

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



W12a

A-5-DPT-18-0046 (Joe Lancor, AIA)

FEBRUARY 10, 2021

EXHIBITS

Table of Contents

EXHIBIT 1 – LOCATION MAP	2
EXHIBIT 2 – SITE PLAN.....	4
EXHIBIT 3 – PROJECT PLANS.....	5
EXHIBIT 4 – PROJECT SITE PLAN INDICATING THE FOUR (4) SECTORS THAT COMPRISE THE BLUFF.....	15
EXHIBIT 5 – DRAFT FOUNDATION EXHIBIT PREPARED BY GEOFIRM DATED NOVEMBER 5, 2020 AND REVISED JANUARY 6, 2021	16
EXHIBIT 6 – DPSP/LCP FIGURE 8: PROPOSED ACCESS	17
EXHIBIT 7 – PROPOSED 10 FT. WIDE BY APPROXIMATELY 360 FT. LONG PAVED BLUFFTOP PUBLIC WALKWAY	18
EXHIBIT 8 – ALTERNATIVES ANALYSIS VIEW SIMULATIONS FROM GAINES & STACEY, LLP SUBMITTED ON OCTOBER 6, 2020	19
EXHIBIT 9 – VIEW ANALYSES FROM GAINES & STACEY, LLP SUBMITTED ON SEPTEMBER 4, 2020 AND OCTOBER 9, 2020.....	23
EXHIBIT 10 – DRAFT REVISED PROJECT EXHIBITS PREPARED BY GAINES & STACEY, LLP SUBMITTED ON NOVEMBER 30, 2020 AND JANUARY 19, 2021.....	25

Exhibit 1 – Location Map



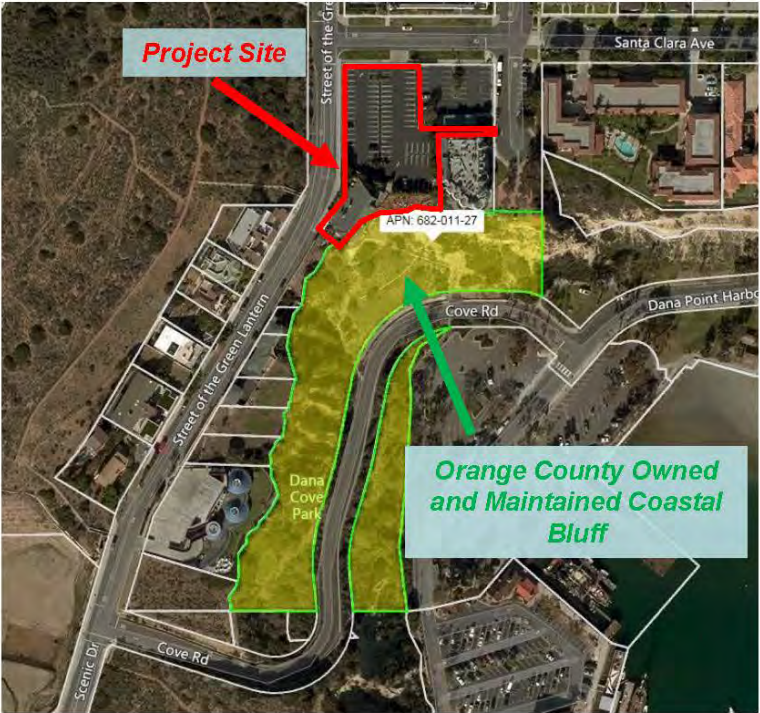
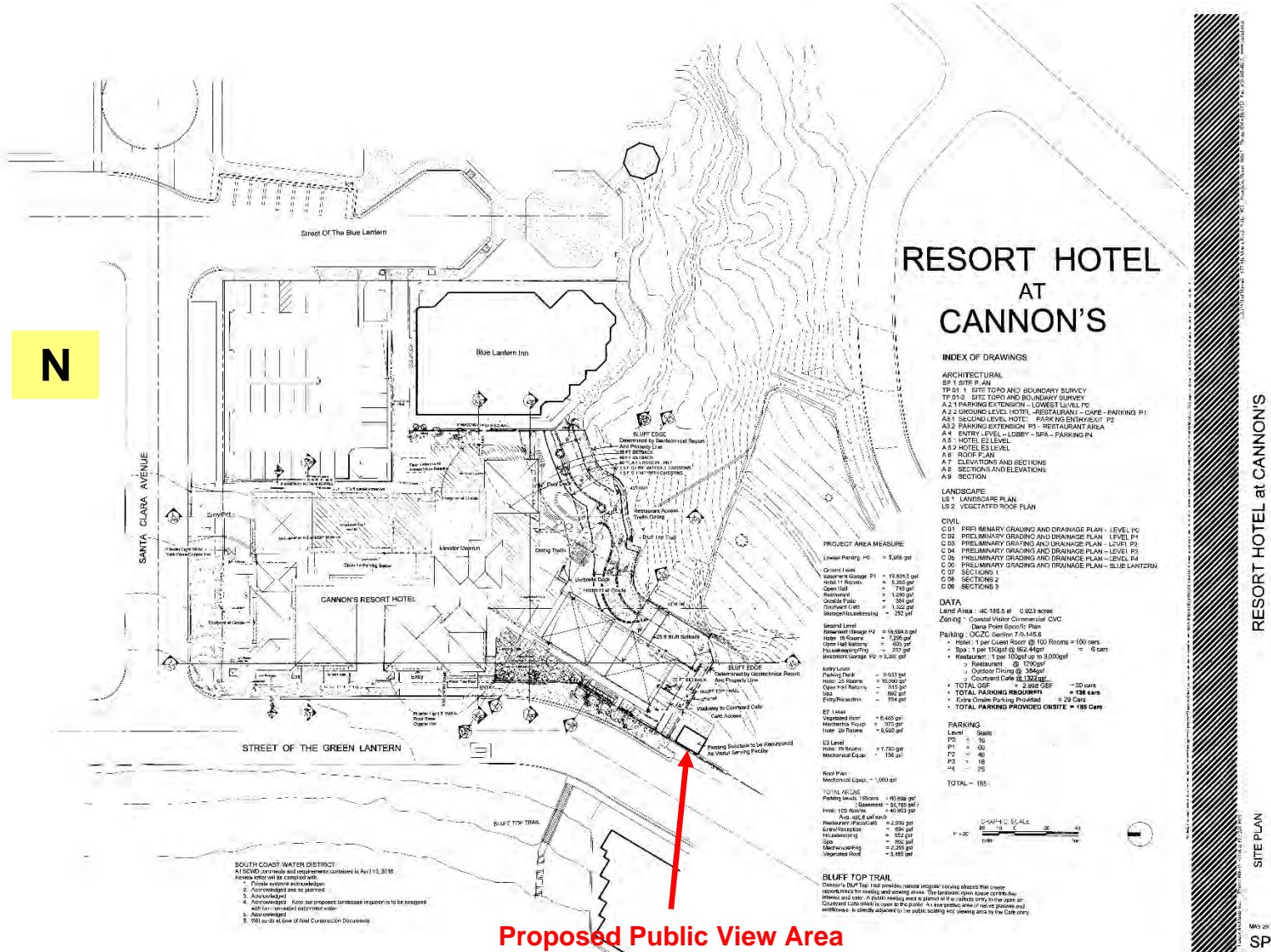
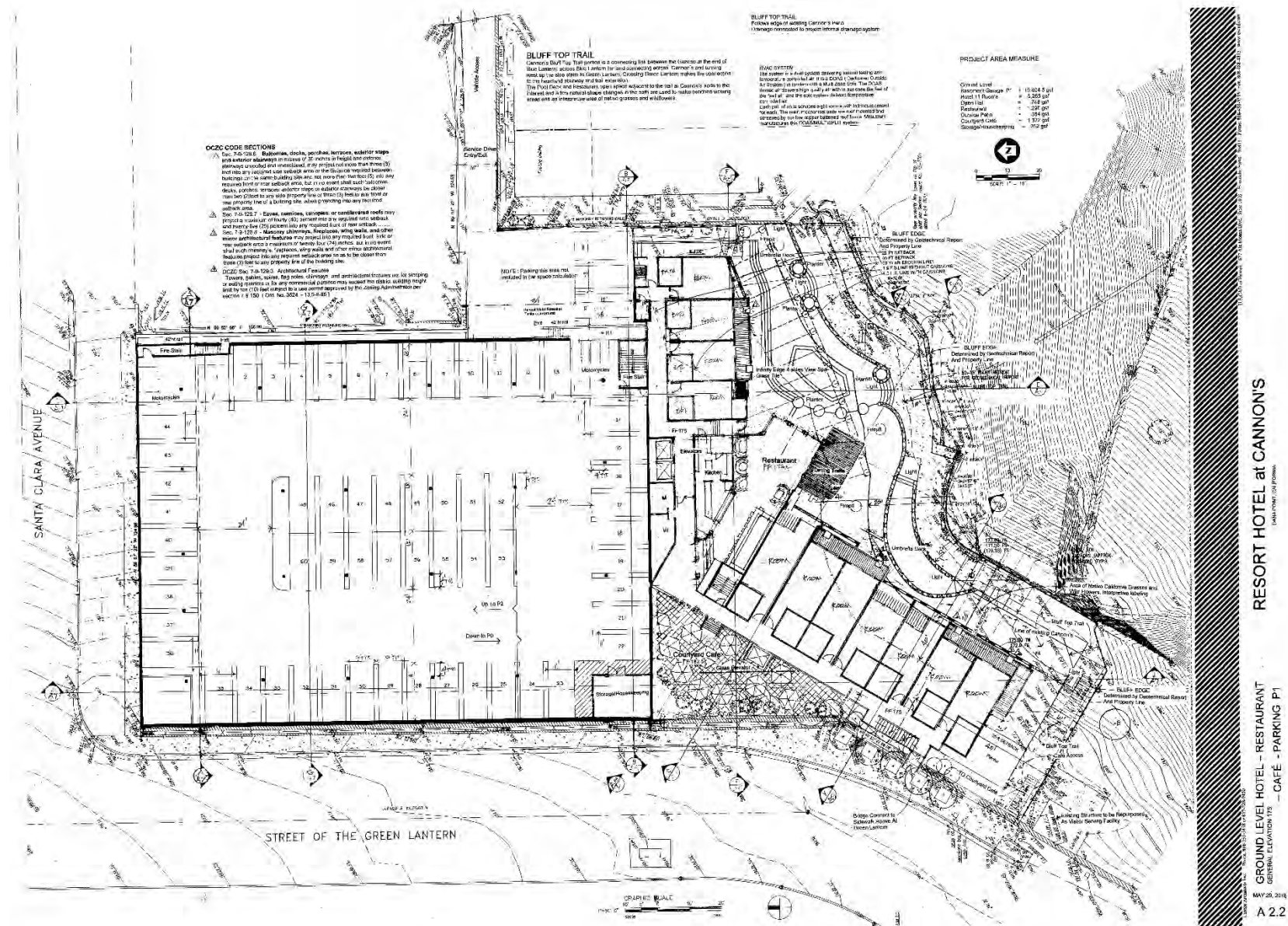
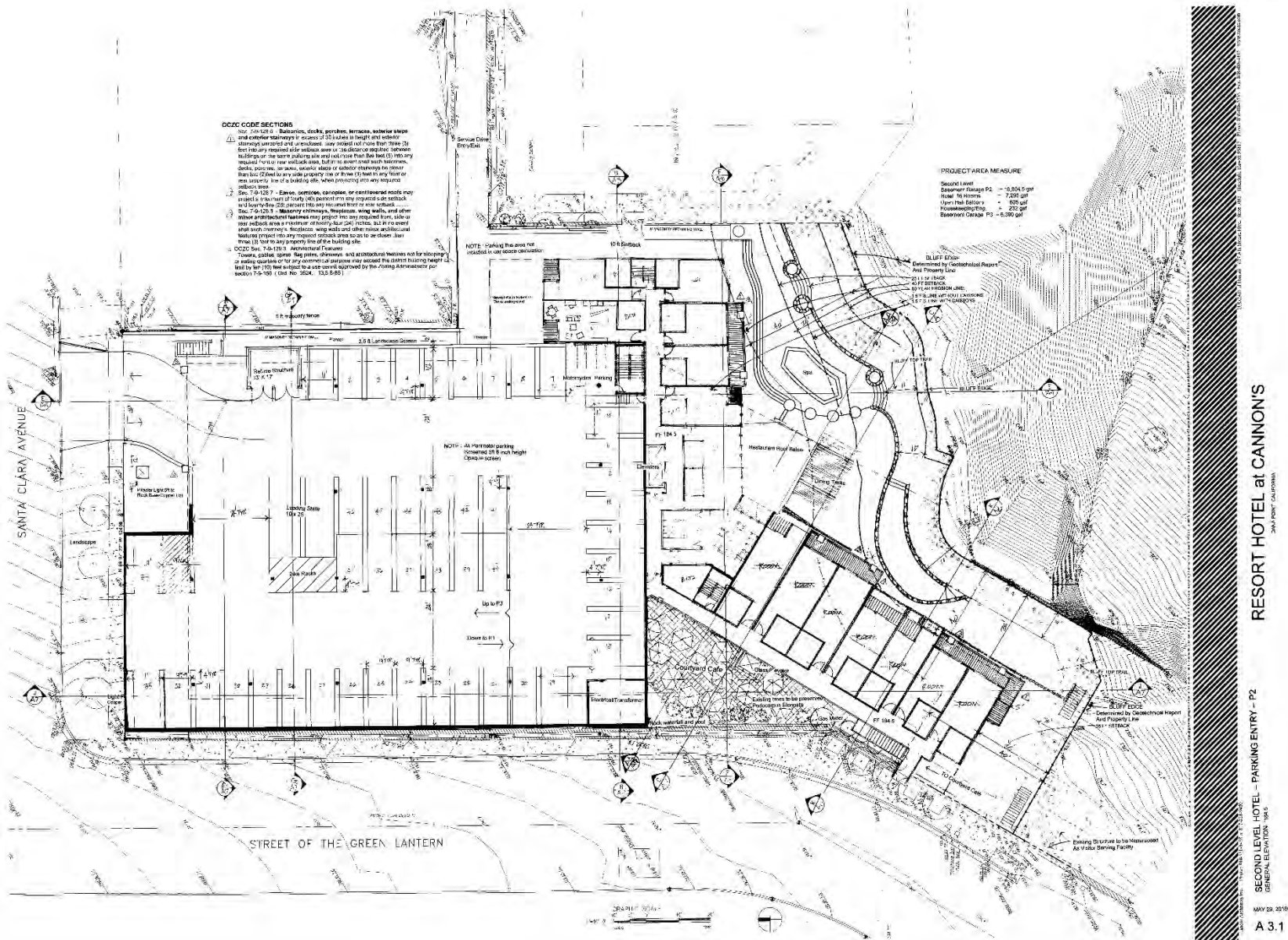
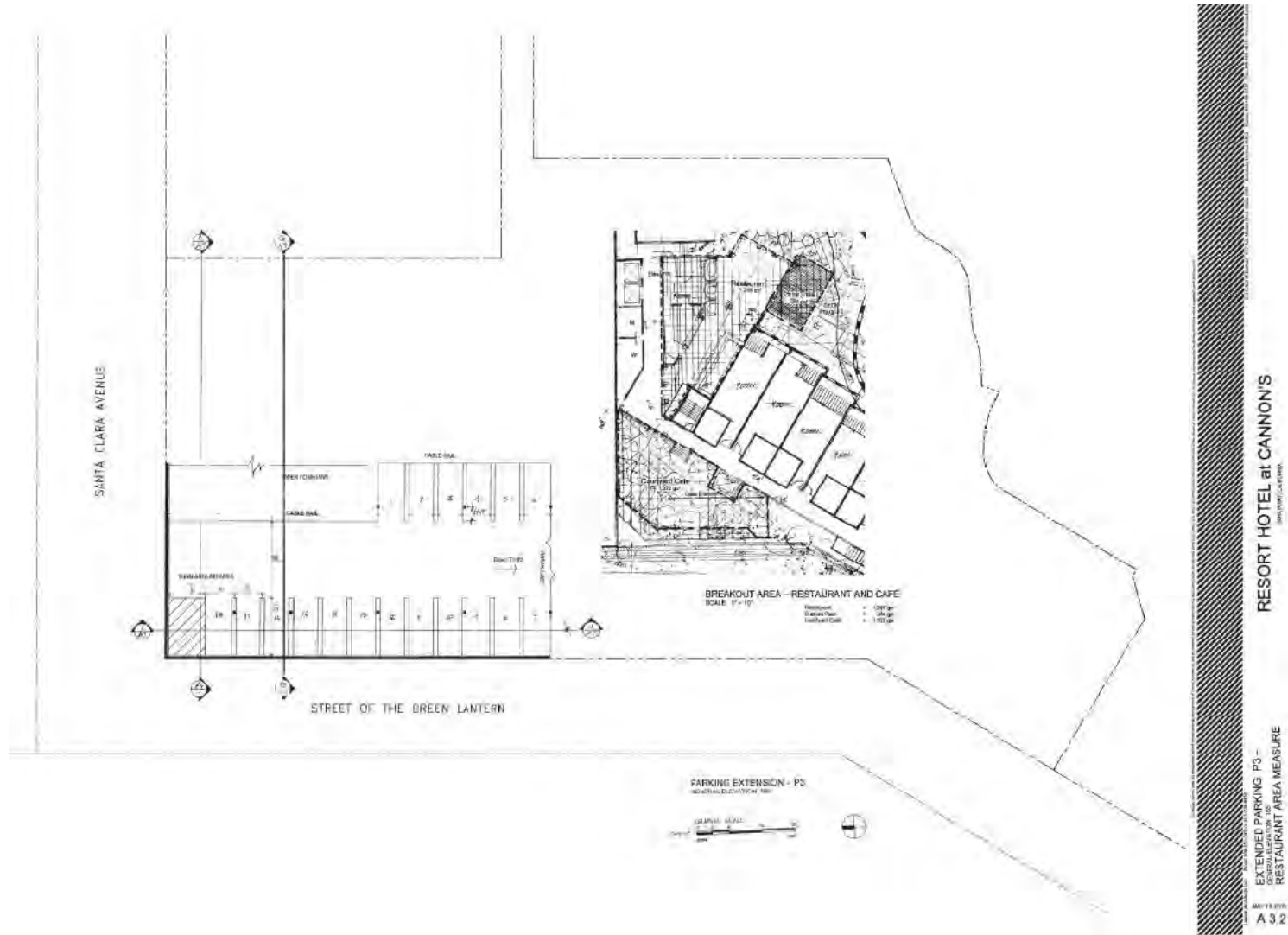


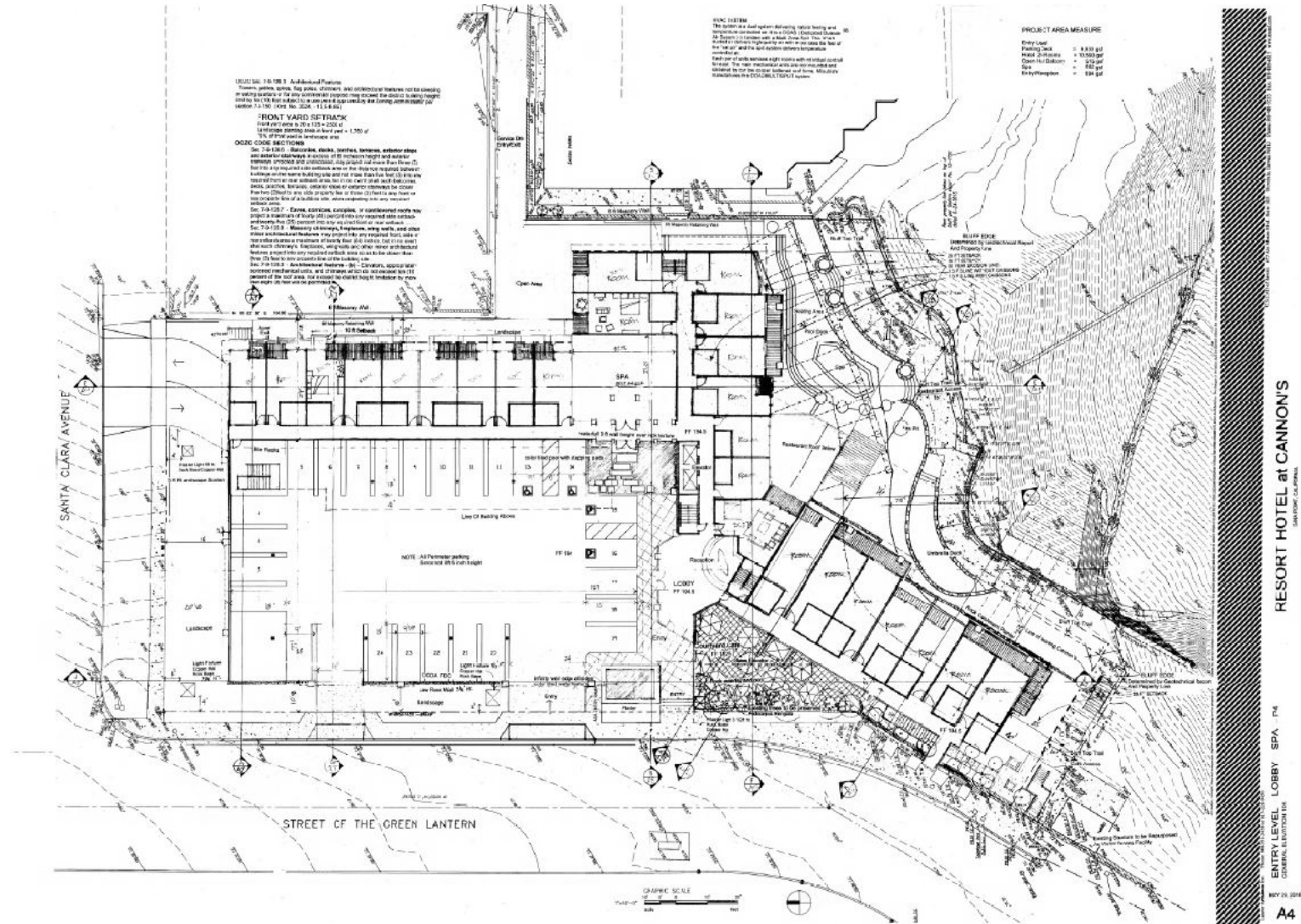
Exhibit 2 – Site Plan

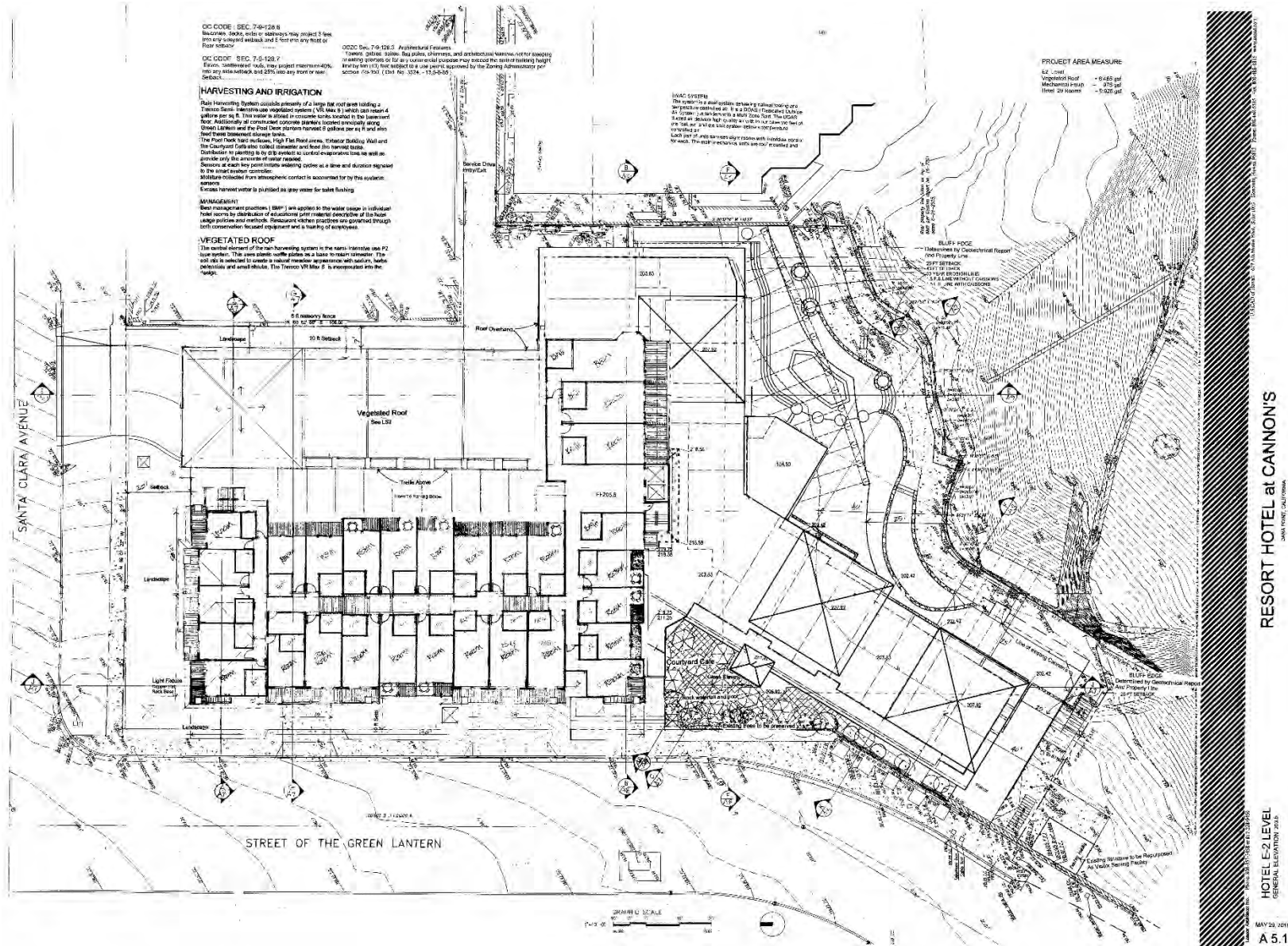


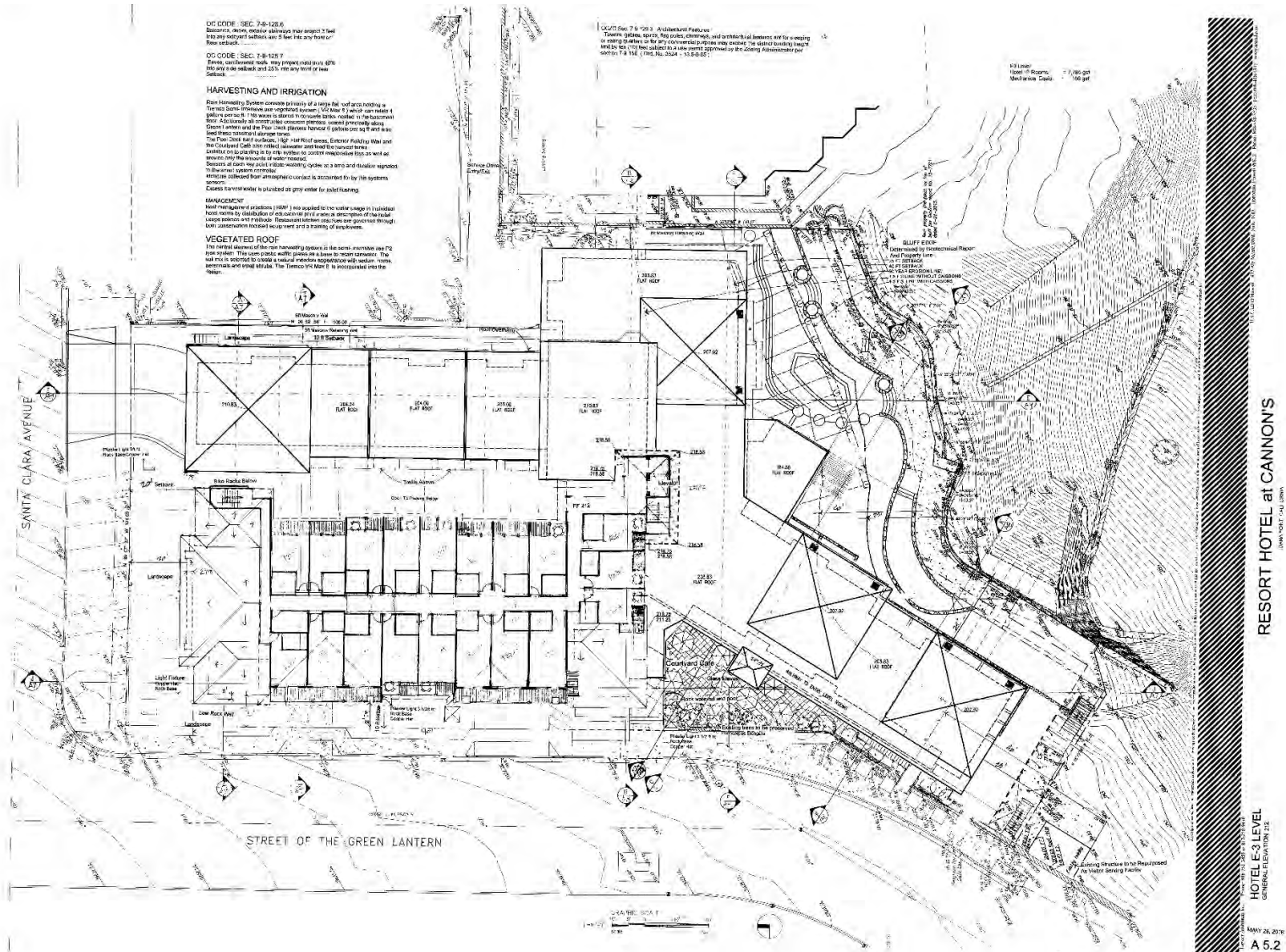


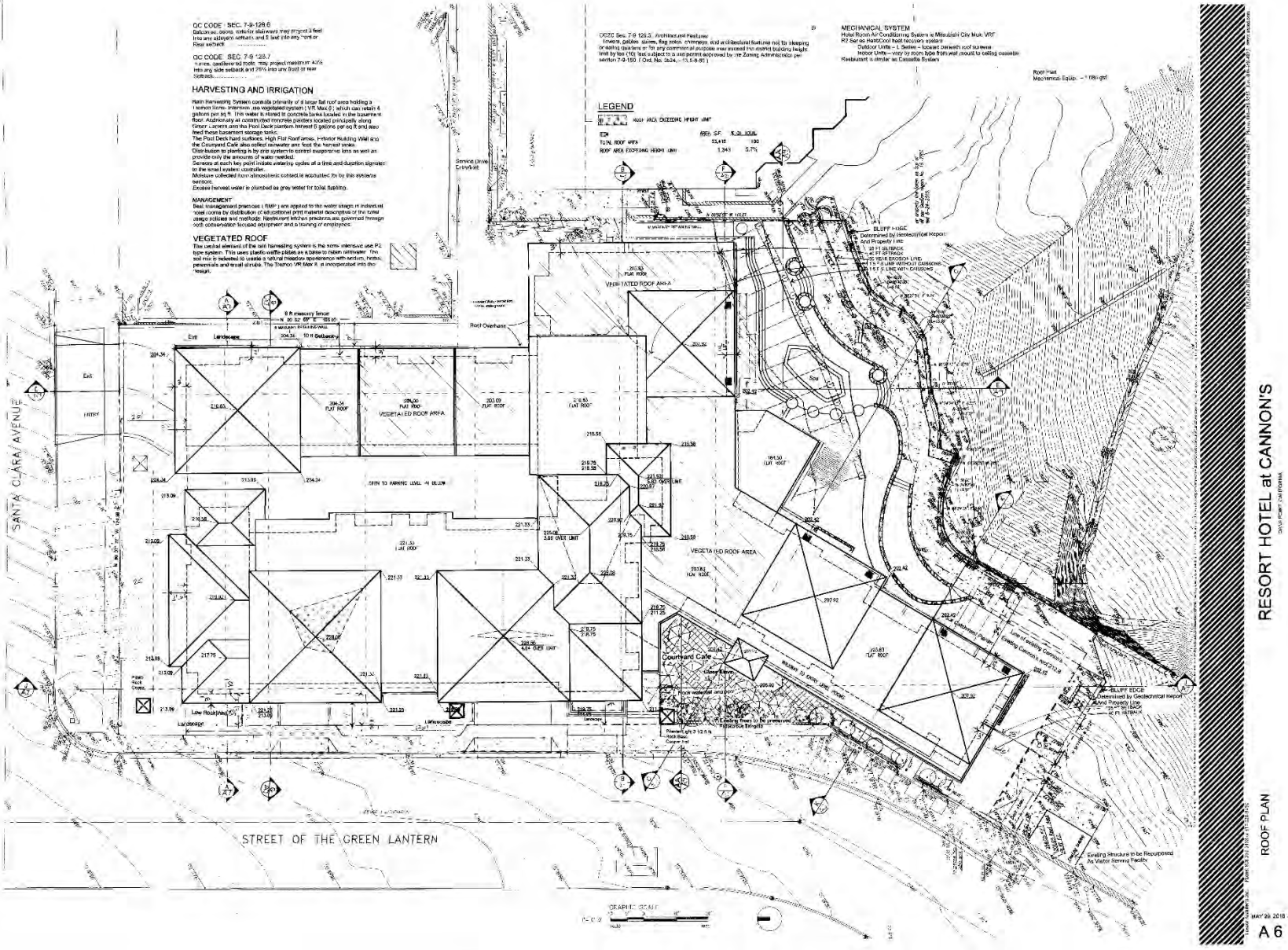


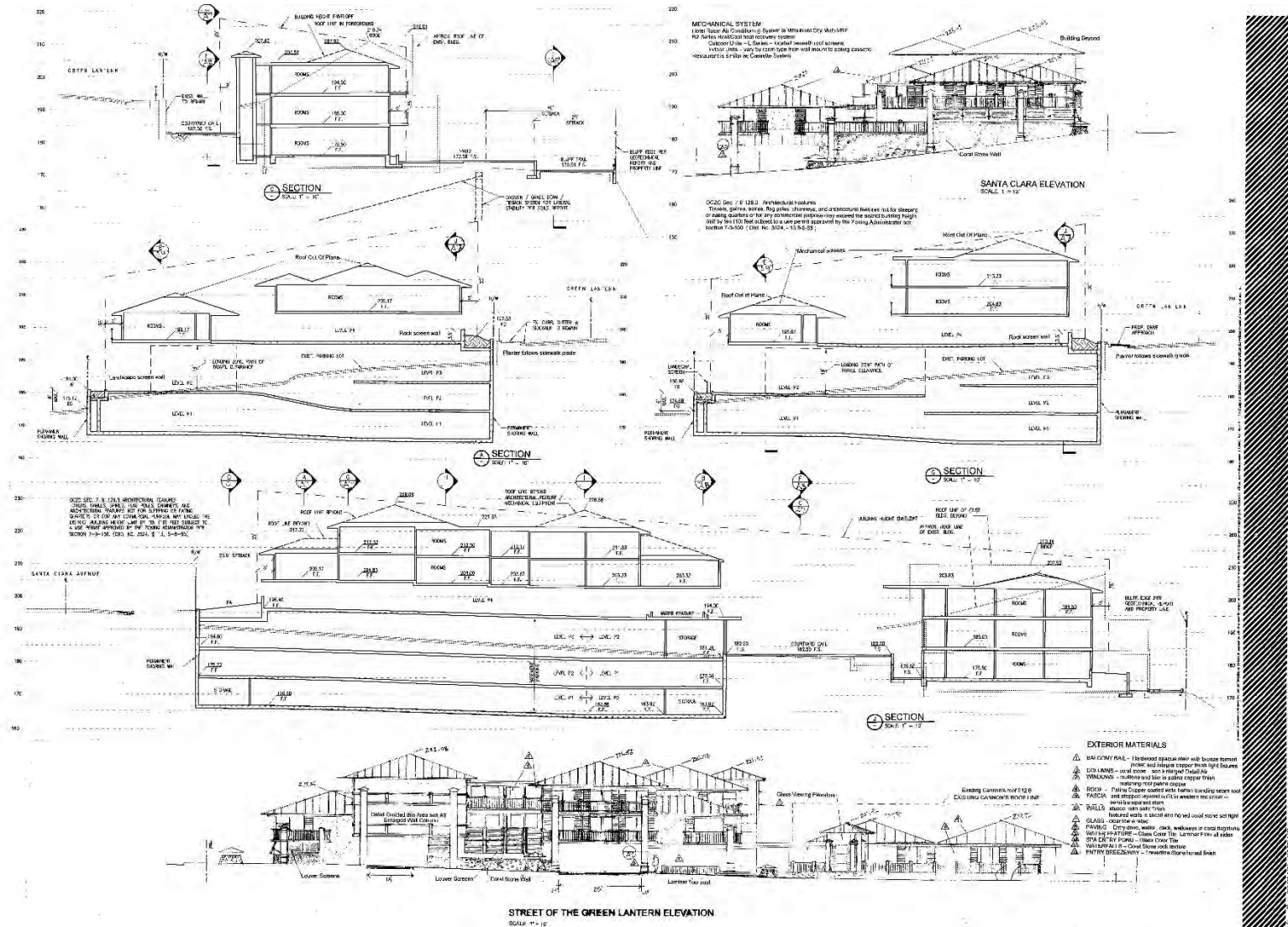












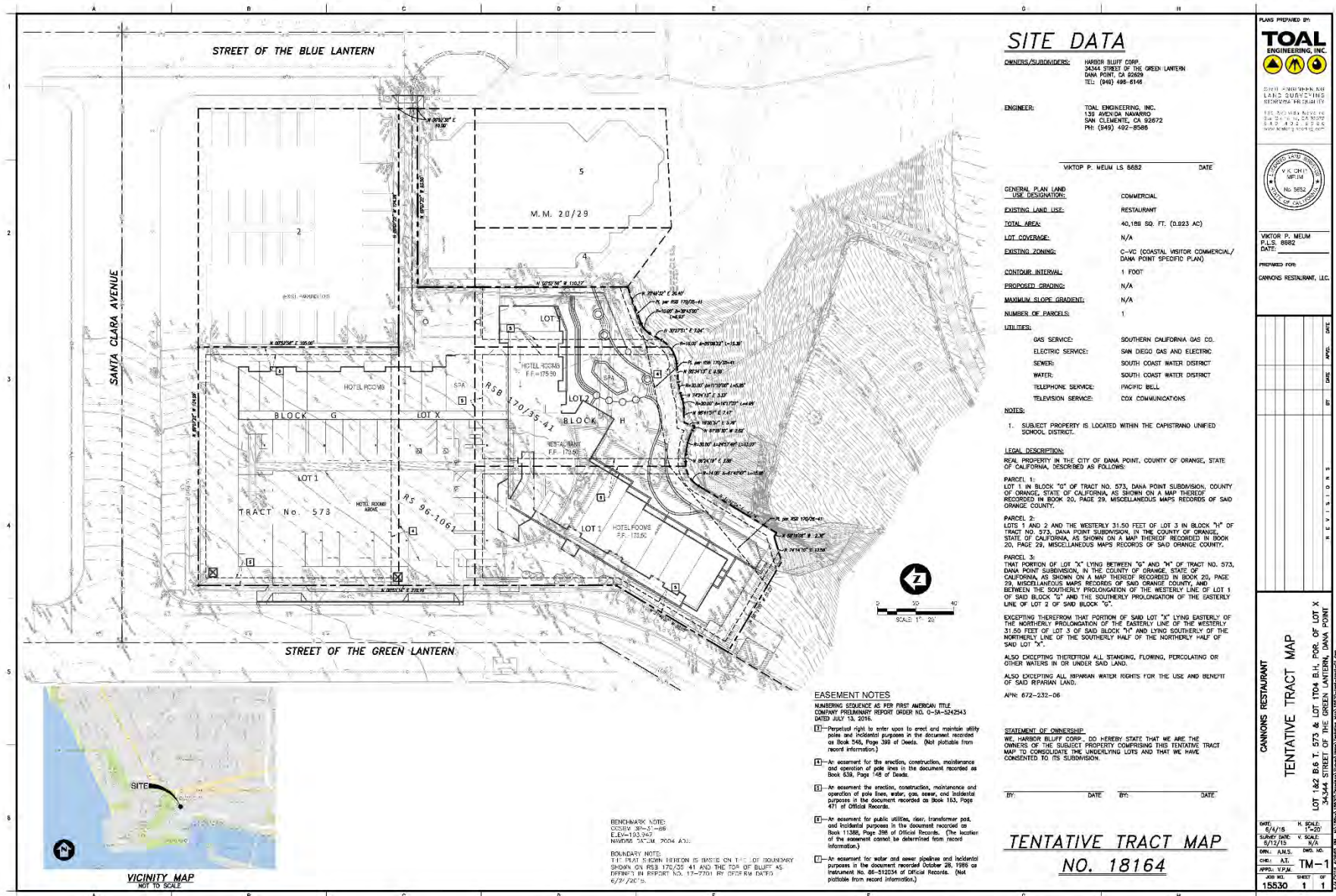
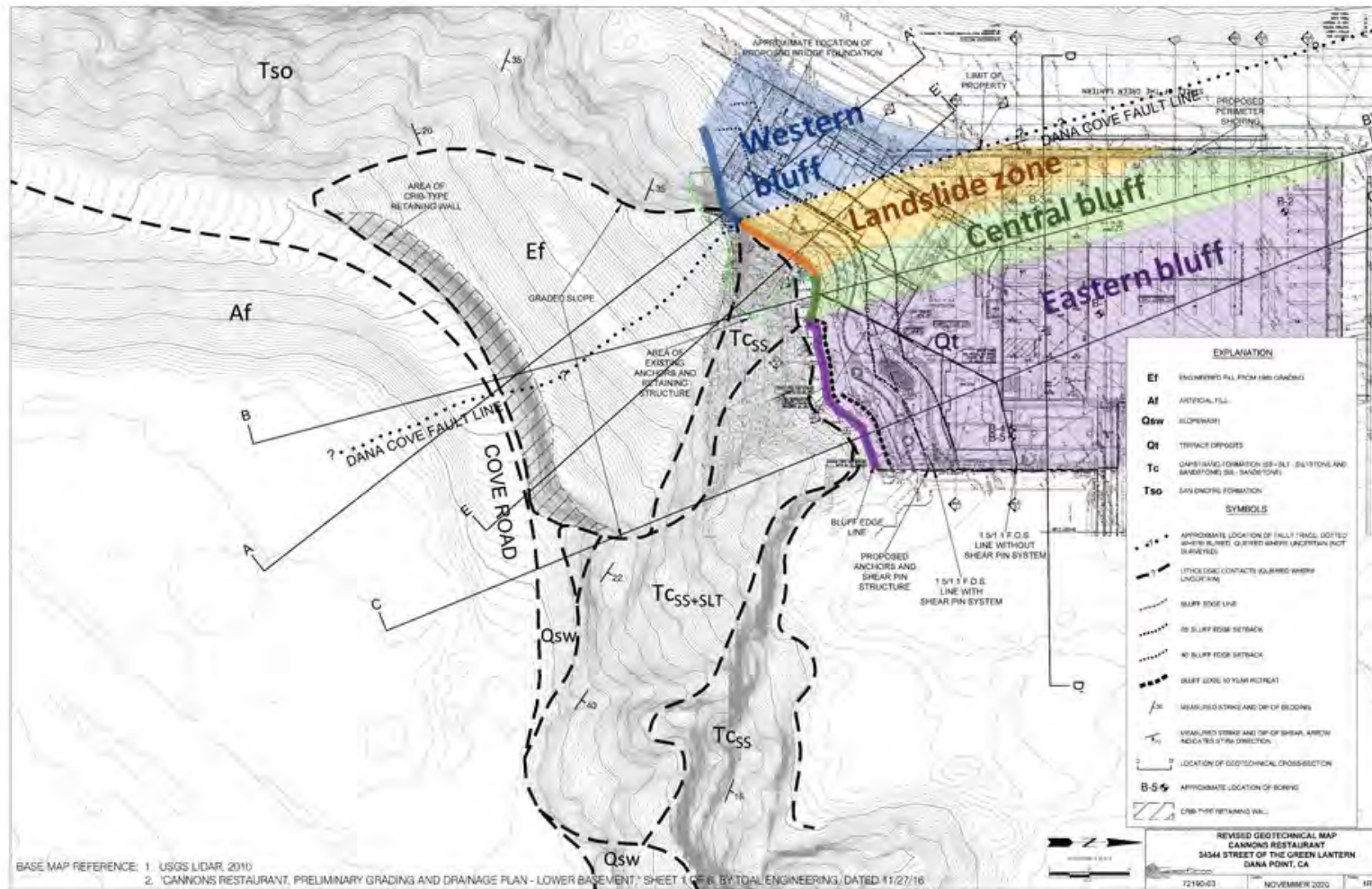


Exhibit 4 – Project Site Plan indicating the four (4) sectors that comprise the bluff



Geotechnical Site Map with Generalized Bluff "Zones" (modified from Geofirm, 11/5/2020)

Exhibit 5 – Draft Foundation Exhibit prepared by Geofirm dated November 5, 2020 and Revised January 6, 2021

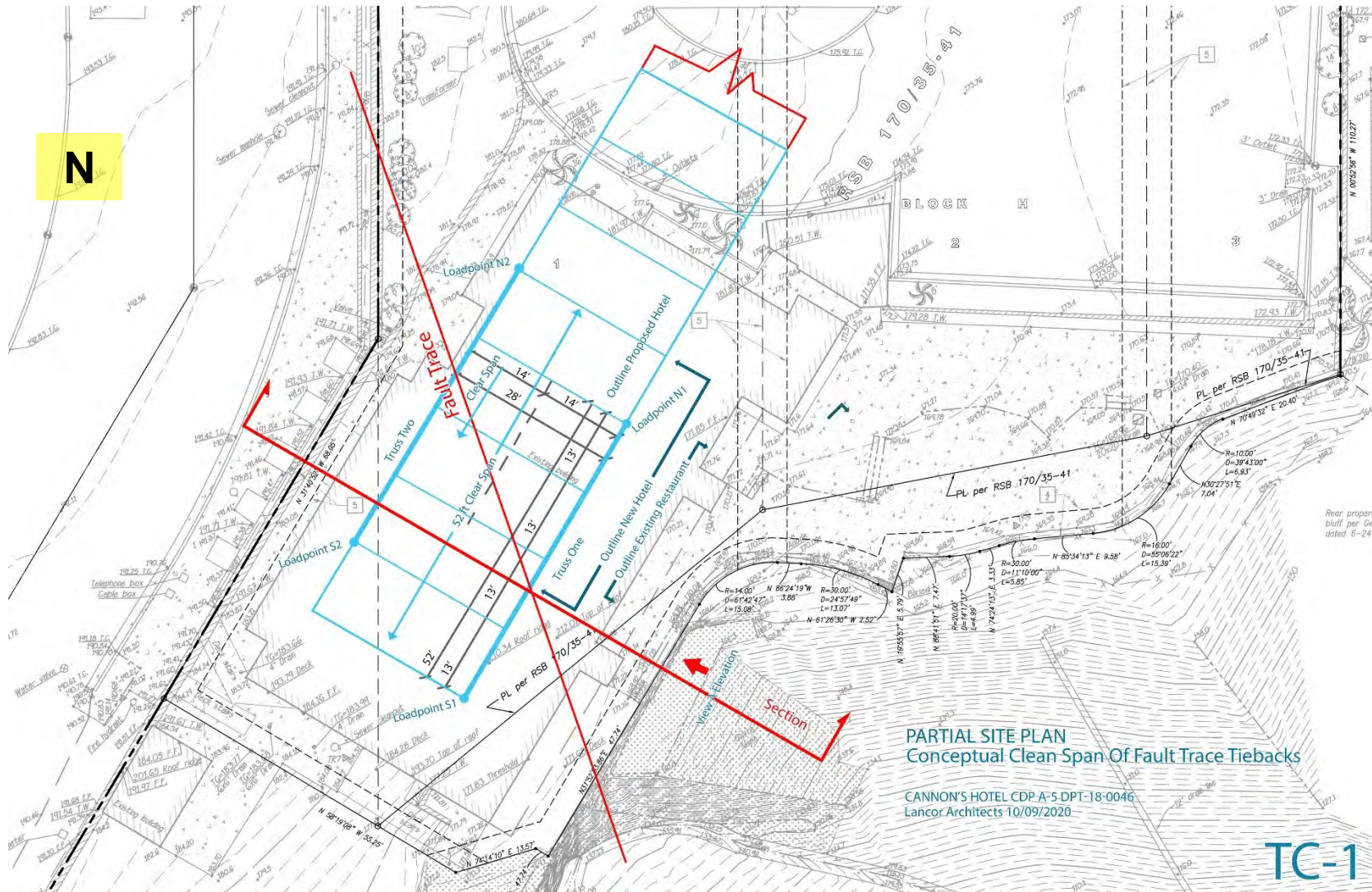


Exhibit 6 – DPSP/LCP Figure 8: Proposed Access

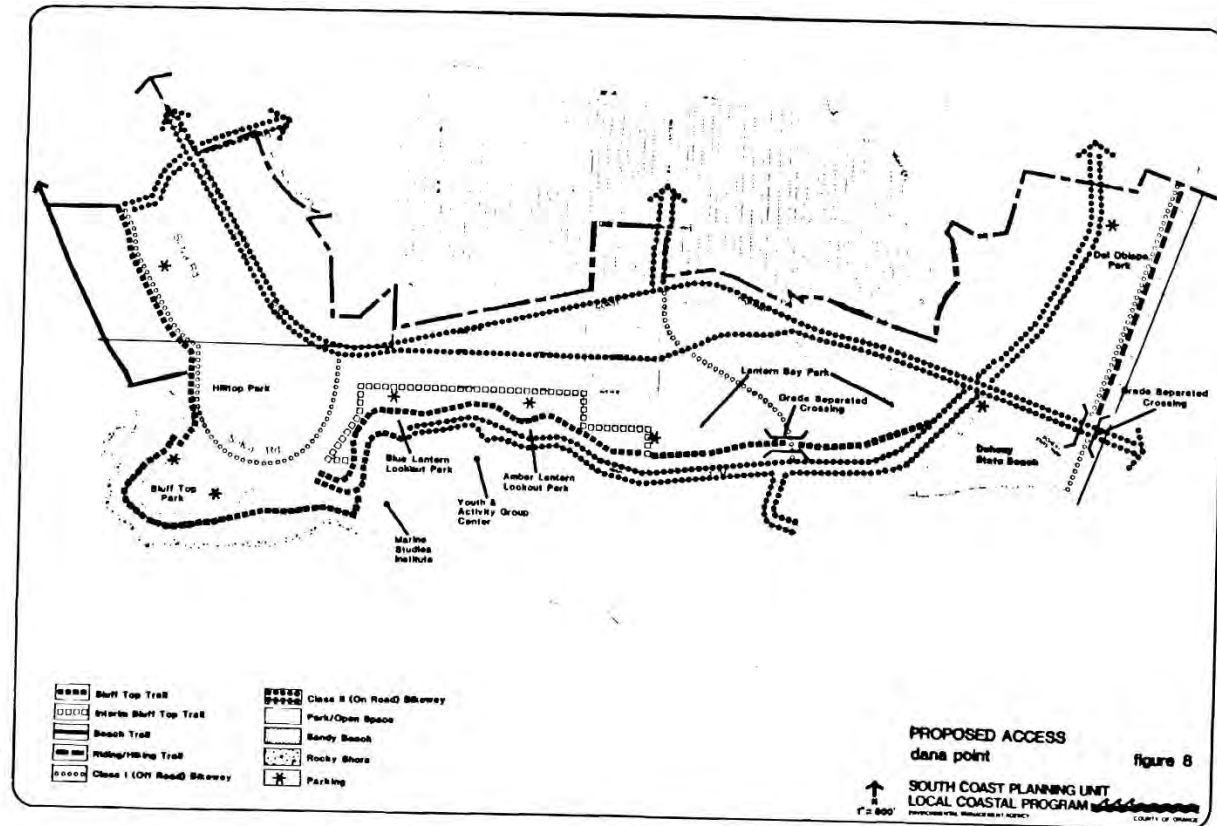


Exhibit 7 – Proposed 10 ft. wide by approximately 360 ft. long paved blufftop public walkway



Exhibit 8 – Alternatives analysis view simulations from Gaines & Stacey, LLP submitted on October 6, 2020







Placement of building on half lot use for visual study C.



Exhibit 9 – View analyses from Gaines & Stacey, LLP submitted on September 4, 2020 and October 9, 2020





Exhibit 10 – Draft revised project exhibits prepared by Gaines & Stacey, LLP submitted on November 30, 2020 and January 19, 2021

CANNONS HOTEL – View across southern end of property



Revised view with 7 rooms on third level removed and elevator relocated north of existing site.



Original View with third level.



View from the intersection of Santa Clara Avenue and Street of the Green Lantern.



View from Street of the Green Lantern further north from the site
towards Pacific Coast Highway.