

**CALIFORNIA COASTAL COMMISSION**

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



August 15, 2014

Joyce Parker-Bozylinski, AICP  
Planning Director  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265

**RECEIVED**  
**AUG 18 2014**  
**PLANNING DEPT.**

**RE: City of Malibu Local Coastal Program Amendment 1-12 (Public Access Map Update)**

Dear Ms. Parker-Bozylinski:

On July 10, 2014, the Coastal Commission approved LCP Amendment 1-12 with suggested modifications. The Commission's resolution of certification is contained in the staff report dated June 26, 2014. The suggested modifications, as approved by the Commission, are attached to this correspondence.

Section 13544 of the Commission's Administrative Regulations requires that after certification the Executive Director of the Commission shall transmit copies of the resolution of certification and any suggested modifications and findings to the governing authority, and any interested persons or agencies. Further, the certification shall not be deemed final and effective until all of the following occur:

- (a) The local government with jurisdiction over the area governed by the Local Coastal Program, by action of its governing body: (1) acknowledges receipt of the Commission's resolution of certification, including any terms or modifications suggested for final certification; (2) accepts and agrees to any such terms and modifications and takes whatever formal action is required to satisfy the terms and modifications; and (3) agrees to issue coastal development permits for the total area included in the certified Local Coastal Program. Unless the local government takes the action described above the Commission's certification with suggested modifications *shall expire six months* from the date of the Commission's action.
- (b) The Executive Director of the Commission determines in writing that the local government's action and the notification procedures for appealable development required pursuant to Article 17, Section 2 are legally adequate to satisfy any specific requirements set forth in the Commission's certification order.
- (c) The Executive Director reports the determination to the Commission at its next regularly scheduled public meeting and the Commission does not object to the

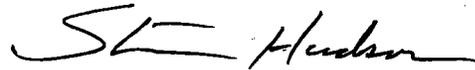
Executive Director's determination. If a majority of the Commissioners present object to the Executive Director's determination and find that the local government action does not conform to the provisions of the Commission's action to certify the Local Coastal Program Amendment, the Commission shall review the local government's action and notification procedures pursuant to Articles 9-12 as if it were a resubmittal.

- (d) Notice of the certification of the Local Coastal Program Amendment shall be filed with the Secretary of Resources Agency for posting and inspection as provided in Public Resources Code Section 21080.5(d)(2)(v).

Please feel free to contact me should you have any questions regarding this matter. The Commission and staff greatly appreciate the City's cooperation and assistance in this matter.

Authorized on behalf of the California Coastal Commission by:

Charles Lester  
Executive Director



By: Steve Hudson  
District Manager

**I. SUGGESTED MODIFICATIONS**

The suggested modifications for City of Malibu LCP Amendment 1-12, as approved by the California Coastal Commission are shown below. The City’s proposed amended language to the certified LCP Land Use Plan is shown in straight type. Language recommended by Commission staff to be deleted is shown in ~~line-out~~. Language proposed by Commission staff to be inserted is shown underlined. Other suggested modifications that do not directly change LCP text (e.g., revisions to maps, figures, instructions) are shown in italics.

**1. Map Legend/Key Changes**

*The legend/key (including all symbols, symbol colors, and text labels) on each proposed map sheet shall be replaced in its entirety with the legend/key (symbols, symbol colors, and text labels) that was used for the certified Land Use Plan Public Access Map. In addition, all symbols and symbol colors shown on each proposed map sheet shall be revised consistent with the above referenced changes to the legend/key.*

*Specifically, each proposed Public Access Map Category Label in the Legend/Key shall be replaced with the corresponding Certified Access Map Category Label as follows:*

<b>Proposed Access Map Category Label</b>	<b>Certified Access Map Category Label</b>
Lateral/Offer Accepted (Easement Recorded)	Existing Lateral Accessway
Lateral/Offer NOT Accepted (OTD Available)	Lateral Access Document Recorded
Vertical/Easement Recorded (Accessway Open)	Existing Vertical Accessway
Vertical/Easement Recorded (Accessway NOT Open Yet)	Vertical Access Document Recorded

**2. Public View Point Designations**

*Modify the Public Access Map to correctly show the availability of a public view point by adding the symbol for a “Viewpoint” and deleting the incorrect symbol showing the availability of public vertical access at the following two locations:*

- 6800 Westward Beach Road (APNs 4468-022-001 and 030)
- 19900 Pacific Coast Highway (APN 4450-001-900)

**3. Correction of Mapping Errors**

*Modify the Public Access Map to delete the areas incorrectly depicted as gray polygons seaward of the mapped parcels and correctly show the area as ocean at the following locations:*

- a) *The area seaward of the Tivoli Cove Condominium Property and immediately downcoast of APN 4460-020-008 (Latigo Shores Drive)*
- b) *The area seaward of the eight parcels identified as APNs 4452-005-001, 002, 004, 018, 022, 024, & 025) (between Surfrider Beach and Malibu Pier)*
- c) *The area seaward of APN 4452-003-011(at Carbon Beach)*

#### 4. Map Text, Feature Label, and Notation Corrections

*The following Public Access Map text, feature labels, and notations shall be modified as follows:*

- a) *Add labels to these roads: Corral Canyon Rd, Puerco Canyon Rd, Malibu Canyon Rd, Carbon Canyon Rd, Las Flores Canyon Rd, and Tuna Canyon Rd.*
- b) *Malibu Bluffs Park shall be added to the map as a Public Beach Park.*
- c) *Correct misspelling of Rambla Vista and Rambla Pacifico Street.*
- d) *Correct label of Point Dume State Beach to indicate that the area located at the Point Dume headland and extending down coast ~~it~~ is a State Beach rather than a County Beach and that the area between Zuma Beach and the Point Dume Headland is shown as Point Dume County Beach.*
- e) *The sixth text line in the reference note located at the bottom of each map sheet, shall be revised to state "Source: The lateral and vertical access information on this map was compiled, in part, from information by a Master OTD List provided by the California Coastal Commission (2012 Database)."*
- f) *The ninth line of the reference note shall be revised to correct a misspelling of the word "resale".*
- g) *The parcels of land at APN 4451-003-900 shall be shown on the map as Public Beach and shown as "State of California Owned".*
- h) *the address shown for the vertical public accessway at 24715 Malibu Road shall be changed to "24714 Malibu Road".*
- i) *The following text shall be added the Notation Language located in the bottom right hand corner of each of the three map sheets:*

Note: Some Vertical Public Accessways are located on property without a designated address. Thus, addresses shown for some existing Vertical Public Accessways are provided for informational purposes only and are approximations based on the addresses of adjacent properties.

**5. Lateral Public Accessways**

*Modify the Public Access Map to add 8 lateral public accessways (designated as "Existing Lateral Accessway") at the following locations:*

<i>Address</i>	<i>Street</i>	<i>APN</i>	<i>Reference Beach</i>
31532	Victoria Point Road	4470-017-029	Lechuza Point
31532	Victoria Point Road	4470-017-030	Lechuza Point
31520	Victoria Point Road	4470-017-032	Lechuza Point
31516	Victoria Point Road	4470-017-033	Lechuza Point
31508	Victoria Point Road	4470-017-034	Lechuza Point
31506	Victoria Point Road	4470-017-035	Lechuza Point
31504	Victoria Point Road	4470-017-036	Lechuza Point
24038	Malibu Road	4458-009-900	Amarillo Beach

*Modify the Public Access Map to add 3 lateral public accessways (designated as "Lateral Access Document Recorded") at the following locations:*

<i>Address</i>	<i>Street</i>	<i>APN</i>	<i>Beach</i>
28884	Cliffside Drive	4466009026	Dume Cove Beach
26122	Pacific Coast Highway	4459021015	Dan Blocker Beach
23808	Malibu Road	4458006022	Dan Blocker Beach

*Suggested Modification 5 continued on Next Page*

**5. Lateral Public Accessways (cont.)**

*Modify the Public Access Map to change the designation of the 28 existing lateral public accessways at the following locations from "Lateral/Offer NOT Accepted (OTD Available)" to "Existing Lateral Accessways" to designate their correct status:*

<i>Address</i>	<i>Street</i>	<i>APN</i>	<i>Beach</i>
33246	Pacific Coast Highway	4473019022	El Sol Beach
33390	Pacific Coast Highway	4473019005	El Sol Beach
32506	Pacific Coast Highway	4473015004	La Piedra Beach
31636	Sea Level Drive	4470001006	Lechuza Beach
27726	Pacific Coast Highway	4460031013	Escondido Beach
26054	Pacific Coast Highway	4459021023	Dan Blocker Beach
26110	Pacific Coast Highway	4459021005	Dan Blocker Beach
25438	Malibu Road	4459017017	Puerco Beach
25250	Malibu Road	4459016006	Puerco Beach
25228	Malibu Road	4459016002	Puerco Beach
25160	Malibu Road	4459015011	Puerco Beach
24912	Malibu Road	4458013022	Puerco Beach
24848	Malibu Road	4458013016	Puerco Beach
24844	Malibu Road	4458013015	Puerco Beach
24832	Malibu Road	4458013013	Puerco Beach
24460	Malibu Road	4458012001	Puerco Beach
24330	Malibu Road	4458011032	Amarillo Beach
24456	Malibu Road	4458011031	Puerco Beach
24230	Malibu Road	4458011006	Amarillo Beach
24008	Malibu Road	4458009014	Amarillo Beach
23812	Malibu Road	4458007028	Amarillo Beach
23674	Malibu Colony Road	4458005024	Amarillo Beach
23354	Malibu Colony Drive	4452008022	Amarillo Beach
23316	Malibu Colony Drive	4452008016	Amarillo Beach
20726 & 20732	Pacific Coast Highway	4450007043	Las Flores Beach
20766	Pacific Coast Highway	4450007039	Las Flores Beach
20016	Pacific Coast Highway	4450002053	Las Flores Beach
19034	Pacific Coast Highway	4449003022	Las Tunas Beach

## 6. Vertical Public Accessways

*Modify the Public Access Map to add, delete, or change the designation of the vertical public access ways at the following locations to designate their correct status:*

- a) *Lechuza Beach. Add new symbols showing "Existing Vertical Access" located between the intersection of Bunny Lane and Broad Beach Road (APN 4470-024-901) and the sandy beach. Carbon Beach.*
- b) *Western Malibu. Delete symbols showing "Vertical/Easement Recorded (Accessway NOT Open Yet)" on the property at 32340 Pacific Coast Highway (APN 4473-014-009) to correctly show the status of the property only as "Existing Lateral Access".*
- c) *Carbon Beach. Delete symbols showing "Vertical/Easement Recorded (Accessway NOT Open Yet)" on the property owned by the California Department of Parks and Recreation immediately downcoast of the Malibu Pier (APN 4452-005-902).*
- d) *Carbon Beach. Change the designation of the vertical public accessway at 22466 Pacific Coast Highway (APN 4452-002-011) from "Vertical/Easement Recorded (Accessway NOT Open Yet)" to "Existing Vertical Accessway" to reflect correct status.*
- e) *Carbon Beach. Change the designation of the vertical public accessway at 22030 Pacific Coast Highway (APN 4451-005-017) from "Vertical/Easement Recorded (Accessway Open)" to "Vertical Access Document Recorded" to reflect correct status and delete symbols showing a second duplicate easement shown as "Vertical/Easement Recorded (Accessway NOT Open Yet)" on adjacent property at 22020 Pacific Coast Highway (APN 4451-005-020).*
- f) *Big Rock Beach. Delete symbols showing duplicate "Vertical/Easement Recorded (Accessway Open)" at 20330 Pacific Coast Highway (APN 4450-004-031). The County owned Existing Vertical Public Accessway immediately downcoast and adjacent to 20356 Pacific Coast Highway (APN 4450-004-030) shall remain.*