

## **CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802-4325  
Voice (562) 590- 5071



# **W19e**

**5-20-0646 (Nerja Investments, LLC)**

**June 9, 2021**

### **EXHIBITS**

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**Exhibit 1 – Project Site and Vicinity Map**

**Exhibit 2 – Site Plans**

**Exhibit 3 – Orientation of Other Dwellings in the Area**

**Exhibit 4 – CoSMoS Sea Level Rise Projections**



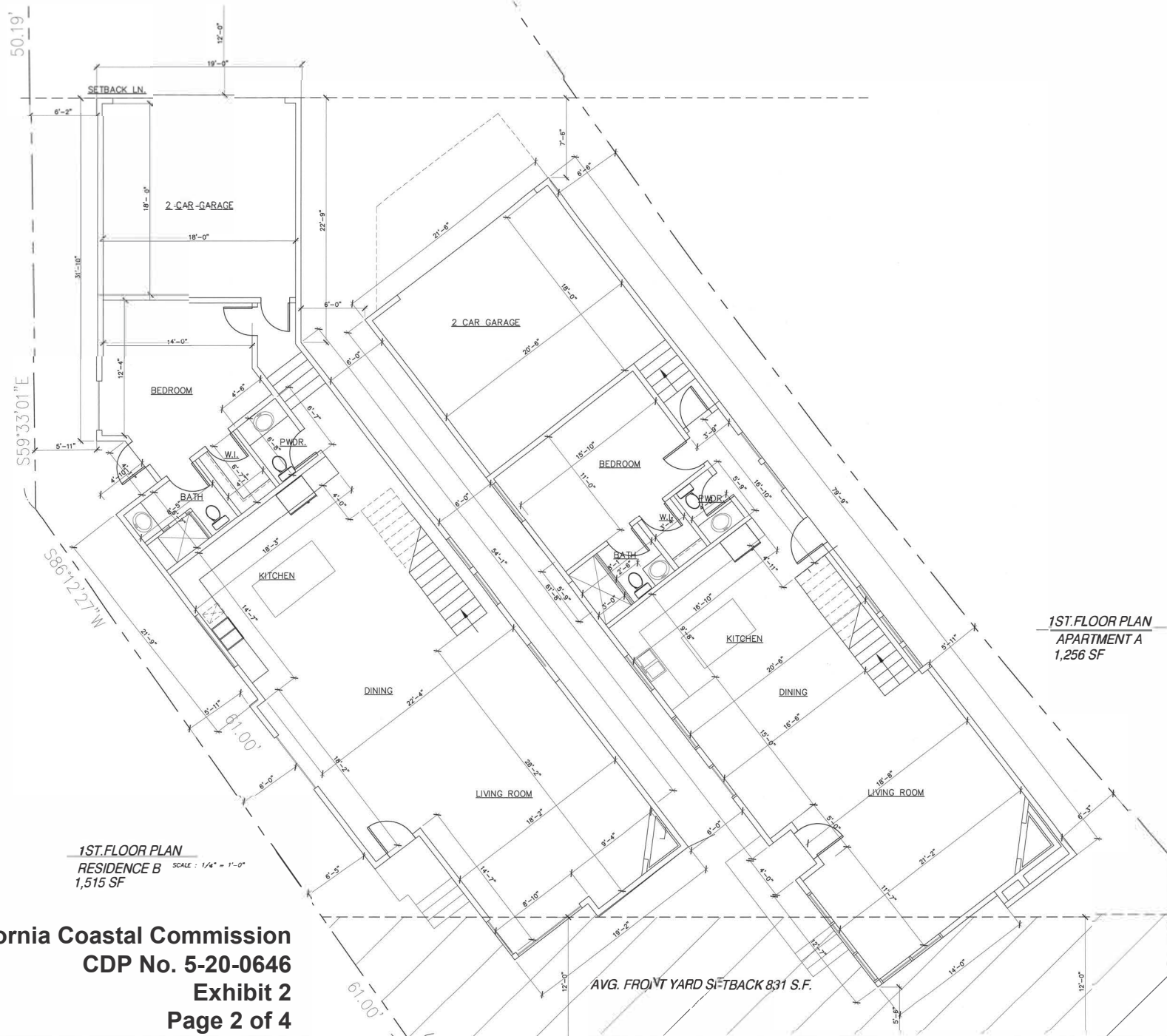
California Coastal Commission  
CDP No. 5-20-0646  
Exhibit 1  
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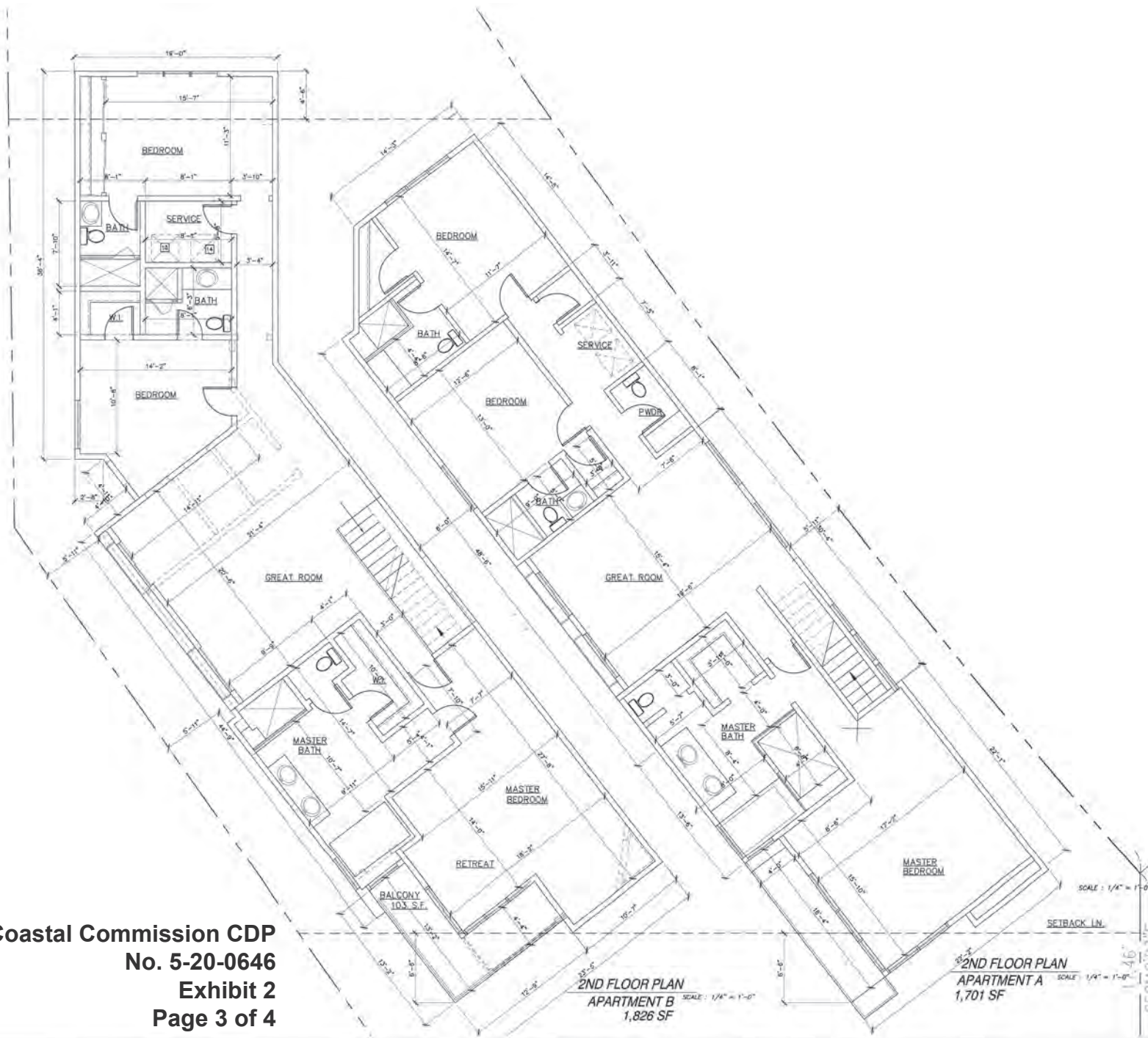






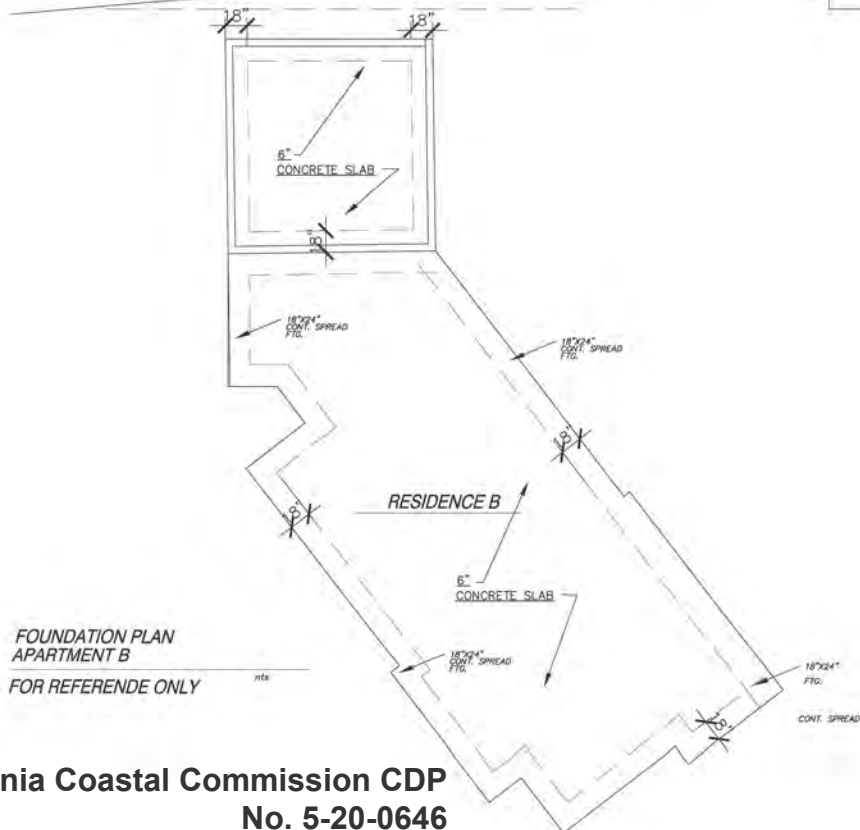








SOUTH ELEVATION  
APARTMENT B



EAST ELEVATION  
APARTMENT B

NO.	ITEM	MATERIAL	MANUFACTURER	COLOR NAME	REMARKS
1	ROOF	MTL STANDING SEAM			
2	STUCCO-WALL	SMOOTH			
3	SHIMPLAP SIDING	FIBER CEMENT	HANDBERG		SHALL BE FIRE RESISTANT MATERIAL AND COMBUSTIBLE
4	WINDOW	MTL			
5	ENTRY DOOR	WOOD/GLASS			
6	PATIO DOOR	WOOD/GLASS			
7	GUTTERS	COPPER G.G.			
8	WOOD IS S. BALCONY	WOOD/GLASS			
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MATERIALS LEGEND FOR BUILDING (2)






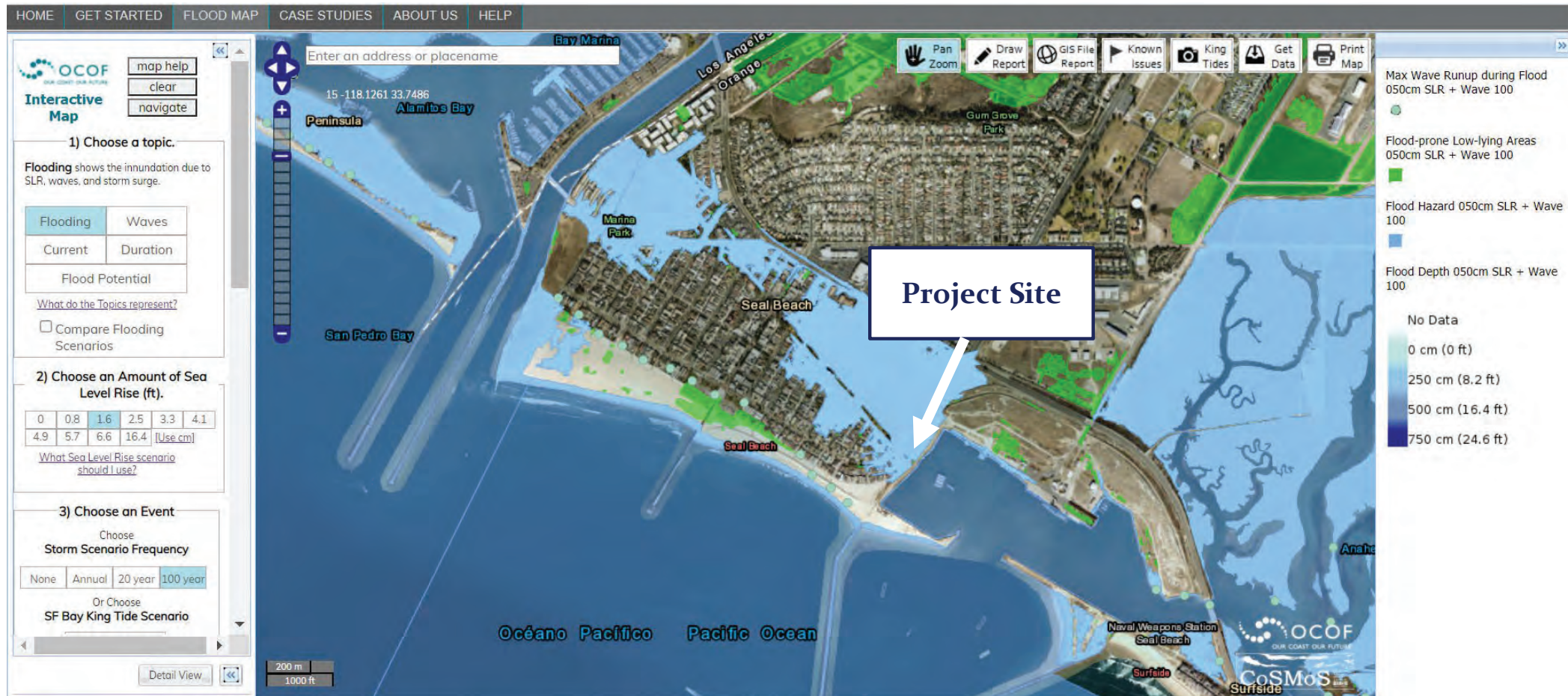
 Properties on Seal Bch Blvd, 15th St & 16th St

Exhibit D

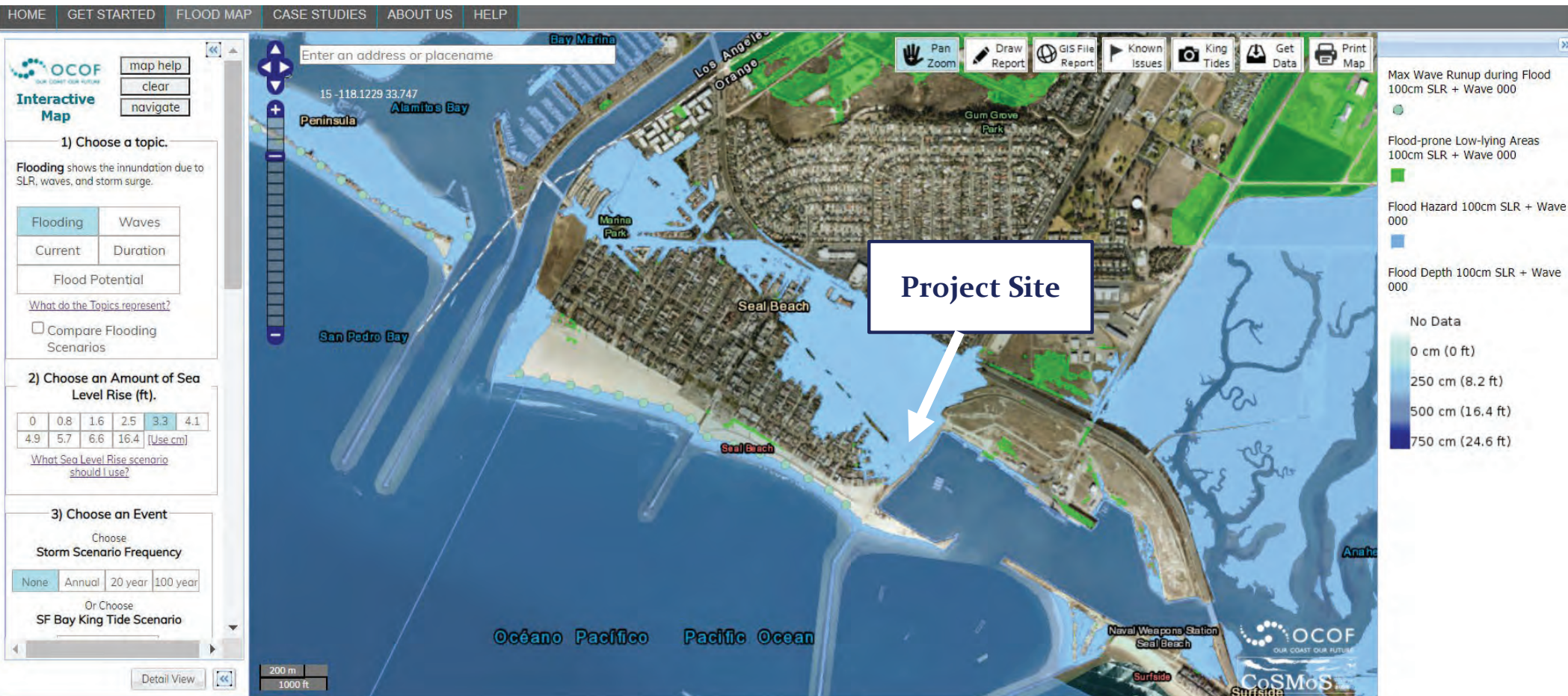


## 1.6 Feet of Sea Level Rise with 100-yr. Storm



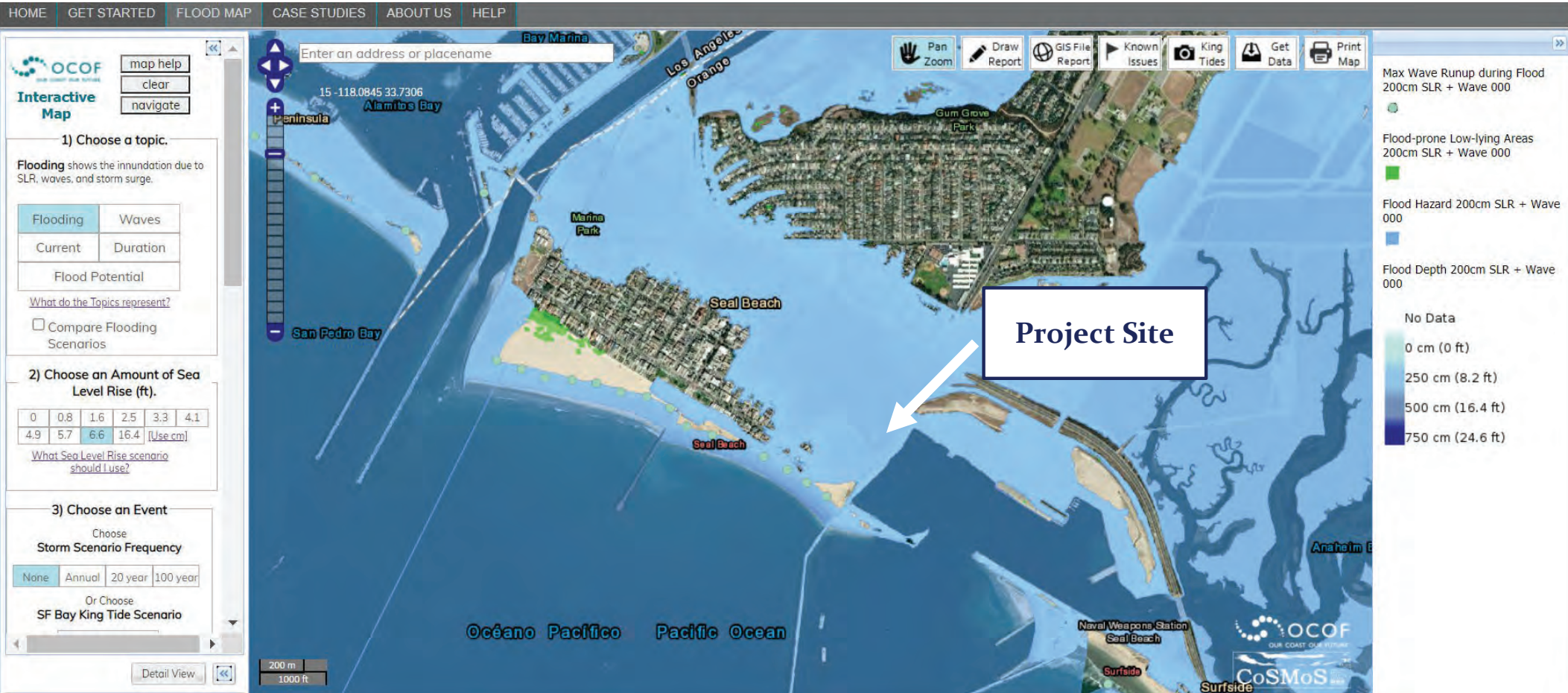


## 3.3 Feet of Sea Level Rise with No Storm Scenario





## 6.6 Feet of Sea Level Rise with No Storm Scenario



## 6.6 Feet of Sea Level Rise with 100-yr. Storm

