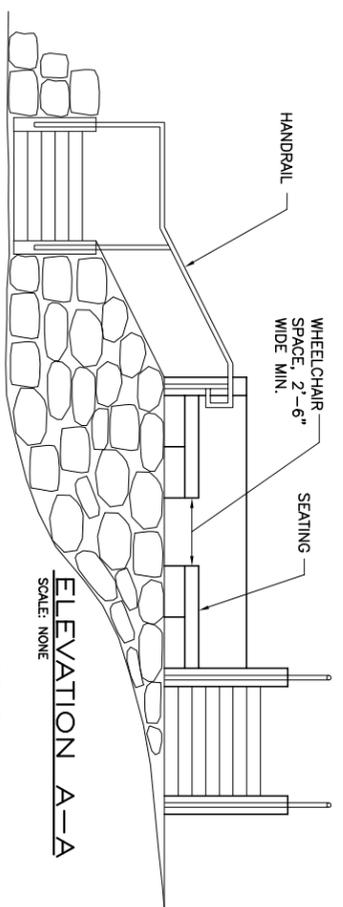
**PLAN VIEW**  
SCALE: 1"=5'

SEE ADDITIONAL PLANS FOR IMPROVEMENTS IN THIS AREA ALONG EAST SEALEVEL DRIVE AND LOT I.  
JUNE 5, 2008

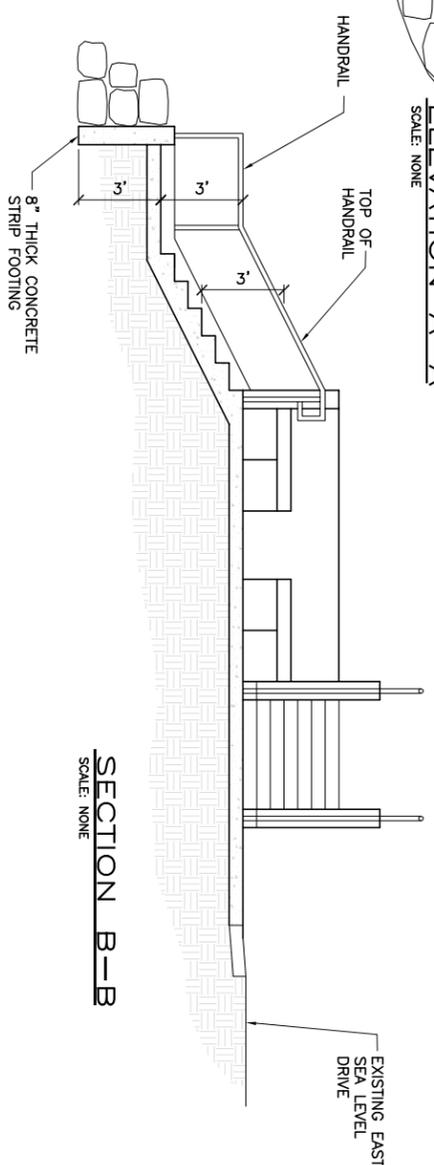


**URS**  
Cash & Associates

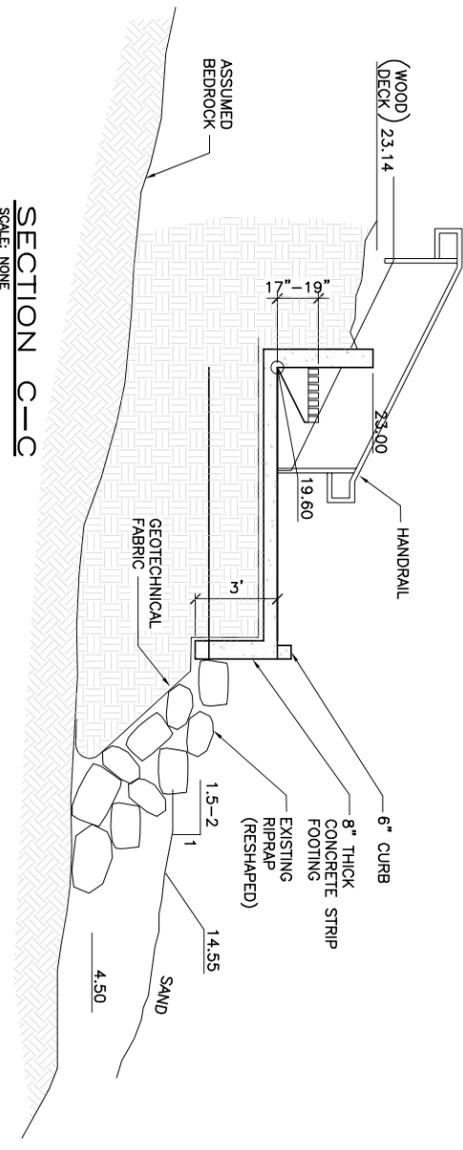
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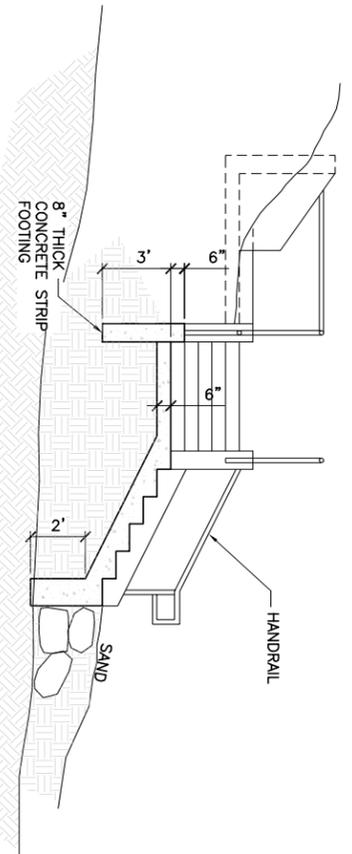
**ELEVATION A-A**  
SCALE: NONE



**SECTION B-B**  
SCALE: NONE



**SECTION C-C**  
SCALE: NONE



**SECTION D-D**  
SCALE: NONE



KENMAP

**NOTE:**  
IT IS ANTICIPATED THAT ONLY EXISTING RIP-RAP WILL BE USED. HOWEVER, ONCE CONSTRUCTION BEGINS, AND IF IT IS DETERMINED THAT THE EXISTING RIP-RAP IS NOT SUFFICIENT FOR STABILIZATION PURPOSES, THEN SOME ADDITIONAL RIP-RAP MAY BE NECESSARY. BASED ON OUR VISUAL RECONNAISSANCE, THE MAXIMUM AMOUNT OF STONE TO BE IMPORTED IS NOT ANTICIPATED TO EXCEED 4, 4 TO 5 TON STONES. THIS WOULD REPRESENT LESS THAN 2% OF THE OVERALL STONE IN THE EXISTING STRUCTURE.

**VIEW PLATFORM EXHIBIT OPTION 2**

**LECHUZA BEACH**  
MALIBU, CALIFORNIA  
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY  
LOS ANGELES, CALIFORNIA



## Lechuza Beach Acquisition and Public Access Improvements Project

Another project to improve California's coast funded by

### **The 2000 Parks Bond Act**

**Mike Chrisman**, Secretary for Resources  
**Arnold Schwarzenegger**, Governor

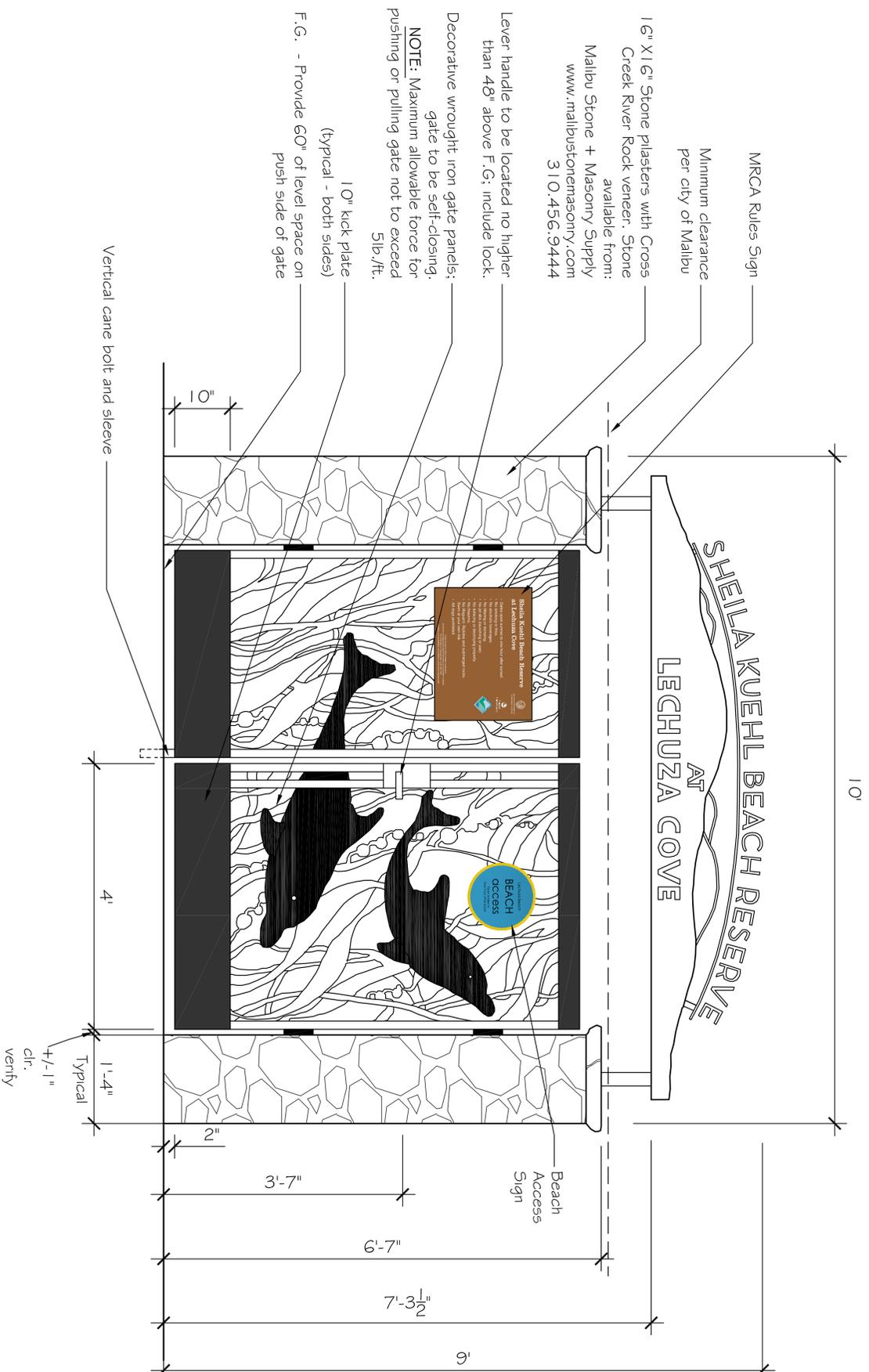


A project of the

Mountains Recreation and Conservation Authority  
State Coastal Conservancy

### **Proposition 12 Sign**

Size:	48" high x 84" wide
Color:	White background Black lettering, black border
Logo:	<a href="http://www.resources.ca.gov/bond">www.resources.ca.gov/bond</a>
Border:	1/2" border
Inset:	1/2" inset
Radius:	1 1/2" radius
Fonts:	Helvetica
Quantity:	1
Coating:	3M 1150, anti graffiti coating



NOTE: Sweep period for gate closer to be adjusted so that gate will take at least 3 seconds to move from an open position of 70 degrees to a point 3 inches from the latch, measured to the leading edge of the gate.

**ENTRY GATE**  
 SCALE: (see graphic scale)  
 FILE: D\_ENTRY\_GATE\_WITH\_PILASTERS



REVISIONS	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY**  
 570 WEST AVENUE TWENTY-SIX  
 LOS ANGELES, CALIFORNIA

**ENTRY GATE DETAILS**

**LECHUZA BEACH**  
 Malibu California  
 PROJECT LOCATION:  
 Lot 1, at Broad Beach Road, across Bonnie Lane

DRAWN BY: LAS  
 CHECKED BY: LAS  
 PROJECT NO. Not Applicable  
 DATE: 12.3.08  
 SHEET 1 OF 1

Lechuza Beach

BEACH

access

Open Sunrise to  
One Hour After Sunset

Managed by Mountains Recreation & Conservation Authority  
A cooperative effort by Coastal Conservancy & Mountains Recreation & Conservation Authority

# Sheila Kuehl Beach Reserve at Lechuza Cove

- Gates open sunrise to one hour after sunset.
- No smoking or fires.
- No alcoholic beverages.
- No littering or dumping.
- No jet skis (launching or use).
- No defacing or destroying property.
- No firearms.
- No lifeguard. Riptides and submerged rocks.  
Swim at your own risk.
- All dogs prohibited.



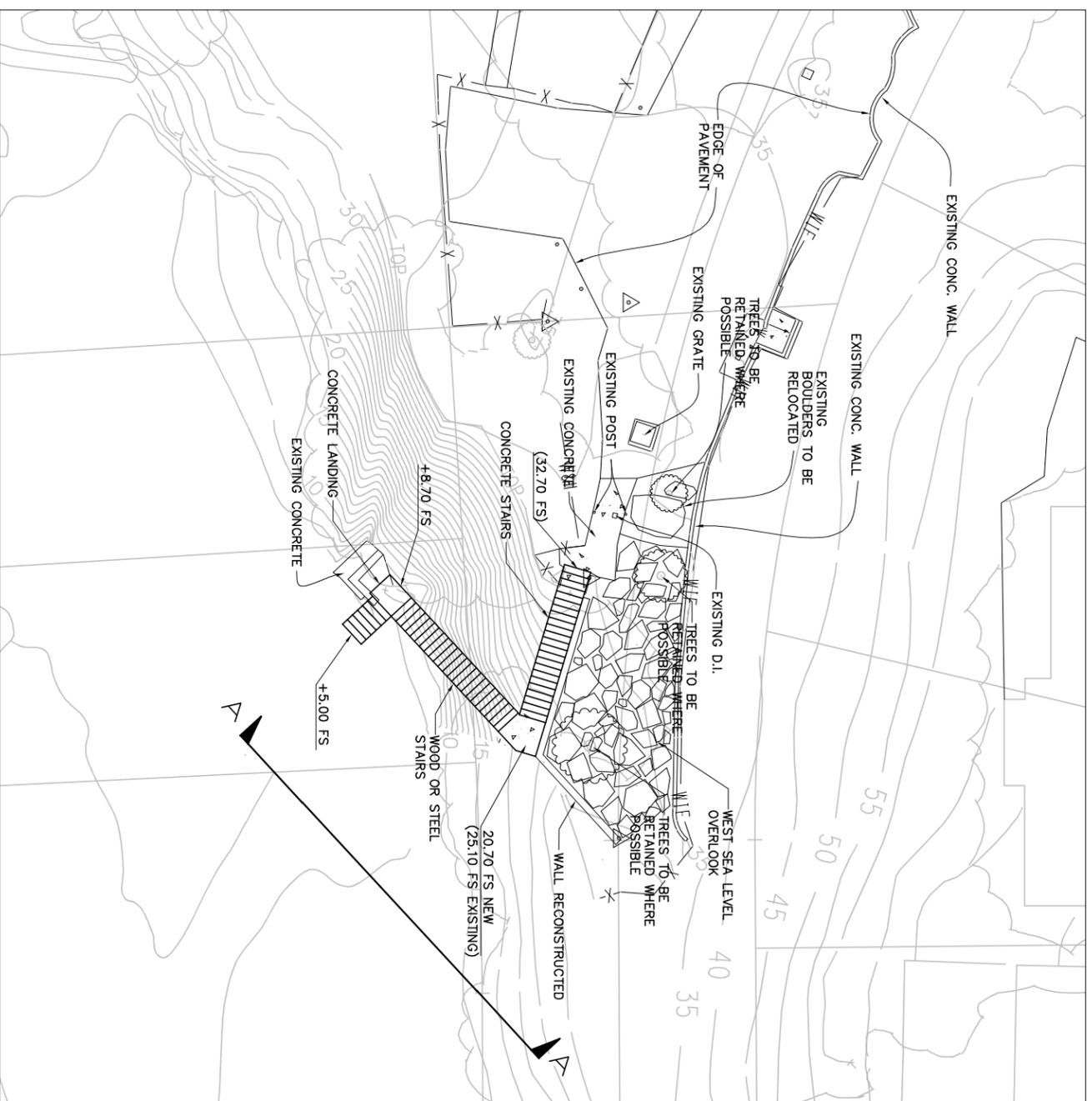
Mountains Recreation &  
Conservation Authority



Coastal  
Conservancy



Project funded by State Coastal Conservancy  
Owned and managed by Mountains Recreation & Conservation Authority  
For information or emergencies: (310) 456-7049  
Violation is a misdemeanor punishable by a fine and/or imprisonment



**PLAN VIEW**  
SCALE: 1"=10'



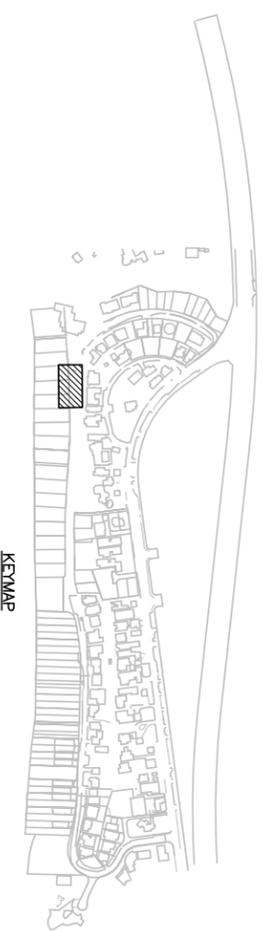
SEE ADDITIONAL PLANS FOR OTHER IMPROVEMENTS ALONG WEST SEALEVEL DRIVE  
JUNE 5, 2008

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# WEST SEA LEVEL OPTION AA



**ELEVATION A-A**  
SCALE: NONE



KEYMAP

**LECHUZA BEACH**  
MALIBU, CALIFORNIA  
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY  
LOS ANGELES, CALIFORNIA



### **Accessible Parking Gate Access**

A reservation system for allowing vehicular entry to the accessible parking spaces could be established using a web-based reservation system similar to that used by the San Francisco Public Utilities Commission for access to the Peninsula Watershed. Also, reservations could be made by phone, email, or mail. An individual, upon demonstrating that they are in possession of a disabled person parking placard or license plate, would be issued an access code via email or phone.

#### **Access Controller Option 1:**

The existing vehicular gates would be retrofitted with a PC programmable access controller with keypad, such as the Doorking 1838 Access Controller. This keypad can be operated and programmed using wireless RF control. With the programmable access controller the hours or days can be controlled (from a remote computer terminal) for each code issued, and codes can be remotely terminated if necessary.

The components needed for the programmable access controller are:

Controller (Doorking 1838 controller or equal)	\$1680
Memory chip (Doorking 1838-144)	\$105
Keypad (Doorking 1815-051)	<u>\$430</u>
	\$2215

#### **Access Controller Option 2:**

If wireless access is not available, several other manufacturers offer remote programming capabilities via telephone line (Trigon or Viking Electronics). It is anticipated that either of these systems could be implemented at a single vehicular gate for less than \$5000.