

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 East Ocean Blvd., Suite 300
Long Beach, CA 90802
(562) 590-5071



W12e

5-20-0247 (SGV Property Fund)
OCTOBER 7, 2020

EXHIBITS

- Exhibit 1 – Vicinity Map and Aerial Photo
- Exhibit 2 – CoSMoS Map
- Exhibit 3 – Project Plans
- Exhibit 4 – Letter from Applicant Acknowledging & Supporting Dune Restoration



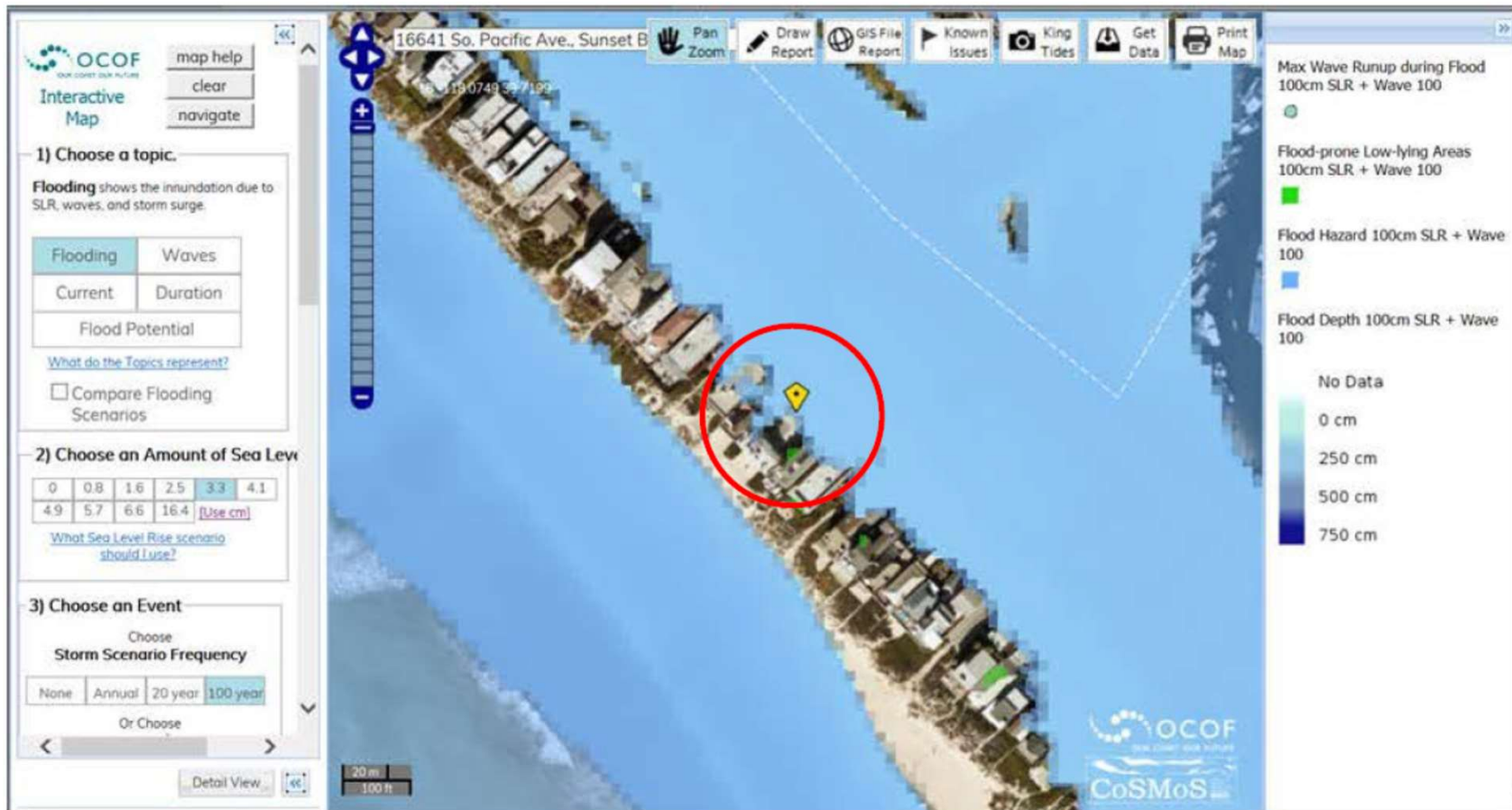
5-20-0247
SGV Property Fund LLC

16641 So. Pacific Ave.
Sunset Beach
City of Huntington Beach

Vicinity Map
Exhibit 1.1

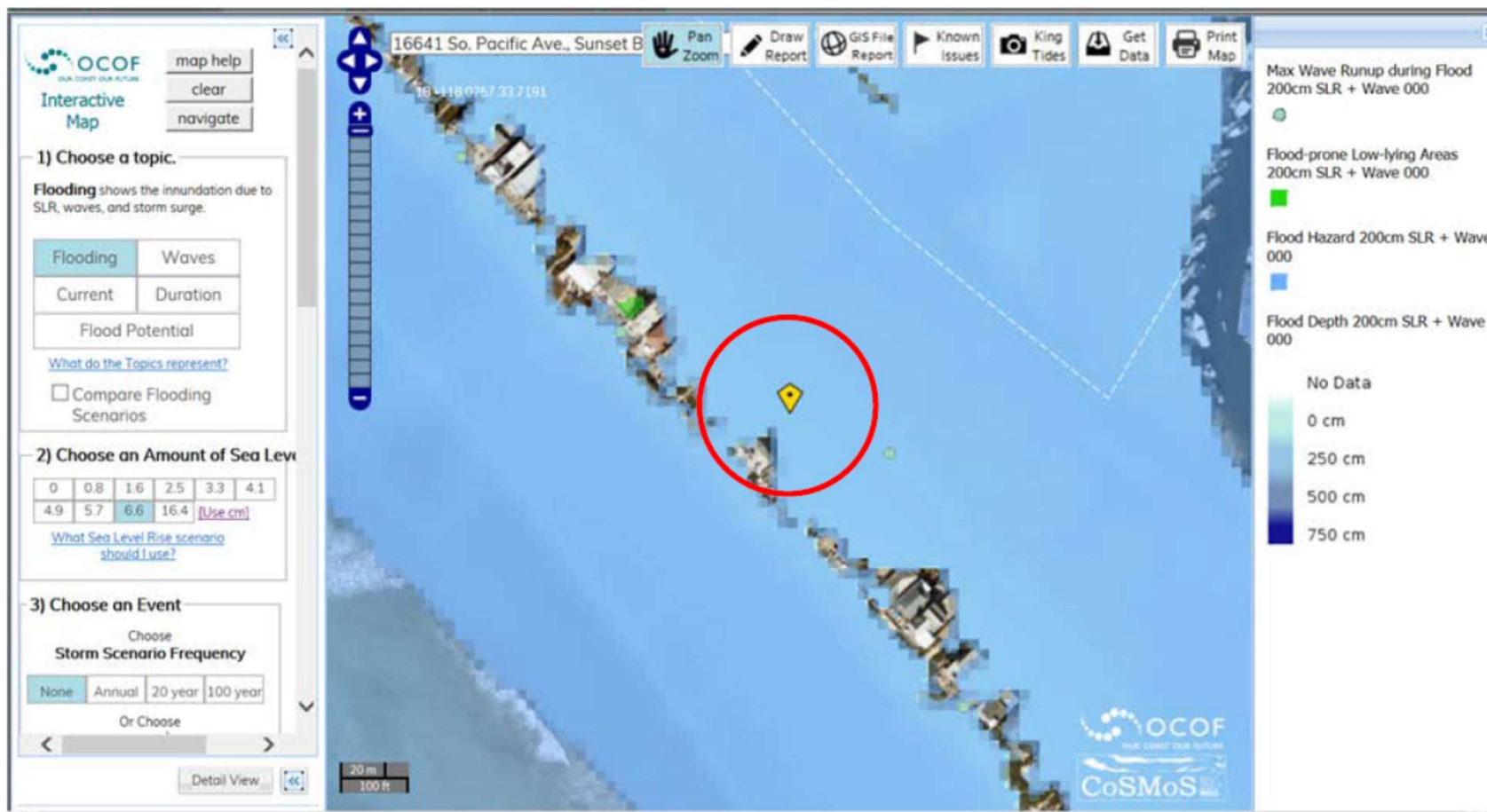


**5-20-0247 SGV Property Fund LLC
Vicinity Map
Exhibit 1.2**



Site with 3.3 feet of SLR and 100 year storm

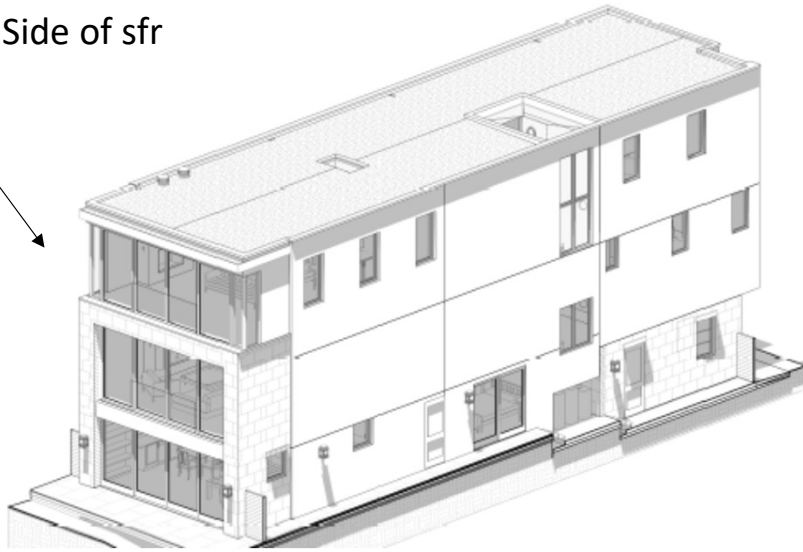
5-20-0247
SGV Property Fund
CoSMoS Map
Exhibit 2.1



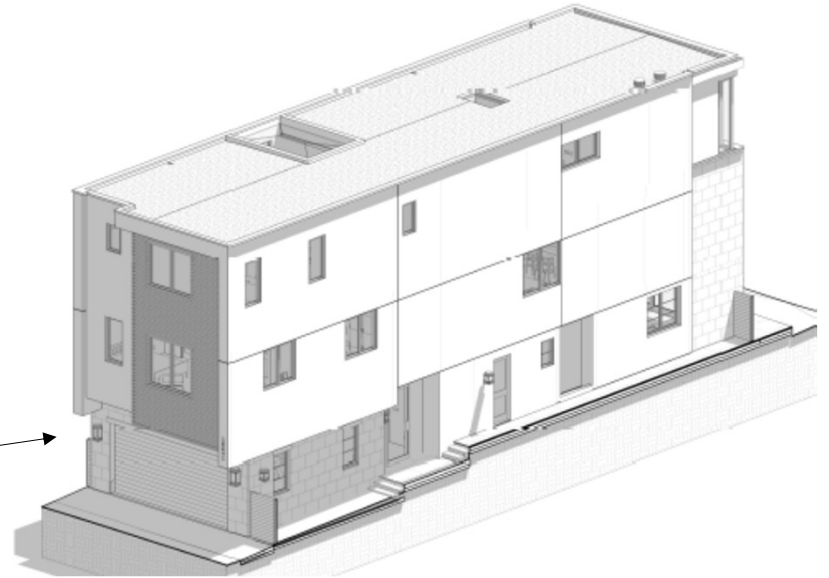
Site with 6.6 feet of SLR and no storm

5-20-0247
SGV Property Fund
CoSMoS Map
Exhibit 2.2

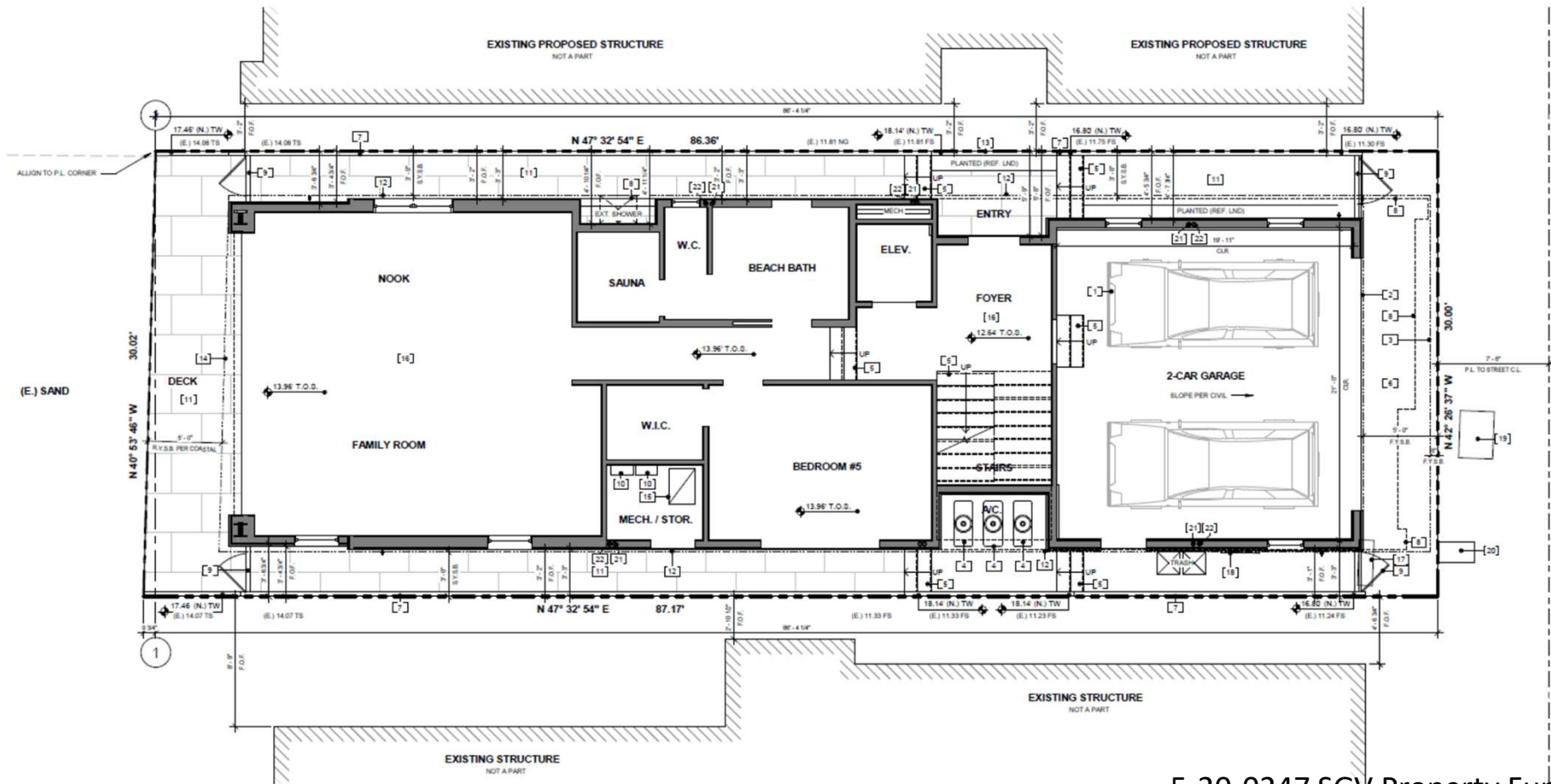
Seaward Side of sfr



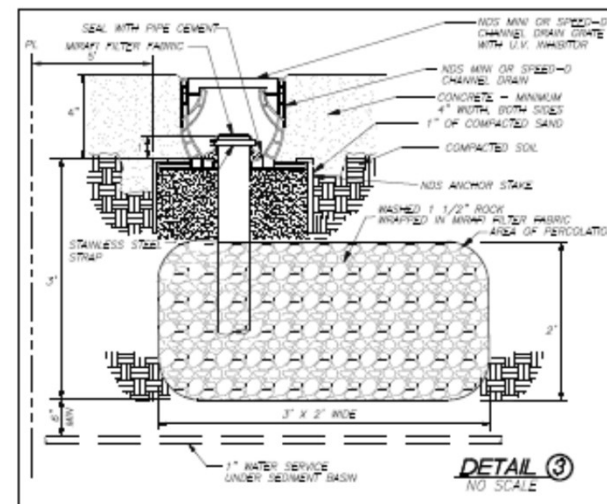
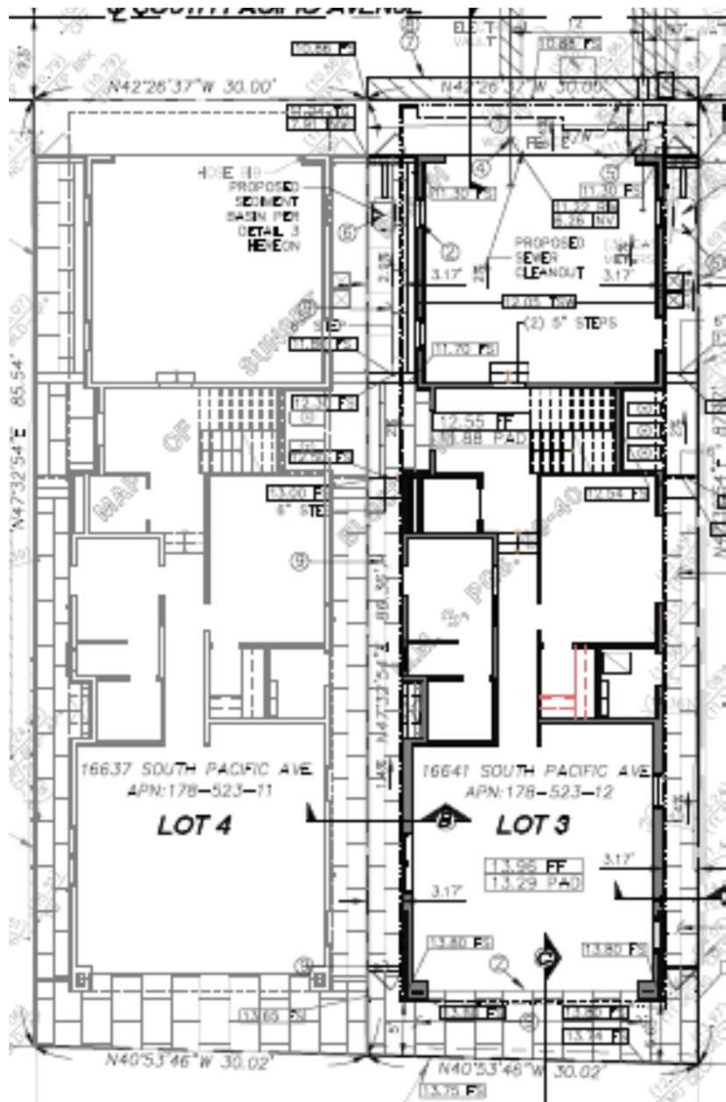
Street Side of sfr



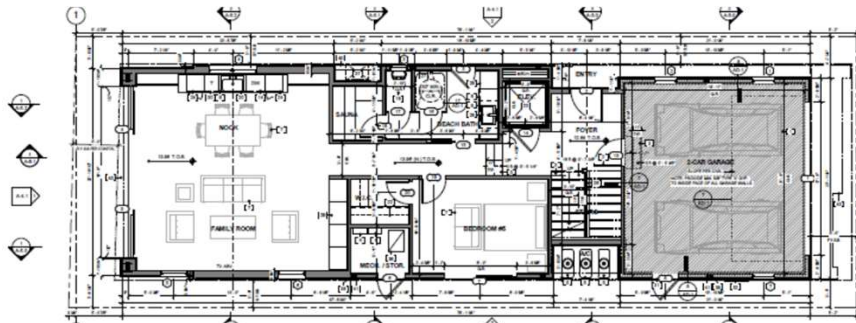
5-20-0247 SGV Property Fund
Project Plans - Elevations
Exhibit 3.1



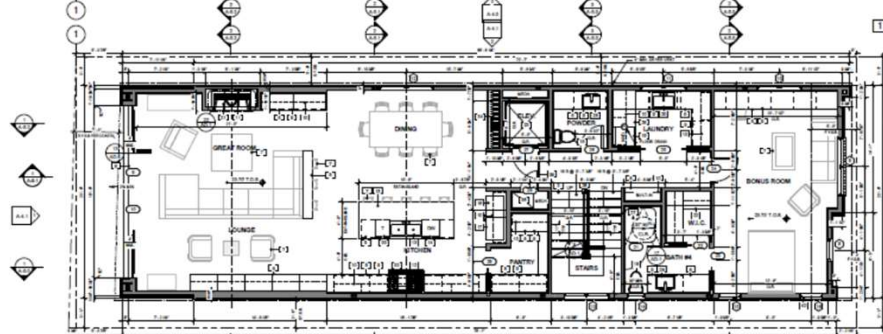
SOUTH PACIFIC AVE.



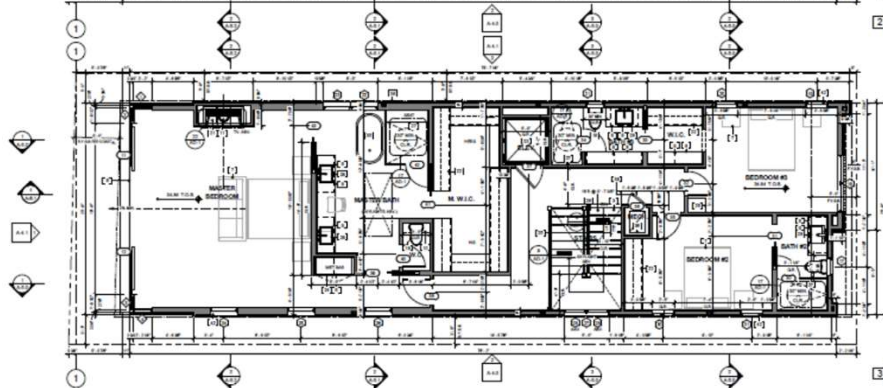
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Drainage Plan
Exhibit 3.3



First Floor Plan



Second Floor Plan



Third Floor Plan

5-20-0247 SGV Property Fund
Floor Plans
Exhibit 3.4

Date: 06/02/2020

Jennifer Doyle

California Coastal Commission
South Coast Area Office
301 E. Ocean Blvd. Ste. 300
Long Beach, CA 90802
T: 562.590.5071

RE: Application Mo. 5-20-0247/ SVG Property Fund, LLC
Response to Incomplete Status Letter dated 05/20/20
16641 S. Pacific Ave., Sunset Beach, CA 90742

Dear Ms. Doyle,

Thank you for taking the time to review our application. As requested in the incomplete status letter, I am fully aware and in agreement with the encroachment removal and dune restoration plan that was prepared by Envicom, dated September 19, 2019 that was created as a part of the CDP application for the neighboring property, CDP No. 5-19-0067. We also confirm that all encroachments have already been removed. Please see the attached images for proof of deck removal. Also attached is a copy of the dune restoration plan for reference.

Thank you,



George Voigt
Managing Member
SVG Property Fund, LLC