



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM: 
Joseph T. Edmiston, FAICP, Executive Officer

DATE: April 6, 2016

SUBJECT: **Agenda Item VI(f): Consideration of resolution authorizing an application to the City of Malibu for a Coastal Development Permit for a public beach access project at 20516 Pacific Coast Highway, City of Malibu.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing an application to the City of Malibu for a Coastal Development Permit for a public beach access project at 20516 Pacific Coast Highway, City of Malibu.

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.

On August 12, 2015, the Commission approved CDP No. 5-84-791-A2 which slightly amended the special conditions of CDP No. 5-84-791-A1. The \$400,000 dedication to the MRCA remains as a special condition to the amended permit (Special Condition 3).

MRCA staff is currently preparing the materials necessary for a CDP application in order to meet the provisions of Special Condition 3, which requires a determination from City staff that the CDP application is complete prior to the release of funds to the MRCA.

The MRCA, the applicant to CDP No. 5-84-791-A2, and the Commission has chosen a vacant beachfront parcel owned by the California Department of Parks and Recreation (CDPR) located at 20516 Pacific Coast Highway to propose new accessway improvements pursuant to Special Condition 3. The subject parcel is subject to the Cooperative Management Agreement between the CDPR, the National Park Service, the Santa Monica Mountains Conservancy, and the MRCA.

MRCA Agenda Item VI(f)
April 6, 2016
Page 2

The CDPR has authorized the MRCA to improve and manage the subject site for beach access and to submit a CDP application to the City on behalf of the CDPR.

The subject site spans approximately 140 linear feet seaward of the Pacific Coast Highway and would provide the only public beach access point along Las Flores Beach in the City of Malibu. The MRCA is proposing the demolition of existing structures onsite, construction of a new beach access staircase, public viewing area, railings, one parking space compliant with the Americans with Disabilities Act (ADA), a gate at the staircase, and an approximately four-foot wide pathway consisting of decomposed granite running along the northern boundary of the parcel.

Although it is not anticipated that the proposed project would have any significant environmental impact, staff has determined that it is categorically exempt from the provisions of the California Environmental Quality Act.

Staff recommends that the Board authorize the submittal of a CDP application to the City of Malibu to move this much needed public beach access project forward.