



An investigation by Coastal staff found several unpermitted signs banning surfing and surf boards, and discovered that the pier, located on public tidelands, was closed off behind a locked gate.

Under California law, structures, such as private piers, located on State tide and submerged lands require a lease from the State Lands Commission. As part of the investigation, Coastal Commission staff confirmed that that the private pier was subject to a state lease. ([State Lands Commission Lease](#))

When contacted by Coastal staff, the State Lands Commission staff determined that the property owner was in violation of its lease, which specifically requires the property owner to provide free public access from Pacific Coast Highway, across the beach to the pier and adjacent public land and water. Both agencies subsequently contacted the property owner by letter, advising that the violations must be resolved to comply with the lease and state law. In response, the owner has agreed to abstain from charging the walk-in fee, remove the “no-surfboards” signs, open the pier, and revise the signage to reflect the free pedestrian access.

State Lands Commission Executive Officer Jennifer Lucchesi said she was pleased with the quick restoration of public access. “This property owner has enjoyed the benefits of their private pier on public property for many years,” said Lucchesi. “In return, they are required by the terms of the lease to provide year-round public access. Commission staff will be monitoring compliance with the lease to ensure continued free public access, especially as the summer season approaches.”

Charles Lester, Executive Director of the Coastal Commission, attributes the quick resolution of this long-standing violation to both agencies’ new ability to issue fines, and hopes that it will be a continuing trend. “The property owner is to be commended for his cooperation in resolving this matter,” said Lester. “It saves everyone time and money to resolve these situations voluntarily, and most importantly, it’s the quickest way to restore the public’s ability to enjoy the beach.”

“We hope this decision sends a strong message that the State Lands Commission and the Coastal Commission are fully committed to protecting beach access for all Californians” said Lucchesi.

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