

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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(562) 590-5071



W7a

5-20-0323 (Pigneri)

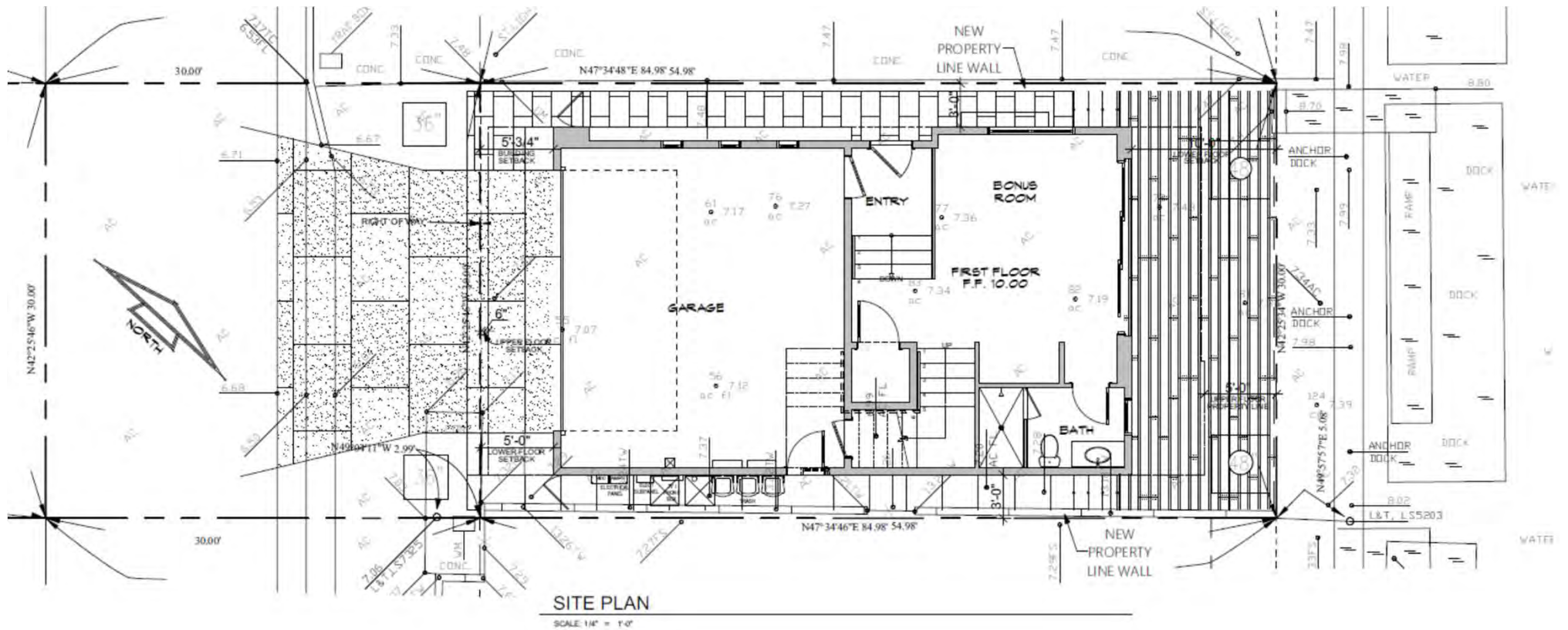
January 13, 2021

EXHIBITS

- 1. Vicinity Map**
- 2. Proposed Project Plans**
- 3. Photo of Boat Dock Guide Piles**
- 4. CoSMoS Maps**

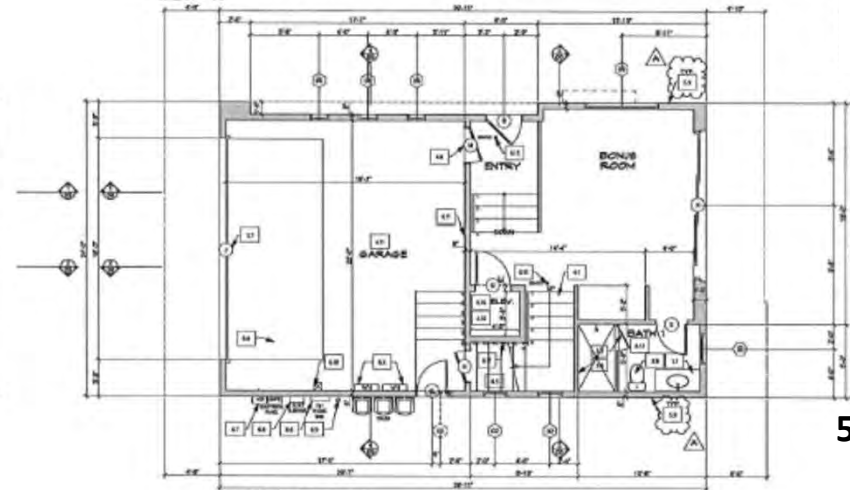
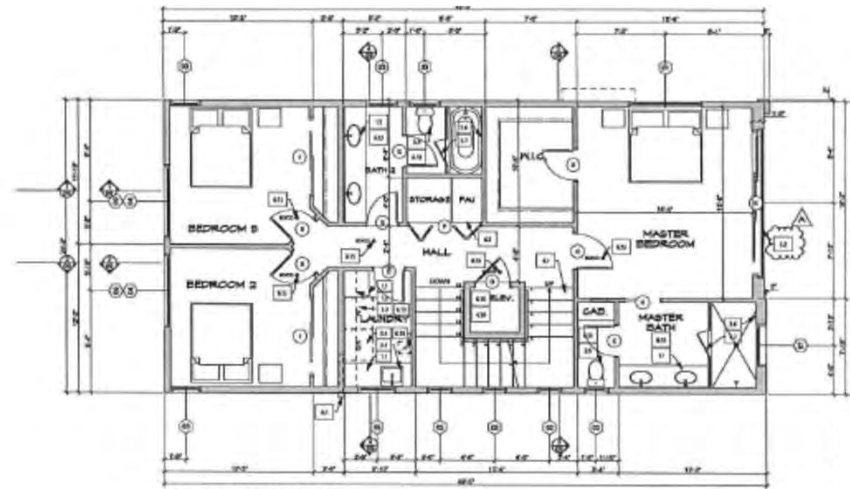
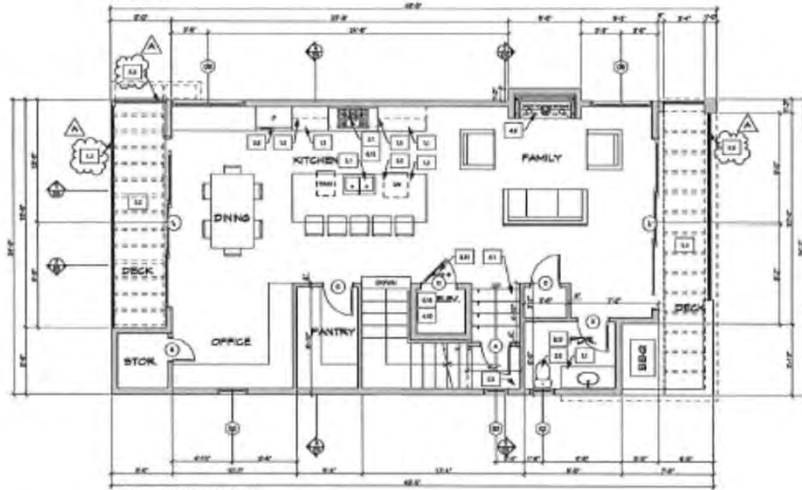
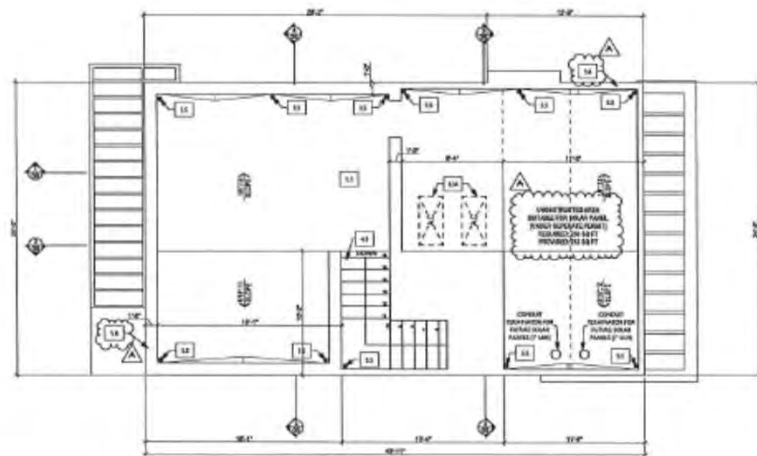


5-20-0323 Pigneri
Vicinity Map
Exhibit 1b

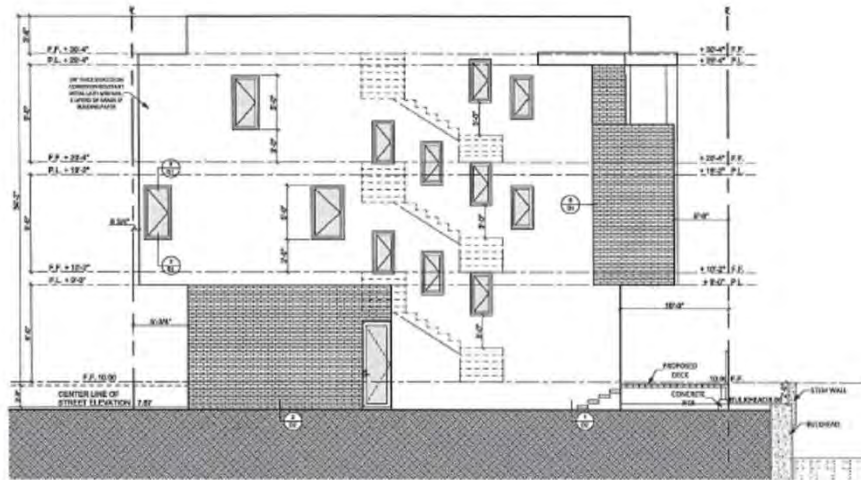


Project Plans
Exhibit 2

5-20-0323 Pigneri
Site Plan
Exhibit 2a

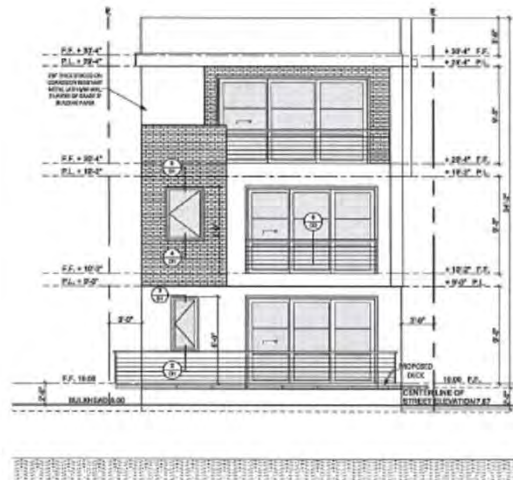


5-20-0323 Pigneri
Floor Plans
Exhibit 2b



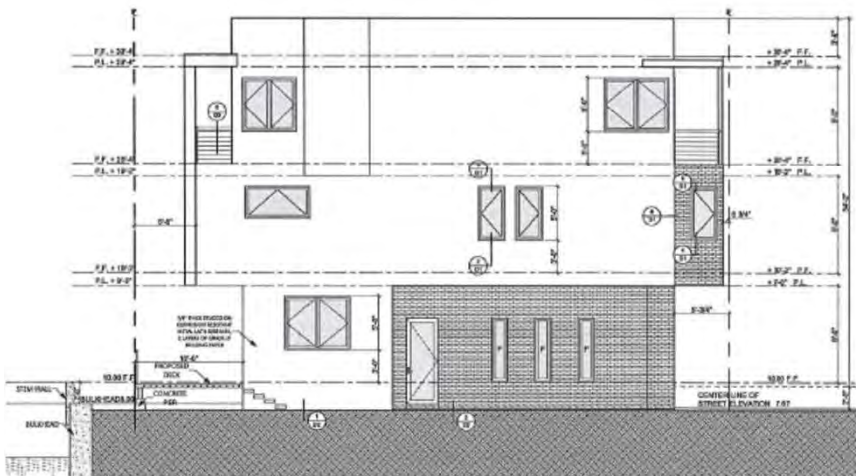
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



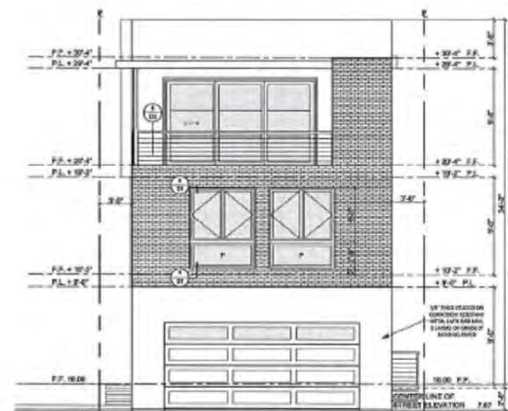
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

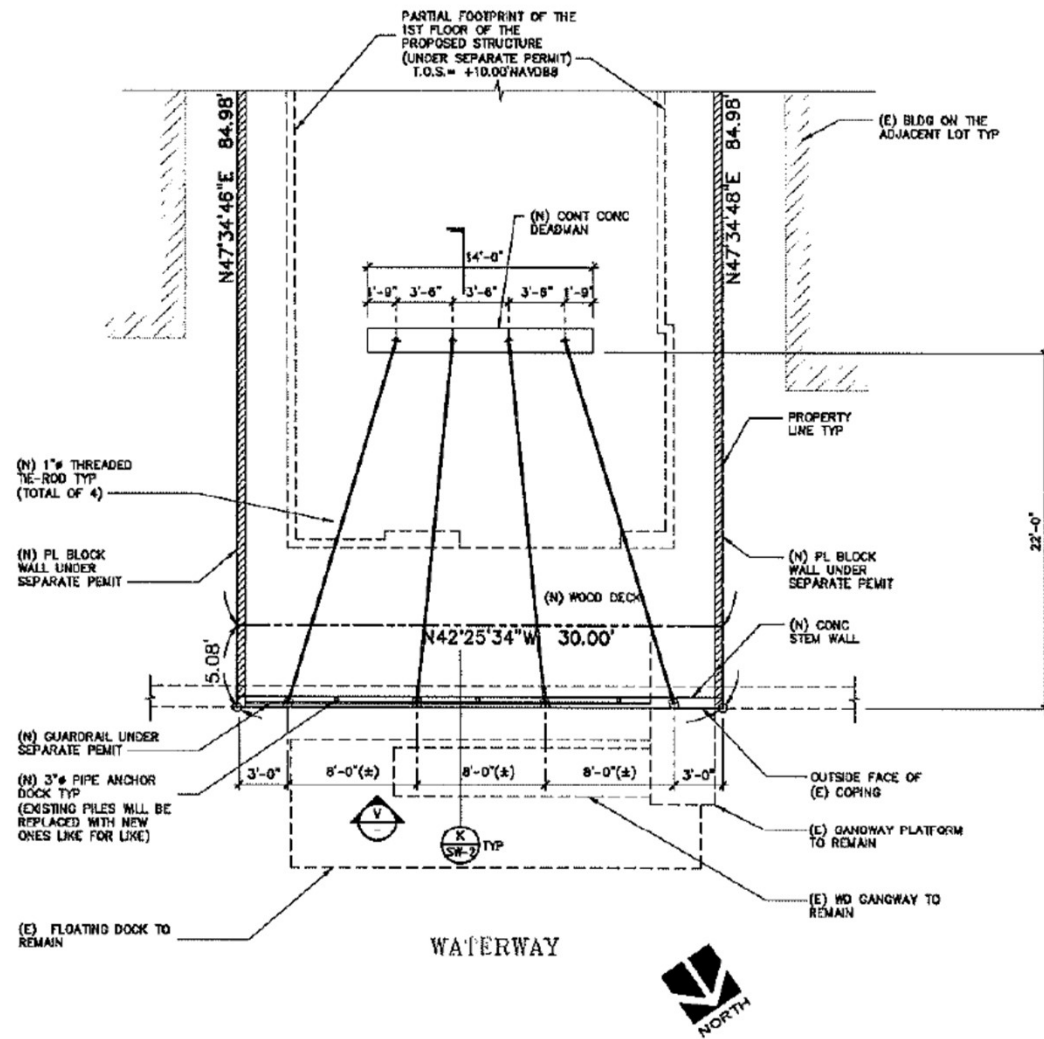


FRONT ELEVATION

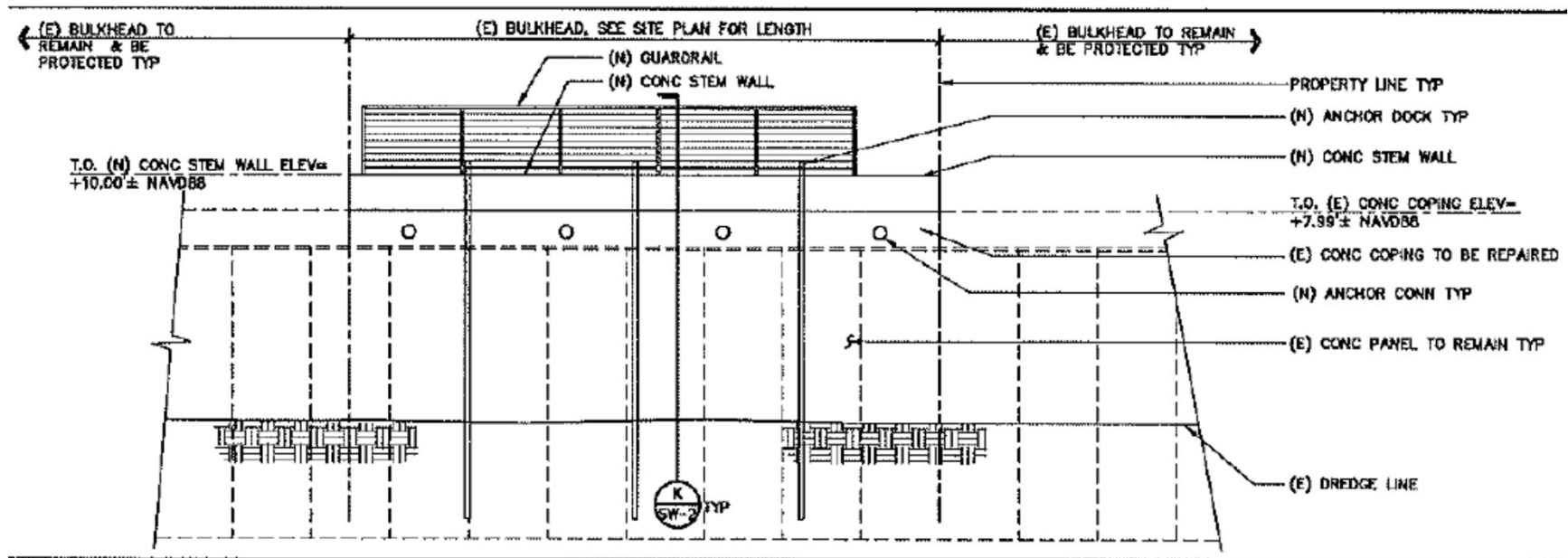
SCALE: 1/4" = 1'-0"

5-20-0323 Pigneri
Elevations
Exhibit 2c

PACIFIC COAST HWY

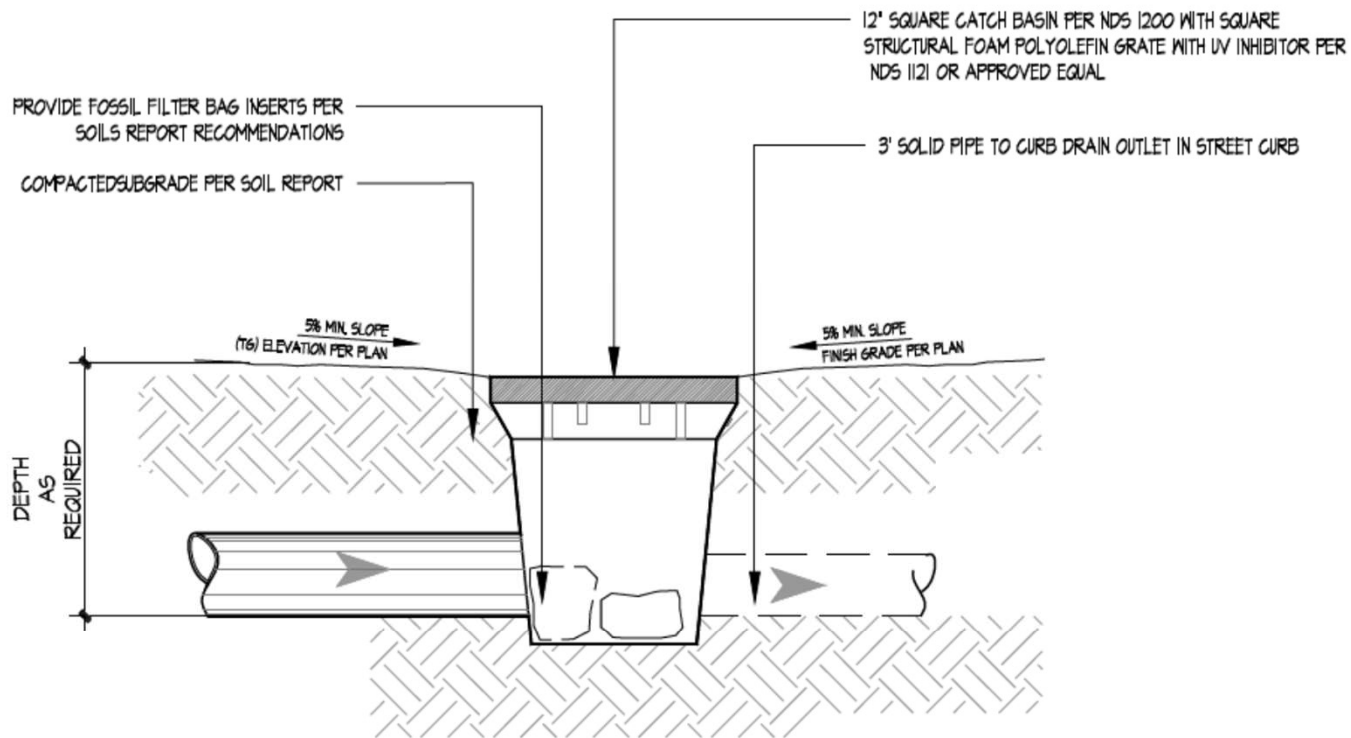


5-20-0323 Pigneri
Bulkhead Plan
Plan View
Exhibit 2d



5-20-0323 Pigneri
 Bulkhead Plan
 Face of Bulkhead
 Exhibit 2e





MAIN DRAIN OUTLET

SCALE

1/2" = 1'-0"

5-20-0323 Pigneri

Drainage Plan

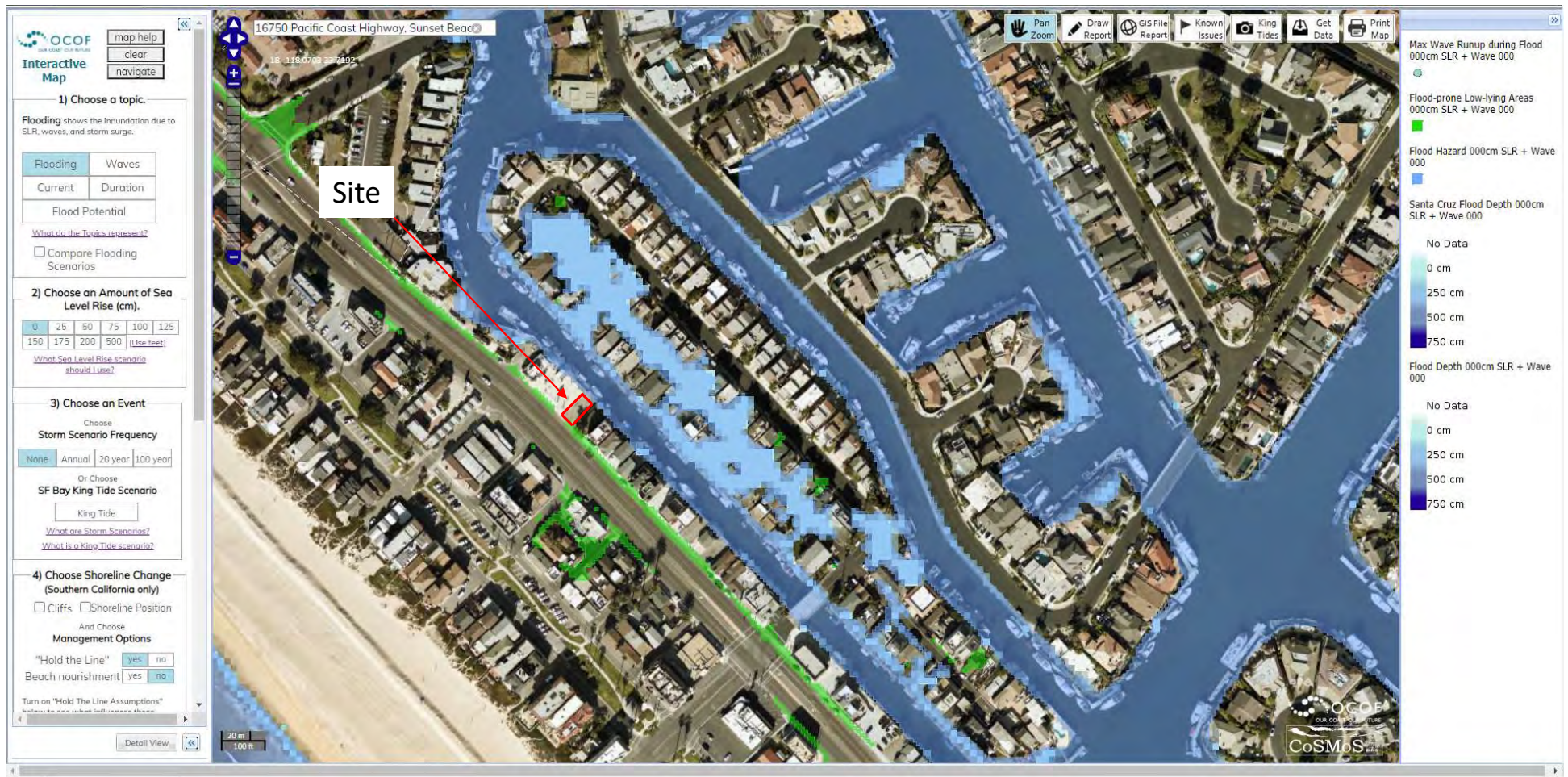
Catch Basin with Fossil Filter Detail

Exhibit 2i



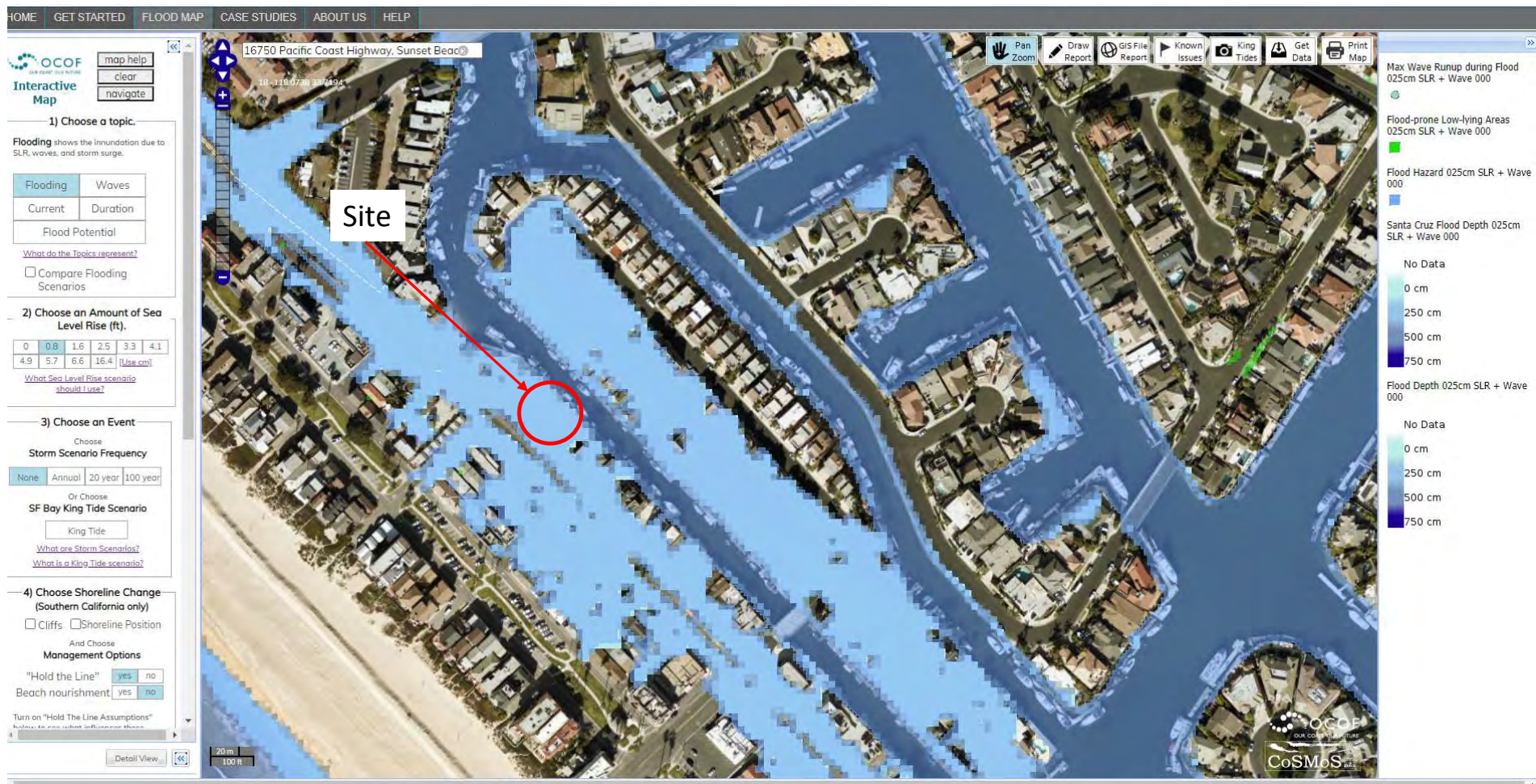
Boat Dock Guide Piles
Extending from Top of
Bulkhead

5-20-0323 Pigneri
Guide Piles Photo
Exhibit 3



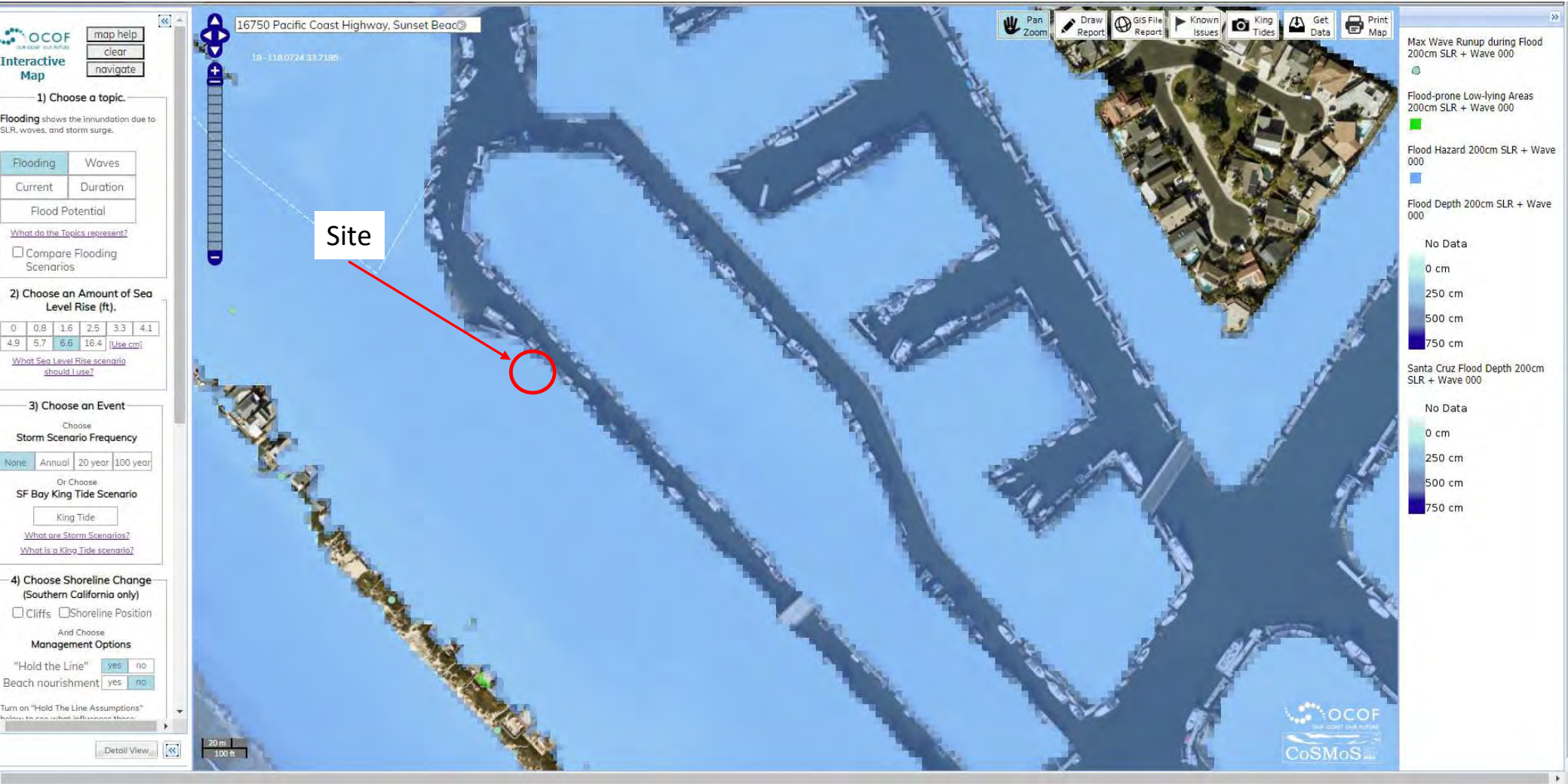
Site Under Current Conditions: Adjacent PCH floods now (in green)

5-20-0323 Pigneri
CoSMoS Map
Exhibit 4a



Site with 0.8 feet of SLR and No Storm

5-20-0323 Pigneri
CoMoS Map
Exhibit 4b



Site with 6.6 feet of SLR and No Storm