

## Escondido Falls

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acres to a public agency such as the Santa Monica Mountains Conservancy. Murphy Way would also have to be widened from 15 to 20 feet. Malitex is owned by Gregg Ruth, owner of a Malibu-based jewelry company.

At an environmental scoping meeting for the project, 15 residents argued the proposed homes would disrupt scenic space visible from several nearby public viewing areas on Kanan Dume Road, Winding Way and Pacific Coast Highway.

"Is this going to set a precedent?" one resident asked. "...If you build on this ridgeline, why not another?"

Pete McCawley, a representative of Malitex who also attended Thursday's meeting, said the firm wants to build the homes on the ridgeline because it has the safest slope on the entire site.

"The bottom line is the area that's being built on is less than 20 percent sloped," McCawley told *The Malibu Times*. "...It's the most efficient place."

Development is barred on "designated significant ridgelines" under the county's Malibu Coastal Plan (MCP), according to county planner Tyler Montgomery. But the ridgeline where the Escondido Project is located is not mapped as "significant" based on the MCP passed in 1986, which gauges characteristics such as topographic steepness, prominence in the skyline and proximity to cultural landmarks.

"While there is a significant ridgeline in that area, the project—at its closest point—would be 200 feet to the west of it," Montgomery wrote in an email to *The Malibu Times*.

Neighbors also took issue with plans by Malitex to donate 73 of the 88 acres for public use.

Though it's up to the county's planning board to determine which agency will ultimately receive the donation, many antic-



The development firm Malitex has plans to build homes on a ridgeline atop Murphy Way. Residents from nearby neighborhoods argue the project could diminish a scenic viewshed.

**"Whatever agency accepts this dedication should have terms put on them that are enforceable...We need something with teeth in it."**

**JONATHAN KAYE**  
WINDING WAY HOA PRESIDENT

ipate SMMC Executive Director Joe Edmiston to make a push for the land. The SMMC controls most of the publicly owned surrounding acreage contiguous to

the Murphy Way project, including popular hiking destination Escondido Falls.

Locals cited what they believe is mismanagement and

a lack of attention given to the Escondido Falls trailhead on East Winding Way. Accessing the trail requires parking at the intersection of PCH and East Winding Way, then walking up Winding Way (a private road) to get to the SMMC trail. Residents argue that the SMMC does not consistently patrol for visitors who often walk on the roadway and even vandalize private property.

"Whatever agency accepts this dedication should have terms put on them that are enforceable...We need something with teeth in it," Winding Way homeowners association president Jonathan Kaye said during Thursday's meeting.

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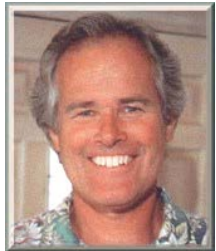
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**\$20,000/mo MALIBU ROAD BEACHFRONT COTTAGE - SUMMER RENTAL:** 2 bdrm + office, 2 1/2 baths, Designed for the '5 Star Finicky'-original vintage charm blended with today's must have amenities. Luxury custom decor & furnishings highlighted with wide plank bleached wood floors, light filled open living, dining & kitchen, master with amazing coastline vistas, enchanting decks & spacious courtyard.

**\$30,000/mo. LA COSTA BEACHFRONT 2 STORY HOME** - Truly the best of Everything! Impeccably decorated & furnished, this 3 bedroom & 3 1/2 bath home sits on a wide sandy beach and offers it all! Gated, private entry courtyard leads to a huge beachfront deck with cabana, spa, lounge & firepit. The first floor is an entertainer's delight with open living room, dining room, lanai and awesome chefs kitchen. Three en-suite bedrooms are upstairs with fabulous oceanfront master bedroom featuring fireplace, soaking tub and high ceilings. **Summer @ \$45,000/mo.**



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### PARADISE COVE MANUFACTURED HOMES - Malibu

- # 24: "BALINESE/ISLAND" STYLE-Cozy 1+1, open flr plan, light & bright, wd flrs, low space rent. Short walk to beach. Pvt back patio & lg, sunny front deck. \$ 325,000
- # 49: CHARMING OCEAN VIEW HOME-Remodeled 1+1 on quiet cul-de-sac. Vus from LR & decks. Light & airy. Hrdwd flrs, cedar closets. 200 yds to bch. \$ 435,000
- # 70: CUSTOM HOME FROM GROUND UP-On the creek, pvt 2+1. Vaulted ceilings, hrdwd flrs, skylites, open living area w/FP. Fenced yard & own driveway. \$ 525,000
- # 66: ON THE CREEK-Modern, re-built 2+1, hi ceilings w/skylights, recessed lighting, dbl-paned windows, bamboo floors, travertine tiles bthrm, granite kitchen counters, stone fireplace. Sliders from bdrms to large deck under trees. 2-car pkg. \$ 549,000
- # 31: WHITEWATER OCEAN VIEWS-150 yards to the sand! Total custom, 2+1 beach home. High ceilings, tile and wood floors, decks, grass yard. \$ 625,000
- #240: BLUFF AREA-Beautifully remodeled, modern 2+2, with 1,700 sf. Very large lot, low space rent. Private patio & decks, wd flrs, tile & granite throughout. \$1,250,000

#### PARADISE COVE - SOLD 2013

|                  |                |                |               |
|------------------|----------------|----------------|---------------|
| #200 \$1,250,000 | #202 \$845,000 | #104 \$490,000 | #75 \$360,000 |
| #146 \$1,200,000 | #236 \$765,000 | #1 \$460,000   | #52 \$275,000 |
| #106 \$950,000   | #102 \$725,000 | #32 \$455,000  | #53 \$240,000 |
| #158 \$855,000   | #59 \$520,000  | #192 \$445,000 | #21 \$235,000 |
| #265 \$850,000   | #88 \$500,000  | #177 \$375,000 |               |

### POINT DUME CLUB MANUFACTURED HOMES - Malibu

- # 83: SECLUDED CUL-DE-SAC LOCATION-Terrific 3+2 & bonus room. Slider from LR to nice deck & large outside patio. Shade tree & grassy yard. \$ 365,000
- #191: MUST SEE! Whitewater ocean and mountain views from this 2 bedroom + 2 bath home in move-in condition. Bamboo and travertine, French doors to deck. Master with spa tub. Fully landscaped, big yard. \$ 695,000
- #242: UNOBSTRUCTED VIEWS-Ocn, sunset & mtn vus. Customized 2+2.5, apx 1,850 sf, w flrs. Bonus sun rms & ofc area. Open ktchn, stone & tile bths w/spa tubs, steam shower, sauna. 2 vu patios, pvt back patio to grassy common area. \$ 983,000

#### POINT DUME CLUB - SOLD 2013

|                  |                |                |
|------------------|----------------|----------------|
| #150 \$1,170,000 | #233 \$395,000 | #45 \$310,000  |
| #147 \$1,140,000 | #71 \$350,000  | #7 \$275,000   |
| #170 \$650,000   | #46 \$332,500  | #106 \$200,000 |
| #62 \$582,500    | #281 \$315,000 | #176 \$190,000 |

#### SOLD IN 2014

|                |
|----------------|
| #235 \$540,000 |
|----------------|

### SEMINOLE SPRINGS MANUFACTURED HOMES - Agoura Hills

Resident Owned Park - Ask for Bracken Carter

- # 28: LARGE LOT ON QUIET STREET-3+2, lots of potential. Nice front deck/patio, 1-car garage/workshop, covered parking. Extra rm/loft, fp/c, fenced yard. \$ 155,000
- # 63: RUSTIC-CABIN STYLE-2+2 & sep ofc area. Open flr pln, pine flrs. Deck off master. Outdr areas to side & back, lg enclosed area for shed/work space. \$ 239,000
- #124: REMODELED MTN VU HOME-2+2 with 1,440 sf, hardwood floors, large open kitchen, bkfst bar, dining area & more. Huge deck, screened-in porch. \$ 272,000

#### SEMINOLE SPRINGS - SOLD 2013

|                |                |                |                |
|----------------|----------------|----------------|----------------|
| #80 \$319,000  | #221 \$280,000 | #123 \$250,000 | #86 \$180,000  |
| #147 \$300,000 | #102 \$260,000 | #202 \$190,000 | #25 \$153,000  |
| #128 \$298,000 | #142 \$252,000 | #187 \$180,000 | #111 \$130,000 |

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Custom 5 BR Tuscan Villa in Beautiful Private Setting.  
\$4,495,000



Charming 4BR Home on Aprx 1.2 Landscaped Acres.  
\$3,150,000



Two Gorgeous Legal Parcels w/Ocean Views, Plans.  
\$5,750,000



Stunning Architectural Home on Aprx 2 Private Acres.  
\$2,595,000



Oceanfront Architectural in Malibu Cove Colony.  
\$24,000/month



Aprx 4 Acre Knoll-Top w/Plans, Permits, Views!  
\$2,995,000



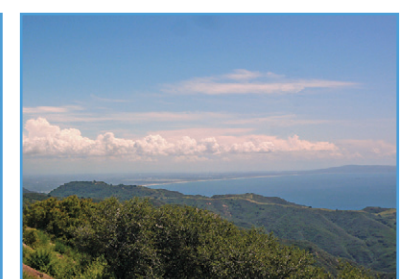
Broad Beach Bluff w/Pool, Guest House, Ocean Views.  
\$20,000/month



Beautiful 4 BR Malibu West Home, Completely Redone.  
\$7,500/month



"A Place in the Sun" 3 BR on Broad Beach Rd.  
\$2,150,000



Aprx 40 acre Parcel w/Ocean & Mountain Views.  
\$850,000