

**CALIFORNIA COASTAL COMMISSION**

STATEWIDE COASTAL ACCESS PROGRAM  
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# TH 5

December 23, 2011

TO: Commissioners and Interested Parties

FROM: Charles Lester, Executive Director

Linda Locklin, Coastal Access Program Manager

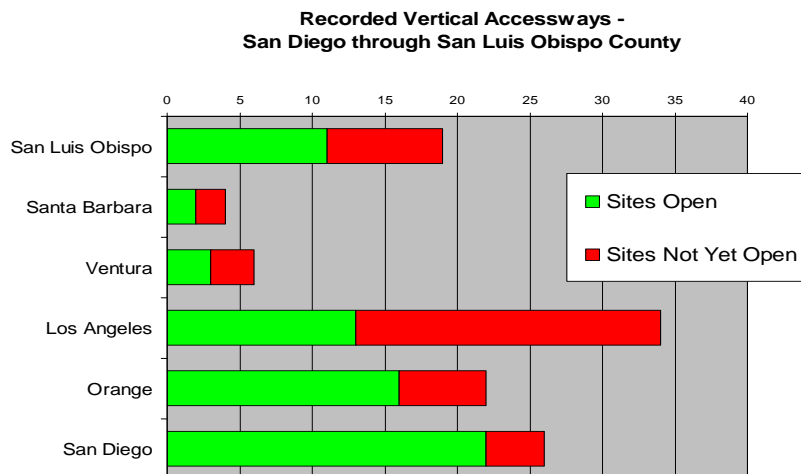
Kelly Cuffe, Statewide Land Use Planner

**RE: Public Access Program: Status Report of Vertical Accessways Acquired by California Coastal Commission Actions from 1973 to 2011 in San Diego, Orange, Los Angeles, Ventura, Santa Barbara and San Luis Obispo Counties.**

For Commission review and comment at the January 2012 Commission hearing; *No action* is required by the Commission.

In 2009 the Statewide Coastal Access Program staff prepared the first detailed analysis and report of vertical accessways acquired through Coastal Commission permit actions. The report covered San Diego and Orange Counties and was presented to the Commission in December 2009. The attached report adds analysis of vertical accessways located in Los Angeles, Ventura, Santa Barbara, and San Luis Obispo to the 2009 report.

As summarized in the chart below, 67 vertical accessways acquired through Commission permit actions have been opened in the six counties covered in this report. This represents 60% of the 111 accessways acquired to date in these counties:



*Note: Photos in this report come from various sources, including the California Records Project website ([www.californiacoastline.org](http://www.californiacoastline.org)). Maps were taken from the Commission's guidebook series, **Experience the California Coast, Beaches and Parks in Southern California**, published in 2009 and **Experience the California Coast, Beaches and Parks from Monterey to Ventura**, published in 2007.*



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**Public Access Report:**  
-  
**Status of  
Vertical Accessways  
Acquired by  
California Coastal  
Commission Actions  
1973 to 2011**

**San Diego, Orange, Los Angeles,  
Santa Barbara, Ventura,  
and San Luis Obispo Counties.**

**December 23, 2011**



California Coastal Commission  
Statewide Public Access Program



**Status of Vertical Accessways  
Acquired by  
California Coastal Commission Actions  
1973 to 2011**

**San Diego, Orange, Los Angeles, Santa Barbara, Ventura,  
and San Luis Obispo Counties.**

Report prepared by:

*Linda Locklin, Coastal Access Program Manager*

*Kelly Cuffe, Statewide Planning Unit*



California Coastal Commission

*Charles Lester, Executive Director*

*Peter Douglas, Executive Director (retired)*

*Susan Hansch, Chief Deputy Director*

December 23, 2011



**Vertical Accessways Acquired by  
California Coastal Commission Actions  
1973 - 2011**

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*Cover photo: Heading down to enjoy Salt Creek Beach, City of Dana Point, Orange County.*



## The California Coastal Act of 1976 and the Coastal Commission's Public Access Program

One of the highest priorities in the California Coastal Act of 1976 is the mandate to maximize public access to the coast. Provisions in Chapter 3 of the Coastal Act (Sections 30210-30214) set forth requirements for the provision of public access which must be met in order for the Commission to approve a proposed development project or a Local Coastal Program (LCP), including:

- Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization;
- Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects;
- Public facilities shall be distributed throughout an area to prevent overcrowding or overuse.

Section 30001.5(c) of the Coastal Act also declares that one of the basic goals of the State for the coastal zone is to:

*Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.*



*Pathway to La Jolla Beach, San Diego County.*

## Getting to the Coast - The Importance of Vertical Accessways

A vertical accessway generally provides access from the nearest public road to the shoreline. When improved and opened, vertical accessways are extremely important because they provide a new way for the public to get to the coast, which is especially valuable in areas with limited or inadequate access. For this reason, the Coastal Commission has prioritized the opening of all vertical accessways acquired through its regulatory process.

## How Public Access is Acquired in the Regulatory Framework

One of the main regulatory tools that the Coastal Commission has used to offset the impacts of private development on public access to and along the shoreline, is the requirement for permit applicants to record a legal document that protects or provides for public access across their property.

Generally the Commission has used either an Offer to Dedicate (OTD) a public access easement or a Deed Restriction (DR) to protect these future public accessways to the coast.

## What is an Offer to Dedicate a Public Access Easement?

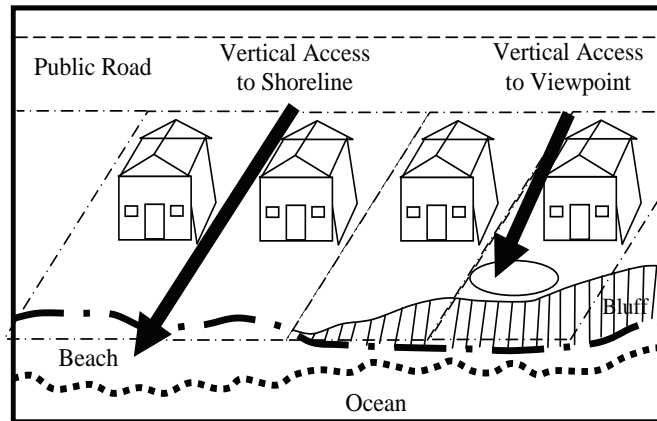
An Offer to Dedicate (OTD) is a legal document that offers an easement across private land for a future public accessway. In order to effectuate the OTD and open the accessway or stairway for public use, it must be accepted for management by a responsible agency and then improved and opened.

## What is a Deed Restriction for Public Access?

A Deed Restriction (DR) is a legal document that places responsibilities upon the landowner relative to public use within a specifically defined area of the property, in order to allow for a public accessway.



## Types of Vertical Access:



*< Street-end stairway to  
Oceanside City Beach.*



*< Switchback trail to  
Beacon's Beach (part of  
Leucadia State Beach).*



*Stairway to Moss Beach,  
City of Laguna Beach >*



## Summary of Vertical Accessways Acquired in California

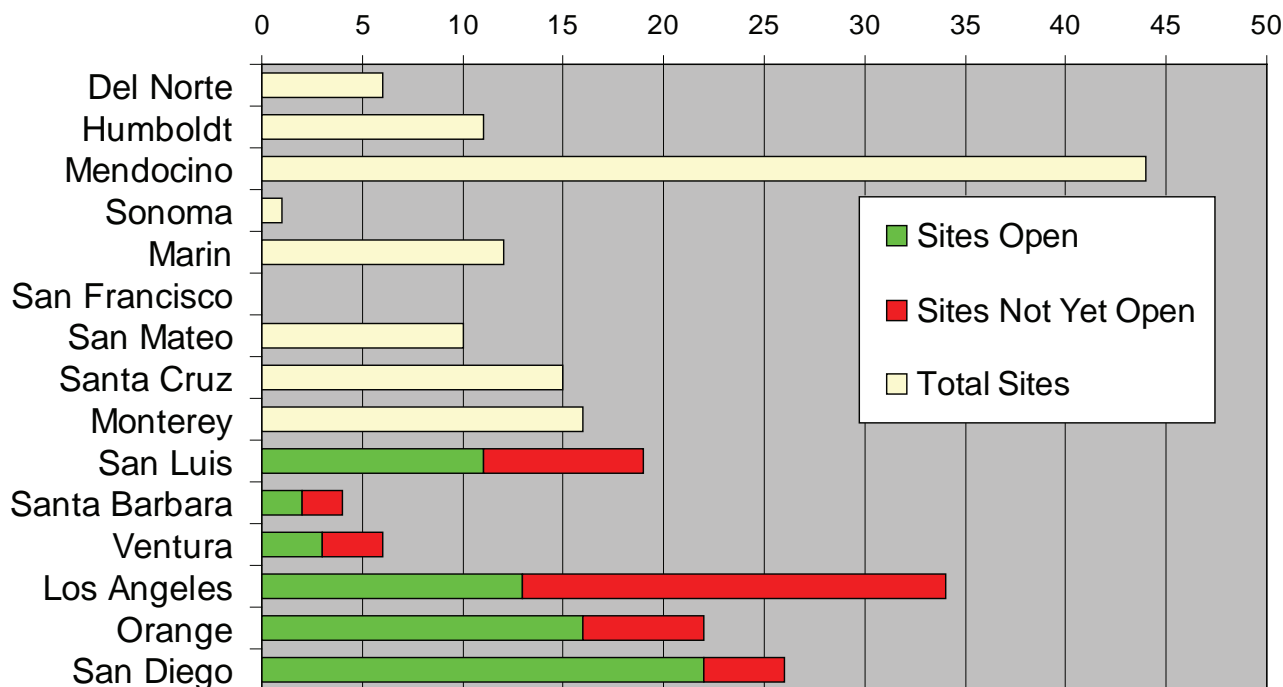
**Statewide:** Since 1973, the Commission has acquired approximately 231 vertical accessways in connection with new development, which account for about 10% of all access sites acquired through Commission actions (lateral beach access dedications and inland trails, not included in this report, account for the other 90%). Of the 231 vertical accessways, 170 were obtained through OTDs; 27 through DRs and 34 through other legal mechanisms.

**San Diego to San Luis Obispo County:** This report is the first detailed analysis of all vertical accessways that have been acquired through Commission actions, from 1973 to 2011, from San Diego County north

through San Luis Obispo County. The Access Program staff will continue to prepare additional chapters to this report to cover the remaining 9 coastal counties.

This report identifies the location and background information for each vertical accessway acquired through Commission actions, and whether it is open for public use or not yet open. For those that are not yet available for public use, staff is taking steps to ensure they are opened as soon as feasible. This report does not include or evaluate accessways required by local government actions

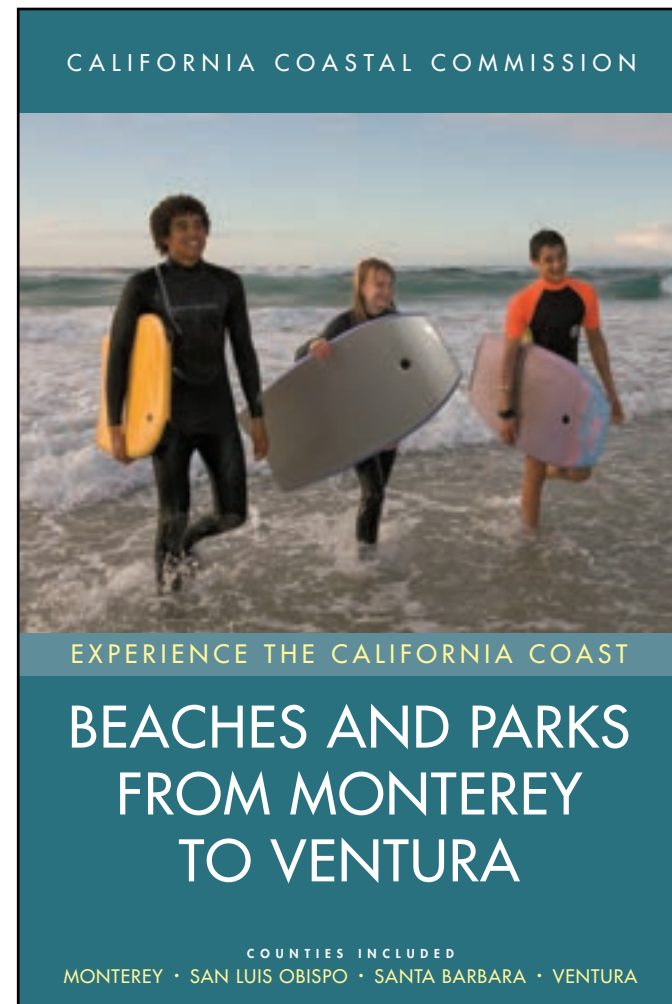
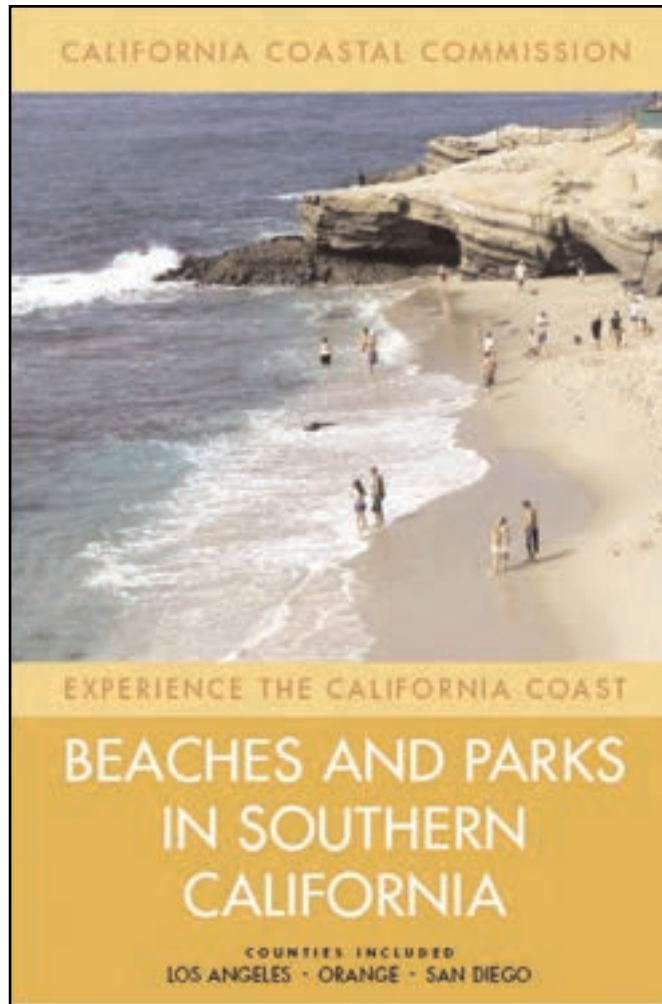
**Number of Recorded Vertical Accessways by County**





All vertical accessways are geographically depicted throughout this report using base maps from the Coastal Commission's public access guide books in the series titled "**Experience the California Coast**," including **Beaches and Parks from Monterey to Ventura** published in 2007, and **Beaches and Parks in Southern California**, published in 2009.

While the guidebooks identify all coastal accessways available to the public, this report focuses specifically on those vertical accessways that have been acquired as a result of Coastal Commission actions taken on development permit applications.



**Vertical Accessways Acquired by  
California Coastal Commission Actions  
1973 - 2011**

**Introduction**

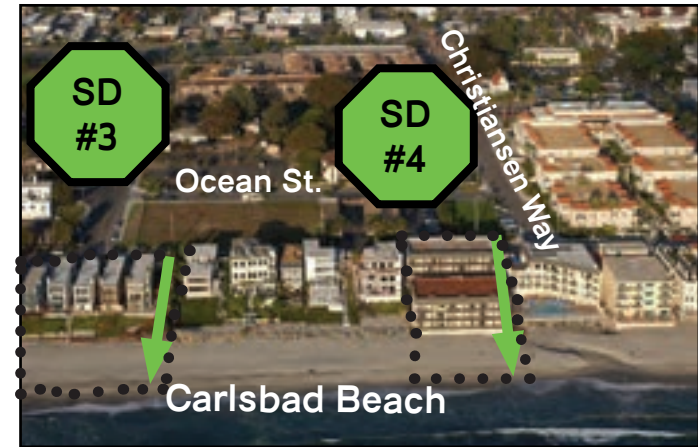
Pg 4



For example, page 232 of the *Experience the California Coast: Beaches and Parks in Southern California* guide book identifies seven public stairways that lead to Carlsbad City Beach. However, what that guide does not explain is that four of these stairways were acquired and built pursuant to Coastal Commission permit conditions:



- The stairway from the end of Cypress Ave to the beach (SD # 2) was acquired by Coastal Development Permit (CDP) # A-77-81 for a 3-unit condominium.



- The stairway from the end of Beech Ave (SD # 3) was acquired by CDP # F-1045 for 6 single family dwellings (SFDs).
- The stairway from the end of Christiansen Way to the beach (SD # 4) was acquired by CDP # A-7944 for a 14-unit motel addition.



- The stairway off Ocean Street “between two large palm trees” (SD # 5) was acquired by CDP # 6-85-492 for an addition to a motel’s beach club facility.





## How to Read the Graphics:

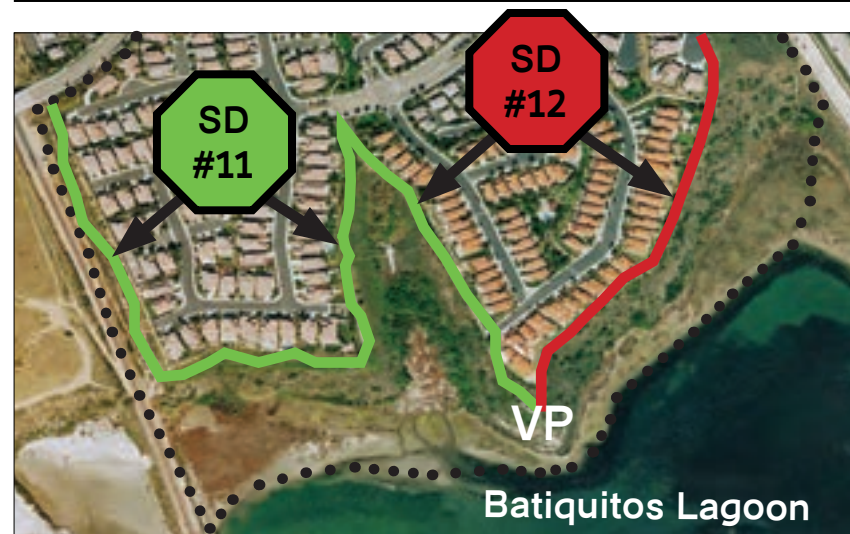
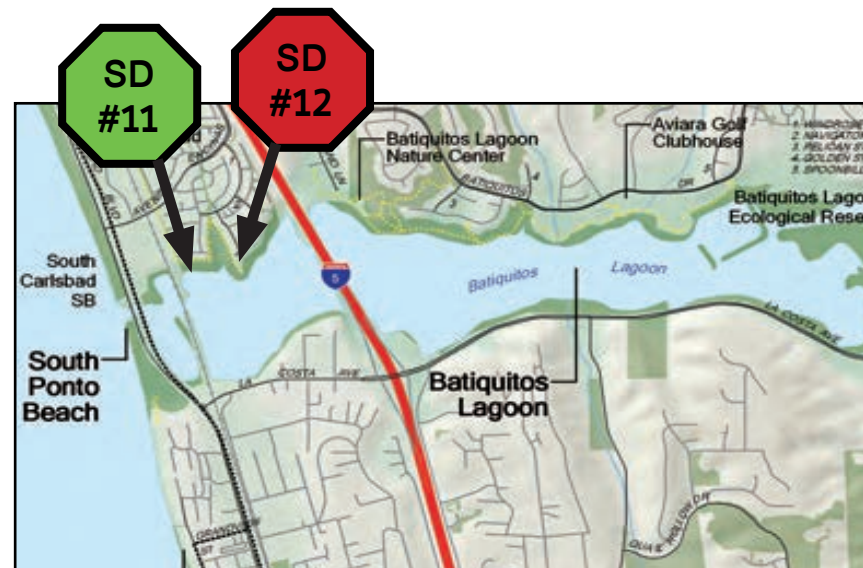
Maps and photos are used throughout this report to show the location and elements of each access site, as well as its status (green for open and available, red for closed):

- Numbered symbols represent County site number; black arrows point to approximate location.
- Dotted line represents an approximate boundary of the coastal development permit (CDP) application site.
- Solid colored arrows depict approximate location of vertical accessway.
- Solid colored lines represent approximate trail alignments.
- “VP” represents scenic view points.

All line-work depicting accessways, trails, and parcels are approximate and illustrative only. Photo captions identify the public access acquired as a result of a Commission action, the legal document type and recordation date, permit number and a brief CDP project description.

For example, the photo to the right shows San Diego County access sites SD #11 (open) and SD #12 (partially closed). The accessways, located at Windrose Circle near Batiquitos Lagoon, are mitigation for a 100-unit subdivision and a 129-unit subdivision, and are protected in perpetuity for public use by an OTD recorded in 1994 and a DR recorded in 1986 (for SD sites #11 and #12, respectively). Thus the caption identifies the type of development warranting the provision of public access (approval of the two subdivisions), and the mechanism used to legally memorialize the public access benefit acquired as mitigation for the impacts of the new development (recordation of the OTD and DR, and construction of a viewpoint and trails).

Photos used in this document were obtained from in-house and online data sources, including: The California Coastal Records Project, 2002-2009, and AirPhoto USA, dated 2007. All locator maps are from the following Commission guide books: *Experience the California Coast, Beaches and Parks in Southern California* (2009), and *Experience the California Coast: Beaches and Parks from Monterey to Ventura* (2007). Guide book page numbers are shown in parentheses in the lower right-hand corner of map.



SD# 11 - Lagoon View Park and Trails, Windrose Circle. OTD recorded 1994. CDP # 6-94-79 for 100-unit subdivision.

SD# 12 - Trail to Viewpoint, and *Future Trail*, Windrose Circle. DR recorded 1986. CDP # 6-85-482 for 129-unit subdivision.



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# CHAPTER 1

## SAN DIEGO COUNTY

### City of Oceanside to City of Imperial Beach

In San Diego County, a total of 26 vertical accessways have been recorded pursuant to Coastal Commission actions since 1973. Of those 26 accessways, 22 (or 85%) have been constructed and opened for public use; and 4 (or 15%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 6 in the Introduction.

*Hang gliding at Torrey Pines Gliderport, San Diego County*



**Vertical Accessways Acquired by  
California Coastal Commission Actions  
1973 - 2011**

**San Diego County**

Pg 8







## Location of Vertical Accessways Acquired by the California Coastal Commission in San Diego County:

City of Oceanside - 1 site (open)

City of Carlsbad - 12 sites (11 open, 1 closed)

City of Encinitas - 4 sites (3 open, 1 closed)

City of Del Mar - 2 sites (1 open, 1 closed)

City of San Diego - 5 sites (4 open, 1 closed)

City of Coronado - 1 site (open)

City of Imperial Beach - 1 site (open)

*San Diego County Map from the Commission's regional coastal access guide, Experience the California Coast: Beaches and Parks in Southern California (pg 212). (Note: Maps used on the following pages to show the location of vertical accessways in San Diego County are from this same Southern California regional guide, and are thus marked SCRG with the page number on which the map can be found in the guidebook.)*







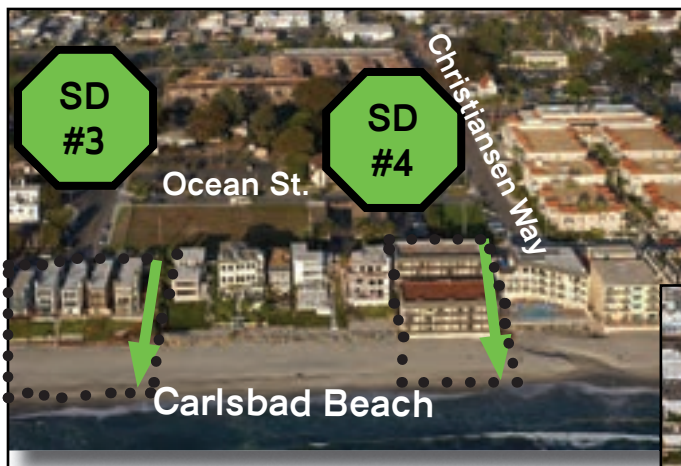
SD # 1 - Beach Access Stairway, 1919 South Pacific Street, City of Oceanside. OTD recorded 1978. Permit # F-7499 for one Single Family Dwelling (SFD).





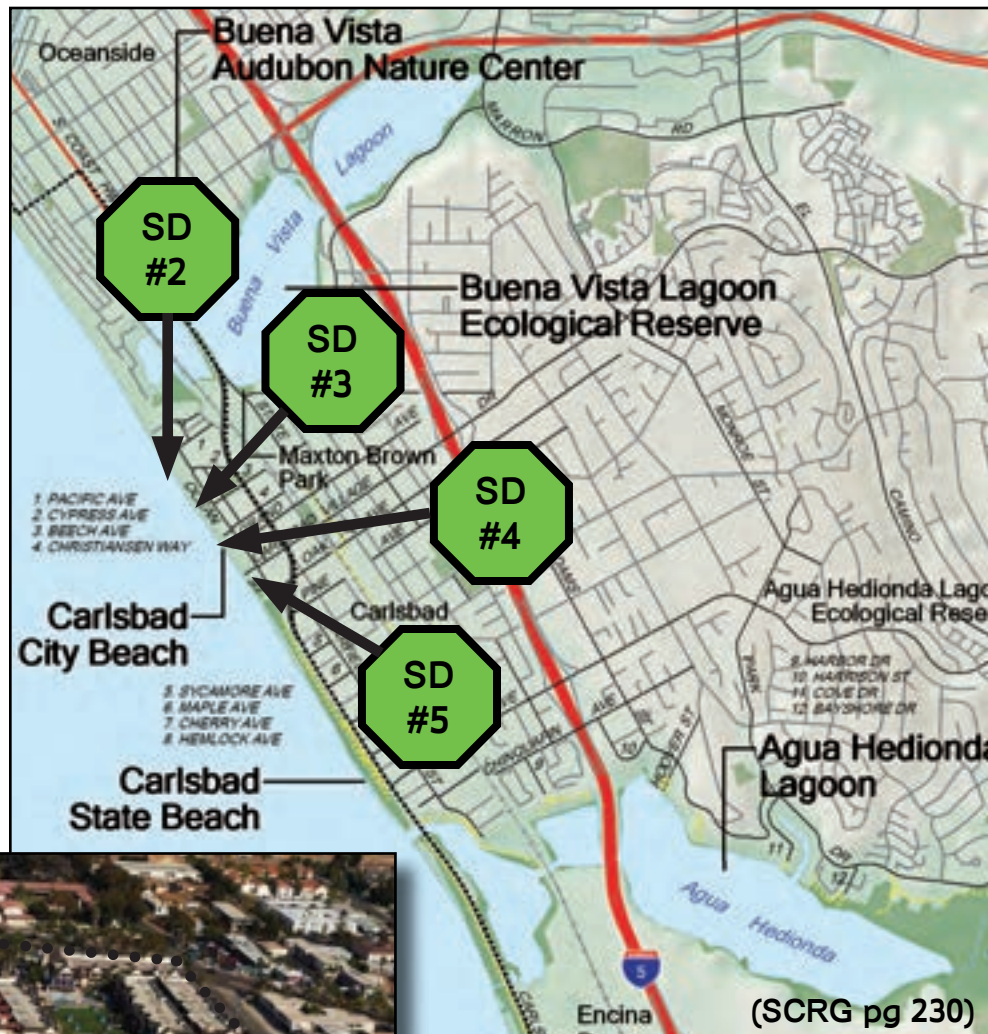


SD # 2 - Beach Access Stairway, 2601 Ocean Street, City of Carlsbad. OTD recorded 1983. Permit # A-77-81 for three condominium units.



SD # 3 - Beach Access Stairway, 2701 Ocean Street, City of Carlsbad. OTD recorded 1982. Permit # F-1045 for six SFDs.

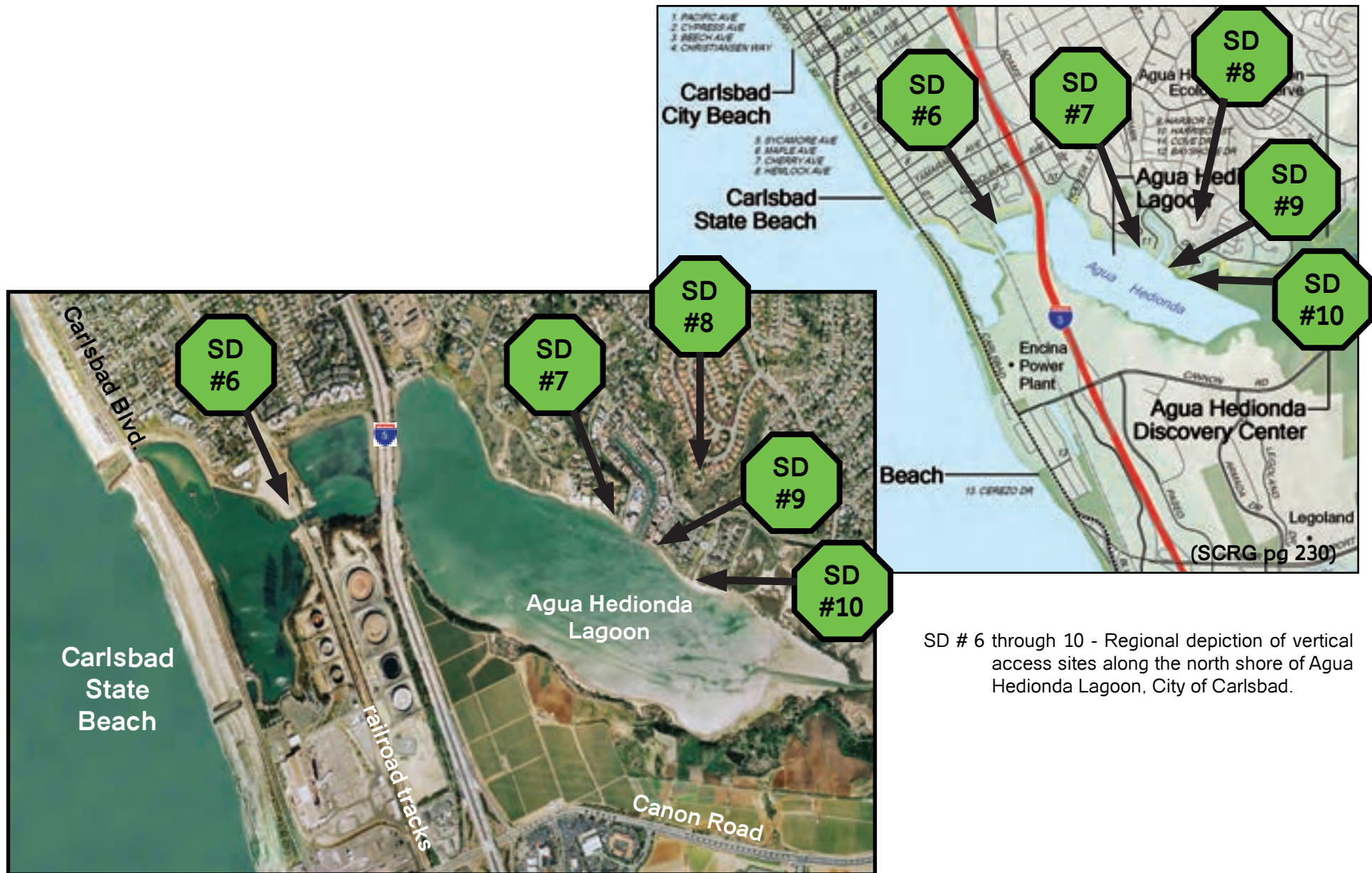
SD # 4 - Beach Access Stairway, 2775 Ocean Street, City of Carlsbad. OTD recorded 1980. Permit # F-7944 for 14 additional motel rooms.



SD # 5 - Beach Access Stairway, 3037 Ocean Street, City of Carlsbad. OTD recorded 1986. Permit # 6-85-492 for improvements to motel's beach club facility.



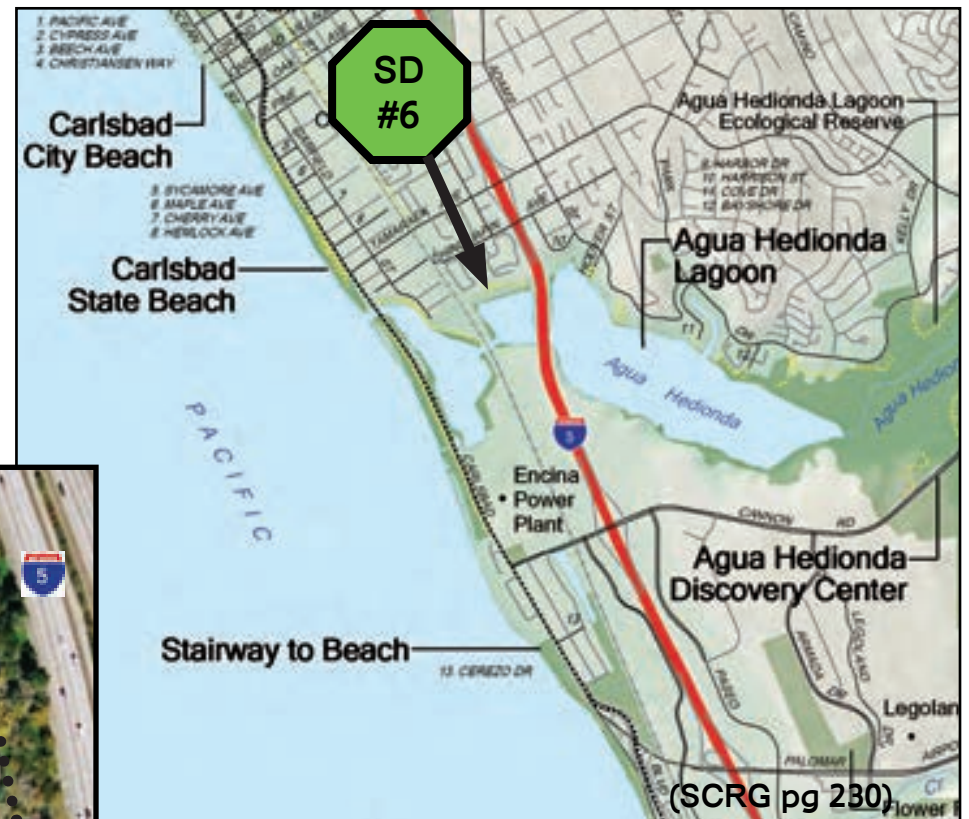




SD # 6 through 10 - Regional depiction of vertical access sites along the north shore of Agua Hedionda Lagoon, City of Carlsbad.



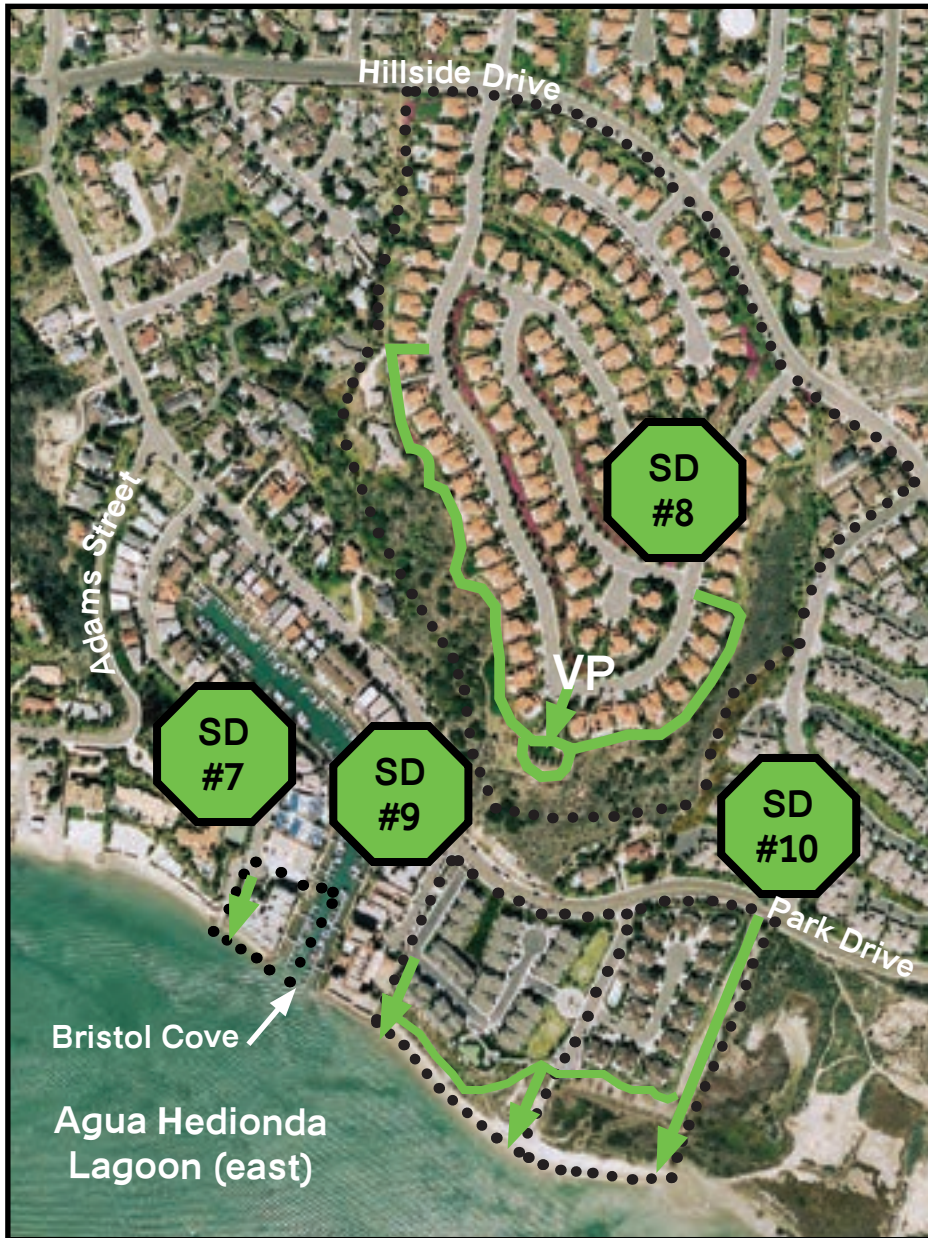




SD # 6 - Blufftop Trails & Pathway to Agua Hedionda Lagoon, Harbor Drive, City of Carlsbad. OTD recorded 1986. Permit # 6-83-613 for 140 condominium units.



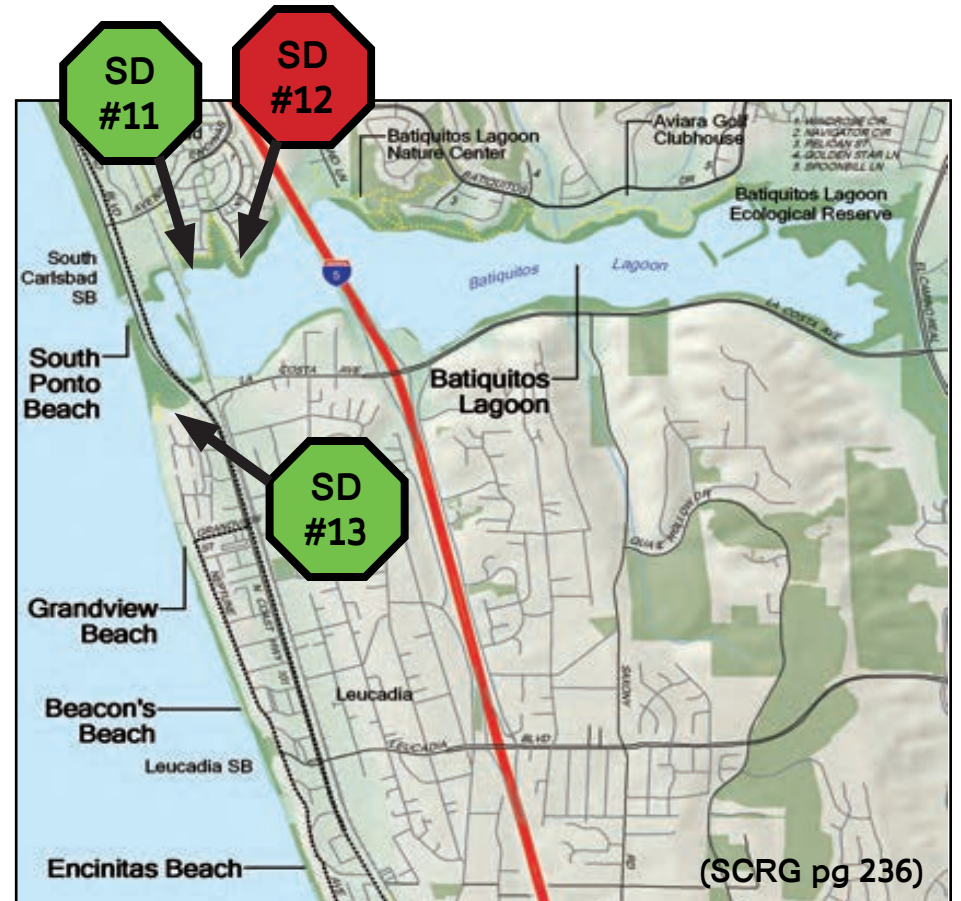
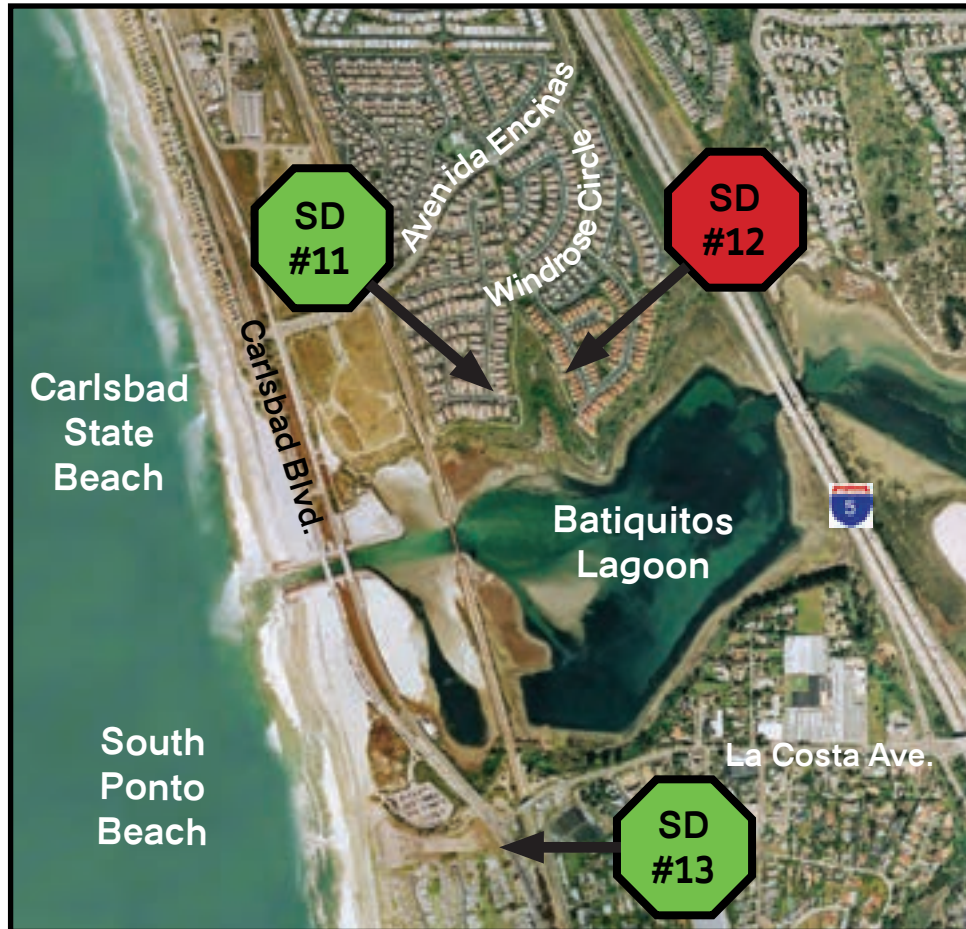




- SD # 7 - Stairway to Lagoon, Cove Drive, City of Carlsbad. OTD recorded 1975. Permit # F-1012 for 22 condominium units and boat slips.
- SD # 8 - Viewpoint and Trails, Hillside Drive, City of Carlsbad. DR recorded 1986. Permit # 6-85-647 for 140-unit subdivision.
- SD # 9 - Lagoon Access Pathways, Bayshore and Marina Drives, City of Carlsbad. DR recorded 2001. Permit # 6-00-72 for 42 condominium units.
- SD # 10 - Lagoon Access Pathway, Park Drive, City of Carlsbad. OTD recorded 1989. Permit # 6-88-477 for 26 SFDs.



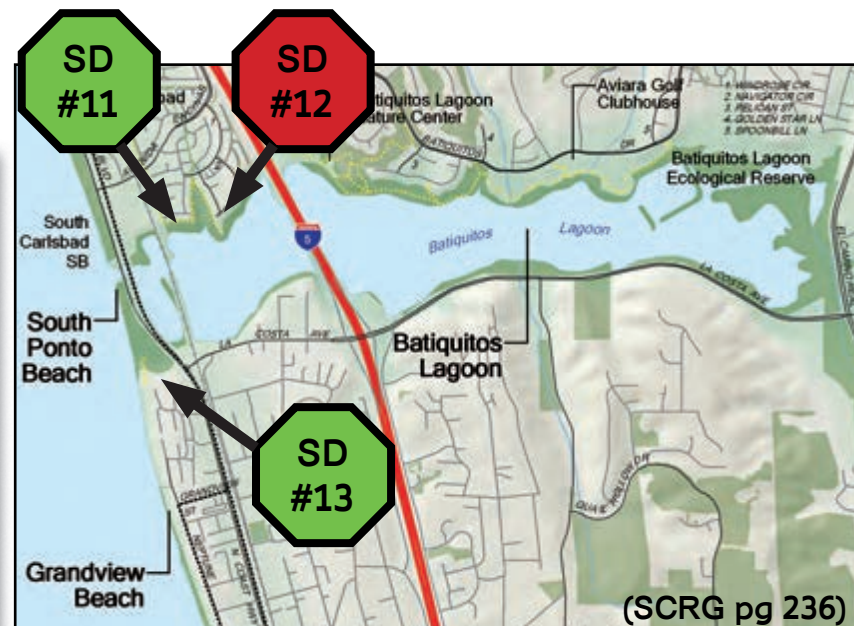
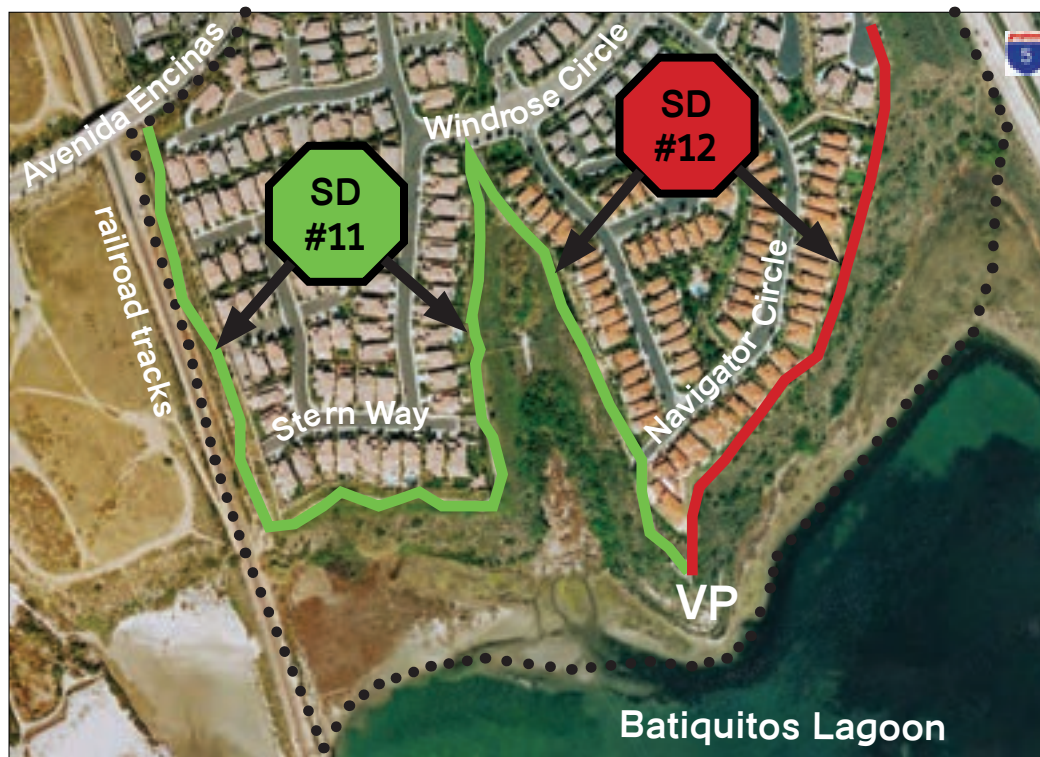




SD # 11, 12, and 13 - Regional depiction of vertical access sites SD #11 and #12 along the north shore of Batiquitos Lagoon, and access site SD #13 south of the lagoon, City of Carlsbad.







SD # 11 - Lagoon Viewpoint, Park and Trails, Windrose Circle, City of Carlsbad. OTD recorded 1994. Permit # 6-94-79 for 100-unit subdivision.

SD # 12 - Trail to Viewpoint, and *Future Trail*, Windrose Circle, City of Carlsbad. DR recorded 1986. Permit # 6-85-482 for 129-unit subdivision.

SD # 13 - Beach Access Stairway, and *Future Trail and Public Parking Lot*, 2100 North Hwy 101, City of Encinitas. OTD recorded 2000. Permit # 6-92-203 for 130-unit hotel.



**Vertical Accessways Acquired by  
California Coastal Commission Actions  
1973 - 2011**

**City of Carlsbad  
City of Encinitas  
San Diego County**

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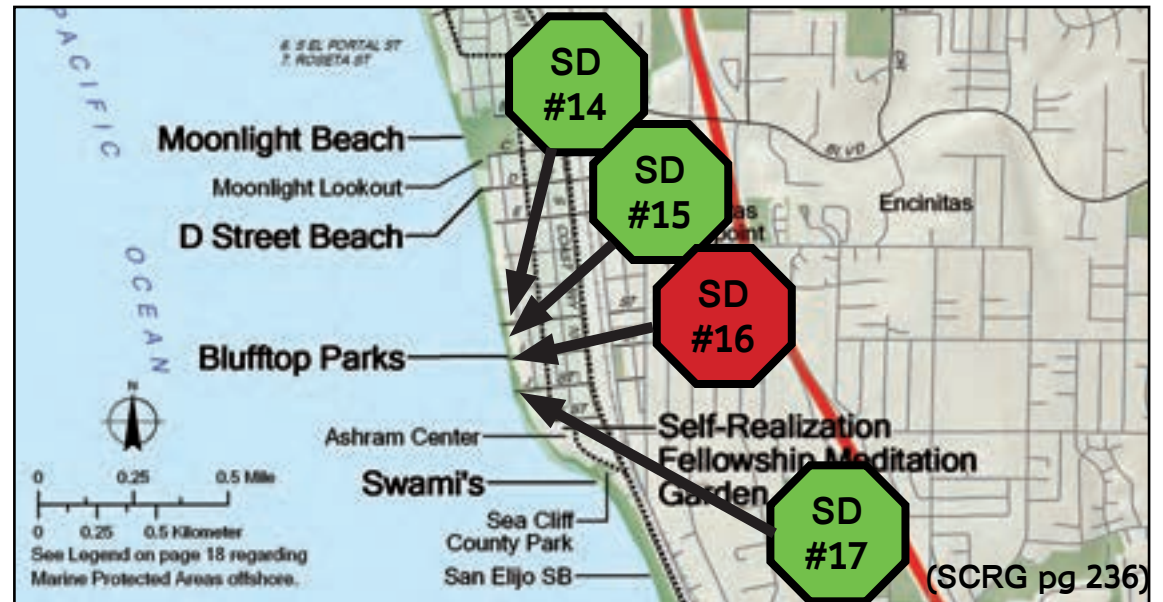


SD # 14 - Blufftop Viewpoint and Park, H Street, City of Encinitas. DR recorded 1979. Permit # F-8084 for 2-lot subdivision.

SD # 15 - Blufftop Viewpoint & Park, H Street, City of Encinitas. OTD recorded 1983. Permit # 6-82-342 for 13 condominium units.

SD # 16 - *Future Blufftop Trail and Viewpoints*. Sealane Drive, City of Encinitas. OTD recorded 1976. Permit # F-0556 for 19 condominium units.

SD # 17 - Blufftop Viewpoints and Blufftop Trail, I Street to J Street, City of Encinitas. OTD recorded 1976. Permit # F-0951 for 33 condominium units.



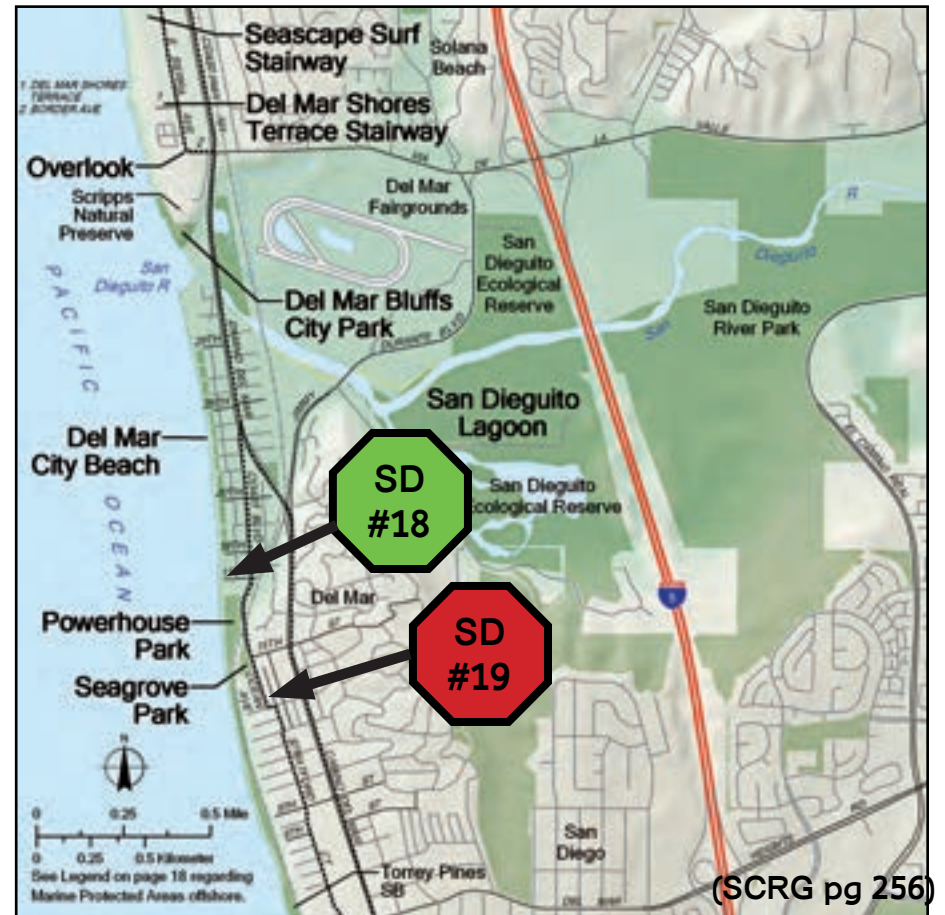




SD # 18 - Beach Accessway (under construction in 2012), 17th Street, City of Del Mar. OTD recorded 1991. Permit # 6-90-312 for restaurant addition, deck, and seawall.



SD # 19 - Future Blufftop Viewpoint, Sea Orbit Alley, City of Del Mar. OTD recorded 1982. Permit # 6-81-184 for SFD perimeter fencing.



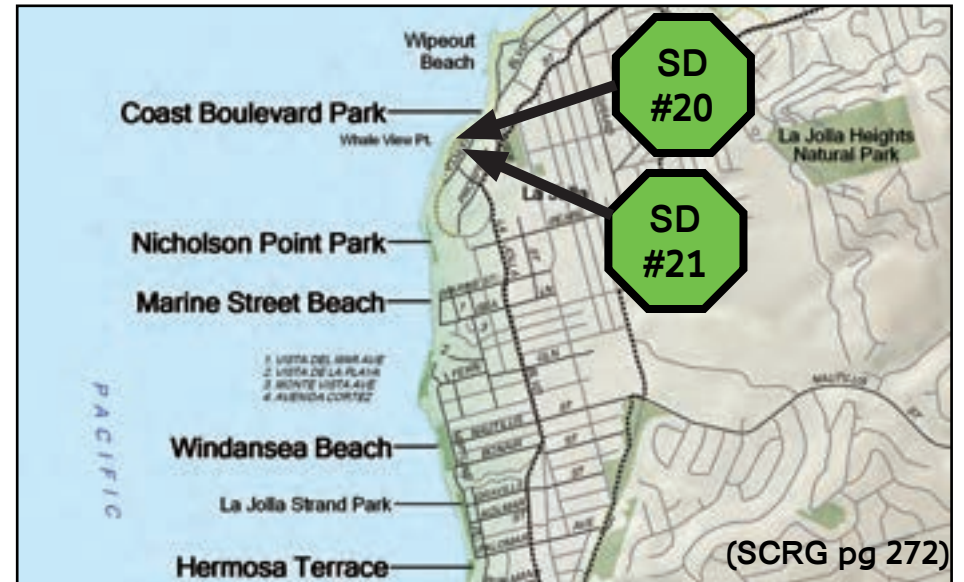
(SCRG pg 256)





SD # 20 - Beach Access Pathway, 274 South Coast Blvd, City of San Diego. OTD recorded 1992. Permit # 6-87-347 for addition to SFD.

SD # 21 - Beach Access Stairway, 100 South Coast Blvd, City of San Diego. OTD recorded 1975. Permit # F-1369 for 31 condominium units.



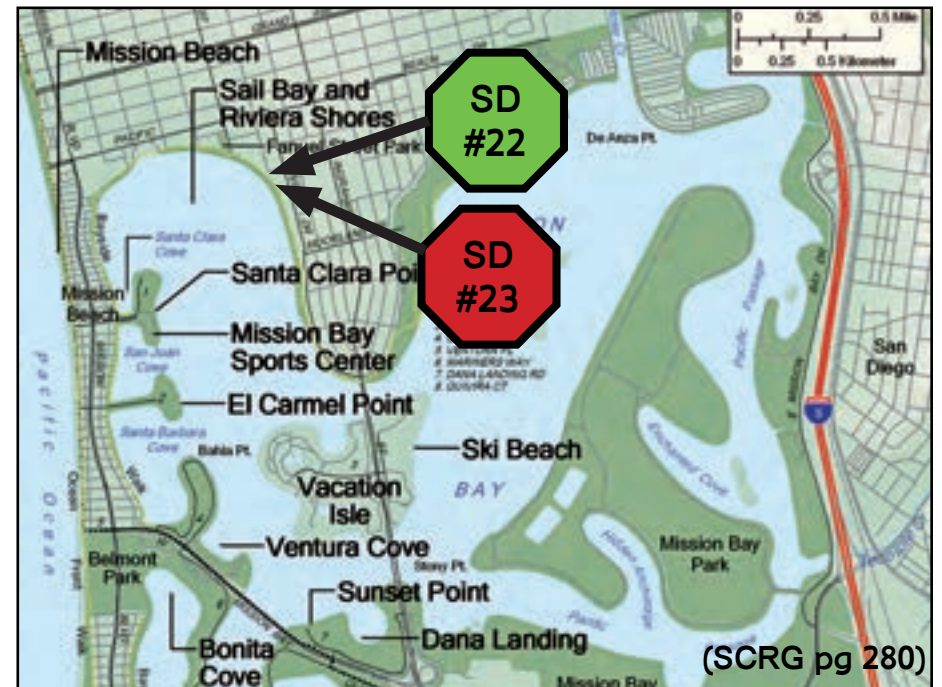




SD # 22 and 23 - Regional depiction of access sites along the Riviera Shores area of Mission Bay, City of San Diego.







SD # 22 - Beach Access Stairway, 3862 Riviera Drive, City of San Diego. Public access condition approved 1974. Permit # F-0798 for 8 condominium units.

SD # 23 - *Future Beach Access Stairways*, 3750 Riviera Drive, City of San Diego. Public access condition approved 1973. Permit # F-0108 for 9 condominium units.





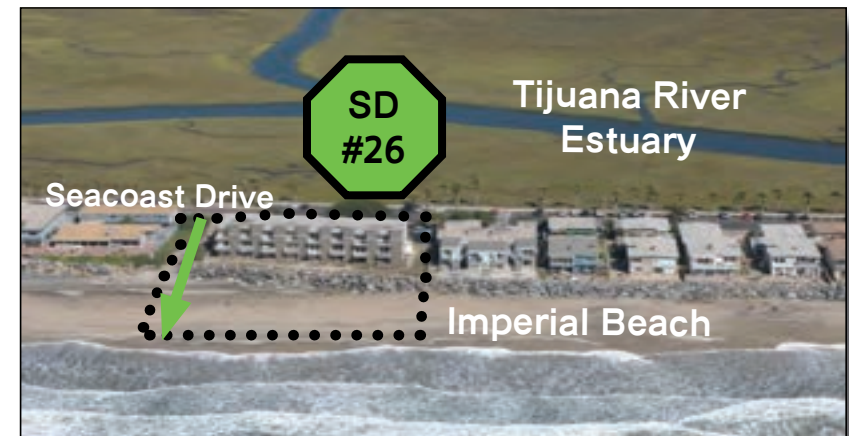
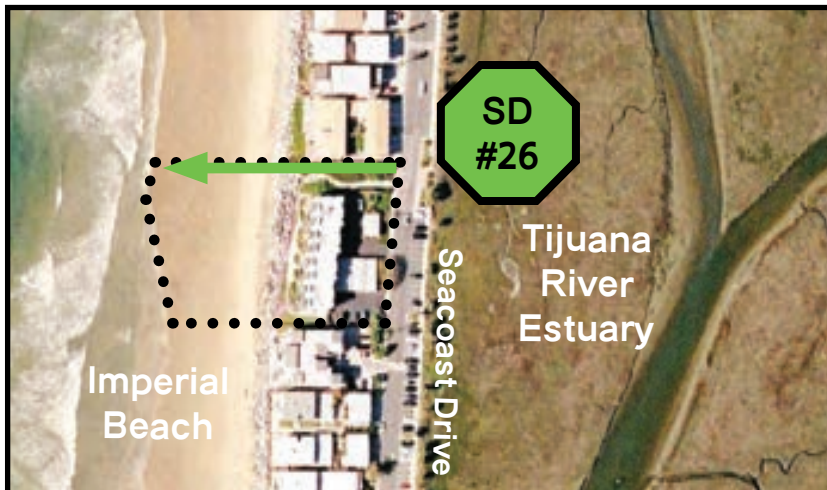
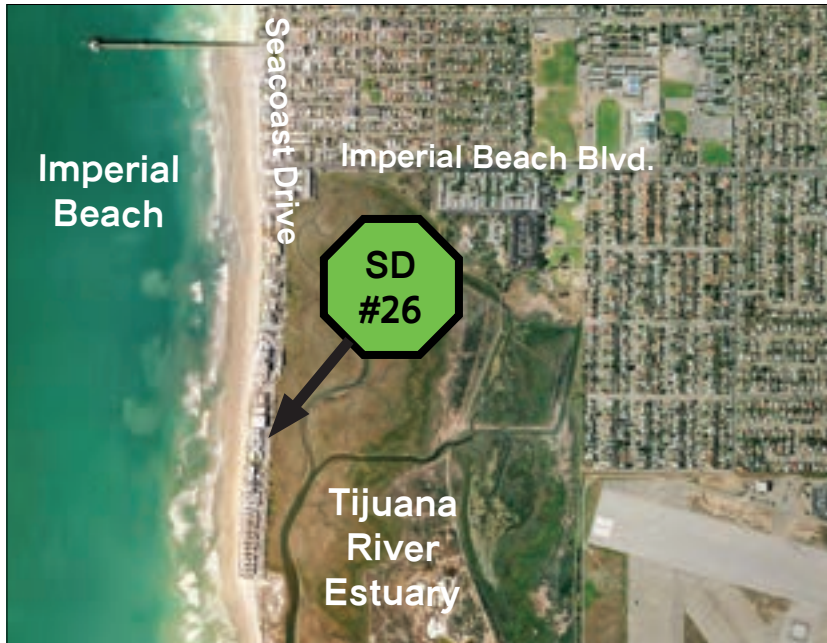
SD # 24 - Bay Viewpoint and Dock Accessway, 2515 Shelter Island Drive, City of San Diego. Public access condition approved 1975. Permit # F-2120 for improvements to boating facility and docks.











SD # 26 - Beach Access Pathway, 1500 Seacoast Drive, City of Imperial Beach. Public access condition approved 1975. Permit # F-2213 for 12 condominium units.



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## CHAPTER 2

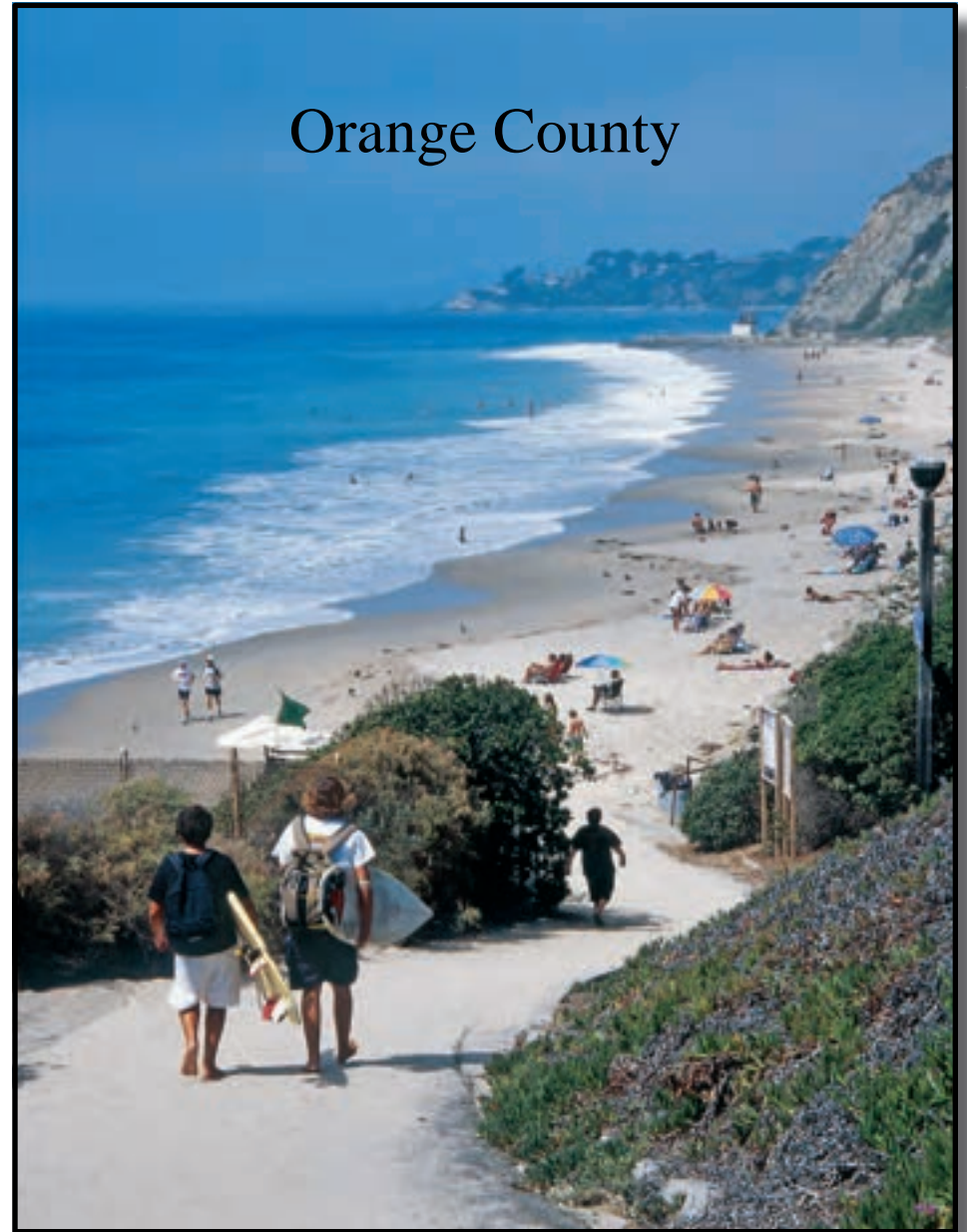
# ORANGE COUNTY

### City of Huntington Beach to City of San Clemente

In Orange County a total of 22 Vertical Accessways have been recorded pursuant to Coastal Commission permit actions since 1973. Of those 22 accessways, 16 (or 73%) have been constructed and opened for public use; and 6 (or 27%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 6 in the Introduction.

*Heading down to enjoy Salt Creek Beach, City of Dana Point.*



**Vertical Accessways Acquired by  
California Coastal Commission Actions  
1973 - 2011**

Orange County

Pg 26







## Location of Vertical Accessways Acquired by the California Coastal Commission in Orange County:

City of Huntington Beach - 6 sites (5 open, 1 closed)

City of Newport Beach - 5 sites (4 open, 1 closed)

City of Laguna Beach - 6 sites (4 open, 2 closed)

City of Dana Point - 2 sites (open)

City of San Clemente - 3 sites (1 open, 2 closed)

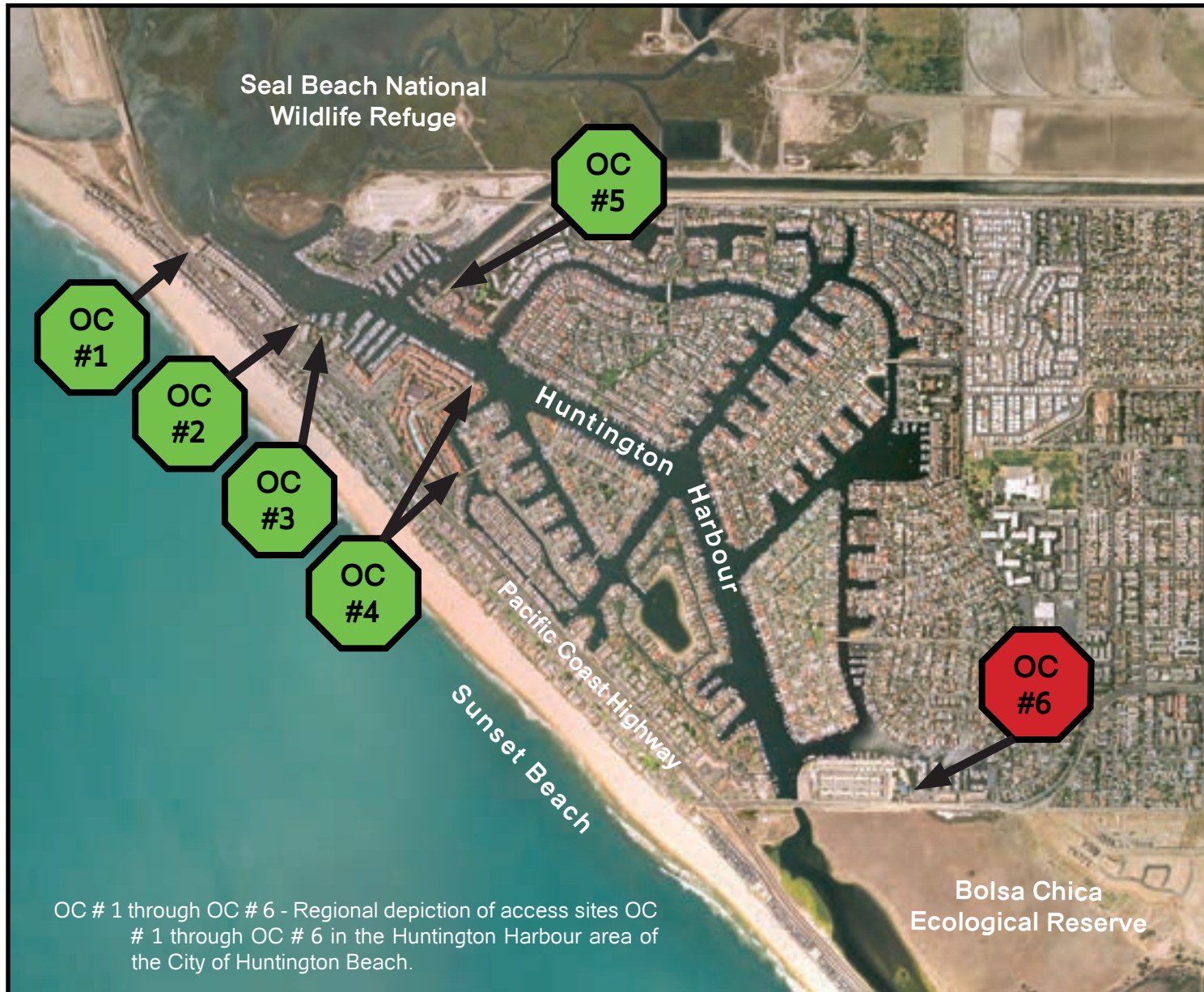
*Orange County Map from the Commission's regional coastal access guide, Experience the California Coast: Beaches and Parks in Southern California (pg 146). (Note: Maps used on the following pages to show the location of vertical accessways in Orange County are from this same Southern California regional guide, and are thus marked SCRG with the page number on which the map can be found in the guidebook.)*





OC # 1 through OC # 6 - Regional depiction of OC sites #1 through # 6 in Huntington Harbour area, City of Huntington Beach.









OC # 1 - Harbor Viewpoint & Walkway, 15922 Pacific Coast Highway, City of Huntington Beach. OTD recorded 1984. Permit # 5-83-758 for mixed marine and commercial building.







OC # 2 - Harbor Viewpoint & Walkway, Anderson Street, City of Huntington Beach. DR recorded 1985. Permit # P-79-5948 for five SFDs and five boat slips.

OC # 3 - Harbor Viewpoint & Walkway, Anderson Street, City of Huntington Beach. DR recorded 1978. Permt # P-77-693 for 45 condominium units and 29 boat slips.

OC # 4 - Harbor Viewpoints & Walkways, Admiralty Drive and Grimaud Lane, City of Huntington Beach. OTD recorded 1977. Permit # P-76-8742 for 244 condominium units, 24 SFDs, 75-room hotel, 255-slip marina, public parks, public beach, and waterfront walkway.

OC # 5 - Harbor Viewpoint & Walkway, Countess Drive, City of Huntington Beach. OTD recorded 1985. Permit # 5-83-797 for 77 SFDs, 60 condominium units, 45-slip marina, public beach, and 145 public parking spaces.





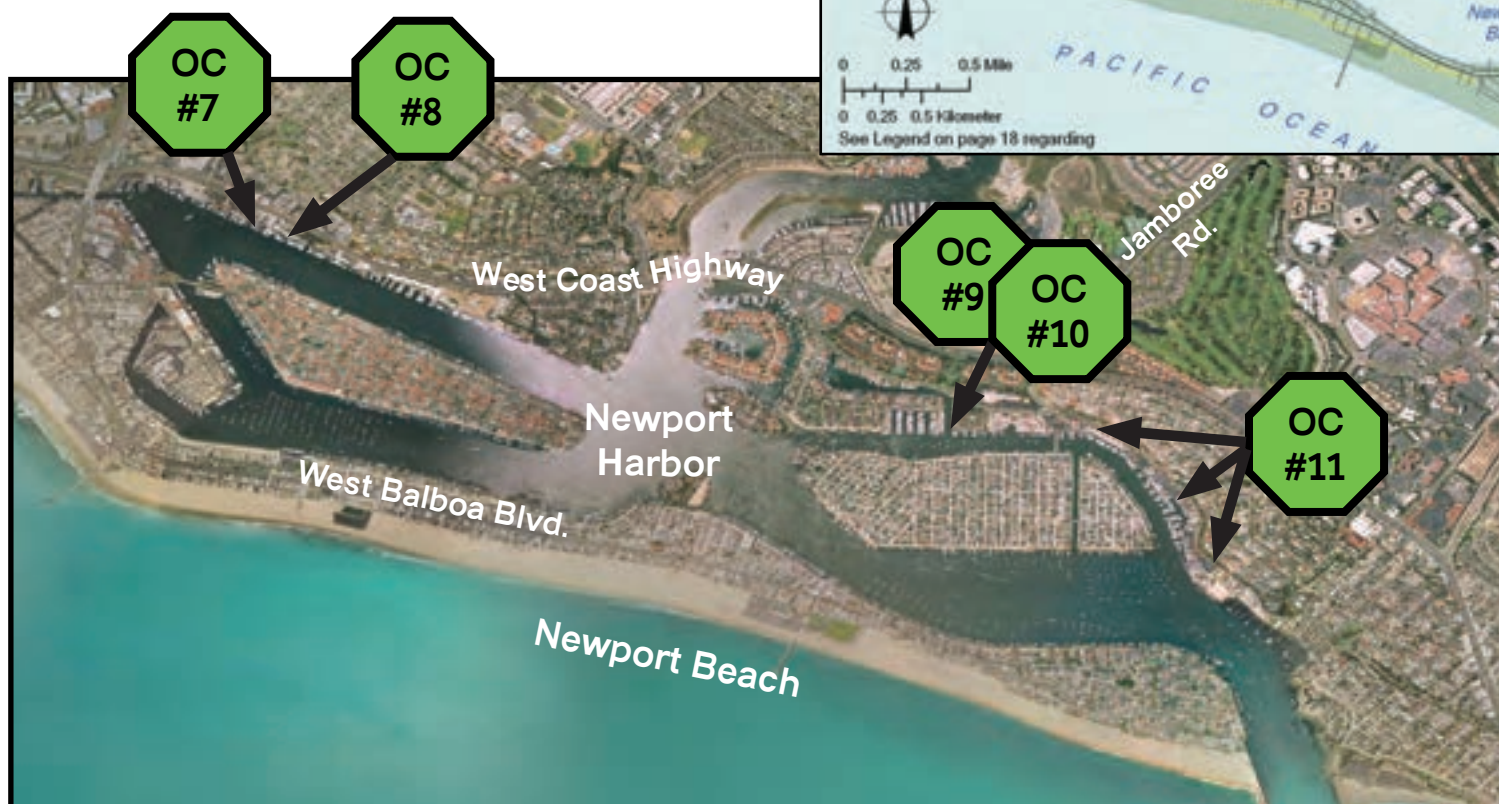
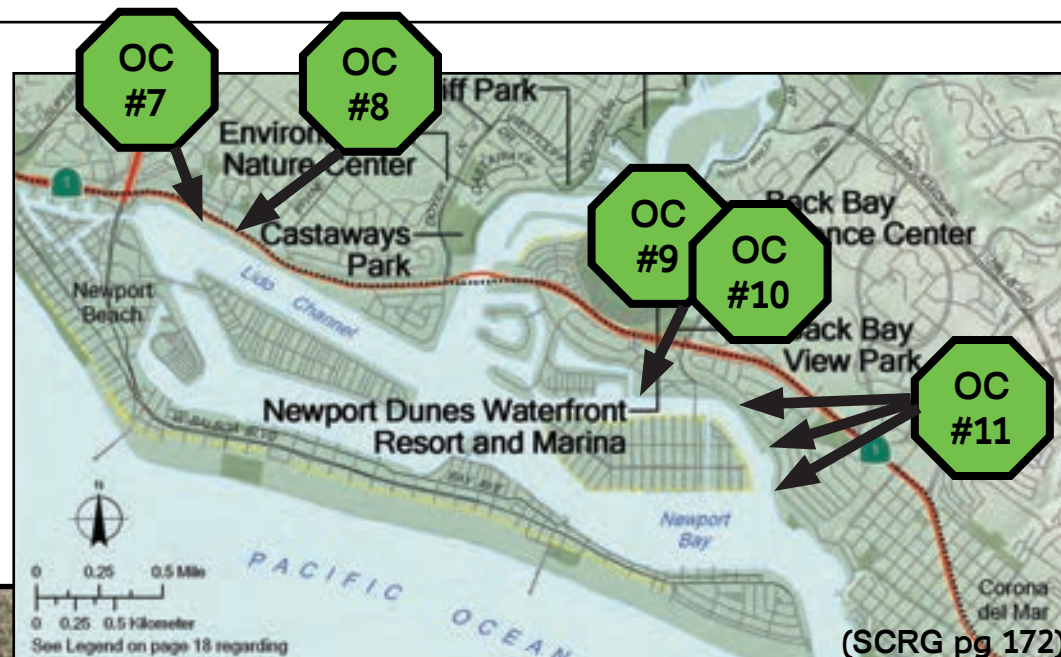


OC # 6 - Future Harbor Viewpoint, Beach Access & Walkway, Warner Avenue, City of Huntington Beach. OTD recorded 1988. Permit # 5-86-967 for 23-slip expansion of existing marina.

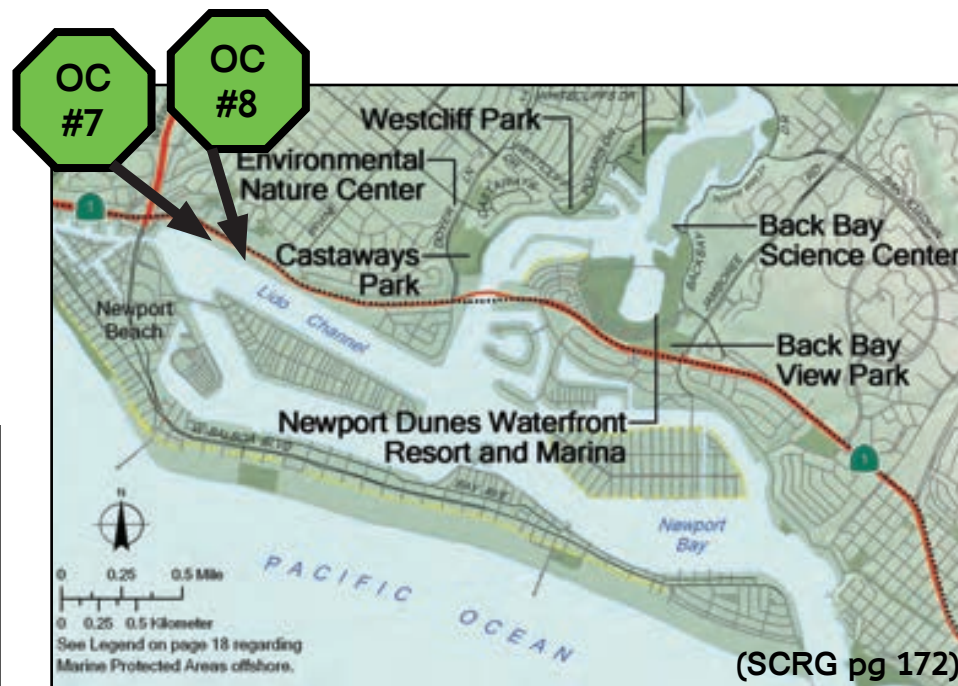
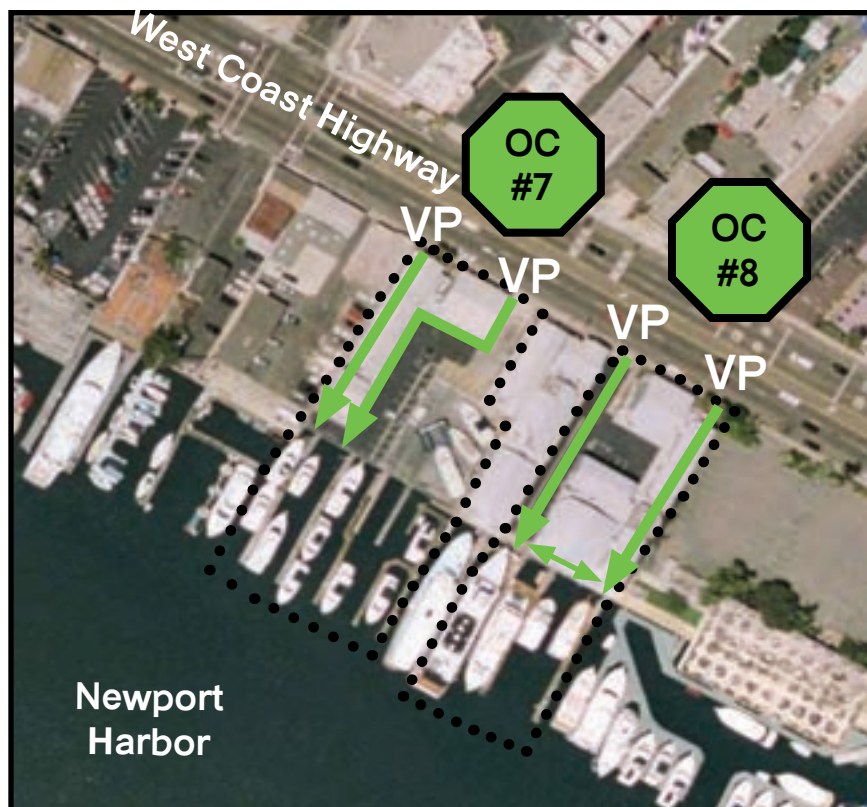




OC # 7 through OC # 11 - Regional depiction of access sites  
 OC # 7 through OC # 10 in the Newport Harbor area of  
 the City of Newport Beach.



OC # 7 - Harbor Viewpoints, 2431 West Coast Highway, City of Newport Beach. OTD recorded 1985. Permit # 5-84-634 for commercial marine building expansion.



OC # 8 - Harbor Viewpoints, 2439 West Coast Highway, City of Newport Beach. OTD recorded 1987. Permit # 5-87-318 for commercial marine building expansion.

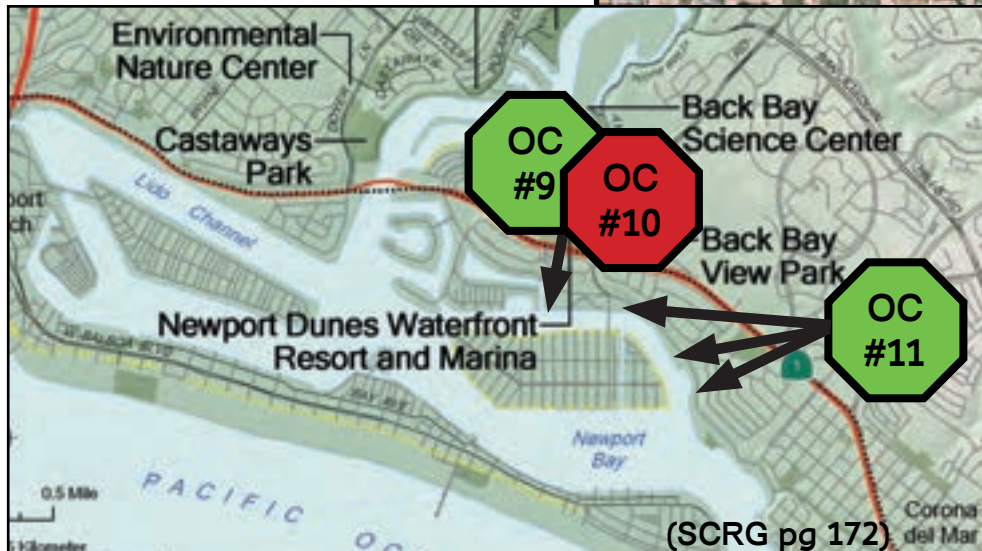
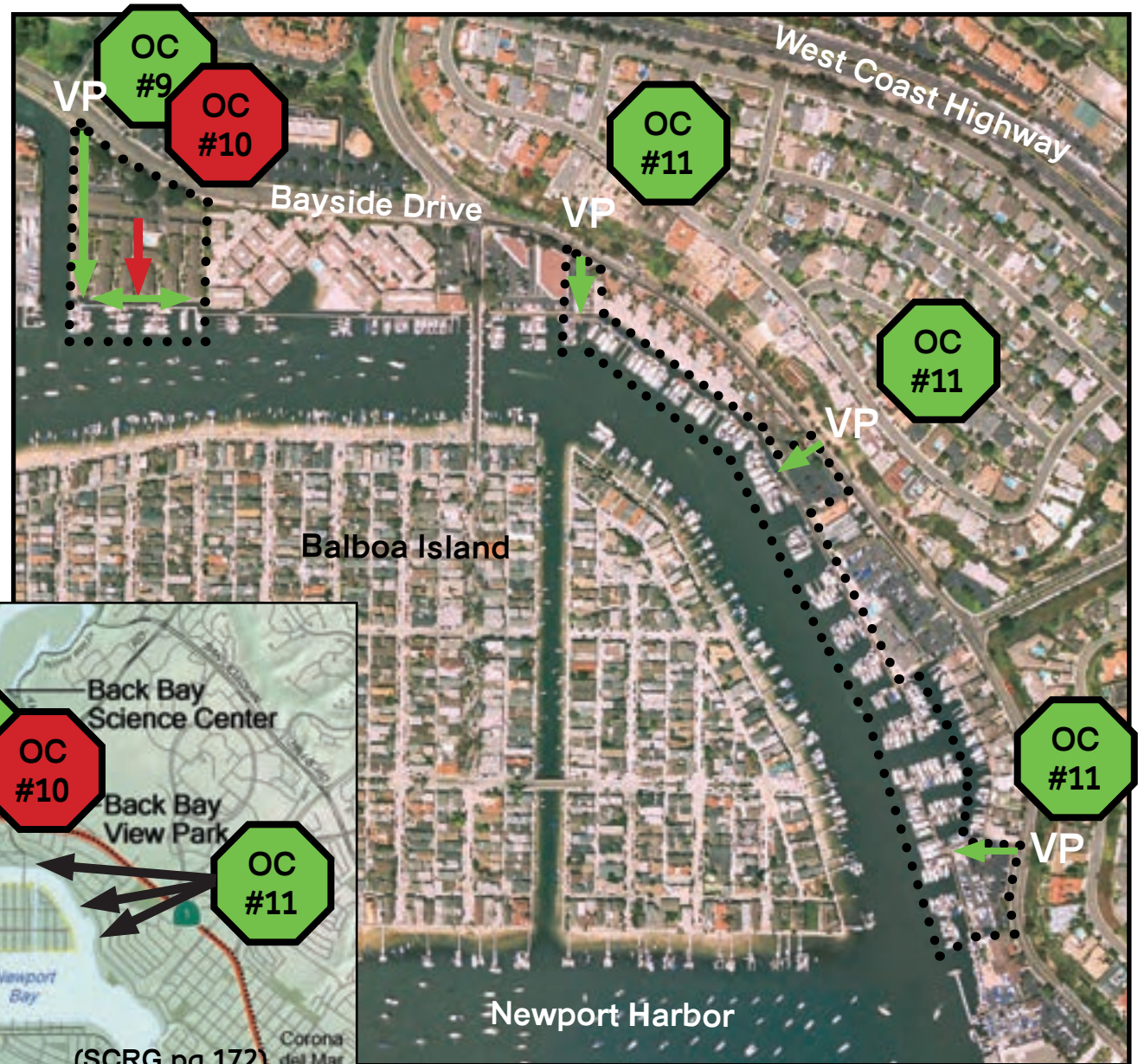




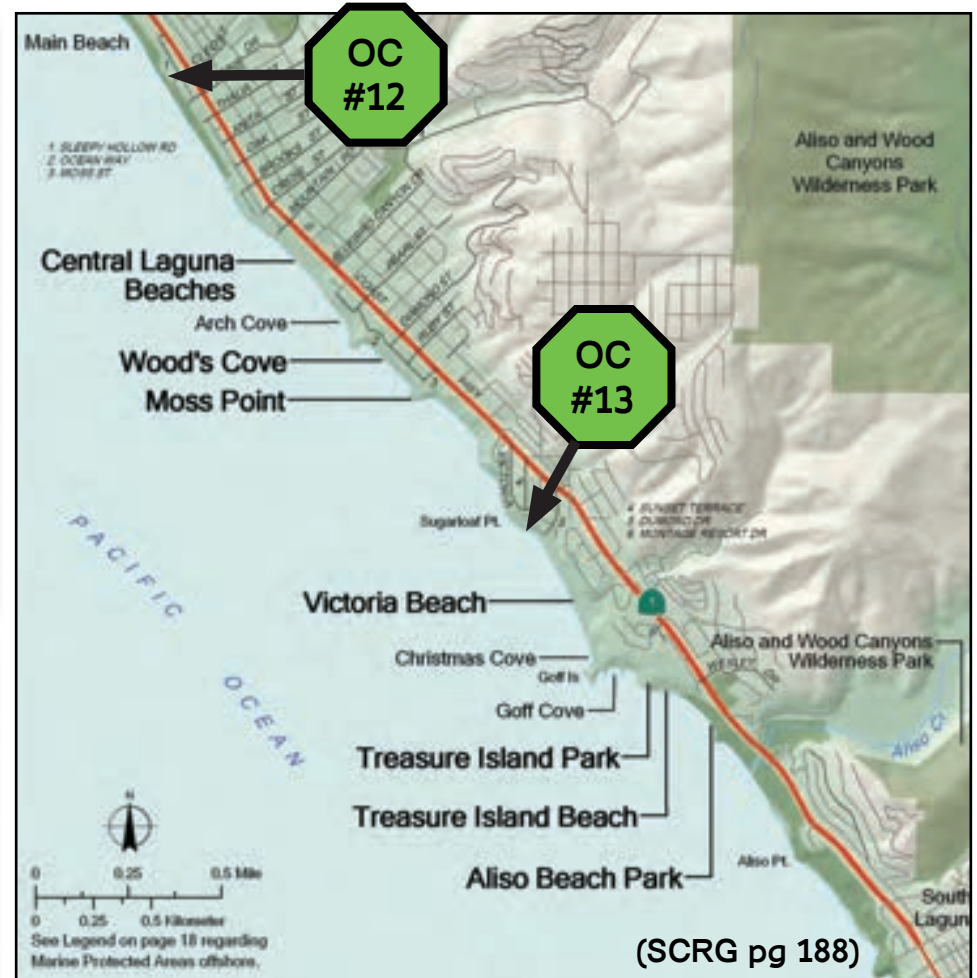
OC # 9 - Harbor Viewpoint & Walkway, 919 Bayside Drive, City of Newport Beach. OTD recorded 1975. Permit # P-73-2313 for 14 apartment Units.

OC # 10 - *Future Harbor Viewpoint*, 919 Bayside Drive, City of Newport Beach. OTD recorded 2008. Permit # 5-06-145 for all apartment demolition and construction of 17 SFDs.

OC # 11 - Harbor Viewpoints, 1137, 1153, and 1701 Bayside Drive, City of Newport Beach. OTD recorded 1985. Permit # 5-84-574 for reconstruction of 127-slip marina.







OC # 12 - Beach Access Stairway, 611 Coast Highway, City of Laguna Beach. DR recorded 1982. Permit # 5-82-263 for 25-unit timeshare hotel.

OC # 13 - Beach Access Stairway, 30596 Dumond Drive, City of Laguna Beach. OTD recorded 1987. Permit # 5-83-878 for new gated entry to existing neighborhood of 62 SFDs.





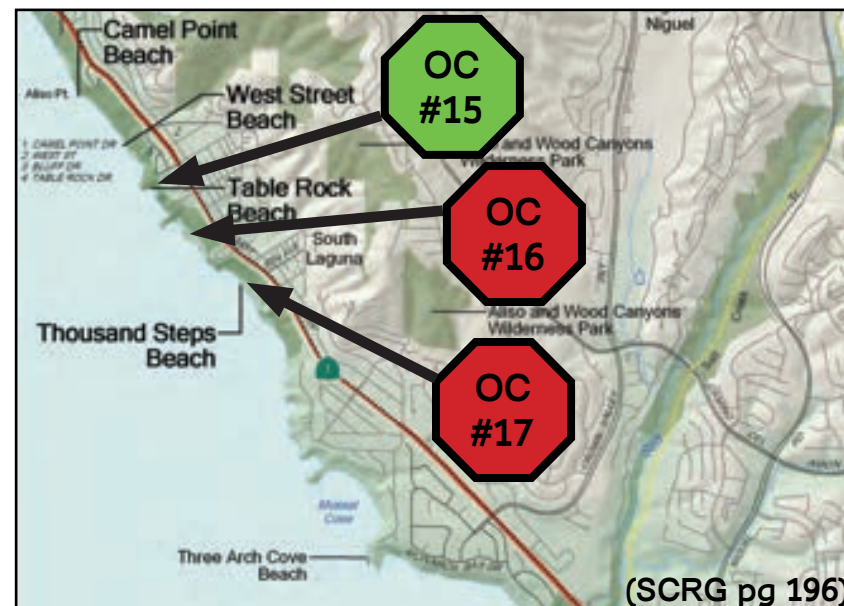


OC # 14 - Beach Access Ramp and Stairways, 30801 South Coast Highway, City of Laguna Beach. DR recorded 2000. Permit # A-5-LBJ-00-78 & -79 for 275-room resort, 14 condominium units, 7.5 acre public park, public beach, 70-space public parking lot, public restrooms, and blufftop trail.

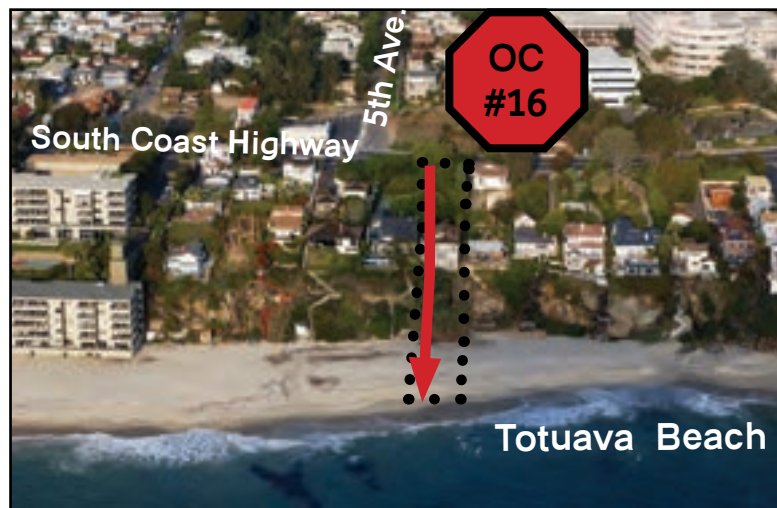




OC # 15 - Beach Access Stairway, 31625 South Coast Highway, City of Laguna Beach. OTD recorded 1984. Permit # 5-83-482 for one SFD and public stairway to beach.



(SCRG pg 196)



OC # 16 - Future Beach Access Stairway, 31831 South Coast Highway, City of Laguna Beach. OTD recorded 1991. Permit # 5-91-556 for merging two developed lots, demolition of two existing SFDs and construction of one SFD.



OC # 17 - Future Widening of Existing Beach Access Stairway, City of Laguna Beach, 31965 South Coast Highway. DR recorded 1978. Permit # P-2985 for one SFD.







OC # 18 - Beach Access Pathways, 1 Ritz Carlton Drive, City of Dana Point. DR recorded 2004. Permit # 5-82-291 for 397-room resort, beach access pathways, blufftop trail and public park.

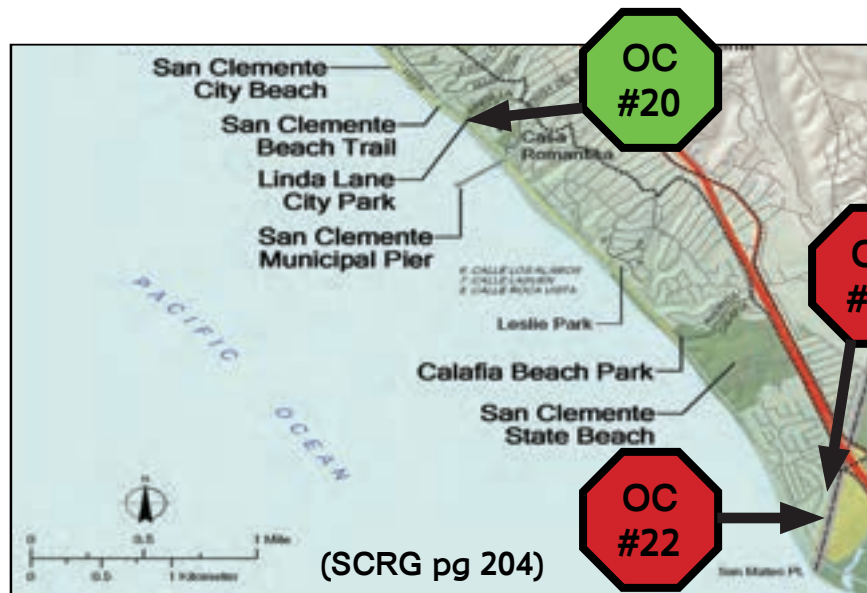




OC # 19 - Beach Access Pathway, Beach Road, City of Dana Point.  
 OTD recorded 1983. Permit # 5-83-126 for new private gate  
 for existing residential community.



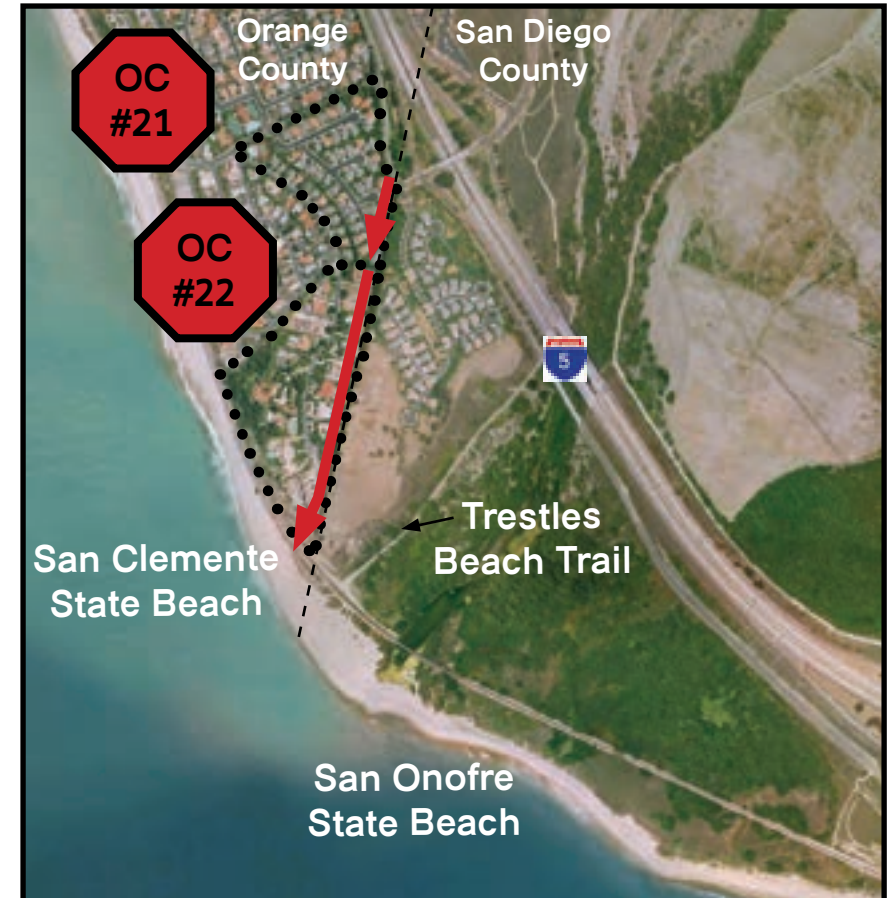




OC # 20 - Public Viewpoint and Beach Access `Stairway, Arenoso Lane, City of San Clemente. DR and OTD recorded 1990. Permit # 5-88-784 for 30-unit condominium.

OC # 21 - *Future Beach Access Pathway*, Via Calandria, City of San Clemente. OTD recorded 1987. Permit # 5-85--691 for 58-unit residential subdivision.

OC # 22 - *Future Beach Access Pathway*, Calle Isabella, City of San Clemente. OTD recorded 1983. Permit # A-148-81 for 17-unit residential subdivision.



## CHAPTER 3

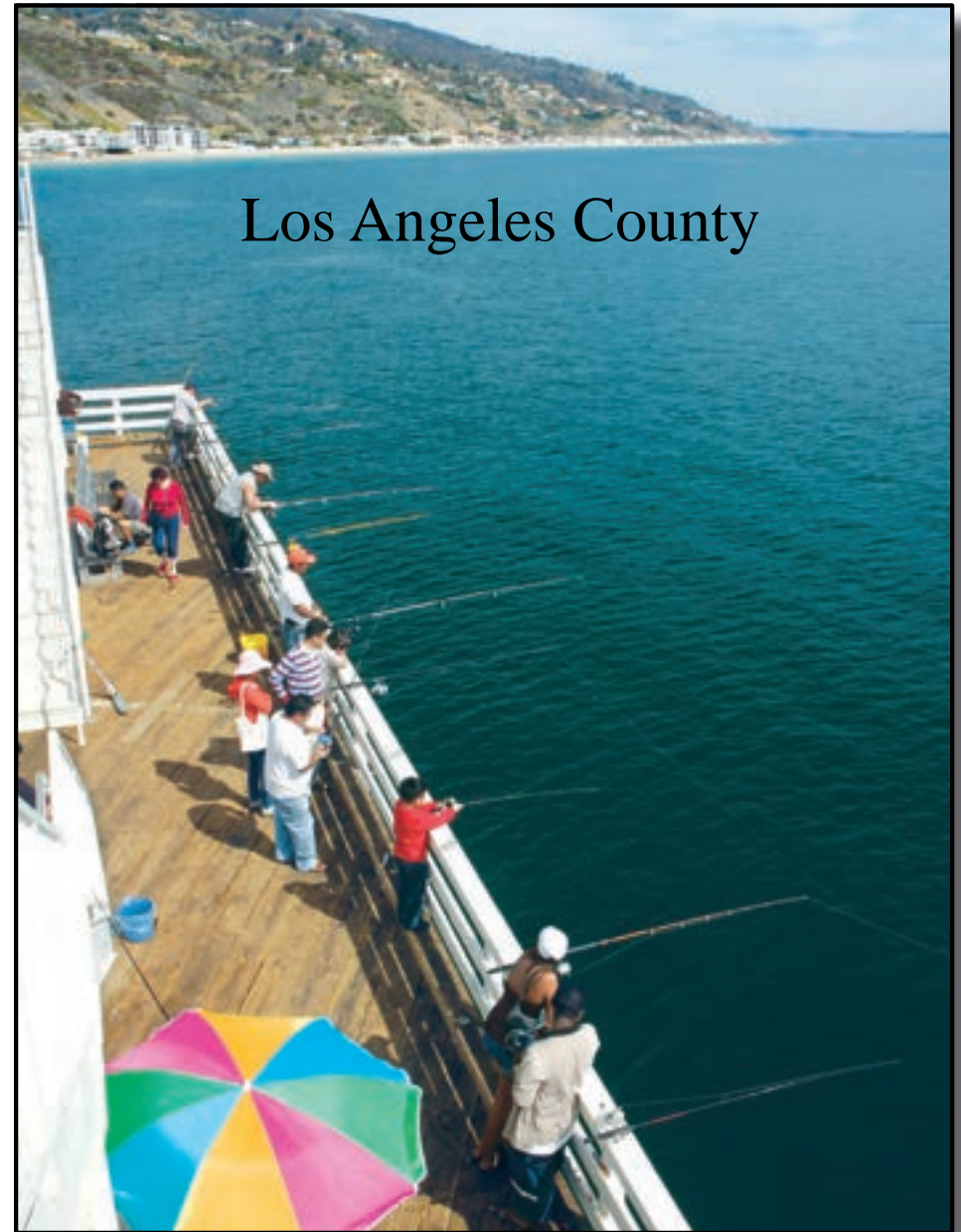
# LOS ANGELES COUNTY

## City of Malibu to City of Avalon

In Los Angeles County, a total of 34 vertical accessways have been recorded pursuant to Coastal Commission actions since 1973. Of those 34 accessways, 13 (or 38%) have been constructed and opened for public use; and 21 (or 62%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 6 in the Introduction.

*Fishing from Malibu Pier, City of Malibu.*







## Location of Vertical Accessways Acquired by the California Coastal Commission in Los Angeles County:

City of Malibu - 29 sites (8 open, 21 closed)

Marina del Rey Area - 1 site (open)

City of Long Beach - 1 site (open)

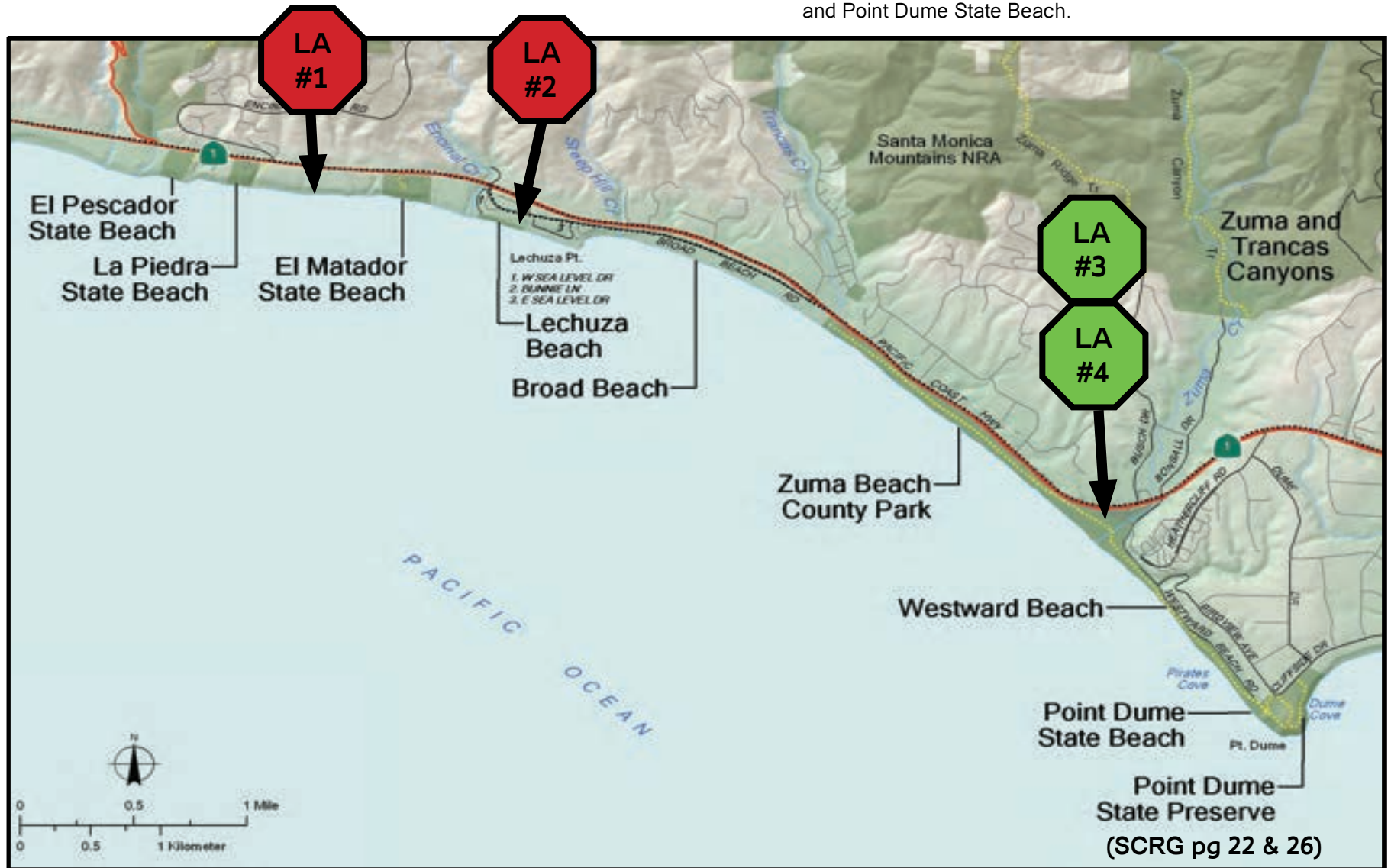
City of Rancho Palos Verdes - 2 sites (open)

City of Avalon - 1 site (open)

*Los Angeles County Map from the Commission's regional coastal access guide, Experience the California Coast: Beaches and Parks in Southern California (pg 20). (Note: Maps used on the following pages to show the location of vertical accessways in Los Angeles County are from this same Southern California regional guide, and are thus marked SCRG with the page number on which the map can be found in the guidebook.)*



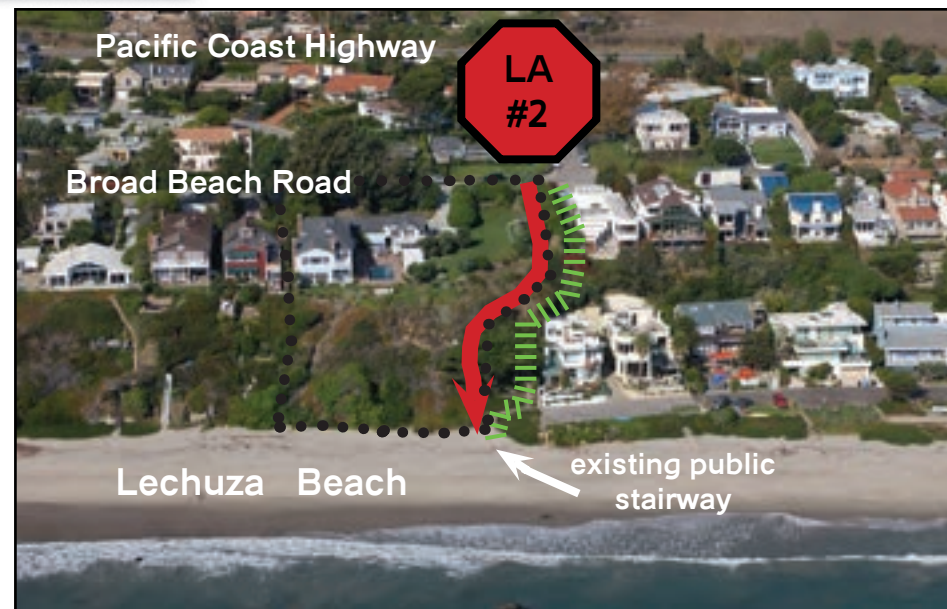
LA # 1 through LA # 4 - Regional depiction of LA sites #1 through # 4 west of Point Dume, between La Piedra State Beach and Point Dume State Beach.







LA#1 - Two Future Beach Access Stairways, 32340 Pacific Coast Highway, City of Malibu. OTD recorded 1982. Permit # A-220-80 for one SFD



LA#2 - Future Beach Access Stairway Widening, 31736 Broad Beach Road. City of Malibu. OTD recorded 2005. Permit # 4-95-049 for SFD expansion and merged 7 lots into 2.





LA # 3 - Viewpoint, 6800 Westward Beach Road, City of Malibu. DR recorded 1977. Permit # 115-73 for 90 condominium units.

LA # 4 - Stairway to Viewpoint, 6800 Westward Beach Road, City of Malibu. DR recorded 1977. Permit # A-488-77 for a restaurant.



**Vertical Accessways Acquired by  
California Coastal Commission Actions  
1973 - 2011**

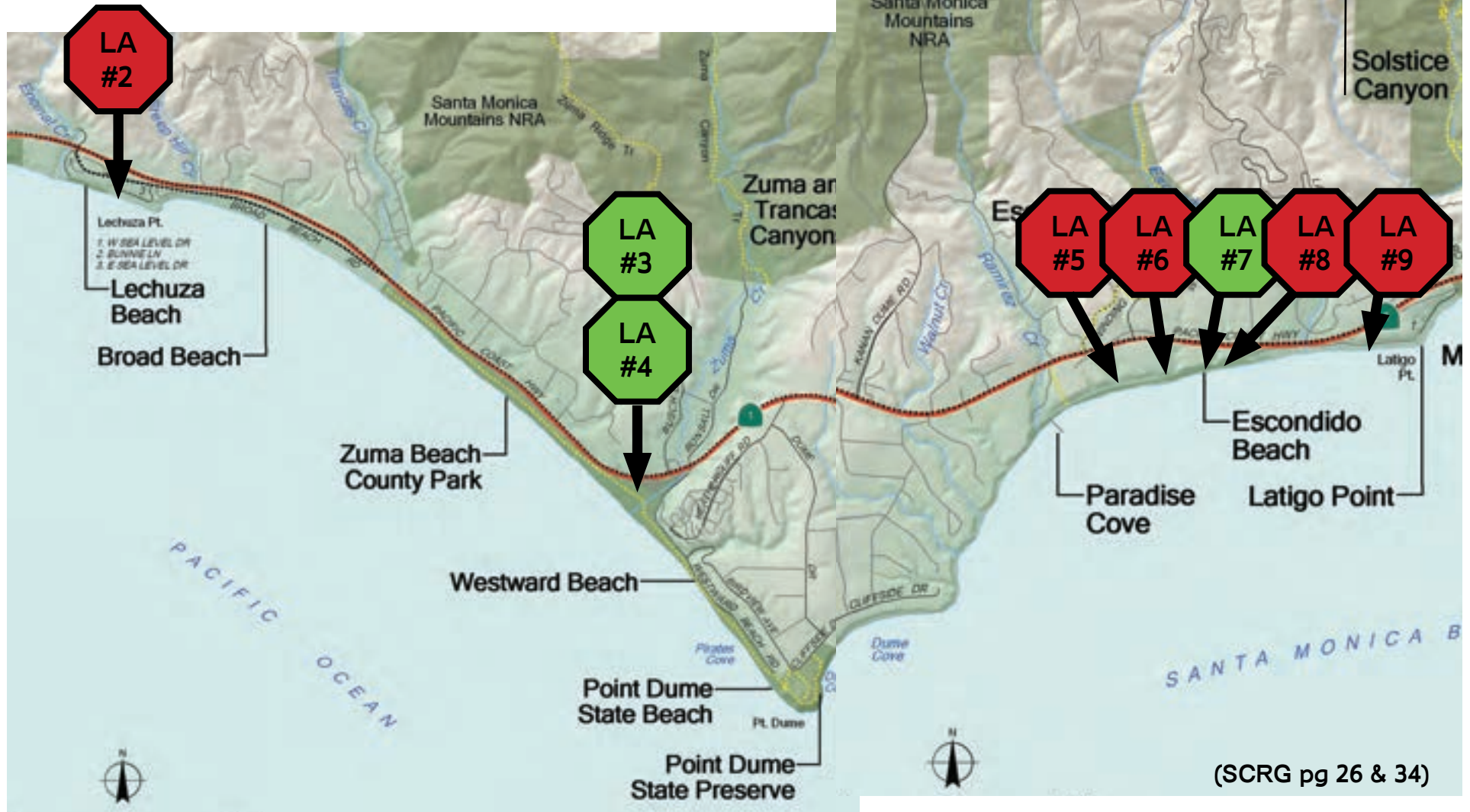
**City of Malibu  
Los Angeles County**

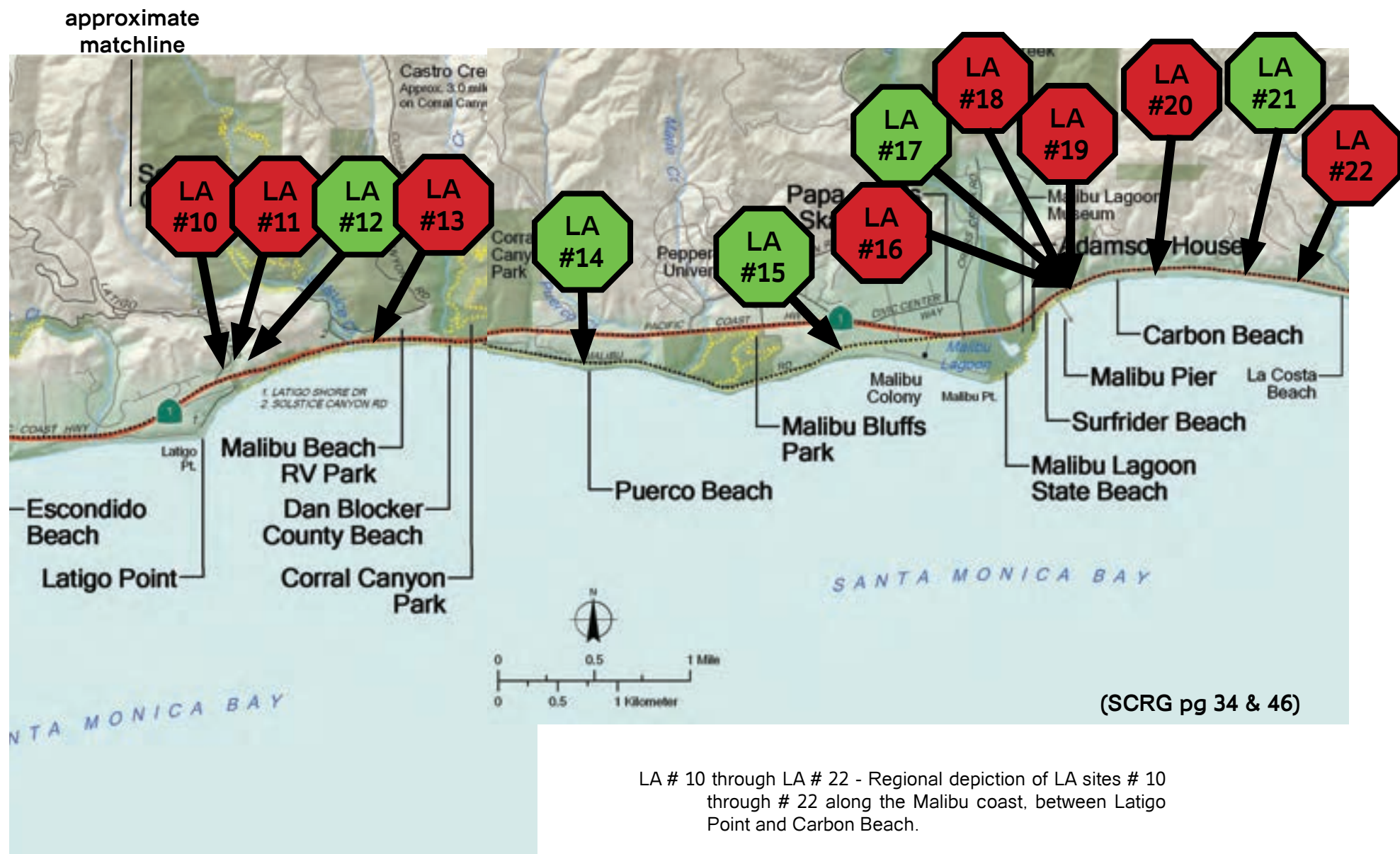
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LA # 2 through LA # 9 - Regional depiction of LA sites # 2 through # 9 in the vicinity of Point Dume, between Lechuza Beach and Latigo Point.









LA # 5 - *Future Beach Access Stairway*, 27910-20 Pacific Coast Highway, City of Malibu. OTD recorded 1981. Permit # PE-80-2707 for 2-lot subdivision.



LA # 6 - *Future Public Beach Accessway*, 27700 Pacific Coast Highway, City of Malibu. DR recorded 1979. Permit # P-78-3473 for one SFD.



LA# 7 - Beach Access Stairway, 27420 Pacific Coast Highway, City of Malibu.  
OTD recorded 1983. Permit # A-184-80 for four condominium units.

LA # 8 - *Future Beach Access Stairway*, 27348-27400 Pacific Coast Highway,  
City of Malibu. OTD recorded 1978. Permit # P-77-2130 for conversion of 10 apartments to condominium units.







LA # 9 - *Future Beach Access Pathway*, 26834 Malibu Cove Colony Road, City of Malibu. DR recorded 1977. Permit # P-75-574 for one SFD.



LA # 10 - *Future Beach Access Stairway*, 26664 Seagull Drive, City of Malibu. OTD recorded 1988. Permit # 5-84-137 for conversion of 124 apartments to condominiums.

LA # 11 - *Future Beach Access Stairway*, 26530 Latigo Shores Drive, City of Malibu. OTD recorded 1989. Permit # 5-88-794 for 3-lot subdivision and 3 SFDs.

LA # 12 - *Beach Access Stairway*, 26500 Latigo Shores Drive, City of Malibu. OTD recorded 1986. Permit # 5-85-299 for 5-unit apartment building.



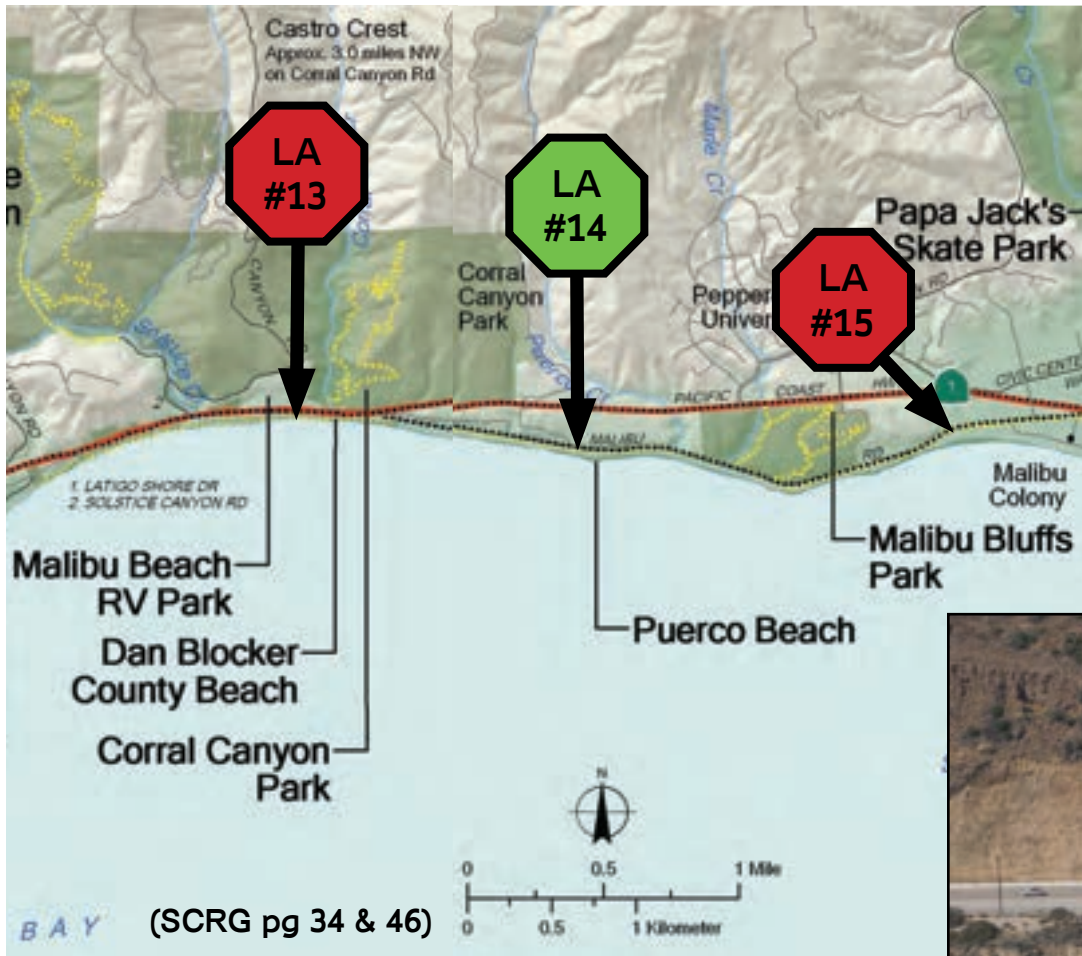
**Vertical Accessways Acquired by  
California Coastal Commission Actions  
1973 - 2011**

**City of Malibu  
Los Angeles County**

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LA # 13 - *Future Beach Pathway*, 26168 Pacific Coast Highway, City of Malibu. DR recorded 1976. Permit # P-73-511 for 4 condominium units.





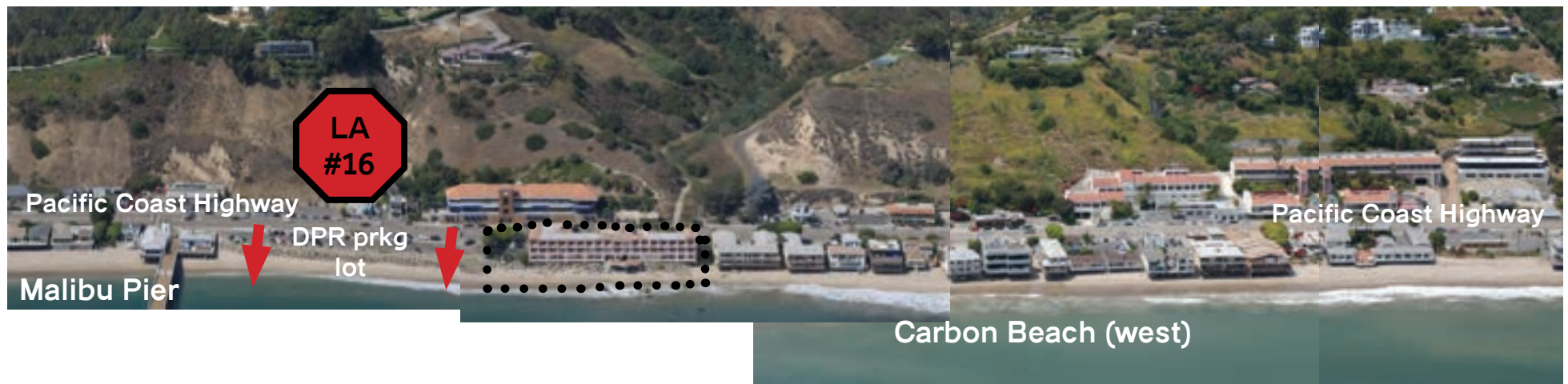
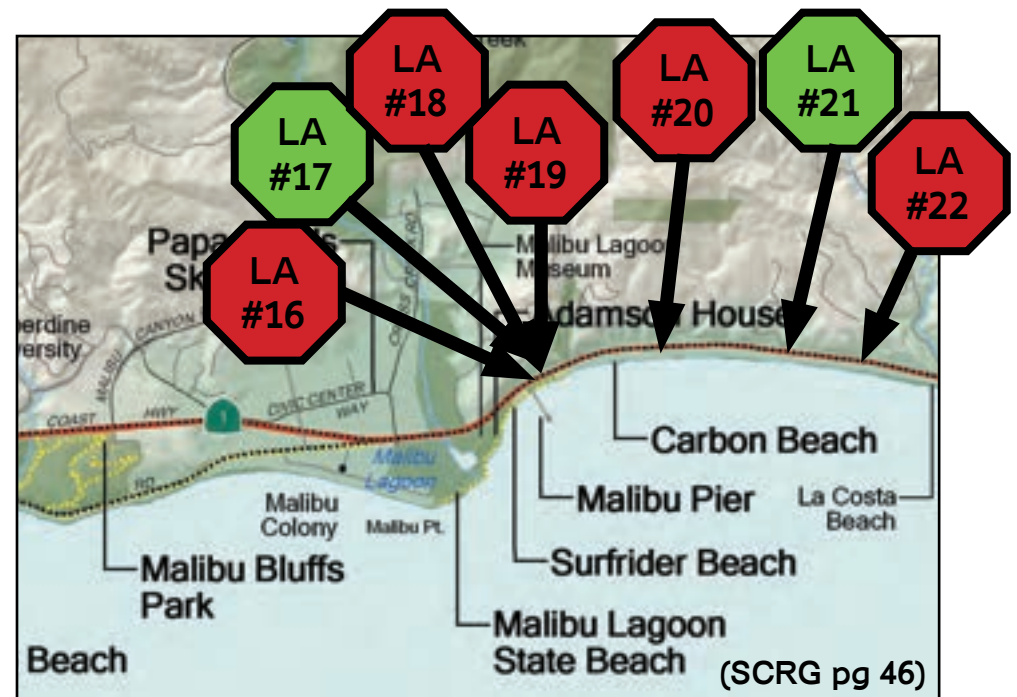
LA # 14 - Beach Access Stairway and 4 parking spaces, 25120 Malibu Road, City of Malibu. OTD recorded 1980. Permit # A-323-76 for 4 condominium units.



LA # 15 - *Future Beach Access Stairway*, 24016 Malibu Road, City of Malibu. OTD recorded 1983. Permit # A-193-80 for 21-unit expansion to off-site 281-unit mobile home park at Paradise Cove.



LA # 16 - Two Future Off-Site Beach Access Stairways, 23000 Pacific Coast Highway, City of Malibu. OTD recorded 1987. Permit # 5-87-576 for demolition of 14-unit motel and restaurant, and construction of 47-unit hotel.

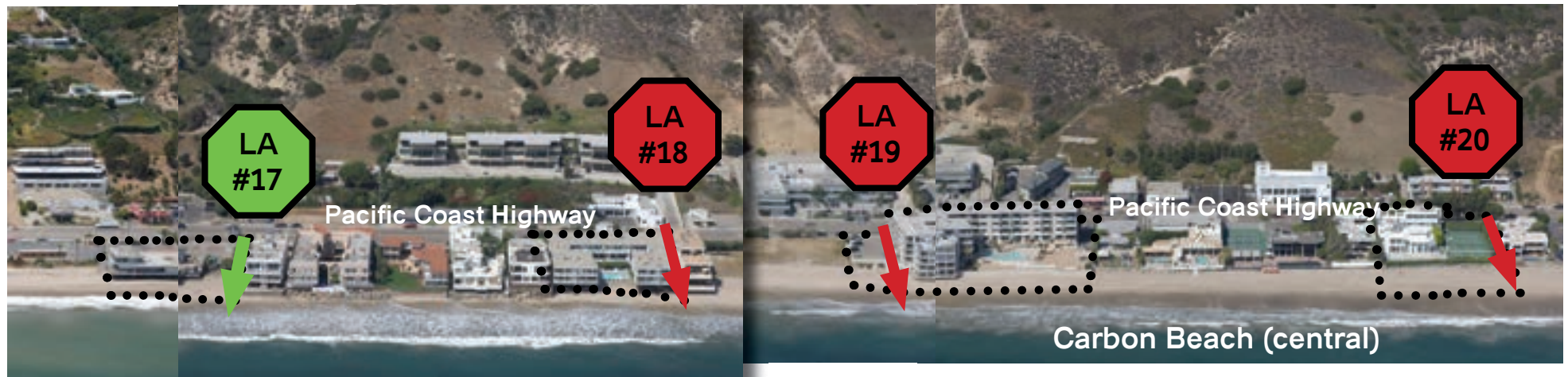


LA # 17 - "Zonker Harris Accessway" - Beach Access Pathway, 22706 Pacific Coast Highway, City of Malibu. OTD recorded 1975. Permit # P-73-2192 for restaurant remodel.

LA # 18 - *Future Beach Access Pathway*, 22626 Pacific Coast Highway, City of Malibu. Public Access condition approved 1975. Permit # A-145-74 for conversion of 24 apartment units to condominiums.

LA # 19 - *Future Beach Access Pathway*, 22548 Pacific Coast Highway, City of Malibu. Public Access condition approved 1973. Permit # A-73-1100 for conversion of 56 apartment units to 42 condominiums.

LA # 20 - *Future Beach Access Pathway*, 22500 Pacific Coast Highway, City of Malibu. OTD recorded 1985. Permit # 5-84-754 for one SFD.

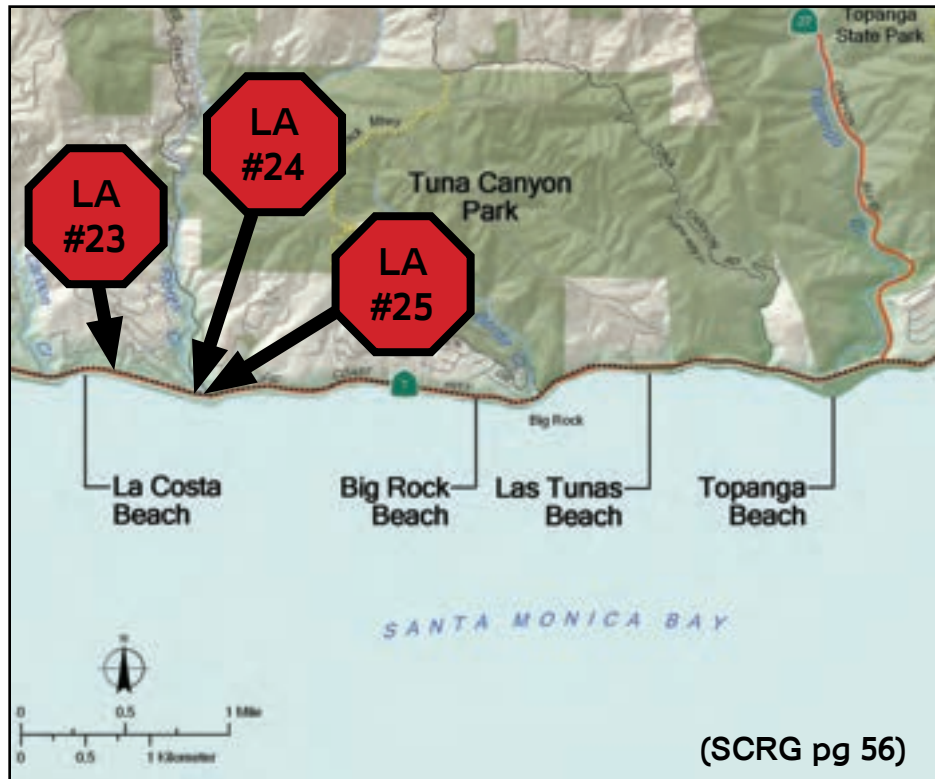






LA # 21 - Beach Access Pathway, 22126 Pacific Coast Highway, City of Malibu. OTD recorded 1983. Permit # 5-83-703 for SFD expansion.

LA # 22 - *Future Beach Access Pathway*, 22030 Pacific Coast Highway, City of Malibu. DR recorded 1978. Permit # A-108-76 for one SFD.



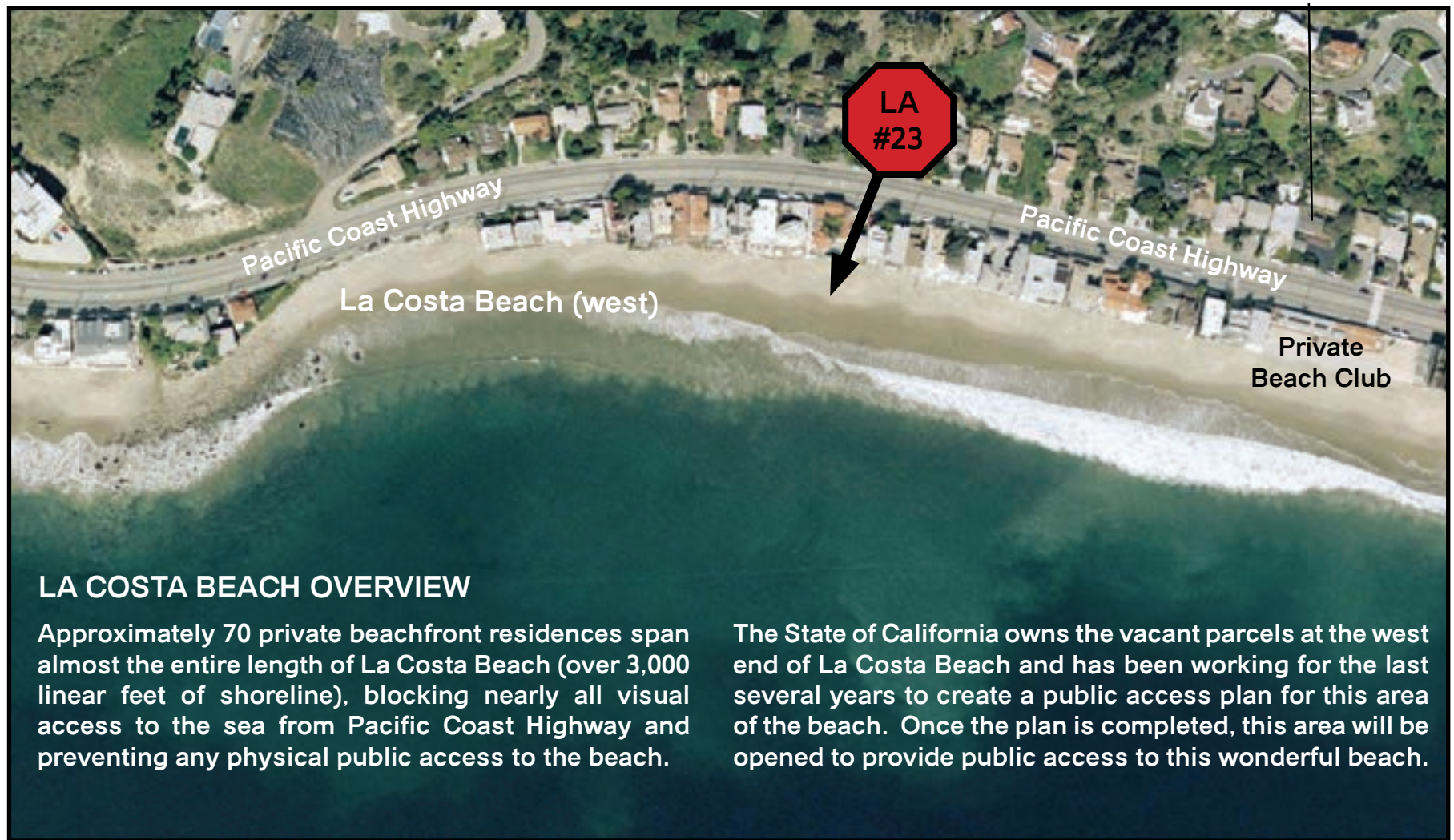
LA # 23 - *Future Beach Access Pathway*, 21554 Pacific Coast Highway, City of Malibu. DR recorded 1976. Permit # P-76-8877 for one SFD.

LA # 24 - *Future Beach Access Pathway*, 21202 Pacific Coast Highway, City of Malibu. DR recorded 1977. Permit # P-75-6353 for restaurant remodel.

LA # 25 - *Future Beach Access Pathway*, 21202 Pacific Coast Highway, City of Malibu. OTD recorded 1981. Permit # P-79-4918 for conversion of vacant motel to 82-seat restaurant.







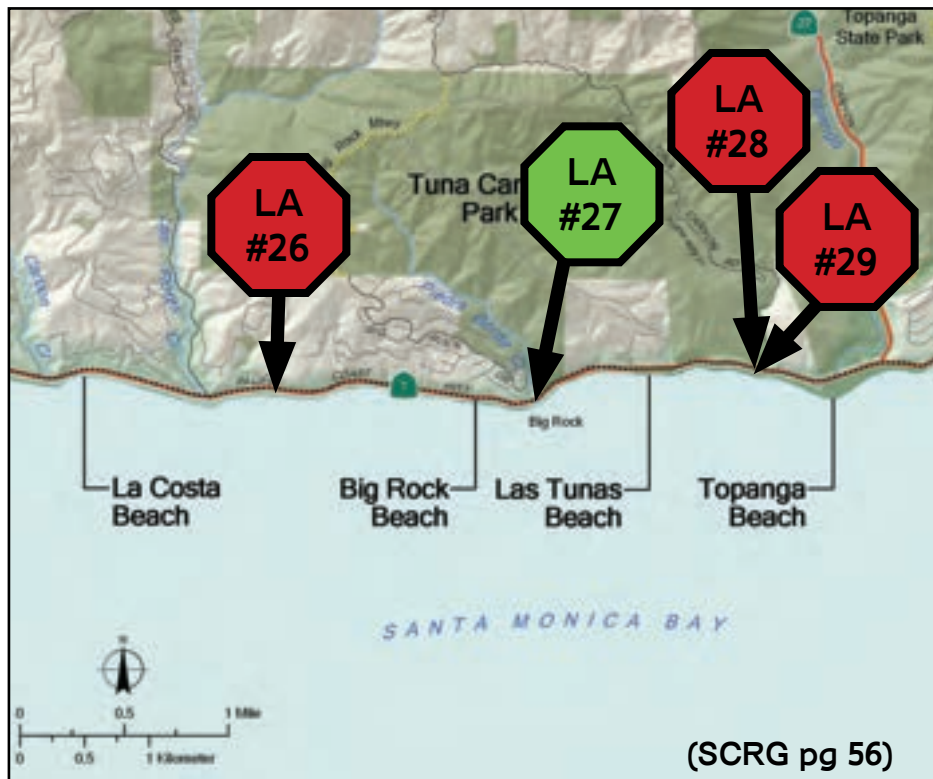
LA # 23, # 24, and # 25 - Location of *Future Vertical Accessways* along La Costa Beach,



approximate  
matchline







LA # 26 - *Future Beach Access Stairway*, 20802 Pacific Coast Highway, City of Malibu. OTD recorded 1980. Permit #A-421-78 for one SFD.





LA # 27 - Beach Viewpoint and *Future Beach Access Stairway*, 19900 Pacific Coast Highway, City of Malibu. Permit condition required 2002. Permit # 4-00-266 for highway drainage improvements.



LA # 28 - *Future Beach Accessway*, 19020 Pacific Coast Highway, City of Malibu. DR recorded 1977. Permit # P-77-376 for one SFD.

LA # 29 - *Future Beach Stairway*, 19016 Pacific Coast Highway, City of Malibu. OTD recorded 1984. Permit # 5-83-456 for one SFD.

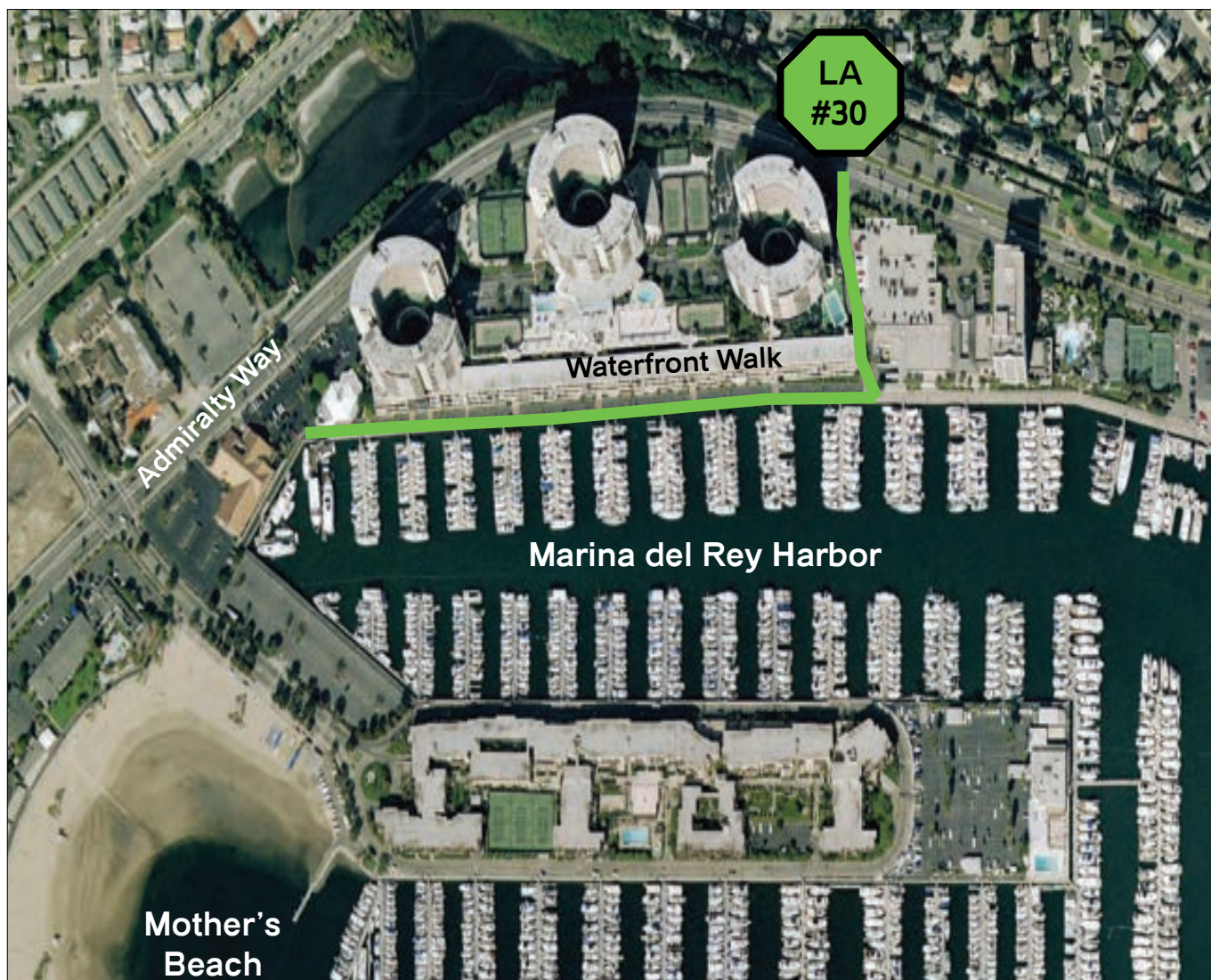




LA # 30 - Regional depiction of Marina del Rey area showing site LA # 30 at northwestern end of harbor. (Detailed inset shown on next page.)







LA # 30 - Public Waterfront Promenade, 4333 Admiralty Way, Marina del Rey Harbor area, Los Angeles County. Agreement recorded 1976. Permit # P-76-7080 for expansion of private recreational club.







(SCRG pg 98)

Terranea Resort -  
western perspective



LA # 31 - Blufftop Trail, Beach Access Pathways and 2 Public Parking Lots,  
100 Terranea Way, City of Rancho Palos Verdes. OTD recorded 2007.  
Permit # A-5-RPV-02-324 for a 582-room resort hotel and golf course.

Terranea Resort -  
eastern perspective





LA # 32 - Blufftop Trails, 4 Beach Access Pathways, and 2 Public Parking Lots, 1 Ocean Trails Drive, City of Rancho Palos Verdes. OTD recorded 1999. Permit # A-5-RPV-93-005 for a golf course and 75 SFDs.







LA # 33 - Regional depiction of Alamos Bay area showing site LA # 33 north of Los Cerritos Channel. (Detailed inset shown on next page.)

LA  
#33







LA # 33 - City Waterfront Park and Promenade, 6200 Costa del Sol, Alamos Bay, City of Long Beach. Tract Map recorded in 1978. Permit # A-231-76 for 194-lot residential subdivision.

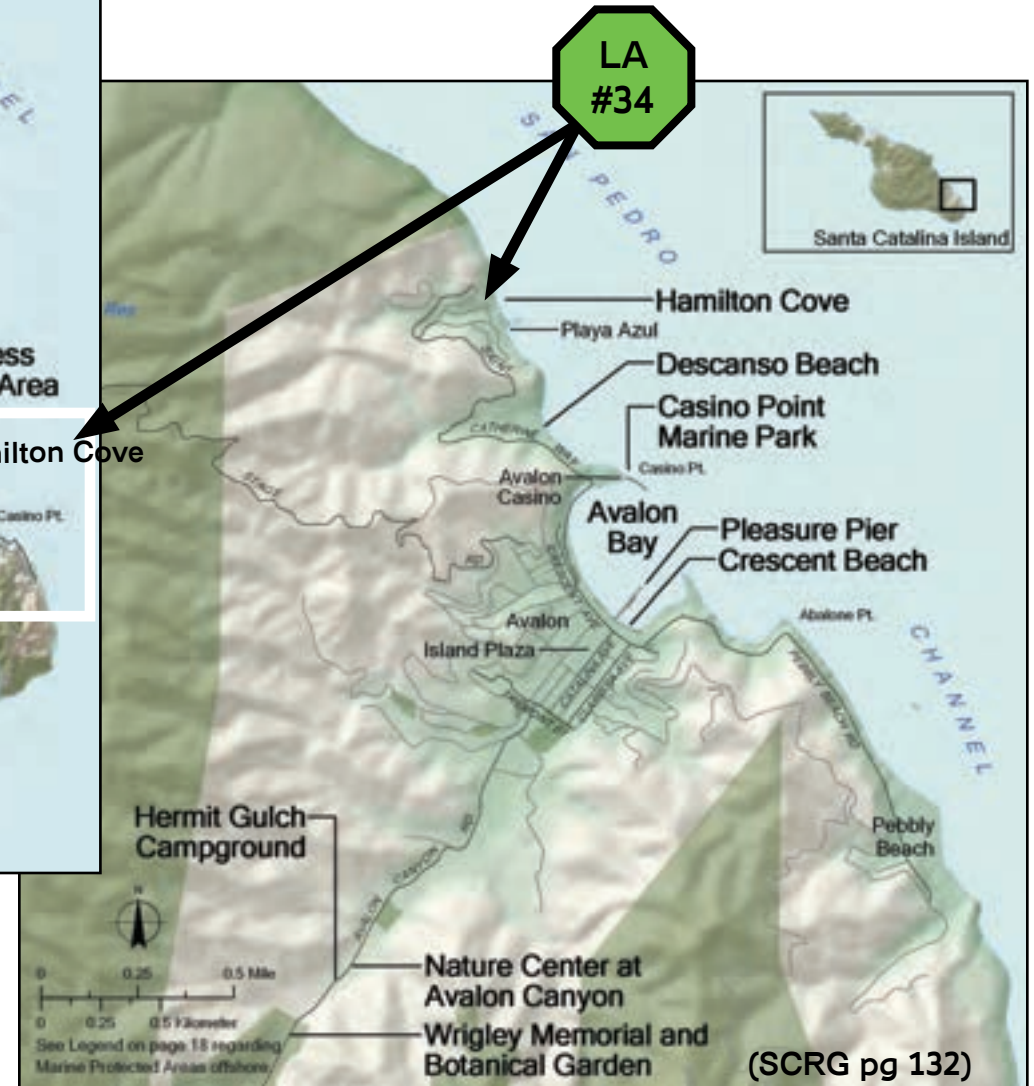




## Santa Catalina Island



LA # 34 - Depiction of Santa Catalina Island showing site LA # 34 in Hamilton Cove, north of Avalon Bay. (Detailed inset shown on next page.)







LA # 34 - Public Access Pathway, Hamilton Cove, City of Avalon, Santa Catalina Island. OTD recorded in 1981. Permit # A-55-80 for 165-unit condominium complex and private boat launch.

## CHAPTER 4

# VENTURA COUNTY

## City of Ventura to the Los Angeles County Line

In Ventura County, a total of 6 vertical accessways have been recorded pursuant to Coastal Commission actions since 1973. Of those 6 accessways, 3 (or 50%) have been constructed and opened for public use; and 3 (50%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 6 in the Introduction.

*Surf fishing at Faria County Park, Ventura County.*



**Vertical Accessways Acquired by  
California Coastal Commission Actions  
1973 - 2011**

**Ventura County**

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## Location of Vertical Accessways Acquired by the California Coastal Commission in Ventura County:

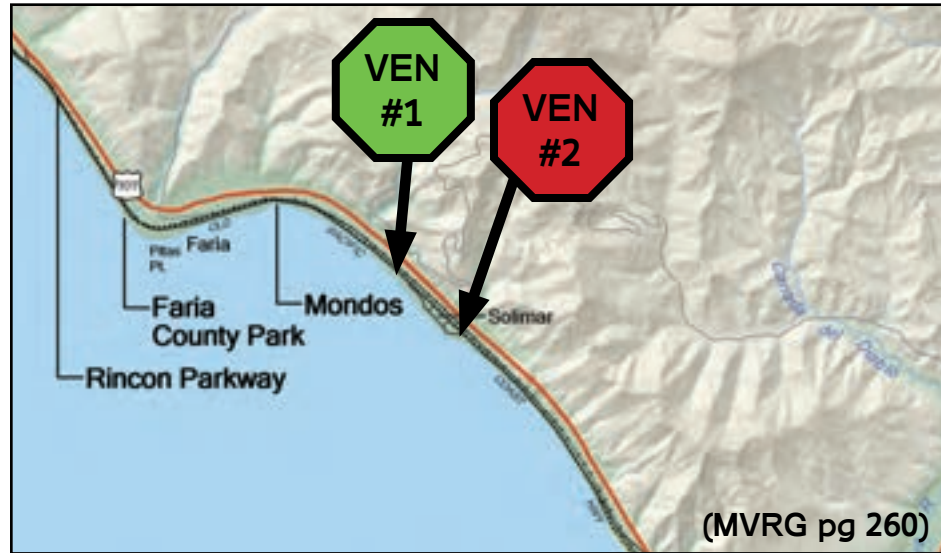
Ventura County - 4 sites (1 open, 3 closed)

City of Oxnard - 2 sites (open)

*Ventura County Map from the Commission's regional coastal access guide, Experience the California Coast: Beaches and Parks from Monterey to Ventura (pg 254). (Note: Maps used on the following pages to show the location of vertical accessways in Ventura County are from this same regional guide, and are thus marked MVRG with the page number on which the map can be found in the guidebook.)*







VEN # 1 - Off-Site Beach Access Stairway (west end of beach), Solimar Beach Club Road, Ventura County. DR recorded 1981. Permit # 216-21 for seawall fronting 62 residential parcels.

VEN # 2 - *Future Off-Site Beach Access Stairway* (east end of beach), Solimar Beach Club Road, Ventura County. DR recorded 1981. Permit # 216-21 for seawall fronting 62 residential parcels.







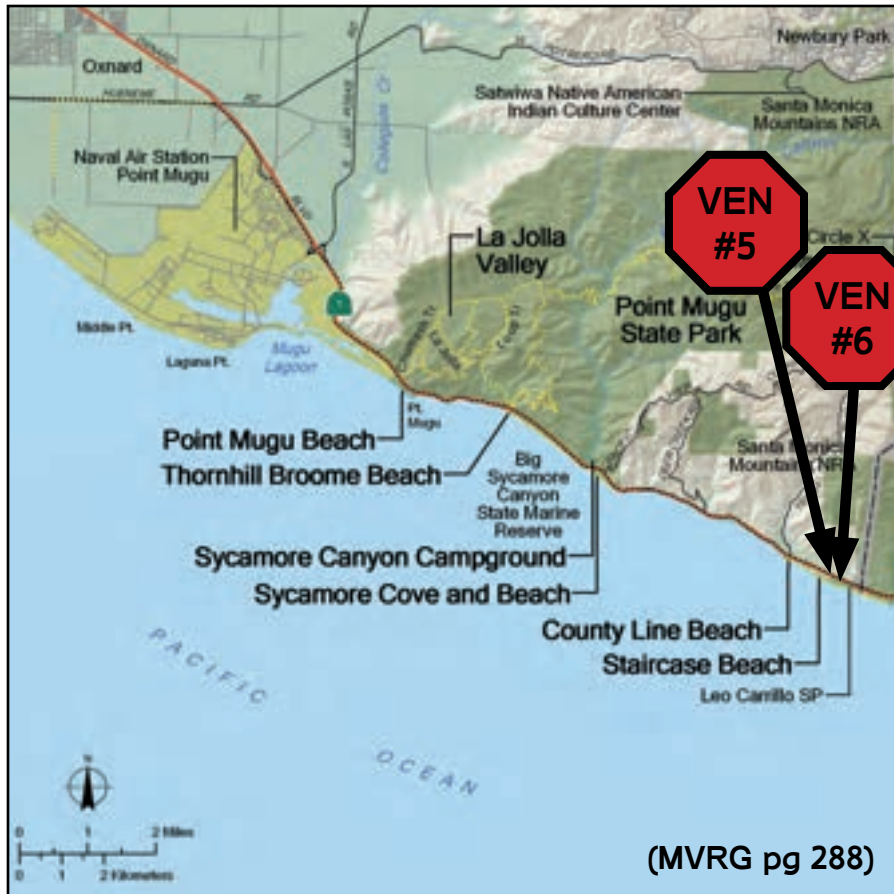


VEN # 3 - Pathways to and along North Channel Islands Harbor, south of Wooley Road, City of Oxnard. OTD recorded 2001. Permit # A-4-oxn-00-172 for 271-lot residential subdivision, private docks, and commercial space.

VEN # 4 - Pathways to and along North Channel Islands Harbor, between Wooley Road and Hemlock Street, City of Oxnard. OTD recorded 2004. Permit # A-4-oxn-03-014 for 708-lot residential subdivision, private docks, and 169,000 square feet of commercial space.







VEN # 5 - *Future Beach Access Stairway*, 41400 Pacific Coast Highway, south Ventura County. OTD recorded 1981. Permit # 213-23 for sub-divide 3 lots into 4, and construct 4 SFDs.

VEN # 6 - *Future Beach Access Stairway*, 41300 Pacific Coast Highway, south Ventura County. OTD recorded 1981. Permit # 213-22 for 2-lot subdivision.



# CHAPTER 5

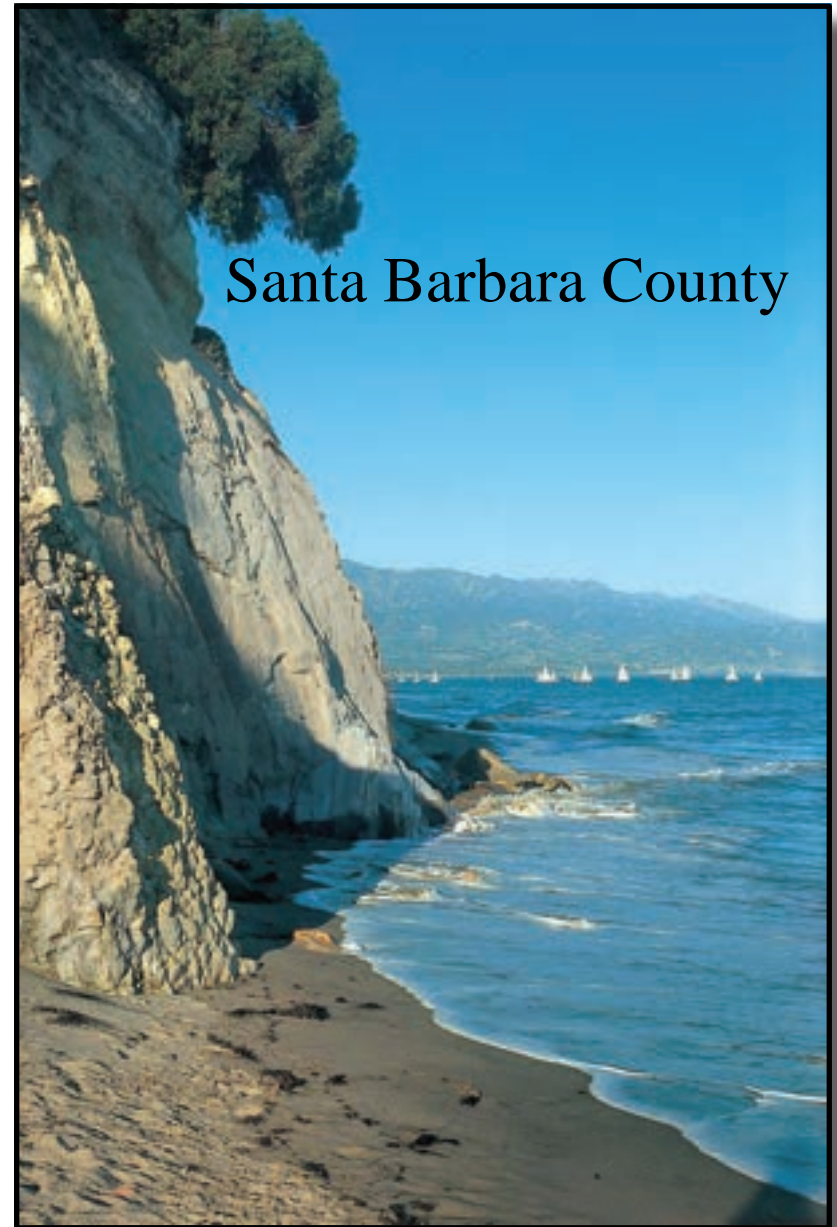
## SANTA BARBARA COUNTY

### Hollister Ranch Area to City of Carpinteria

In Santa Barbara County, a total of 4 vertical accessways have been recorded pursuant to Coastal Commission actions since 1973. Of those 4 accessways, 2 (or 50%) have been constructed and opened for public use; and 2 (50%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 6 of the Introduction.

*Sailing off Santa Barbara Point, Santa Barbara County.*







## Location of Vertical Accessways Acquired by the California Coastal Commission in Santa Barbara County:

Hollister Ranch Area - 1 site (closed)

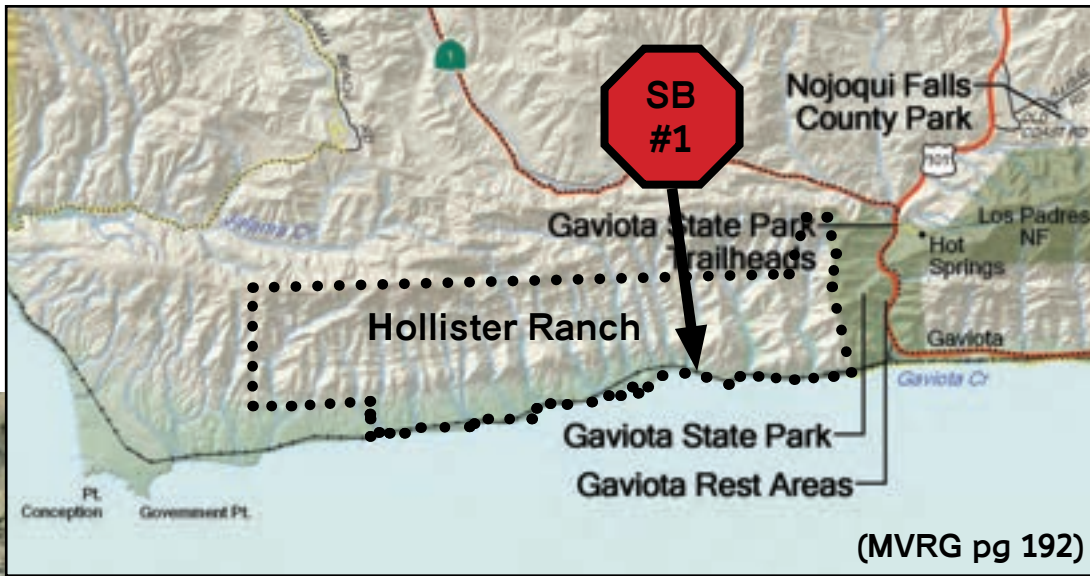
City of Goleta - 1 site (open)

Santa Claus Lane Area - 1 site (closed)

City of Carpinteria - 1 site (open)

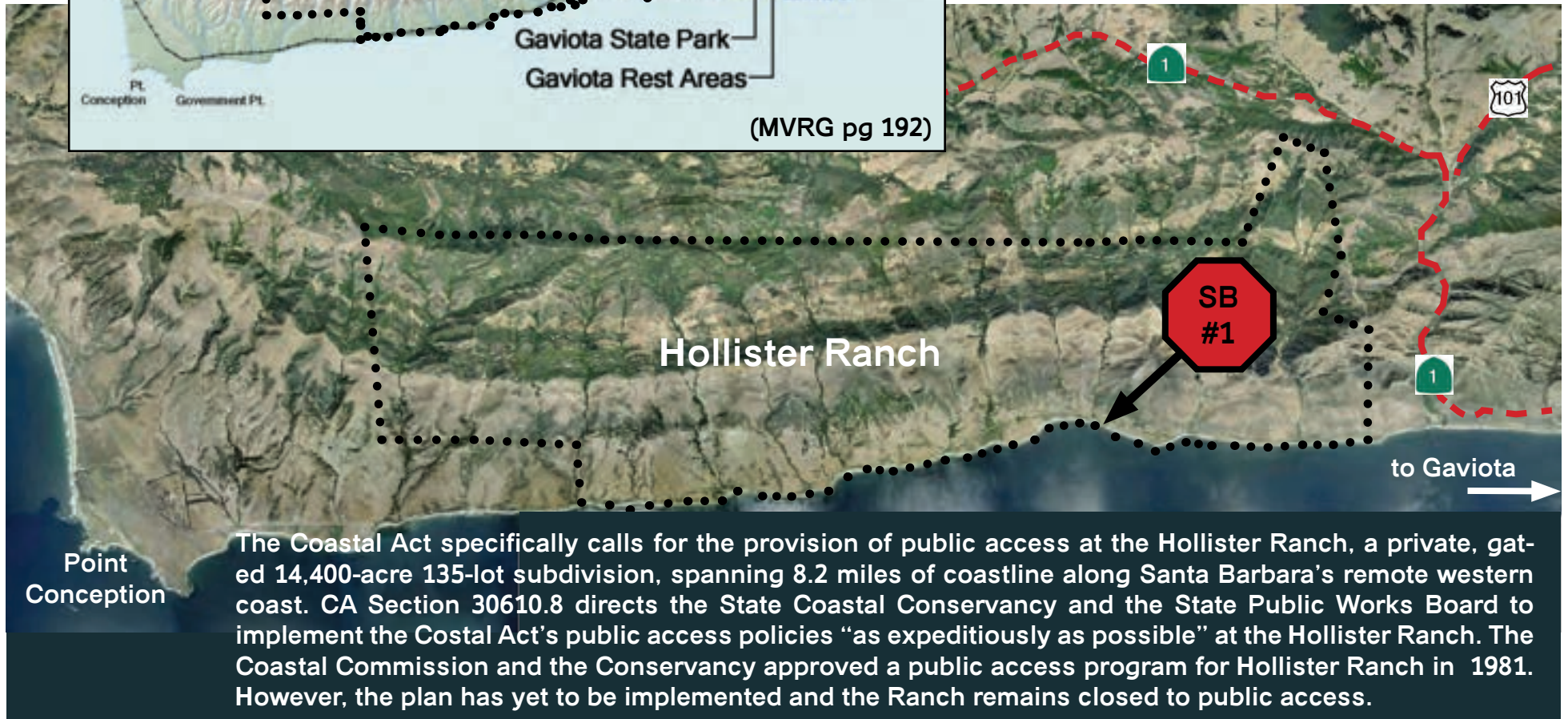
*Santa Barbara County Map from the Commission's regional coastal access guide, Experience the California Coast: Beaches and Parks from Monterey to Ventura (pg 182). (Note: Maps used on the following pages to show the location of vertical accessways in Santa Barbara County are from this same regional guide, and are thus marked MVRG with the page number on which the map can be found in the guidebook.)*





(MVRG pg 192)

SB # 1 - *Future Beach Accessway*, Hollister Ranch, Santa Barbara County. OTD recorded 1982. Permit # 309-05 for a 150-person YMCA Camp.



The Coastal Act specifically calls for the provision of public access at the Hollister Ranch, a private, gated 14,400-acre 135-lot subdivision, spanning 8.2 miles of coastline along Santa Barbara's remote western coast. CA Section 30610.8 directs the State Coastal Conservancy and the State Public Works Board to implement the Coastal Act's public access policies "as expeditiously as possible" at the Hollister Ranch. The Coastal Commission and the Conservancy approved a public access program for Hollister Ranch in 1981. However, the plan has yet to be implemented and the Ranch remains closed to public access.





SB # 2 - Beach Access Pathway and Parking Lot, 8301 Hollister Avenue, City of Goleta. OTD recorded 1997. Permit # 4-85-343 for 400-room resort hotel.



(MVRG pg 206)





SB # 3 - *Future Beach Access Pathway*, 3443 Padaro Lane, Santa Claus Lane area of Santa Barbara County. OTD recorded 1987. Permit # 141-19 for a 4-SFD subdivision.

SB # 4 - *Blufftop Pathway*, Bailard Avenue, City of Carpinteria. OTD recorded 1980. Permit # 205-27 for expansion of oil processing facility.





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# CHAPTER 6

## SAN LUIS OBISPO COUNTY

### San Simeon Area to City of Pismo Beach

In San Luis Obispo County, a total of 18 vertical accessways have been recorded pursuant to Coastal Commission actions since 1973. Of those 19 accessways, 11 (or 58%) have been constructed and opened for public use; and 8 (42%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 6 in the Introduction.

*Views of Morro Bay and Montaña de Oro  
State Park, San Luis Obispo County.*



**Vertical Accessways Acquired by  
California Coastal Commission Actions  
1973 - 2011**

**San Luis Obispo County**

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## Location of Vertical Accessways Acquired by the California Coastal Commission in San Luis Obispo County:

San Simeon Area - 3 sites (1 open, 2 closed)

Cayucos Area - 2 sites (closed)

Morro Bay Area - 4 sites (3 open, 1 closed)

Diablo Area - 2 sites (open)

City of Pismo Beach - 8 sites (5 open, 3 closed)

*San Luis Obispo County Map from the Commission's regional coastal access guide, Experience the California Coast: Beaches and Parks from Monterey to Ventura (pg 112). (Note: Maps used on the following pages to show the location of vertical accessways in San Luis Obispo County are from this same regional guide, and are thus marked MVRG with the page number on which the map can be found in the guidebook.)*





SLO # 1 - Beach Access Pathway, 250 San Simeon Avenue, San Simeon Acres, north San Luis Obispo County. Permit Condition required 1981. Permit # 4-81-242 for 22-unit addition to existing motel.

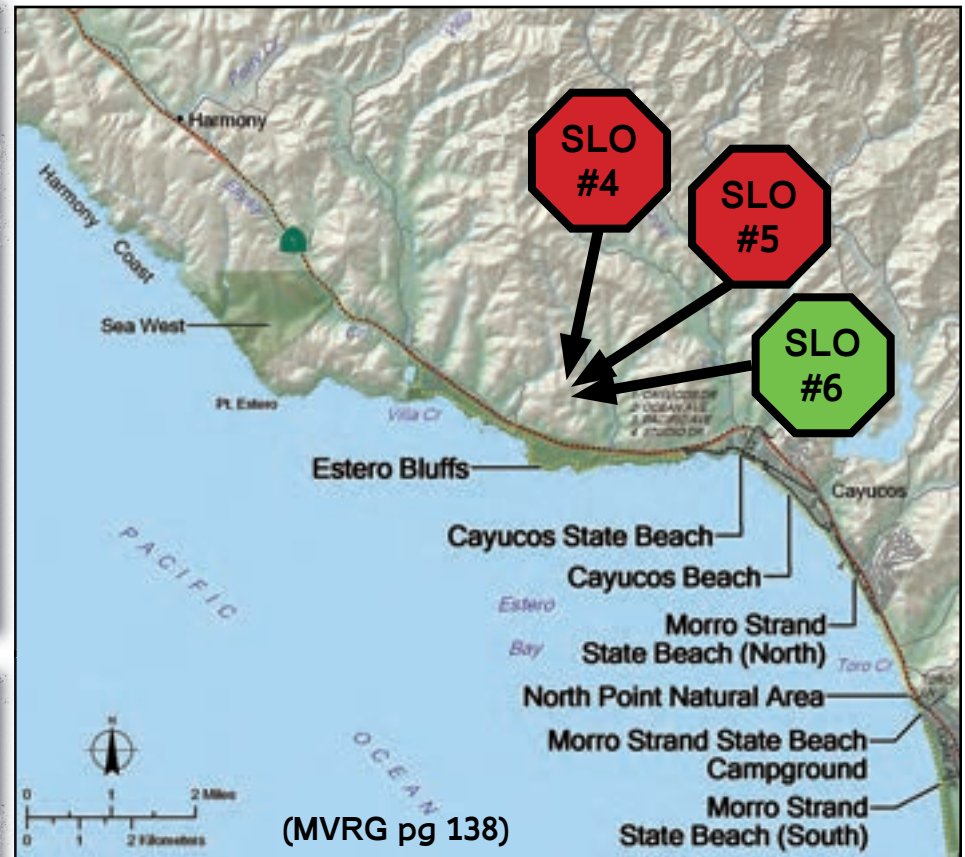
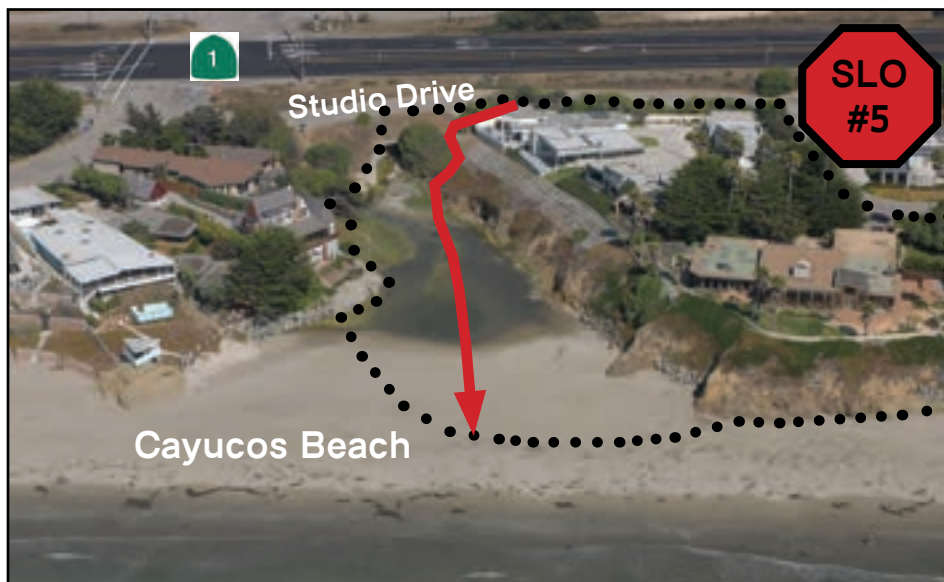


SLO # 2 - *Future Beach Access Stairway*, 9211 Balboa Avenue, San Simeon Acres, north San Luis Obispo County. OTD recorded 1985. Permit # 4-85-175 for 4 condominium units.

SLO # 3 - *Future Beach Access Stairway*, 9051 Balboa Avenue, San Simeon Acres, north San Luis Obispo County. OTD recorded 1983. Permit # 4-82-566 for 4 condominium units.







SLO # 4 - *Future View Point and Blufftop Trail*, 543 Lucerne Road, Cayucos Area. OTD recorded 1980. Permit # 156-16 for 6 condominium units.

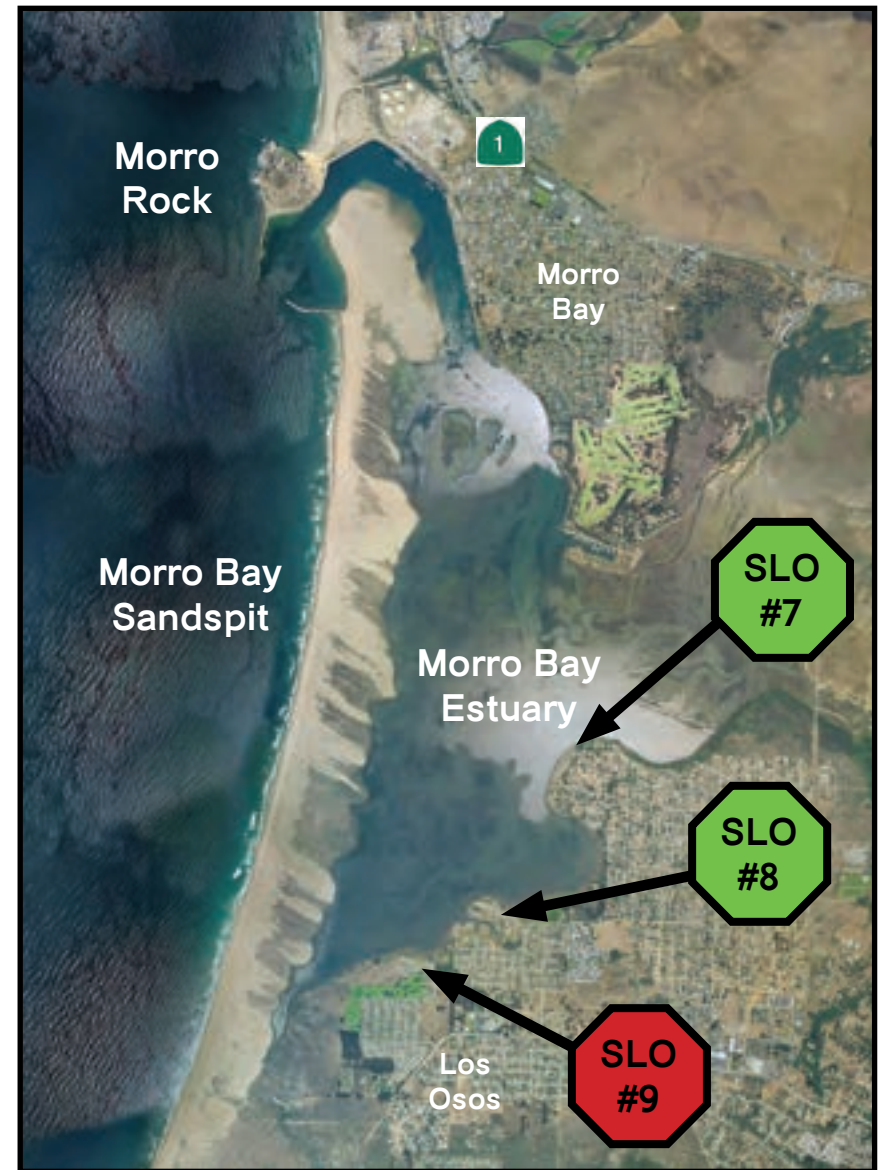
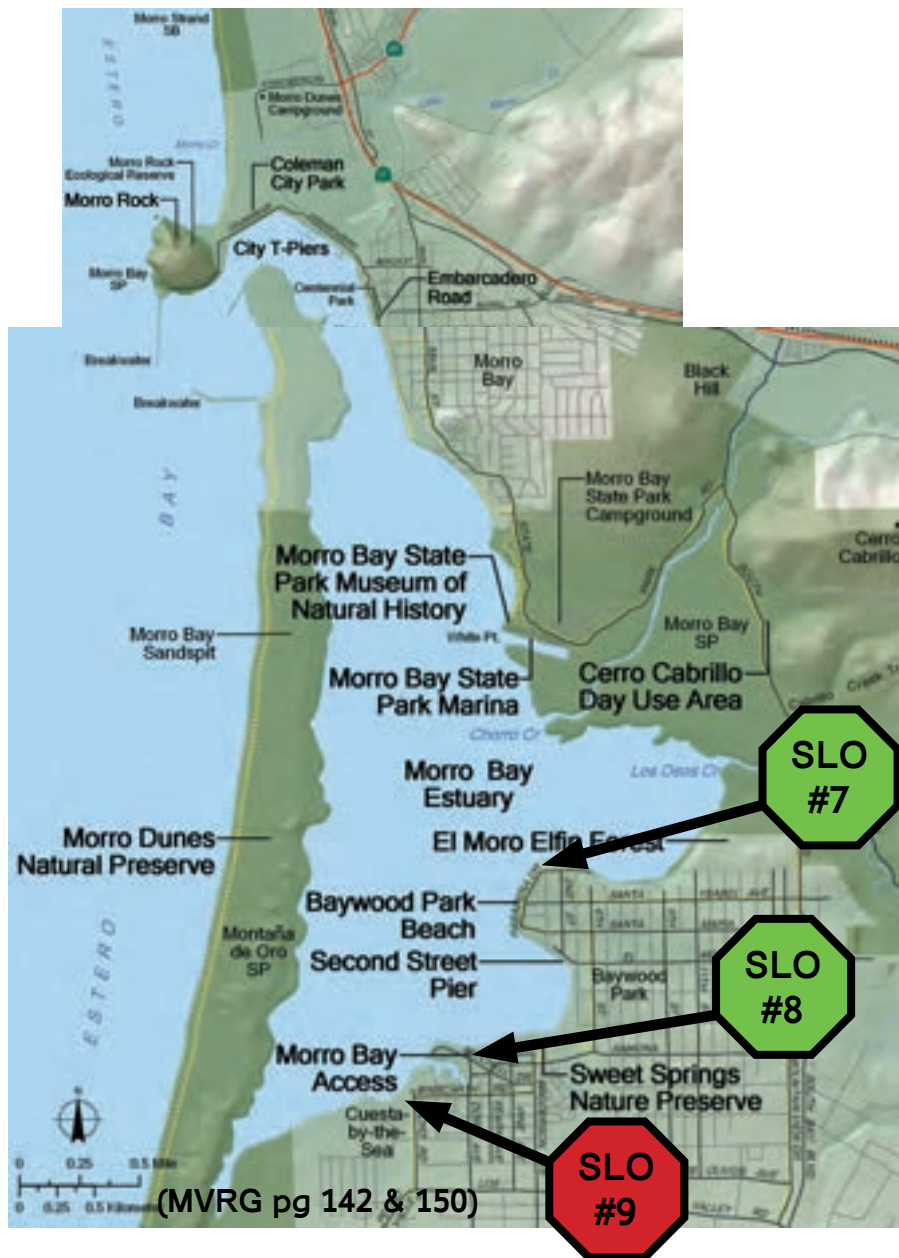
SLO # 5 - *Future Beach Access Stairway*, 3084-92 Studio Drive, Cayucos Area. OTD recorded 1994. Permit # 4-83-403 for 6-unit residential subdivision.



SLO # 6 - Beach Access Stairway, 3450 Torro Lane, Cayucos Area. OTD recorded 1994. Permit # 3-93-01 for demolition of motel, and 10-unit residential subdivision.



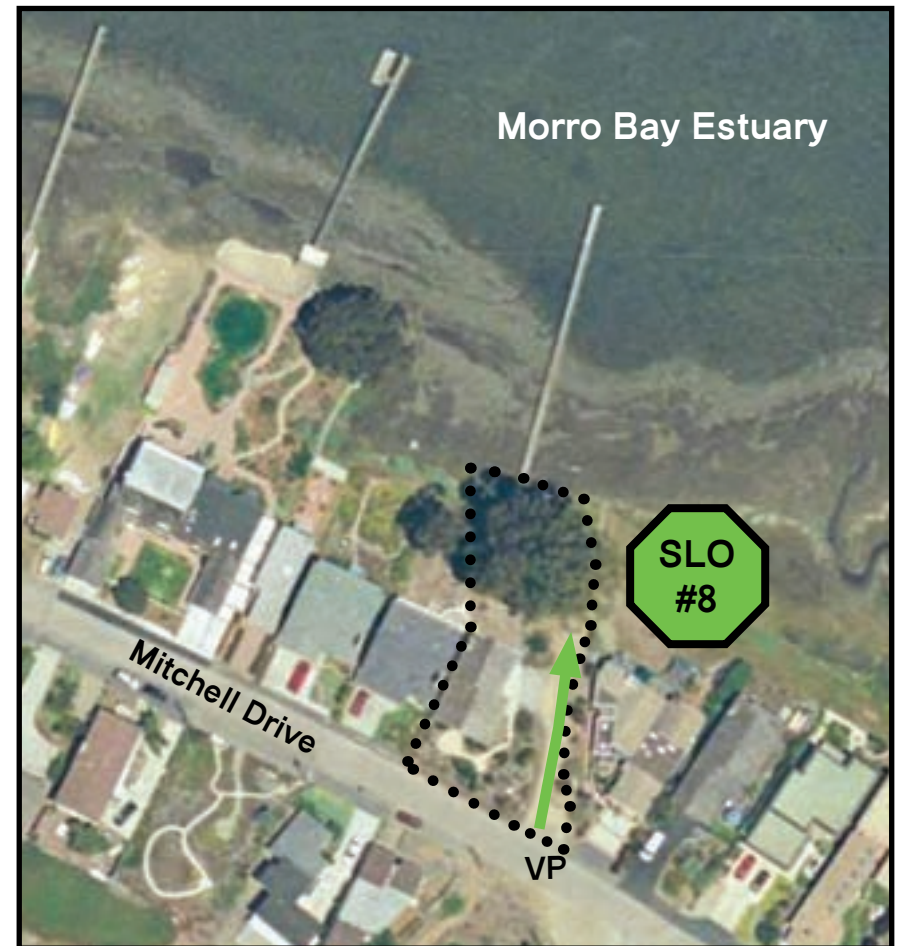








SLO # 7 - Bay View Point, 600 Santa Lucia Avenue, Morro Bay area. OTD recorded 1980. Permit # 106-09 for one SFD.



SLO # 8 - Bay View Point, 398 Mitchell Drive, Morro Bay area. OTD recorded 1981. Permit # 139-21 for one SFD.

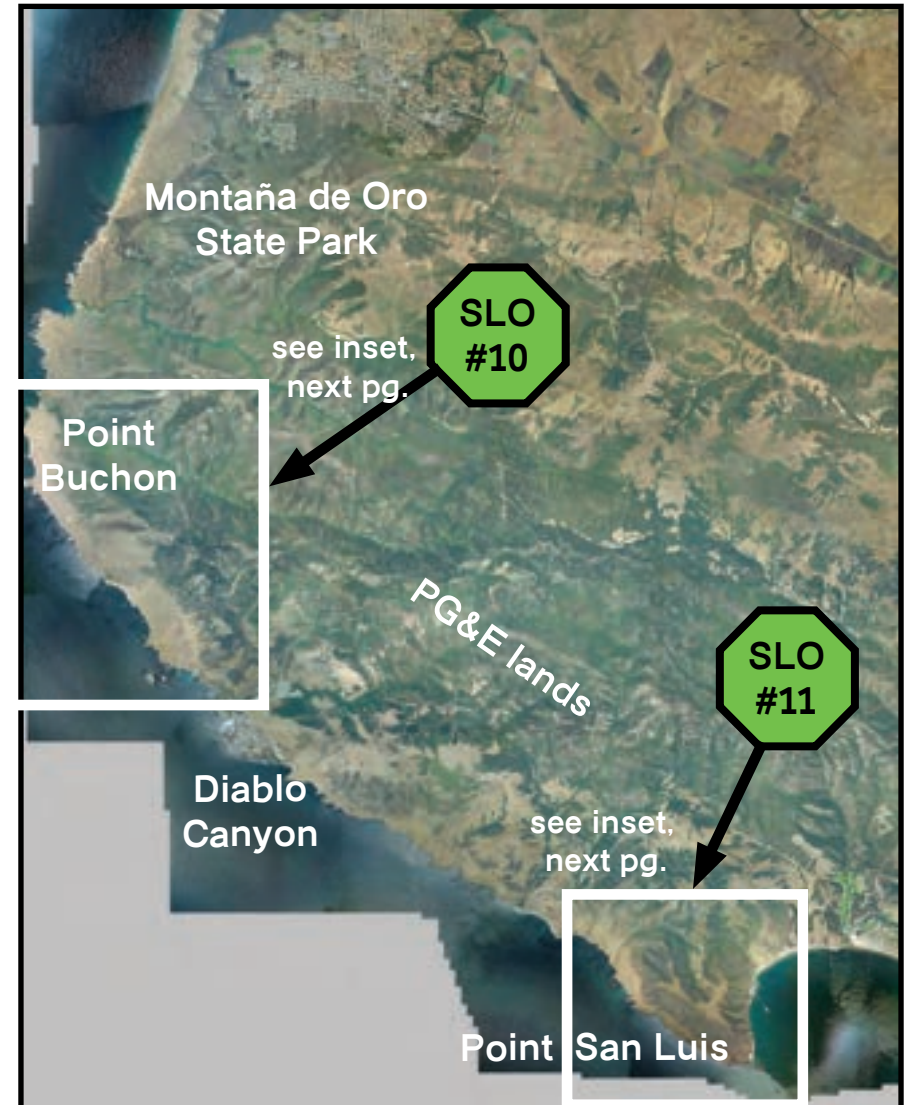
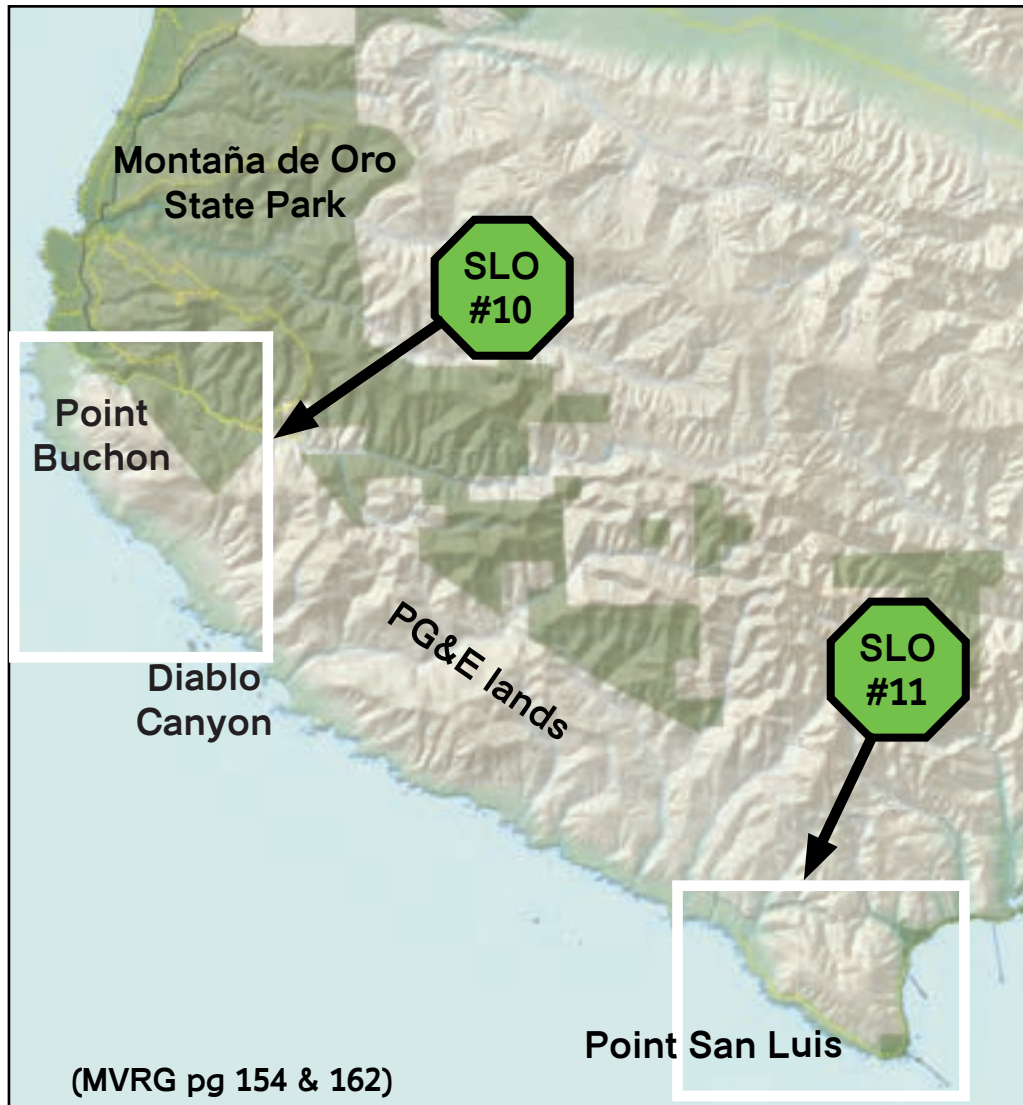






SLO # 7 - *Future Bay Viewpoint*, 272 Butte Drive, Morro Bay area. OTD recorded 1986. Permit # 4-85-230 for one SFD.





SLO # 10 and # 11 - Regional depiction of Diablo Canyon area, showing sites SLO # 10 and SLO # 11 between Point Buchon and Point San Luis. (Detailed inset for each site shown on the following pages.)



**Vertical Accessways Acquired by  
California Coastal Commission Actions  
1973 - 2011**

**Point Buchon to Point San Luis  
San Luis Obispo County**

Pg 96







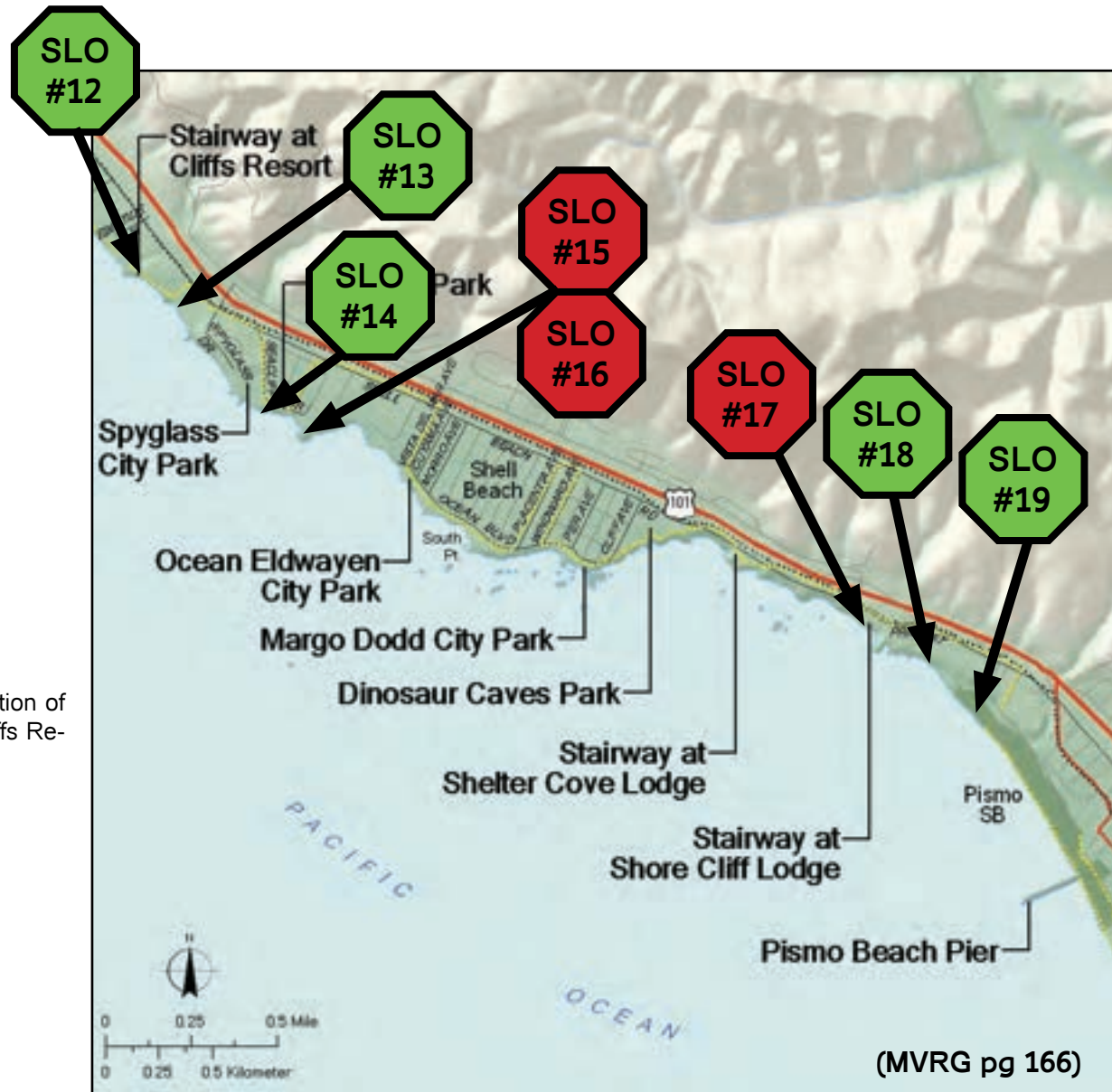
SLO # 10 - Blufftop Trail, from Point Buchon south 3 miles, Point Buchon Area. Permit condition required 2004. Permit # A-3-SLO-04-035 for improvements to Diablo Canyon Nuclear Power Plant.







SLO # 12 through SLO # 19 - Regional depiction of SLO sites # 12 through # 19 from Cliffs Resort to the Pismo Beach Pier,



(MVRG pg 166)



SLO # 12 - Beach Access Stairway and Blufftop Trail, 2757 Shell Beach Road, City of Pismo Beach. DR recorded 1984. Permit # 4-83-490 for 170-unit resort.

SLO # 13 - Blufftop Trail, 2705 Spyglass Drive, City of Pismo Beach. OTD recorded 1981. Permit # 4-81-93 for seawall to protect existing motel.





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SLO # 14 - Blufftop Pathway, 188 Seacliff Drive, City of Pismo Beach.  
Court Ruling 2009. Permit # A-3-PSV-003 for residential fence.

SLO # 15 - *Future Pathway*, 181 Naomi Avenue, City of Pismo Beach.  
Permit condition required 1976. Permit # 4-7 for one SFD.

SLO # 16 - *Future Trail and Viewpoint*, 129 Park Place, City of Pismo  
Beach. Permit condition required 1976. Permit # 71-6 for 14-lot  
residential subdivision.





SLO # 17 - *Future Beach Access Stairway*, 2555 Price Street, City of Pismo Beach. DR recorded 1979. Permit # 193-18 for seawall to protect existing motel.

approximate  
matchline



approximate  
matchline

SLO # 18 - Viewpoint, 2411 Price Street, City of Pismo Beach. DR recorded 1984. Permit # 403-25 for a 70-unit motel.

SLO #19 - Viewpoint and Beach Access Stairway, 2441 Price Street, City of Pismo Beach. OTD recorded 1983. Permit # 4-83-57 for demolition of 59-unit motel and construction of 210-unit hotel.







**Vertical Accessways Acquired by California Coastal Commission Actions  
1973 - 2011**

**December 23, 2011**