

## Sandy Beach Lot - \$975,000

### **20222 PCH (Big Rock Beach) APN #4450-003-012**

This is a burnout lot (house is removed) on Big Rock beach with houses on either side. The geologic safety factor is 1.2 – 1.25 which used to be sufficient for construction but, of course, is now below the present 1.5 requirement. The argument is that “not to allow building with a waiver is a ‘taking of the property’ since there are homes on either side and a house did previously exist on this lot.”

There is a lawsuit pending in Portuguese Bend that addresses this exact issue and the outcome will influence Malibu City’s position. The property owners in this case are stating that if the adjacent land is safe enough for neighbors to live and remodel then they want ‘equal protection under the law.’

This lot is 34 feet wide and about 87ft deep. Geology and Plans are available.

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