

Dick Karshner

WEST PORTUGUESE BEND HOMEOWNER'S ASSOCIATION

What is happening next to us? The Los Angeles County Department of Beaches have proposed a shoreline park. Private developers want condominiums. What will happen to the proposed park area? Bud Trippet needs to know how our members feel about the possible private or public developments. Please read this quickly; someone will call to get your vote by June 8<sup>th</sup>.

1. Private Development

In this proposal, a new beach club will be added to the existing Abalone Shore Club. Between 138 and 170 units of 2 and 3 story condominiums would be built on Portuguese Point. By the Dunlop Bill and Map Act, public access would also be provided to the shoreline. The new beach club would be on a five year lease.

Proponents say that this development by Mr. Karl Rodi, a Beverly Hills attorney for PV Properties and Filiorum, will be a beautiful Riviera type complex, oriented to the residential character of the peninsula. Units would sell for \$65,000. to \$75,000. with 30 foot frontages and ocean views for everyone.

It is also argued that the tax base is considerable and any take-over by the County would mean a tax loss.

Opponents have always held that condominiums will overall demand a bigger tax drain than they supply, particularly for schooling.

It should be pointed out that the Condominium development is only on one parcel of land on Portuguese Point. The Filiorum (Vanderlip) property that extends between the point area and ourselves, could still be developed some time in the future as and when the owners wish. One successful development could well attract another.

The slip area between Portuguese and Inspiration points and between Inspiration point and the Portuguese Bend Club will only be developed as and when some means of stabilizing the ground is found. As the ground is sliding on a layer of Bentonite mud (used as a lubricant in oil well drilling), stabilizing would be very difficult and expensive. But if a new stabilizing low cost process came along, developments would be possible.

It does not appear that an Environmental Impact Study has yet been carried out. Even Mr. Rodi admits that his site needs more study. Impact on roads, schools, sewer and water supplies, plus the affect on wild life all should be made public.