CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
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Th8a

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

July 9, 2020

EXHIBITS

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

Exhibit 1

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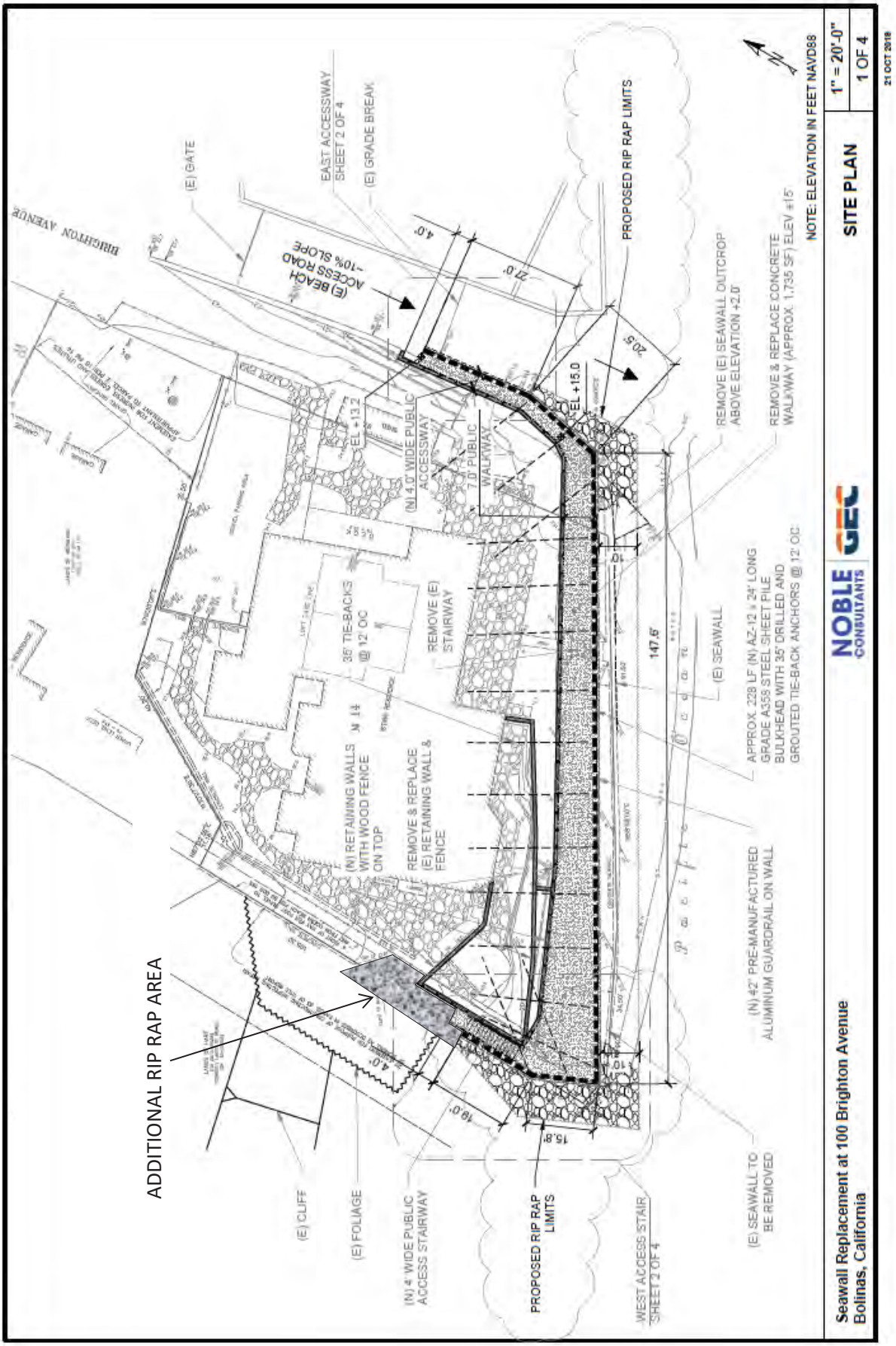
The project site, looking north
Coastal Records Project, 2015

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



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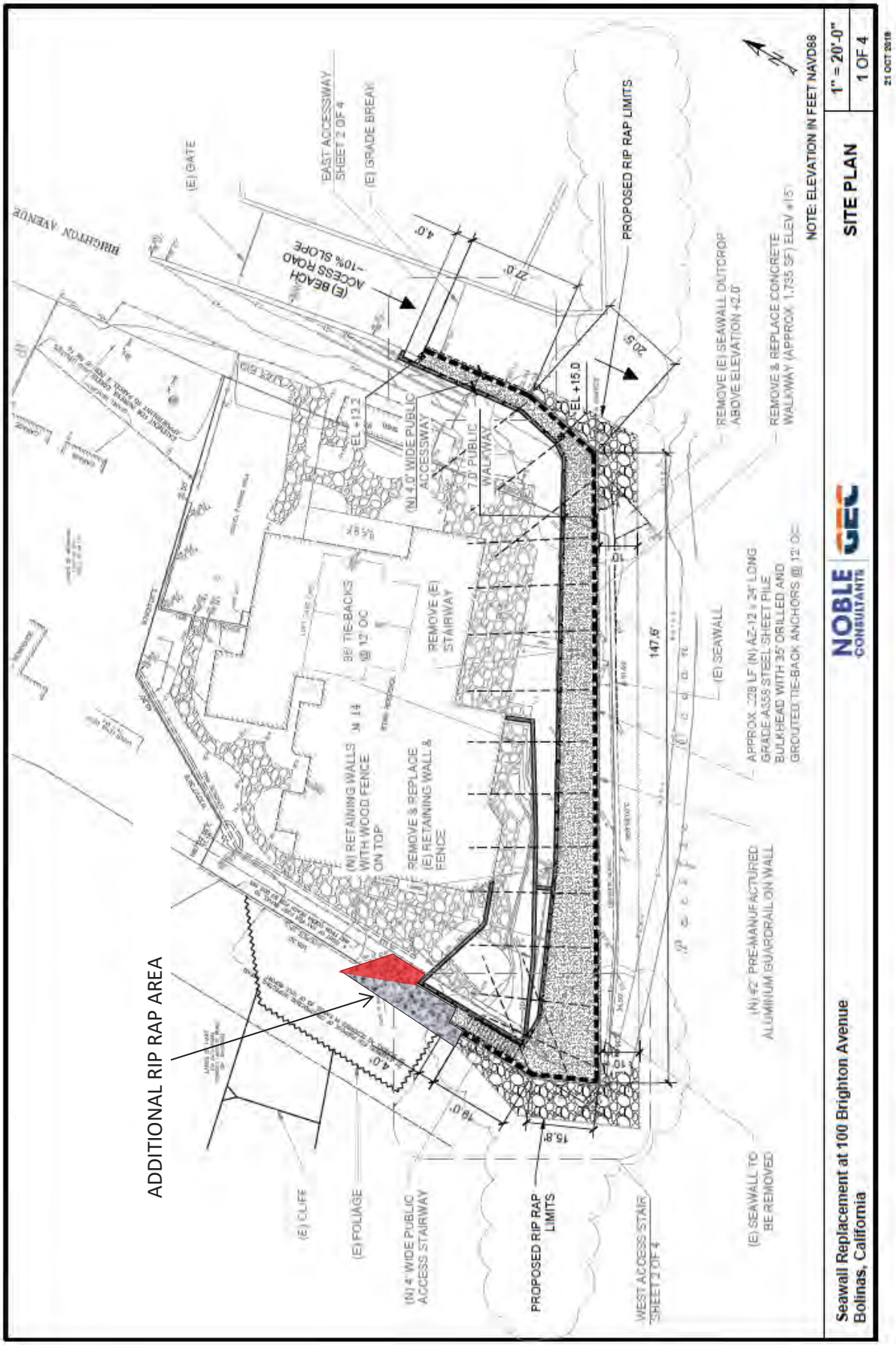

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Existing required easement areas
Dashed line indicates that the easement is ambulatory, including to the mean high tide line

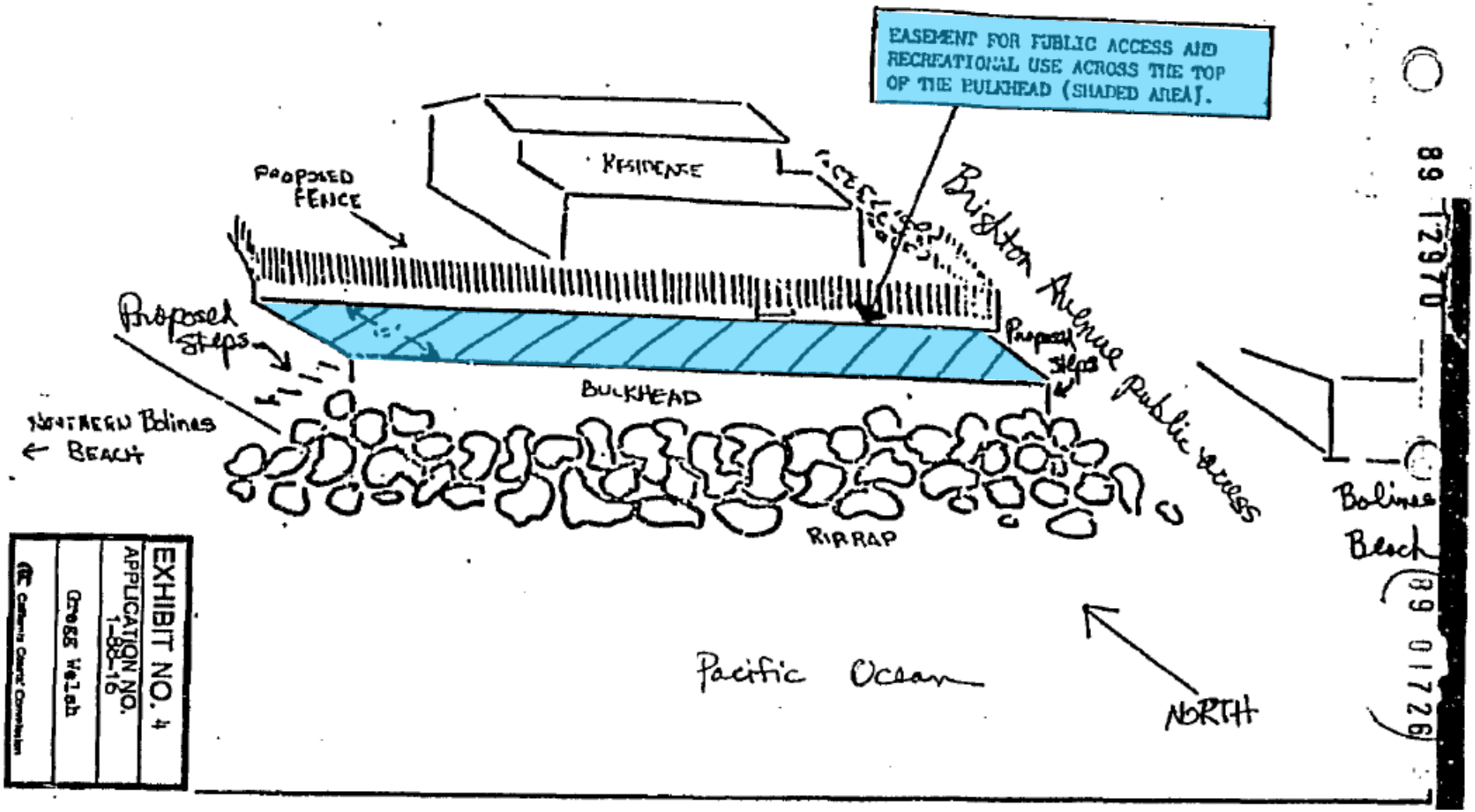
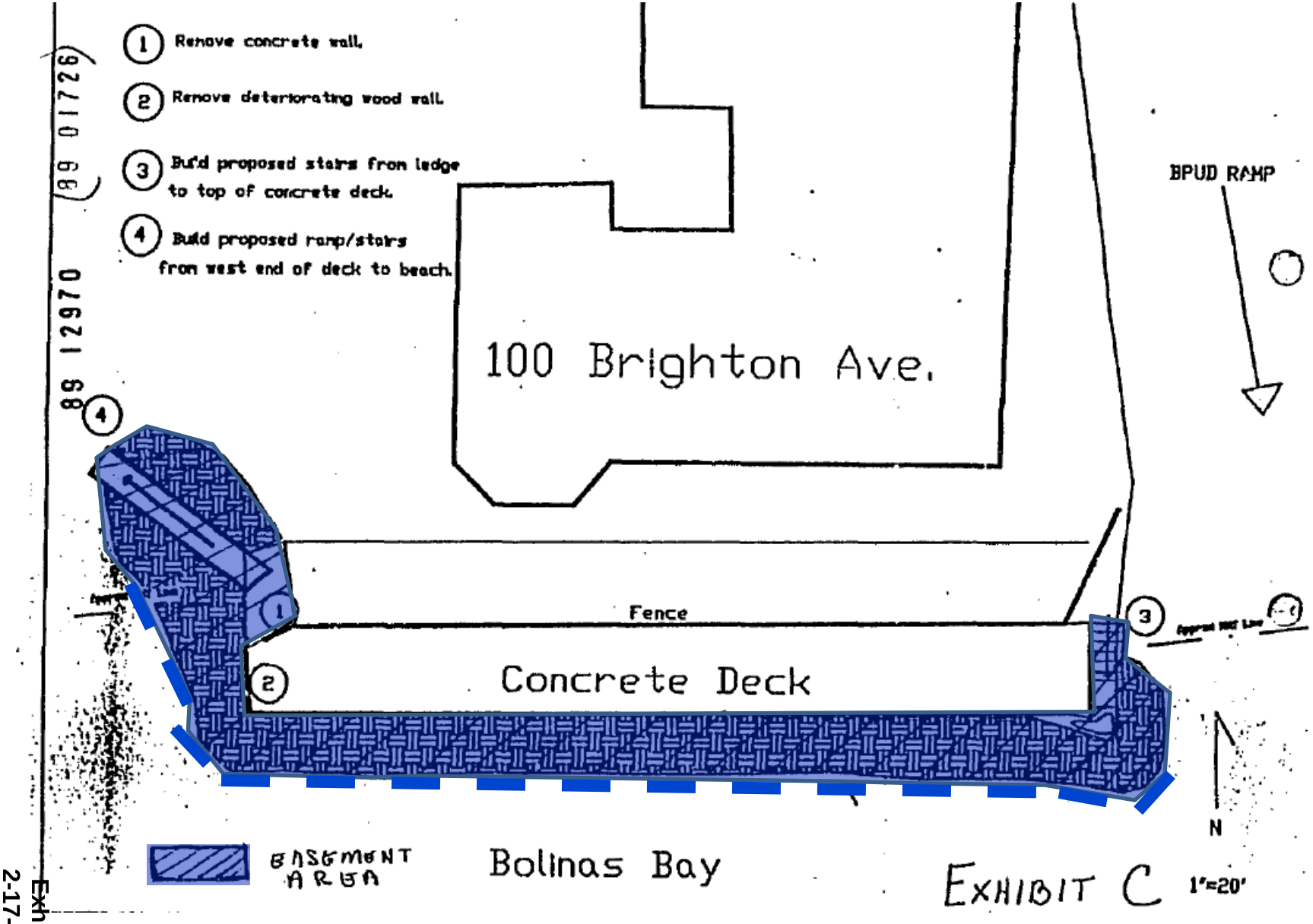


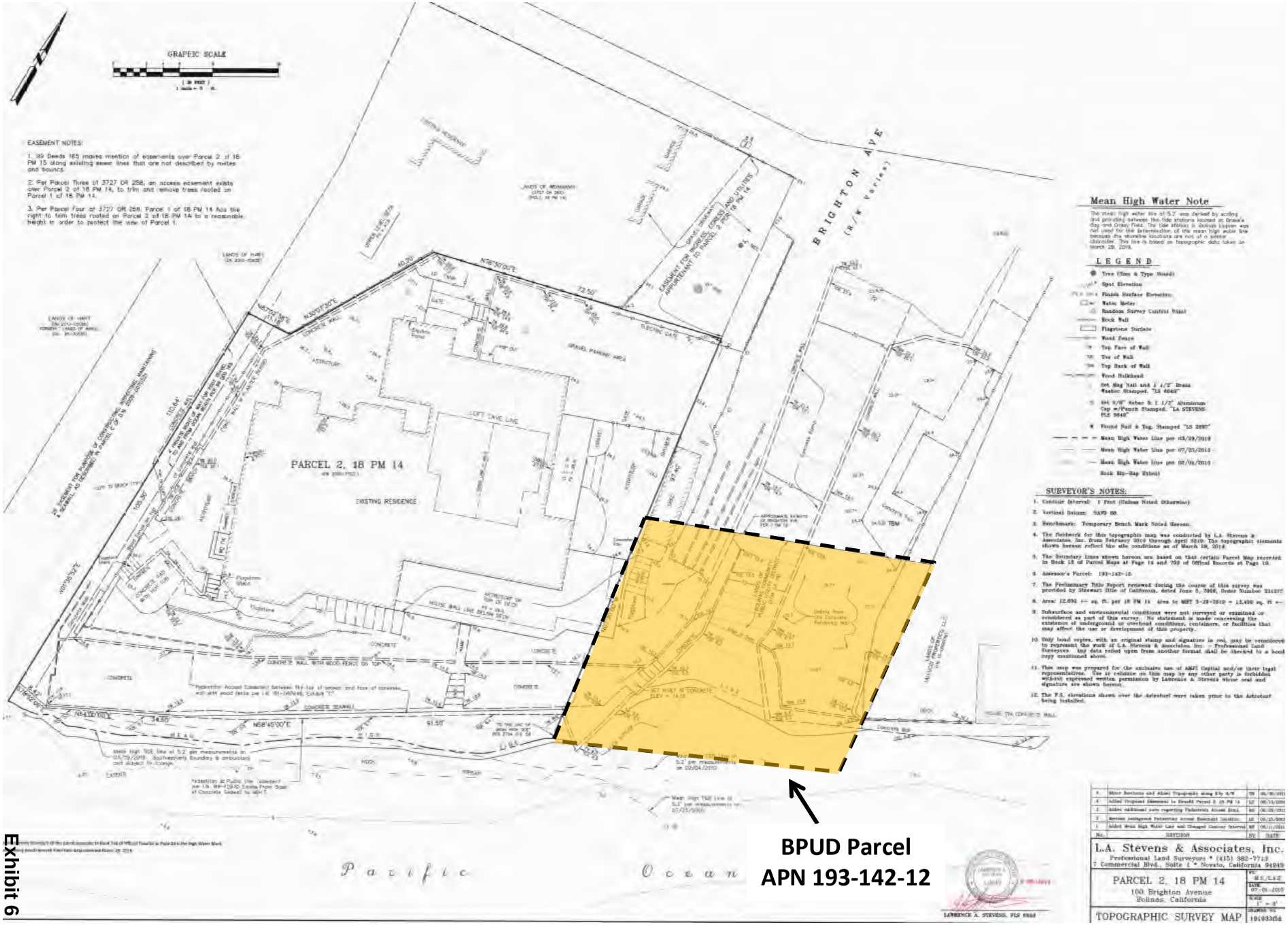
EXHIBIT NO. 4
APPLICATION NO. 1-88-16
Gregg Welch
(California Coastal Commission)

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 (graphic for illustrative purposes)
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

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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