

**MINUTE ITEM**

This Calendar Item No. C79 was approved as Minute Item No. 79 by the California State Lands Commission by a vote of 3 to 0 at its 12/16/98 meeting.

AD 350, 351, 352, 353  
354, 355, 356, 357  
358, 359, 360; 361

**CALENDAR ITEM  
C79**

A 41  
S 23

12/16/98  
W 24665  
F. Sledd  
C. Fossum  
F. Carey

**CONSIDER ACCEPTANCE OF OFFERS OF DEDICATION  
OF LATERAL ACCESS EASEMENTS**

**PARTIES WHICH HAVE RECORDED OFFERS OF DEDICATION:**

- Barry Tarlow
- Douglas S. Cramer
- Alan P. Mark and Charlene J. Mark
- Richard Wax
- William V. Bromiley and Joyce Bromiley
- Leonard Green and Emese Green
- Broad Beach Associates, a California limited partnership
- Seymour Ulansey and Vicki R. Ulansey
- Sydney Irmes and Audrey Irmes, Trustees of the Irmes Family Trust
- Lewis Kaplan
- Ralph W. Trueblood, Jr.
- Bruce A. Thabit

**PARTY TO ACCEPT EASEMENTS:**

California State Lands Commission  
100 Howe Avenue, Suite 100-South  
Sacramento, California 95825-8202

**INTERESTED PARTIES:**

California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, California 94105-2219

Since the adoption of the Constitution of California of 1879, access to California's public trust waterways has been a mandated responsibility of state government. The vast majority of the hundreds of title settlement agreements the State Lands Commission has been involved in since its inception in 1938 have included provision of public access to the waterways involved.

**CALENDAR ITEM NO. C79 (CONT'D)**

In the 1960's, an organization with the acronym COAAST (Citizens Organized to Acquire Access to State Tidelands) began a "Save the Coast" campaign that eventually resulted in the adoption of Proposition 20 by the State's voters in 1972. Since the Legislature's passage of the Coastal Act in 1976, over 1200 offers to dedicate (OTDs) public access easements, both vertical or lateral (to or along) the coast, have been made involving California's 1100-mile coastline.

These OTDs were formally made and recorded by property owners as a condition of approval of permits to develop within the Coastal Zone. Hundreds of these OTDs remain unaccepted. These offers have a 21 year life, so that they will expire if not formally accepted by a public agency within that time period.

The OTDs were required to ensure protection of existing public rights of use as well as to mitigate and compensate for the impacts to public access caused by development. In many cases, the location of the boundary between the privately owned uplands and the publicly owned tidelands is unsettled. Furthermore, the public may have acquired rights of use through the doctrine of implied dedication and have rights of recreational use in any area subject to the public easement in navigable waters. Therefore, these OTDs may describe and include areas already having public rights of use or public ownership. Acceptance by the Commission of the dedications does not change the nature of the existing rights, but removes any question of the public's right of use of the area described.

The State Lands Commission has been requested by the Coastal Commission to review and, where appropriate, accept offers of dedication of lateral access easements involving sandy beach areas lying adjacent to tidelands managed by the State Lands Commission. Staff of the Commission is involved in an ongoing process with the Coastal Conservancy and the Coastal Commission to analyze the OTDs to determine which offers the State Lands Commission should accept. The State Lands Commission has already authorized the acceptance of 102 OTDs in the Malibu area of Los Angeles County where over 40% of the OTDs exist. These approvals involved acceptance of eight OTDs by Minute Item 27 on April 2, 1991; 15 by Minute Item 2 on July 31, 1992; 11 by Minute Item 22 on September 9, 1993; 13 by Minute Item 63 on May 9, 1996; 15 by Minute Item 72 on August 21, 1996; 12 by Minute Item 48 on October 28, 1996; eight by Minute Item 74 on February 12, 1997; six by Minute Item 72 on May 12, 1997; and 14 by Minute Item 42 on August 26, 1997.

The Commission's liability for holding these lateral parcels is limited by Section 831.2 of the Government Code which provides that a public entity is not liable for injury caused by a natural condition of any unimproved public property. There should be no

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**CALENDAR ITEM NO. C79 (CONT'D)**

maintenance and little management required for these easements because of the lack of improvements on the parcels and because the easements simply provide the public with the right to access and use the beach.

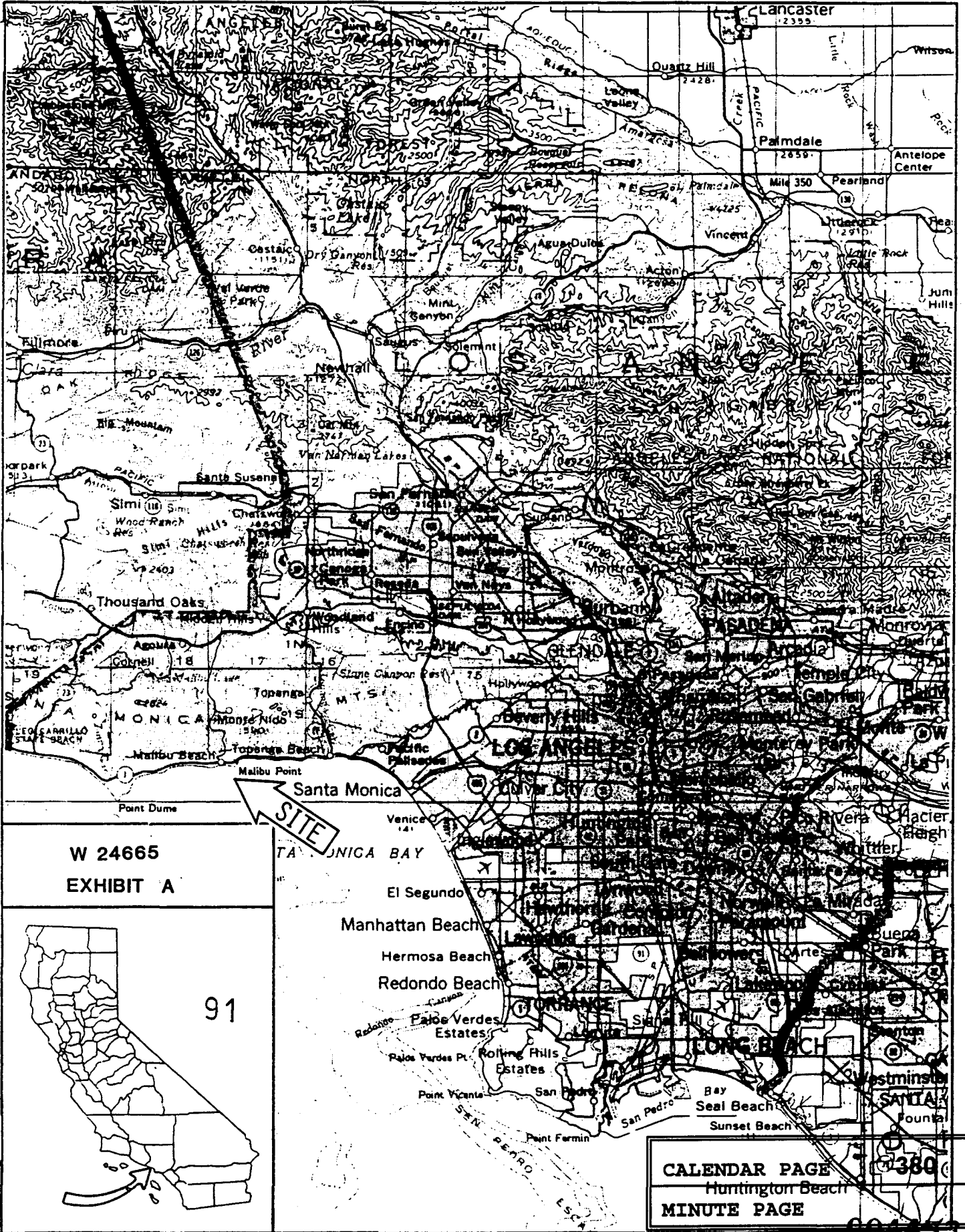
The OTDs involve sandy beach areas lying between the private structure built on the upper beach and the tidelands which are already state owned and under the Commission's jurisdiction. Therefore, these areas are not only appurtenant to the Commission's existing area of ownership and jurisdiction, but are for all practical public use purposes integral to it. Staff has reviewed each of the offers and the properties as described on the attached Exhibit B and recommends them as appropriate for Commission acceptance.

**EXHIBITS:**

- A. Location Map
- B. List of Dedications

**IT IS RECOMMENDED THAT THE COMMISSION:**

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND 14 CAL. CODE REGS. 15378.
2. ACCEPT THE OFFER(S) TO DEDICATE PUBLIC ACCESS AND RECREATIONAL USE EASEMENT(S) LISTED ON THE ATTACHED EXHIBIT B.



W 24665  
EXHIBIT A

**SITE**



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**EXHIBIT B**

<u>ADDRESS</u>	<u>OWNER AT TIME OF OFFER</u>	<u>CURRENT OWNER</u>	<u>ASSESSOR PARCEL #</u>
30842 Broad Beach Road	Barry Tarlow	Evan C. Thompson 30842 Broad Beach Road Malibu, CA 90265-2663	4470-013-007
30904 Broad Beach Road	Douglas S. Cramer	Mark W. Saul 8501 Andes Cove Austin, TX 78759-7925	4470-013-016
31054 Broad Beach Road	Alan P. Mark and Charlene J. Mark	Dustin Hoffman c/o Hecht and Co. 111 W. 40th St., Floor 20 New York, NY 10018-2506	4470-014-021
31336 Broad Beach Road	Richard Wax	Michael Madsen 31336 Broad Beach Road Malibu, CA 90265-2668	4470-016-010
31346 Broad Beach Road	William V. Bromiley and Joyce Bromiley	Joseph and Susan Cohen, Trustees 31346 Broad Beach Road Malibu, CA 90265-2668	4470-016-012
31376 Broad Beach Road	Leonard Green and Emese Green	Gary Karrass 31376 Broad Beach Road Malibu, CA 90265-2668	4470-016-019

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<u>ADDRESS</u>	<u>OWNER AT TIME OF OFFER</u>	<u>CURRENT OWNER</u>	<u>ASSESSOR PARCEL #</u>
31430 Broad Beach Road	Broad Beach Associates, a California limited partnership	Gordon M. and Adele H. Binder 31430 Broad Beach Road Malibu, CA 90265-2669	4470-017-067
23762 Malibu Road	Seymour Ulansey and Vicki R. Ulansey	Seymour and Vicki Ulansey, Trustees 23762 Malibu Road Malibu, CA 90265-4603	4458-006-027
23910 Malibu Road	Sydney Irmes and Audrey Irmes, Trustees of the Irmes Family Trust	Malibu Colony Beach Trust 8140 Castle Pines Avenue Las Vegas, NV 89113-1208	4458-007-017
23926 Malibu Road	Lewis Kaplan	Norton Brown, Trustee dba Babushka Trust 4000 W. Alameda Avenue Burbank, CA 91505-4346	4458-008-015
22486 Pacific Coast Hwy.	Ralph W. Trueblood, Jr.	Norman J. and Lisette Ackerberg 22466 Pacific Coast Hwy. Malibu, CA 90265-5033	4452-002-013
22640 Pacific Coast Hwy.	Bruce A. Thabit	Bruce A. Thabit 16144 High Valley Place Encino, CA 91436-3322	4452-003-028

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