

Carbon - La Costa Unpermitted Fence Removal: Fact Sheet

Property: Los Angeles County Assessor's Parcel Nos: 4451-003-900 and 4451-004-900 ("Carbon – La Costa Property")

Location: 21704 and 21714 Pacific Coast Highway (PCH), Malibu

Owner: State of California, on behalf of the Santa Monica Mountains Conservancy (SMMC) (2018); predecessor-in-interest, State Coastal Conservancy

Site Characteristics Prior to May 5, 2021: See Photo #5, below.

- View-permeable fencing (two types: wrought iron and chain link) running along northern property boundary line installed by the parcels' two private property owners before public ownership and not by any State agency. See Photo #1, below.
- Lightly vegetated with non-native grasses on its slopes and large boulders scattered throughout the beach. Existing rip-rap along the northern property line.
- Public access unavailable. Nearest public beach accessways ~1.5 miles east and ~0.6 mile west. Nearest public restrooms ~1.7 miles west at Malibu Pier and ~4.2 miles east at Topanga County Beach.
- 21704 PCH dedicated (2005) in fee to mitigate the visual impacts of three developments on Carbon Beach required by the Coastal Commission CDP conditions for those three developments.
- 21714 PCH acquired (2003) for fair market value (~\$1.2 million) for public access purposes.
- Both parcels deed-restricted for public access purposes only.
- Included for public access improvements in the MRCA-State Coastal Conservancy Malibu Coastal Access Public Works Plan (PWP), in progress.

May 5, 2021: Staff of the Mountains Recreation and Conservation Authority (MRCA), property manager for SMMC, observes that old fence removed from western parcel and new barbed wire fence being installed on SMMC's property.

May 7, 2021: MRCA Rangers interview a group of neighbors who admit to illegally removing the former fence on 21714 PCH and installing a new barbed wire fence along both 21714 PCH and 21704 PCH, without the SMMC's permission and without a permit. Neighbors allege City of Malibu's Public Works Director authorized this action and refuse to remove their illegal development. MRCA staff commences to remove barbed wire fencing. See Photos #2, #3 and #4, below.

May 7 and 8, 2021: MRCA staff finishes removal and stores ~350 feet of barbed wire fencing. Pre-existing fencing on 21704 PCH remains (not removed by neighbors). See Photo #6, below.

May 12, 2021: SMMC reports to the Coastal Commission on the removal by MRCA of unpermitted development from SMMC's property.

May 17, 2021: City of Malibu states in writing that City did not authorize removal of pre-existing fence and installation of new barbed wire fence.

Photo 1: Carbon – La Costa Site Conditions captured December 2020 (Google Street View)



Photo 2: Unpermitted fence installed over existing fence – View of 21704 PCH



Photo 3: Unpermitted fence installed spanning both public parcels



Photo 4: Unpermitted fence installed over 21714 PCH

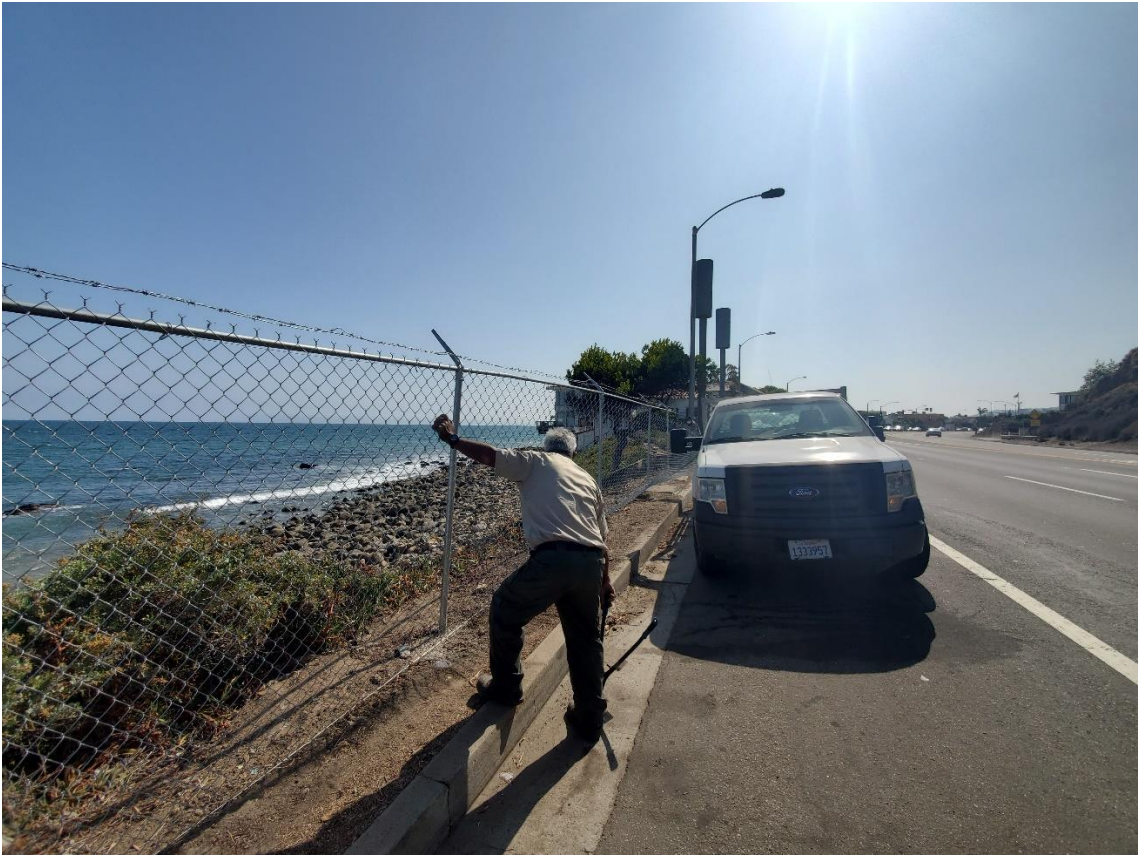


Photo 5: View of Carbon – La Costa Beach September, 2013



Photo 6: View of existing fence at 21704 PCH on May 8, 2021

