

3. There is concern about abuse of a Park Area at night.
 - 3a. Supervision will be provided for daylight hours and up to midnight. The park would be closed at sundown, or at some time later if local demand was made to keep it open say until 10 P.M. Any abuse would be stamped out immediately and the Beach Dept. is on call 24 hours. The park will be fenced at its East and West boundaries and along P.V. drive.
4. Concern is felt that if the existing fences are removed, cars will be parked in large numbers on the flat land adjacent to our area.
 - 4a. One of the reasons for the Park is to preserve the coastline and the view of it for all to enjoy. The present fences are ugly and will eventually be removed. To prevent cars parking and obstructing the view, a low fence of the post and chain variety would be erected as in other Park areas.
5. The shoreline lots along Sea Cove from the high tide to about half way up the cliff are zoned C3. If a Park were created, and these lower lots sold to some unscrupulous interest, we could have refreshment stands or developments with attending problems directly below us.
 - 5a. With an attractive food concession and restroom area in the Park, it is doubtful if a hot dog stand at or beyond the edge of the Park with a very rocky access would be very successful.

However, if all the lower lot owners got together, and with the Association requested a zoning change, this would eliminate the danger and might even reduce the taxes. The responsible body is the County Planning and Zoning Commission, 320 W. Temple, Los Angeles, Calif. 90012.

6. It has been mentioned that the proposed Condominiums area is shown on Old Maps as an ancient slide area. Therefore, building will not be allowed. This would mean that we could keep everything as it is now.
 - 6a. The Vista Sudesti (Karl Rodi) property has been zoned R4 since the early 1950's. The County has been contacted by Mr. Fitzgerald and they would normally allow this development to proceed. Activities along the rest of the Coastline confirm this. If the development proceeds we will have 2 clubs plus condominiums, plus general public.

If the Park fails to go through, we could possibly delay building by demanding that an Environmental Impact Study be carried out, beyond the minor items normally required by the County. In this respect, Dr. Rooney would be able to give us some advice.