

# Volunteer Efforts Come Up Empty in Local Mountains Search

## ■ Family and Friends Hoped for Clues in Missing SoCal Student's Disappearance

Los Angeles celebrity attorney Gloria Allred pointed a group of evangelical Christians to the mountains of Malibu last weekend in an effort to keep the name Donna Jou in the headlines—and to give canyon roads a thorough search for the young woman's remains or belongings.

More than a dozen carloads of members of Trinity Search & Recovery came from as far away as the Bay Area to comb roadways and byways above the coast, looking for any sign of the young woman. They were met by local volunteers who fanned out on every road between U.S. 101 and the shoreline, seeking anything.

They found nothing.

Jou was a 19-year-old pre-med freshman on vacation from San Diego State University last summer when she hopped on the rear of a motorcycle driven by a man who had replied to her free offer of math tutoring on Craigslist. He turned out to be a convicted sex offender. She was last heard from when she sent her mother a text message indicating that she was being held against her will in a bathroom at a West Los Angeles house owned by the man, John Steven Burgess, 35.

Burgess has remained silent as to Jou's whereabouts, why his motorcycle disappeared, why he was spotted washing his belongings and throwing them in a dumpster a block from his house, or why he fled to Florida. Burgess has been sent to prison on a probation violation charge.

Allred told reporters she could not reveal why she was pointing volunteer searchers to the Santa Monica Mountains where they

searched by car Saturday and Sunday, stopping at every pullout to look for a backpack, helmet, or other sign of Jou.

Members of her family came up from southern Orange County to the command post at Malibu Bluffs Park. They told the press of their devastating loss, and then went searching along Kanan Dume Road, the serpentine 13-mile canyon and mountain link that Burgess was known to favor on weekend motorcycle rides.

Twenty-four specific search areas were examined by volunteers led by Trinity Search & Recovery, a Pleasanton-based evangelical group that mixes prayer with activist outreach efforts. Its director, Mike Melson, said he started the group after being embarrassed that evangelicals from Texas and the Midwest would come searching for missing people in California.

Melson said the group traveled 400 miles to Malibu to mix prayer and active reconnaissance in the search, and give Jou's family hope. Sheriff's deputies had reportedly searched local canyon areas last summer, when Burgess was first identified as a suspect and his frequent trips through the mountains were noted.

Some of the canyon areas examined by the group were burned in the two major fires that swept the area last fall.

Following the two days of searching and prayer, Allred told reporters that the effort was not a waste, as it eliminated possible places where Jou, her belongings or Burgess's missing motorcycle could have been disposed of.

BY HANS LAETZ



REQUEST FOR HELP—Attorney Gloria Allred (left) and the missing woman's parents, Nili and Reza Jou, urge the nearly 150 volunteer searchers to be on the alert for anything that might shed light on Donna Jou's fate. She was last heard from on June 23.



PRE-MED STUDENT—Donna Jou met the man considered a suspect when she posted an offer of math tutoring services.



PRAYER PREMISE—Members of an evangelical search and rescue group, as well as individuals responding to a public call for volunteers, gather for inspiration and instructions before spreading across Kanan Dume Road into the Santa Monica Mountains to look for clues. MSN/Frank Lamonea

# LNG Foes Receive Aid of Out-of-Area Reinforcements

## ■ Green Powerhouse Litigation Group Announces It Will Take On Woodside Project

An environmental watchdog group with a history of filing and winning green lawsuits has surfaced to challenge the proposed Woodside liquefied natural gas terminal proposed for halfway between Malibu and Catalina Island.

The Tucson, Arizona-based Center for Biological Diversity has filed a letter demanding that federal and state regulators protect whales, calculate worldwide greenhouse gas impacts, and decide if California can comply with

tough new anti-global-warming laws if it opens up a new stream of imported fossil fuels.

Although those demands have already been voiced by other ocean-advocacy groups and individuals, the entry of the CBD into the local LNG fight potentially ratchets up the legal battle, and gives scattered environmental groups along Santa Monica Bay a possible lead agency in the anticipated battle over the proposed Woodside terminal, 21.8 miles south of Point Dume.

"We are in the preliminary stages of evaluating the Woodside process, and haven't yet decided what exact role we will play," said CBD attorney Jonathan Evans. "But we are prepared to assume that role when it starts to become a little bit more contentious."

At issue is a proposal from the Australian-based company to station two LNG ships in local wa-

ters, and use them to ferry cargoes of the hazardous material from transpacific carriers that would then transfer it farther offshore and upwind of the bay. The twin ships would regasify the LNG at buoys in the bay, and send the gas into an ocean-bottom pipeline that would come ashore and cross Los Angeles International Airport.

The Woodside terminal, marketed as "OceanWay," would use a regasification process said to be cleaner than that proposed by BHP Billiton for its "Cabrillo Port" LNG initiative, a proposal for 12.8 miles off Malibu that was shot down over environmental concerns last spring. The environmental review and permitting process for the Woodside project are underway, with a decision at least a year away.

The Center for Biological Diversity has been a frequent thorn in the side of developers and govern-

ment agencies in the Southwest, challenging Bush administration policies that have left many environmental laws under-enforced. Two weeks ago it gave notice it will sue the federal government over a plan to sweep aside environmental protection laws to pave the way for new high-voltage electric lines across California.

Evans is CBD's Los Angeles attorney. He said his group noticed that no lead agency has surfaced to take on Woodside by coordinating scientific and legal challenges and decided to take action. The BHP Billiton terminal went down after the California Coastal Protection Network hired Santa Barbara-based Environmental Defense Center for that role.

CCPN director Susan Jordan said her group, and the Santa Barbara lawyers, have their hands full with the NorthernStar LNG terminal proposed for an offshore

oil platform off Ventura, and cannot work on the Woodside proposal off the City of Los Angeles.

Woodside officials were not available for comment, but have said in the past they welcome the highest levels of environmental scrutiny. Company spokesperson Michael Hinrichs said last November that the company "anticipated and support(s) the addition of the greenhouse gas life-cycle analysis" as already requested by the federal government, which delayed review of the Woodside project at the request of coastal advocates while the greenhouse gas and other issues are examined.

"This helps us provide the public and decision makers with the most accurate and complete information," Hinrichs said.

Woodside officials, he added, are "proud that we are the first company in California to conduct

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### FOR THE RECORD

An article in the Dec. 27 issue reported that arson defendant William Thomas Coppock's mother had been murdered, and that he worked at a Starbucks. The author now indicates that is the history of one of the other codefendants as related by an attorney during the arraignment proceedings.



## LNG

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such an extensive analysis to evaluate our potential full-cycle air emissions and compare the results to other energy sources."

In legal documents filed this month with the federal government, the CBD questioned if the green-house gas emissions from transpacific shipments of LNG can possibly comply with California's strict new laws.

BY HANS LAETZ

## Extensive Water Study Needed

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George added.

The building official noted if the council rejected the requested appropriation for the study, the consequences could include a "significant delay in obtaining waste discharge permit[s] for the lumber yard project, Legacy Park and any other Civic Center development."

BY BILL KOENEKER

# Point Dume Couple May Lose the Last of Their Remaining Views of the Coastline

## ■ City's Technical Zoning Rules Allow House to Be Built in View Corridor

The planning staff recommendation denying an appeal, if seconded by the Malibu City Council at its meeting on Jan. 14, could result in a Point Dume couple losing their last remaining ocean views because the municipality's zoning laws provide no such relief.

View preservation and restoration has become an increasingly thorny issue in the city where mature landscaping and infilling continue, so much so, the voters will be asked in April during the municipal election their opinions about if local government should become involved.

In the meantime, Jone and Piero Casadio, who complain that a house sought by Soo Hee Kim and his wife would block their entire views of the coastline, want their new neighbors to build the house further down the hill to preserve their last re-

maining views.

However, municipal officials maintain the city's zoning code provides no such mitigation for such a situation.

The council had previously heard the controversial view preservation issue that involves the appeal of planning commission approval of the building of a two-story, single-family home, 28 feet in height, consisting of 7920 square feet on Grasswood Avenue that would impede the views of the Casadio house behind it on Dume Drive.

The council continued the matter after some members were convinced there might be views, especially at night, that were missed by the planning staff's analysis.

Members asked the staff if views of the Queen's Necklace to the east and south had been evaluated at night. The answer was no,

so council members agreed to direct the staff to re-visit the appellants' property after dark to conduct an analysis.

"...there are no visually impressive views [blocked]."

"As a result of the nighttime site visit, staff confirmed that there are no visually impressive views, neither during the day nor at night, which are blocked by the portion of the residence proposed in excess of 18 feet in height," wrote

a staff planner, in a memo to council members.

The technical zoning rules that allow such a situation to exist leave the Casadios dumbfounded.

The finding relies on the city's zoning law that states by right a home can be built up to 18 feet without consideration for view blockage if there is no acceptable alternative and can go up to 28 feet if there is no view blockage.

Planners insist that since there is no acceptable alternative location for the Kim home built to 18 feet, then the Kims can go up to 28 feet because it is the 18-foot portion that blocks views. The structure above 18 feet only blocks views of the sky which are not protected, according to staff planners.

The Casadios, through their attorney Robert Alan Block, argue that the house could be built on another portion of the property

further down the hill and away from the Casadios.

However, the planning staff maintains that any other site on the property would cause far more environmental degradation because of requirements for more grading. The Kims have located a pool and tennis court on those portions of the property.

The Casadios, who said when their house was first built nearly a half-century ago, recalled the views from the house were almost 360 degrees, not only of the coastline and Queen's Necklace, but of the headlands, the Santa Monica Mountains and the coastline towards Zuma Bay. Due to encroaching development and the growth of landscaping they have lost all of those views and now stand to lose the last remaining views. The Queen's Necklace was not able to save them.

BY BILL KOENEKER

Go 'E'

Check out the e-edition of the Malibu Surfside News at

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### NOTICE OF PUBLIC HEARING CITY OF MALIBU PLANNING COMMISSION SPECIAL MEETING

The Malibu Planning Commission will hold a public hearing on **Tuesday, January 22, 2008, at 6:30 p.m. in the Council Chambers, Malibu City Hall, 23815 Stuart Ranch Road, Malibu, CA**, for the project identified below.

**Name of Project:** Malibu La Paz Ranch

*Project A - Project with City Hall*  
Development Agreement No. 07-001  
Local Coastal Program Amendment No. 06-003  
Coastal Development Permit No. 05-107  
Lot Line Adjustment No. 05-004  
Conditional Use Permit No. 05-004  
Zoning Text Amendment No. 07-001  
Environmental Impact Report No. 06-001

*Project B - Project with No City Hall*  
Coastal Development Permit No. 05-106  
Lot Line Adjustment No. 05-003  
Conditional Use Permit No. 05-003  
Environmental Impact Report No. 06-001

**Description of Project:** The project site is the La Paz Ranch property, 15.2-acres of undeveloped land located within the Civic Center area of the City of Malibu. Two projects are being proposed by the Applicant for simultaneous consideration. The Applicant's Project A (CDP No. 05-107) consists of a .20 floor area ratio (FAR) design that proposes the development of 112,058 square feet of commercial floor area, including commercial office, restaurant and retail uses. Project A includes a Development Agreement between the City and the project applicant for the donation of land for a new 20,000 square foot City Hall along with a cash payment to the City for use toward the construction of a new City Hall. The architecture is envisioned as Mediterranean with modern updates, with maximum building heights not exceeding 24-feet at the base of the roof level and 34-feet in height as measured from the highest point of articulated roof elements. The project site is presently comprised of two legal parcels; a lot line adjustment and conveyance to a public entity (for the City Hall component) are proposed to adjust property boundaries. Project A requires a Local Coastal Program amendment, the components of which are described below.

The Project B (CDP No. 05-106) design proposes a .15 FAR project totaling 99,117 square feet of commercial office, restaurant and retail uses. A lot line adjustment is also included. The Project B proposal does not include a development agreement, a City Hall, or any public benefit component.

**LCP Amendment Materials:** Project A (including the Development Agreement) requires amendments to the LCP and corollary amendments to the Zoning Ordinance. Specifically, the amendments consist of the following:

1. Local Coastal Program (LCP) Local Implementation Plan (LIP) Text Amendment amending Section 3.8

(Commercial Development Standards) to include Section 3.8.C (Commercial Custom Development Criteria) establishing the Town Center Overlay District.

2. Zoning Text Amendment (ZTA) amending Malibu Municipal Code (M.M.C.) Title 17 (Zoning), adding a new chapter, Chapter 17.43 (Custom Development Criteria—Commercial) establishing development standards for the Town Center Overlay District.

**Owner:** Malibu La Paz Ranch LLC  
**Applicant:** Schmitz and Associates, Inc.  
**Address:** 3700 La Paz Lane, Malibu, CA 90265  
**APN:** 4458-022-023 and 4458-022-024  
**Zoning District:** Community Commercial  
**Application Filing Date:** June 21, 2005

A draft environmental impact report has been prepared and circulated, and is available to the public for review.

A written staff report will be available at or before the hearing. Following an oral staff report at the beginning of the hearing, the applicant may be given up to 15 minutes to make a presentation. Any amount of that time may be saved for rebuttal. All other persons wishing to address the Commission will be provided up to three minutes. These time limits may be changed at the discretion of the Commission. At the conclusion of the testimony, the Commission will deliberate. Its action will be memorialized in a written resolution.

**COPIES OF ALL DOCUMENTS RELATING TO THE PROJECT AND TO THE PROPOSED LCP AND ZONING ORDINANCE AMENDMENTS ARE AVAILABLE FOR REVIEW ON THE CITY'S WEBSITE AT [www.ci.malibu.ca.us](http://www.ci.malibu.ca.us) AND AT THE FOLLOWING LOCATIONS:**

**City of Malibu City Hall** 23815 Stuart Ranch Road  
Malibu, CA 90265-4861

**Malibu Library** 23519 West Civic Center Way  
Malibu, CA 90265

**California Coastal Commission**  
89 S. California St., Suite 200  
Ventura, CA 93001

*Written comments may be presented to the Planning Commission at any time prior to the close of the public hearing.*

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

If there are any questions regarding this notice, please contact Stefanie Edmondson, AICP, Senior Planner, at 310-456-2489, ext. 233.

STACEY RICE, Ph.D., AICP, Acting Planning Manager

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