



M O O R E I A C O F A N O G O L T S M A N , I N C

22 November 2006

Stephanie Landregan, ASLA  
Chief Landscape Architect  
Mountains Recreation and Conservation Authority  
570 W. Avenue 26  
Los Angeles, CA 90065

Dear Stephanie:

Moore Iacofano Goltsman (MIG), Inc., is pleased to submit these preliminary concept diagrams for improved public access at Lechuza Beach in Malibu.

These concepts are based on an evaluation of the available opportunities for providing public access and are the results of site visits, accessibility guidelines including the newly developed guidelines for outdoor recreation areas, similar projects at other California beaches that have been permitted by the California Coastal Commission, and California State Park standards.

Concept A provides the greatest degree of meaningful public access for park visitors with disabilities. It features two accessible entrances (#2 at the intersection of Broad Beach Road and Bunnie Lane and #4 at the terminus of East Sea Level Drive). Visitors with a Disabled Person Parking Placard will be able to park at either location and travel on an accessible route to the mean-high tide line at Lechuza Beach. As you know, MRCA currently has an agreement with MEHOA to establish only two (2) accessible parking spaces on East Sea Level Drive (although MRCA has a right to establish a total of four (4) accessible spaces). This greatly diminishes the opportunity for park visitors with mobility disabilities from enjoying this beautiful and secluded beach since neither reach of Sea Level Drive has an accessible or safe path of travel from the gates at Broad Beach Road to the beach. The only opportunity for providing increased access without increasing traffic on East Sea Level Drive is to consider another means of access in the Lot I corridor. For this reason, we are proposing to investigate the feasibility of including an inclined elevator in this corridor to provide a seamless accessible experience for many more park visitors than could be accommodated on East Sea Level Drive. This option also includes a ramped access from the pedestrian gate to the inclined elevator and a new stairway that meets current safety and accessibility standards as outlined in Title 24 of California's Building Code. Some of the wider level landings at the ramp and the stairs will include benches and interpretive information.

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Concept B is similar to Concept A but does not include the inclined elevator in the Lot I corridor. Since Concept B has only one accessible entrance (at the terminus of East Sea Level Drive), MRCA may wish to amend its agreement with MEHOA to provide two (2) accessible parking spaces close to the Beach Access Route and two (2) additional spaces elsewhere on East Sea Level Drive. The additional spaces could be located at a distance from the beach but would need to be connected to the Beach Access Route via a 5'-wide pedestrian access aisle. This option assumes that scheduled and/or on-demand drop-off services would be provided at this location (as well as at the Bunnie Lane pedestrian entrance and the gated entrance at East Sea Level Drive and Broad Beach Road). Since all park visitors with mobility disabilities would be limited to this beach access point, the eastern Beach Access Route is located directly adjacent to the accessible parking and passenger-loading zone.

Finally, an elevated beach boardwalk is included in both concepts in addition to the required beach access route. This option provides a year round, safe, and accessible beach experience for park visitors of all ages and abilities. The boardwalk also provides an unparalleled opportunity for interpretive and educational features for a sector of population that is not otherwise accommodated in Malibu. The boardwalk allows access to the entire length of Lechuza Beach and, for this reason, a second Beach Access Route is included at the westernmost edge of the beach. The boardwalk should also help alleviate the problem of concentrating beach activity closest to the residences on East Sea Level Drive.

We look forward to discussing these concepts with you further.

Sincerely,  
MOORE IACOFANO GOLTSMAN, Inc.



Laurel Kelly, ASLA  
Landscape Architect CA #4304  
Project Manager  
LEED™ Accredited Professional