CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (4150 904-5400
WEB: WWW.COASTAL.CA.GOV

W11a

2-17-0438 (AMJT CAPITAL, BCPUD ARMORING)

June 10, 2020

EXHIBITS

Table of Contents

EXHIBITS

Exhibit 1 –Project Location
Exhibit 2 – Project Area Photos
Exhibit 3 – Proposed Project Plans
Exhibit 4 – Allowed Riprap Configuration
Exhibit 5 – Existing and Proposed Public Access Easement Areas
Exhibit 6 – Proposed Public Access Deed Restricted Area
Exhibit 7 – Land Valuation

Exhibit 1
2-17-0438
Page 1 of 3

Highway 1
Highway 1
Bolinas Lagoon
Bolinas Lagoon Open Space Preserve
Kent Island
Downtown Bolinas
Highway 1
Project Site
Stinson Beach
North

Exhibit 1

Exhibit 1
2-17-0438
Page 3 of 3

The project site, looking north
Coastal Records Project, 2015

Aerial of residence and armoring system with Brighton Avenue to the right, 2019

Present-day armoring system fronting residence at 100 Brighton Avenue, looking west

Armoring system and residence in 1979, looking southwest
Image by Gregg Welsh

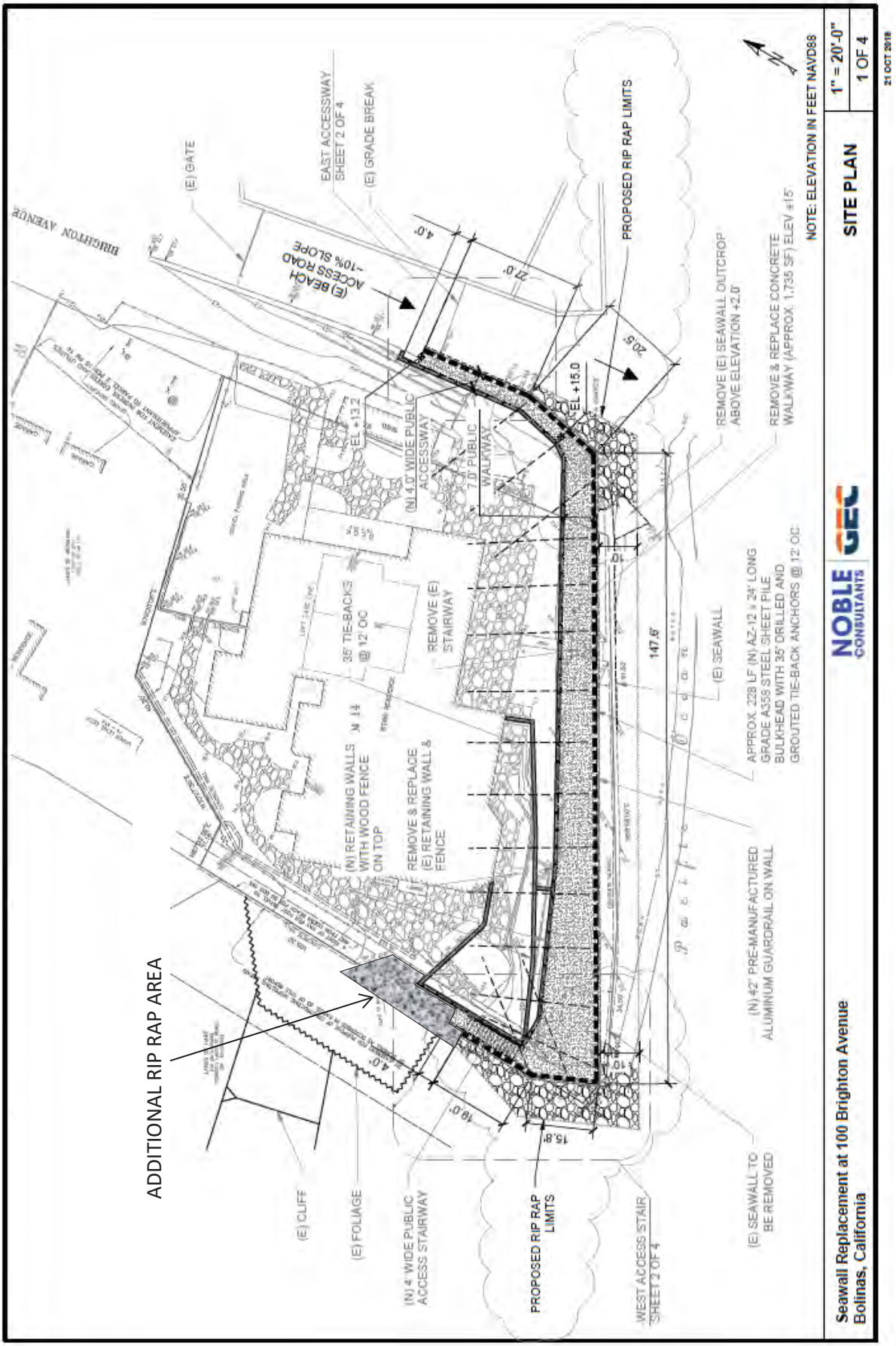


Exhibit 3
2-17-0438
Page 1 of 1

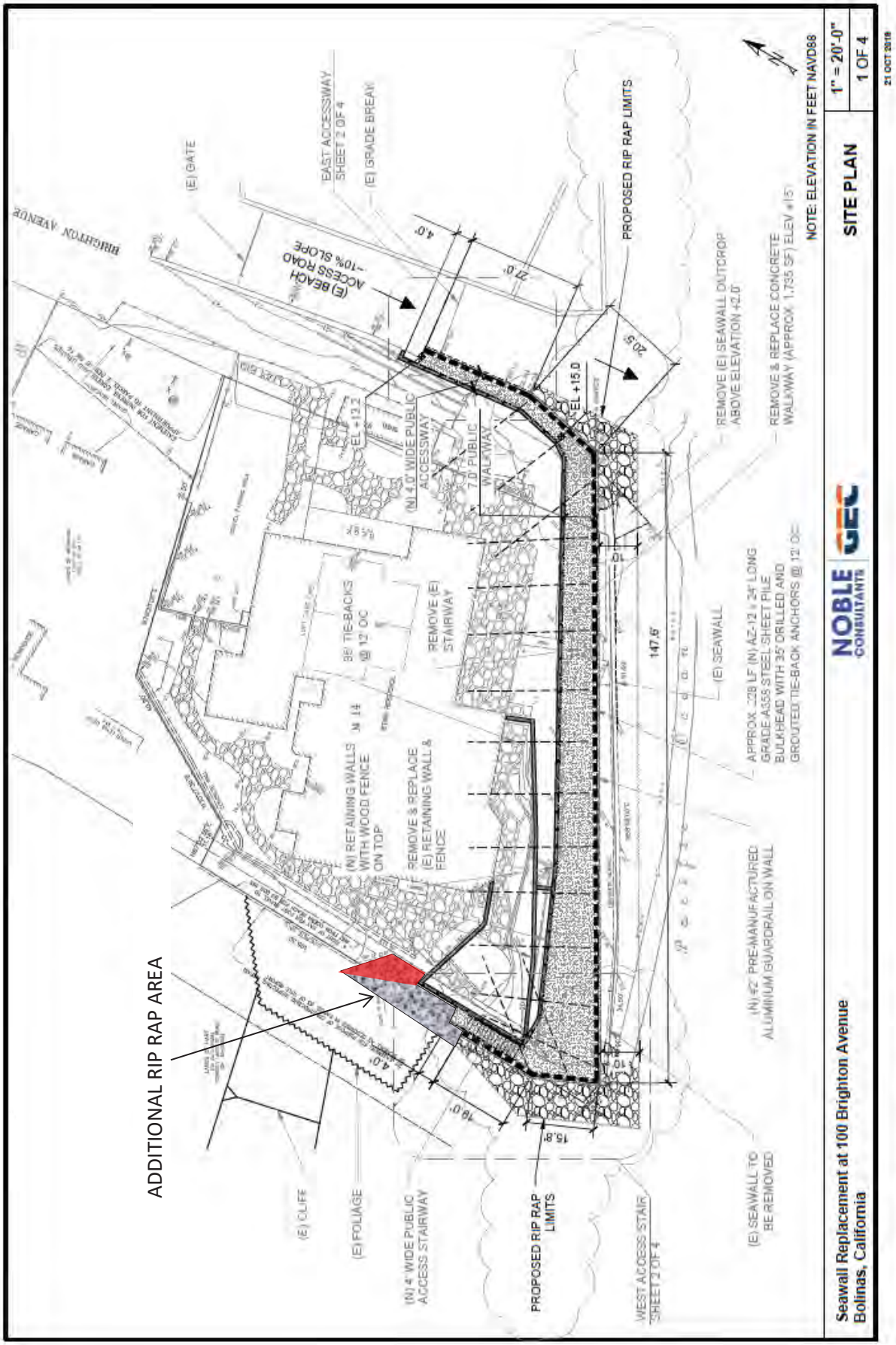


Exhibit 4
2-17-0438
Page 1 of 1

Existing required easement areas
Dashed line indicates that the easement is ambulatory, including to the mean high tide line

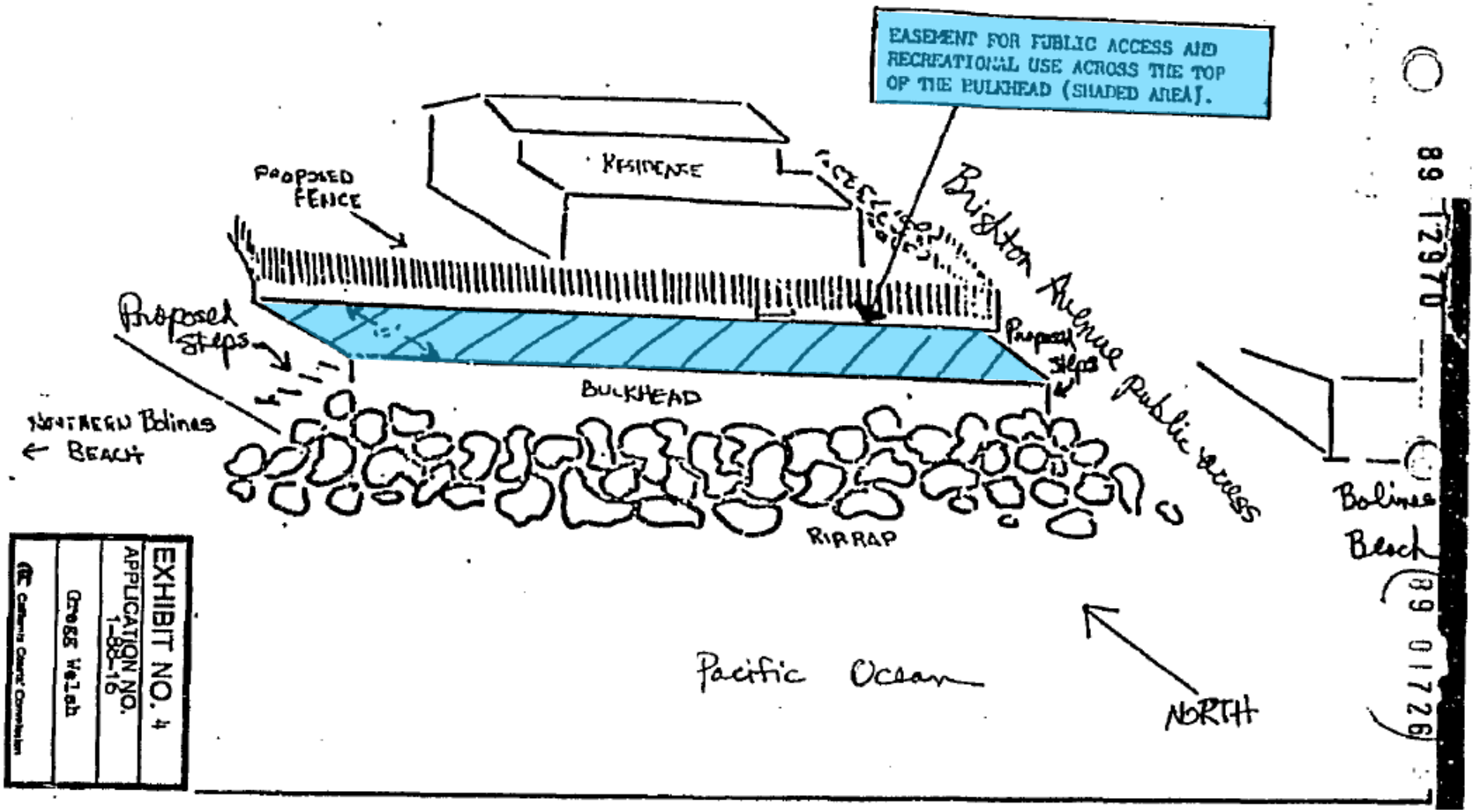
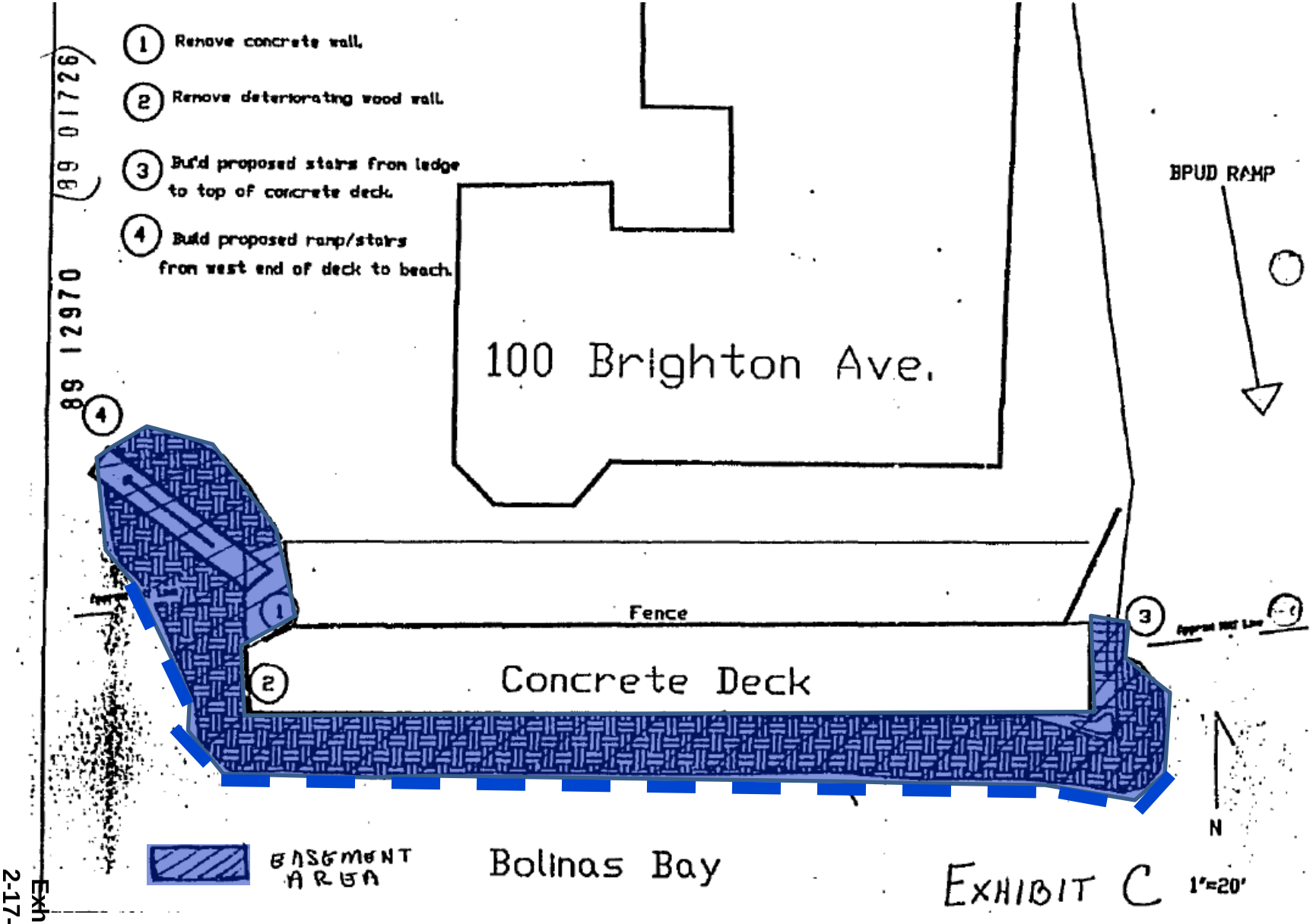


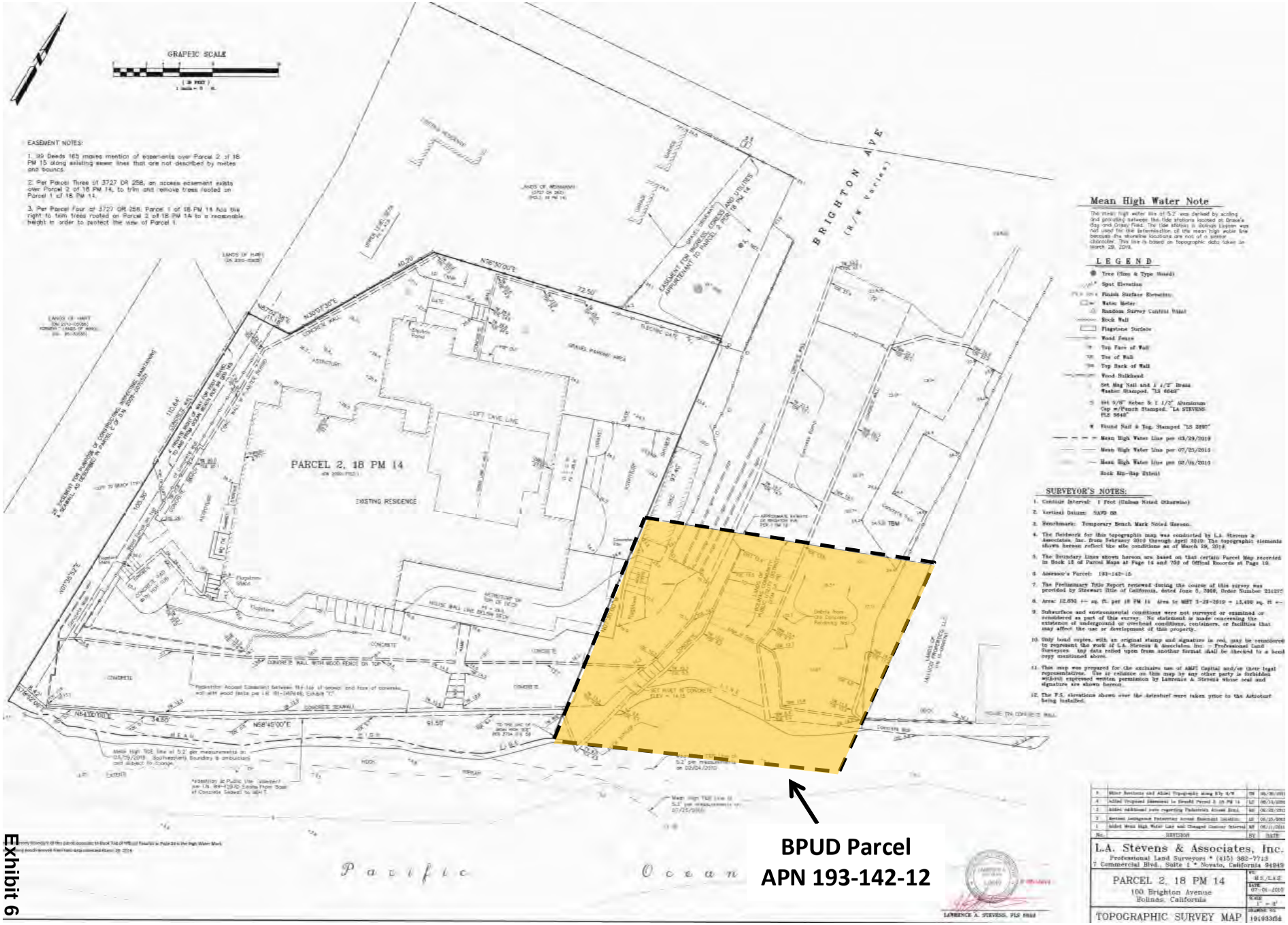
EXHIBIT NO. 4
APPLICATION NO. 1-88-16
Gregg Welch
(California Coastal Commission)

Offer to dedicate as a special condition of CDPs 219-79 and 205-80E
Accepted by BPUD in 2001



Offer to dedicate as a special condition to CDP 1-88-16
Accepted by BPUD in 1997
Dashed line indicates that the easement is ambulatory, including to the mean high tide line

Proposed new required easement area
Dashed line indicates that the easement is ambulatory, including to the mean high tide line



Shaded area indicates the proposed location of the Public Access Deed Restriction

Exhibit 6
2-17-0438
Page 1 of 1

Real Estate Values

Provided by applicant					
Address	**Square feet (parcel)**	**Zillow Estimate**	**Redfin Estimate**	**Average**	**Value**
100 Brighton Ave	12,632	$5,298,868.00	$7,476,003.00	$6,387,435.50	$505.66
176 Seadrift Rd	29,620	$6,508,795.00	$6,008,184.00	$6,258,489.50	$211.29
112 Seadrift Rd	25,700	$5,050,937.00	$5,009,467.00	$5,030,202.00	$195.73
65 Brighton Ave	15,681	$2,995,000.00	$2,995,000.00	$2,995,000.00	$191.00
Additional sources provided by staff					
Address	**Square feet (parcel)**	**Zillow Estimate**	**Redfin Estimate**	**Average**	**Value**
99 Brighton Ave	30,492	$5,684,439.00	$4,277,193.00	$4,980,816.00	$163.35
98 Brighton Ave	5,000	$1,788,095.00	$5,030,549.00	$3,409,322.00	$681.86
49 Terrace Ave	19,602	$4,306,535.00	$4,437,375.00	$4,371,955.00	$223.04
47 Terrace Ave	26,136	$5,072,477.00	$7,774,108.00	$6,423,292.50	$245.76
70 Altura Ave	10,120	$1,978,350.00	$5,197,712.00	$3,588,031.00	$354.55
					$308.03 average cost per square foot