

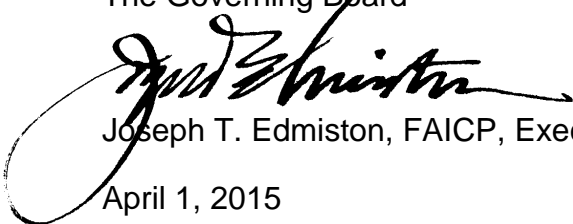


# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens  
570 West Avenue Twenty-six, Suite 100  
Los Angeles, California 90065  
Phone (323) 221-8900

## MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Executive Officer

DATE: April 1, 2015

SUBJECT: **Agenda Item VIII: Consideration of resolution authorizing acceptance of payment funds from the applicant of CDP 5-84-791-A1 for the construction of new access improvements within undeveloped public beach vertical accessways within the Coastal Zone in the City of Malibu, Los Angeles County.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing acceptance of payment funds from the applicant of CDP 5-84-791-A1 for the construction of new access improvements within the undeveloped public beach vertical accessways within the Coastal zone in the City of Malibu in the amount of four hundred thousand dollars (\$400,000).

Background: On July 10, 2014, the California Coastal Commission (Commission) approved Coastal Development Permit (CDP) No. 5-84-791-A1 regarding the recombination of two beachfront parcels into one lot, the modification of an existing lateral access easement and recordation of a new lateral access easement, and the dedication of four hundred thousand dollars (\$400,000) to the Mountains Recreation and Conservation Authority (MRCA) to be used for the construction of public vertical accessway improvements within the Coastal Zone of the City of Malibu.

Special Condition 3 of the subject CDP states in part:

Prior to the issuance of the coastal development permit amendment, the Permittee shall submit to the Executive Director for review and written approval, a plan to establish a Public Beach Vertical Accessway Enhancement Fund. Subsequent to Executive Director approval of the plan, a sum of \$400,000 (Four Hundred Thousand) United States Dollars shall be deposited by the Permittee into an interest bearing account, to be established and managed by the Mountains Recreation and Conservation Authority or other entity if approved by the Executive Director.

The MRCA is considering access improvements for a beachfront parcel at the approximate address of 20516 Pacific Coast Highway along Las Flores Beach. This parcel is currently owned by the California Department of Parks and Recreation and is subject to the Cooperative Management Agreement between the Department of Parks and Recreation, the National Park Service, the Santa Monica Mountains Conservancy, and the MRCA.

The subject property spans approximately 140 linear feet seaward of the Pacific Coast Highway and would provide the only public beach access point along Las Flores Beach. Currently, the closest available accessways are 0.7 mile to the east at 20000 Pacific Coast Highway and 2.0 miles to the west at the MRCA-owned accessway at 22126 Pacific Coast Highway. The physical characteristics of the subject site also provides opportunities to develop amenities such as a public viewing area and a sidewalk spanning the length of the site, in addition to a beach access stairway.

Upon approval by the Executive Director of the Commission and the Department of Parks and Recreation, the payment fund would be used to develop access improvements at the subject parcel. The fund will adequately cover all costs necessary to develop the site from planning and design to construction. MRCA would manage the subject site pursuant to the Cooperative Management Agreement.

In the event that the above described access improvements do not move forward, the payment fund would be used for much needed beach access improvements at other existing publicly-owned beach accessways pursuant to the fund requirements as described in the conditions of approval for CDP 5-84-791-A1.