

January 30, 2009

Stephanie Danner, Senior Planner
City of Malibu
Planning Department
23815 Stuart Ranch Rd.
Malibu, CA 90265

Sent Via Email and UPS

**RE: CDP 07-087 Lechuza Beach Public Access Improvement Project: Sea Level
Dr. Malibu; Applicant: MRCA**

Dear Ms. Danner:

We are writing to you on behalf of Benjamin and Janice Reznik Trust, owner of Lot 141 of Tract 10630, LA County APN 4470-028-001. We are in receipt of the MRCA's letter dated December 31, 2008 responding to correspondence from Ben Reznik, Esq. on behalf of the Trust dated December 22, 2008.

While we greatly appreciate the City's consideration of our client's concerns and the MRCA's response to the same, we do not wish to burden your time with a public vetting of each of our many factual or legal disagreements.

Suffice it to say, our client generally denies all assertions and representations made by legal counsel for the MRCA in its correspondence and continues to object to the proposed development on the bases stated in our original objection letter. We do acknowledge, however, that the lots acquired by the Coastal Conservancy and the MRCA were not part of a formal settlement agreement.

Should the MRCA wish to meet with us directly, we would be pleased to discuss this matter further with them; specifically, we are interested in reviewing the revised plans referenced in their 12/31/08 letter to ensure that they:

- 1. Locate all structures (including stairways & platforms) outside of our access easement (Sea Level Dr./ Lot A).**
- 2. Depict the precise locations of the relocated parking spaces (outside of the cross-hatched areas).**



PROVIDERS OF LAND USE PLANNING
FOR A BETTER COMMUNITY

SCHMITZ & ASSOCIATES, INC.

HEADQUARTERS - MALIBU OFFICE
29350 PACIFIC COAST HWY., SUITE 12
MALIBU, CA 90265

TEL: 310.589.0773 FAX: 310.589.0353

EMAIL: INFO@SCHMITZANDASSOCIATES.NET

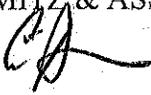
REGIONAL - CONEJO VALLEY OFFICE
5234 CHESEBRO ROAD, SUITE 200
AGOURA HILLS, CA 91301 1

TEL: 818.338.3636 FAX: 818.338.3423

WEBSITE: WWW.SCHMITZANDASSOCIATES.COM

Thank you for your time and consideration in this matter. Should you have any questions please do not hesitate to contact us.

Sincerely,
SCHMITZ & ASSOCIATES, INC.



Christopher Deleau
Special Projects Manager

Cc: (Via E-mail)
Ben Reznik, Esq.
Laurie Collins, Esq., MRCA
Mary Small, State Coastal Conservancy
Pat Veasart; California Coastal Commission
Dr. Stacey Rice, City of Malibu
Christi Hogin, Esq., City of Malibu
Gregg Kovacevich, Esq., City of Malibu

Cc: (Via USPS)
Tom Giordano, MEHOA
Mary Jones Wilson, MEHOA