

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
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F18b

6-21-0206 (Rockenfeller)

December 17, 2021

EXHIBITS

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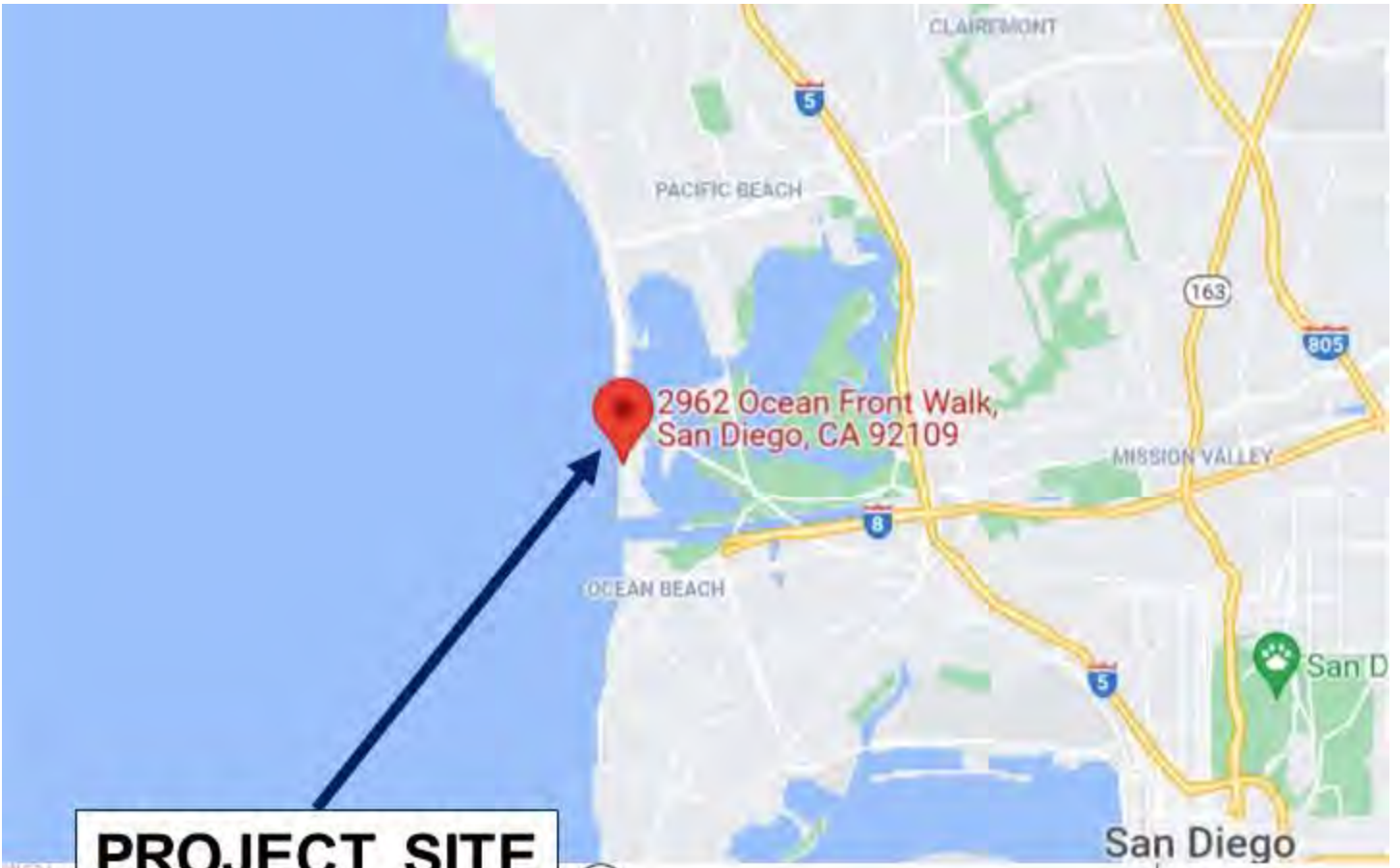
EXHIBIT 1: Vicinity Map

EXHIBIT 2: Aerial Imagery

EXHIBIT 3: Site Plan

EXHIBIT 4: Encroachments

EXHIBIT 5: Community Character Analysis



PROJECT SITE

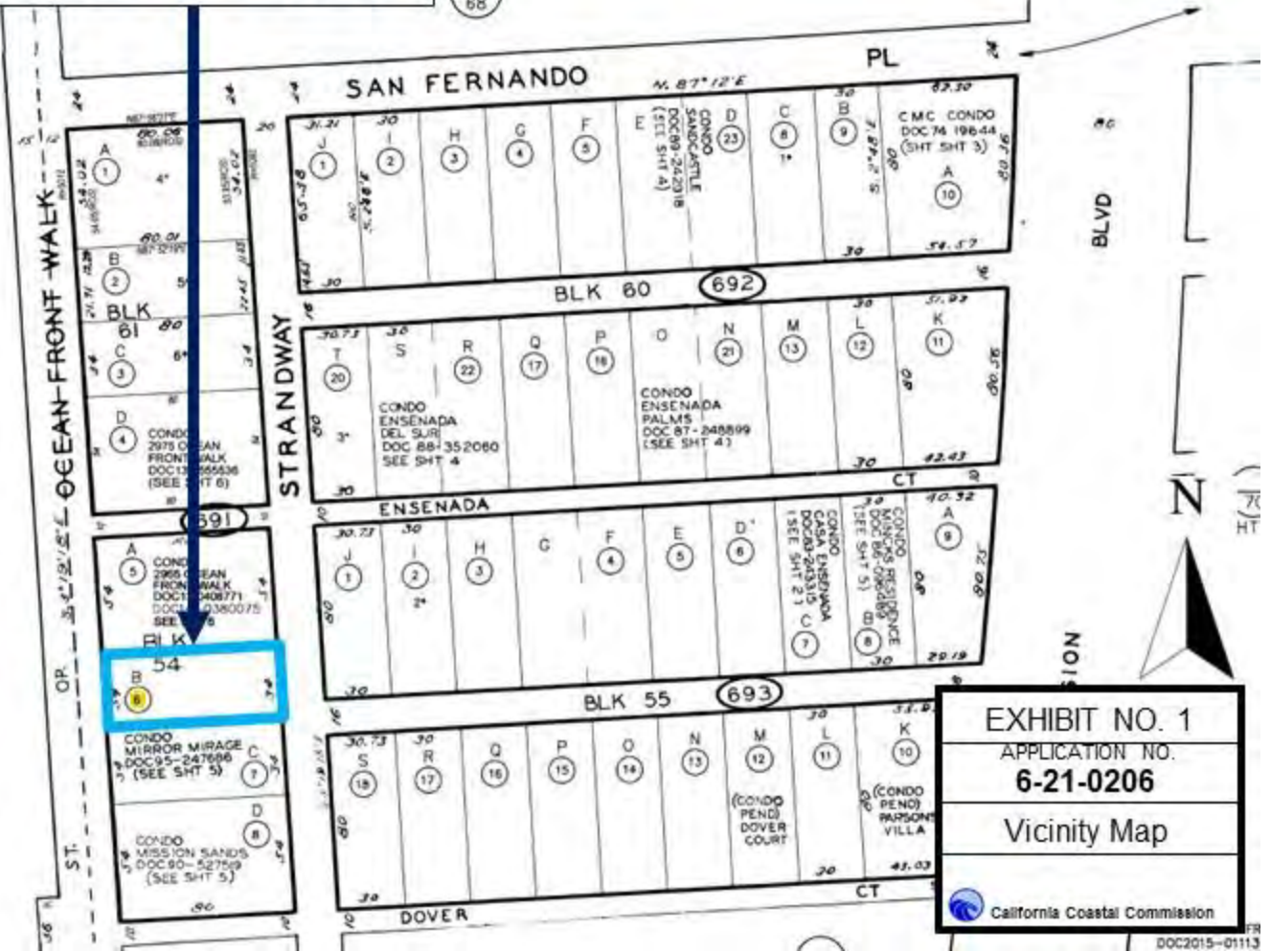


EXHIBIT NO. 1
 APPLICATION NO.
6-21-0206
 Vicinity Map

California Coastal Commission



EXHIBIT NO. 2
APPLICATION NO.
6-21-0206
Aerial Imagery
 California Coastal Commission



EXHIBIT NO. 2
APPLICATION NO. 6-21-0206
Aerial Imagery
 California Coastal Commission

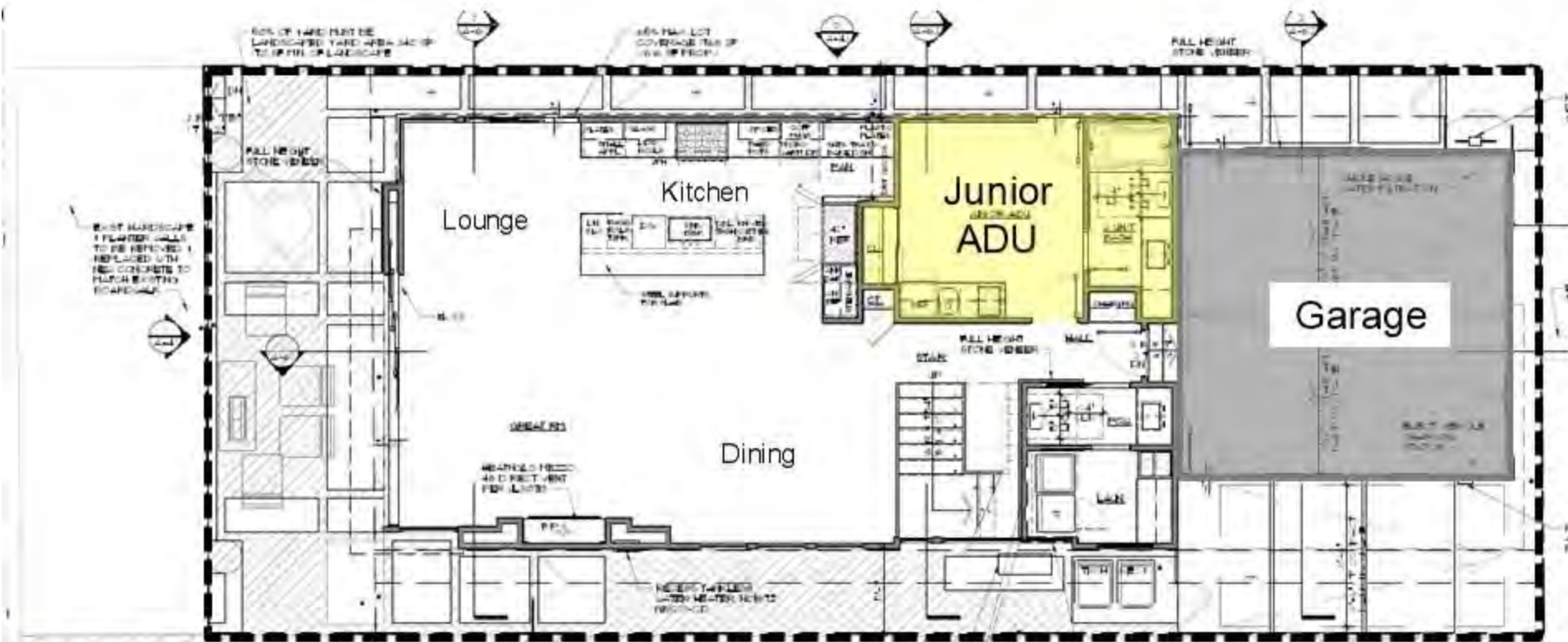
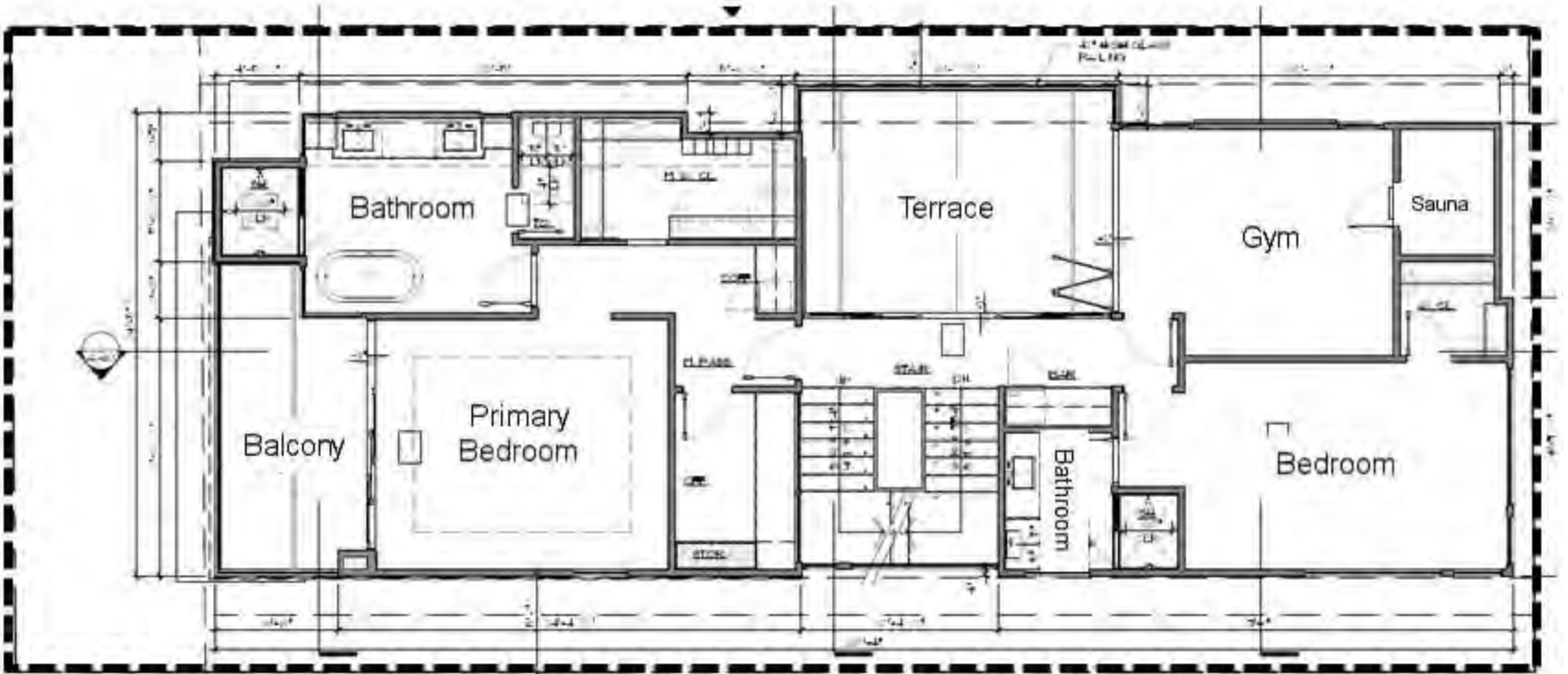



 EXHIBIT NO. 3
 APPLICATION NO.
6-21-0206
 Site Plan — 1st Floor



California Coastal Commission



 California Coastal Commission	EXHIBIT NO. 3 APPLICATION NO. 6-21-0206 Site Plan – 2nd Floor
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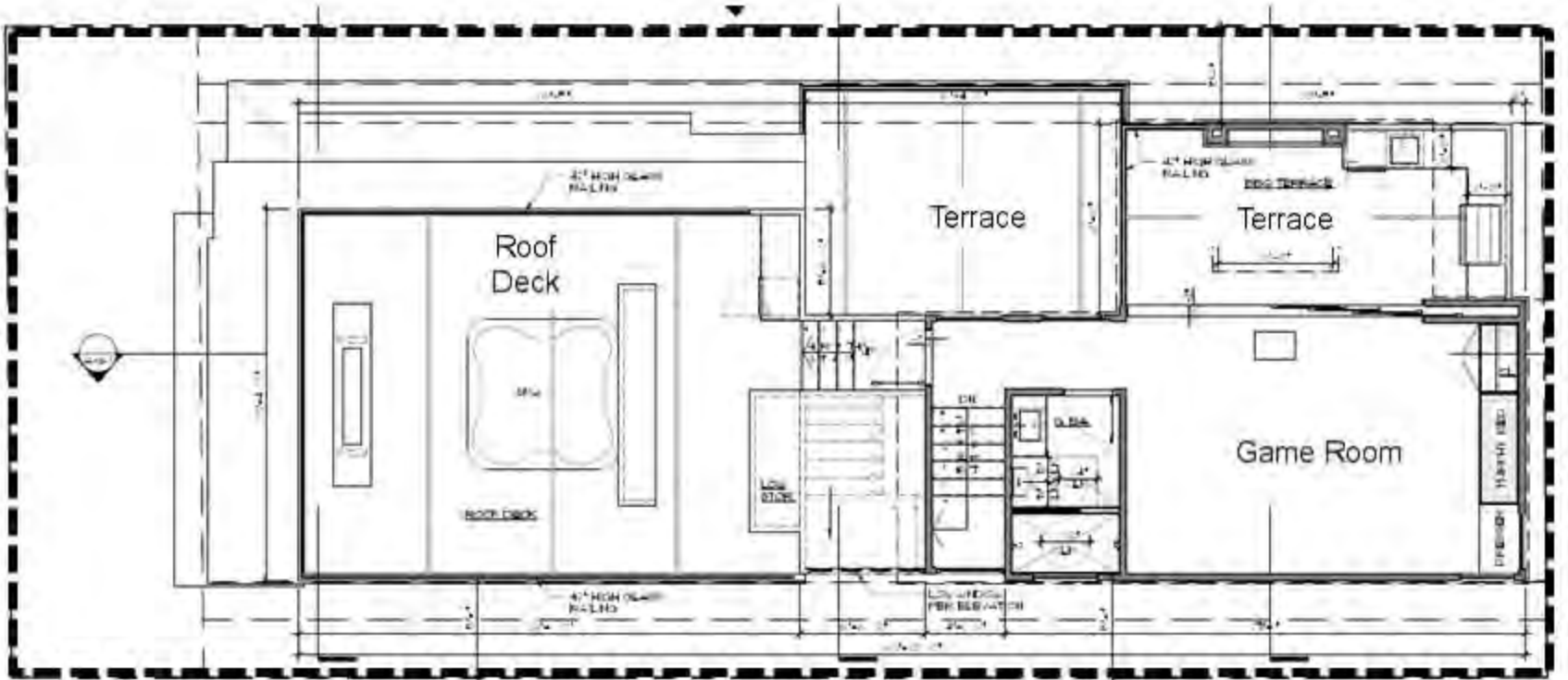


EXHIBIT NO. 3
 APPLICATION NO.
 6-21-0206
 Site Plan – 3rd Floor
 California Coastal Commission



Approximate area of existing encroachments to be removed

EXHIBIT NO. 4
APPLICATION NO.
6-21-0206
Encroachments
 California Coastal Commission



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*Project Site



EXHIBIT NO. 5
APPLICATION NO.
6-21-0206
Community Character Analysis
 California Coastal Commission


Lot #	Address	No. of Primary Dwelling Units	Approx. Structure Size (sq.ft.)	Approx. Lot Size (sq.ft.)
1	2999 Ocean Front Walk	5	5,683	4,281
2	2985 Ocean Front Walk	2	1,613	2,913
3	2981 Ocean Front Walk	2	3,199	2,961
4	2975 Ocean Front Walk	3	4,547	4,332
5	2965 Ocean Front Walk	3	4,855	5,006
6	2962 Ocean Front Walk*	2	3,734	2,768
7	2959 Ocean Front Walk	2	3,255	2,951
8	2951 Ocean Front Walk	3	4,729	4,326
9	2945 Ocean Front Walk	3	4,829	4,768
10	2941 Ocean Front Walk	2	2,597	3,046
11	2933 Ocean Front Walk	1	2,926	2,750
12	2931 Ocean Front Walk	3	4,718	4,336
13	2917 Ocean Front Walk	3	4,360	4,894
14	2913 Ocean Front Walk	2	3,298	2,978
15	2909 Ocean Front Walk	2	2,983	2,722
16	2905 Ocean Front Walk	3	4,702	4,855
17	707-11 Ensenada Court	3	2,235	2,781
18	717-19 Ensenada Court	3	2,593	2,525
19	721-23 Ensenada Court	2	2,515	2,470
20	725-31 Ensenada Court	9	4,464	4,900
21	733 Ensenada Court	3	2,232	2,350
22	737 Ensenada Court	3	Not Listed	2,456
23	741 Ensenada Court	2	2,239	2,282
24	747 Ensenada Court	2	3,149	2,307
25	2966 Mission Blvd	2	2,347	2,924
26	716 Dover Court	1	858	2,292
27	718 Dover Court	3	1,419	2,083
28	722-24 Dover Court	3	2,056	2,088
29	726 Dover Court	2	2,041	2,092
30	730 Dover Court	2	2,468	2,129
31	734 Dover Court	2	720	1,979
32	738 Dover Court	3	2,206	2,125
33	742 Dover Court	1	1,380	2,044
34	2954-58 Mission Blvd	5	6,406	3,466

*Project site

Average # units: 2.7

Average structure size: 3,132 sq. ft.

Average lot size: 3,094 sq. ft.

EXHIBIT NO. 5
APPLICATION NO.
6-21-0206
Community
Character Analysis
 California Coastal Commission