

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800



September 6, 2005

Adrianna Jordan  
Schmitz & Associates Inc.  
29350 Pacific Coast Highway, Unit 12  
Malibu, CA 90265

RE: Open Space/Scenic Easement Dedication Lot Exchange, Lot merger and Recordation of New Open Space Dedication Involving Lots 6, 7, 8, 9, 10, 11, 12, and 13 in Block 4 of Tract No. 9531 (APN: 4448-014-049, Observation Drive) in exchange for extinguishing the Offer to Dedicate Open Space on Lot 150 of Tract 10570 (APN 4451-018-038, Rambla Vista), Los Angeles County.

Dear Ms. Jordan,

This letter is in response to your request for commission staff approval of a proposal to exchange unrestricted lots 6, 7, 8, 9, 10, 11, 12, and 13 in Block 4 of Tract No. 9531 (APN: 4448-014-049) at Observation Drive, Los Angeles County with Lot 150 of Tract 10570 (APN 4451-018-038) at Rambla Vista Drive, Los Angeles County that was previously restricted with an open space/scenic easement dedication as part of the Transfer of Development Credit (TDC) Program. The entire property consisting of 8 unrestricted lots will be recombined with an adjacent developable lot and unified into one single parcel with an open space and conservation easement over the area currently identified as lots 6, 7, 8, 9, 10, 11, 12, and 13 in Block 4 of Tract No. 9531 (APN: 4448-014-049).

Commission staff has reviewed the proposed lot restriction exchange to determine if the proposed unrestricted or developable lots are sited in the preferred location for a future residential development. The proposal will locate the unrestricted or developable lot adjacent to Rambla Vista, a paved road with water service. In addition, the proposed unrestricted lots adjacent to Rambla Vista will cluster potential future residential development closer to existing residential development on Rambla Vista thereby minimizing clearance of natural vegetation associated with fuel modification for fire protection purposes. Therefore, commission staff determines that the proposed lot exchange, as described above, is appropriate and will result in a lot configuration that will minimize impacts to coastal resources resulting from the future residential development of the proposed unrestricted site in comparison to the lots to be restricted as open space.

Please contact our legal division in San Francisco at (415) 904-5200 regarding the procedure to remove the current open space dedications and record the revised or proposed open space dedication as described above.

Sincerely,

A handwritten signature in cursive script that reads "Steve Hudson".

Steve Hudson  
Supervisor, Planning and Regulation

MRCA  
Attachment  
June 7, 2006  
Item XII