

## **CALIFORNIA COASTAL COMMISSION**

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



# **W13a**

**5-21-0555 (Nerja Investments, LLC)**

**SEPTEMBER 7, 2022**

### **EXHIBITS**

#### **Table of Contents:**

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

Exhibit 3 – CoSMoS Sea Level Rise Projections





**Project Location**





**Project Site**

## Exhibit 1

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SITE / BUILDING DATA	CONSULTANTS	VICINITY MAP
APR: 199-062-061 SITE ADDRESS: 247 SEAL BEACH BLVD. SEAL BEACH SITE ZONING: 10.541 +- +- S.F. LOT AREA: 10,541 +- +- S.F. CONSTRUCTION TYPE: TYPE V-B STORES: 2- STORES	<b>DESIGN:</b> MOCOGROUP 8504 FIRESTONE BLVD. #424 DOWNEY, CALIFORNIA 90241 P: (562) 833-7793 <b>CONTACT:</b> CARL CHAVEZ <b>ENGINEERING:</b> HAROLD WU <b>CALCULATIONS:</b> 3168 N. SAN GABRIEL BLVD STE. N. ROSEMEAD, CA. 91770 P: (626) 288-0708 F: (626) 284-0166 <b>CONTACT:</b> HAROLD WU <b>TITLE 24:</b> PERFECT DESIGN <b>CALCULATIONS:</b> 2416 W. VALLEY BLVD. ALHAMBRA, CA. 91803 P: (626) 289-8800 F: (626) 289-4913 <b>CONTACT:</b> RAYMOND ZHONG	
SCOPE OF WORK	SHEET INDEX	
PROPOSED NEW 2-STORY 4 UNIT APARTMENT BUILDING UNIT 1 1ST FLOOR PLAN 1,158 SF 2 CAR GARAGE ENCLOSED 308 SF UNIT 2 1ST FLOOR PLAN 1,158 SF 2 CAR GARAGE ENCLOSED 308 SF UNIT 3 1ST FLOOR PLAN 1,131 SF 2 CAR GARAGE ENCLOSED 306 SF UNIT 4 1ST FLOOR PLAN 1,087 SF 2 CAR GARAGE ENCLOSED 300 SF	T-1 COVER SHEET A-1 SITE PLAN ROOF PLAN A-1.1 PRELIM LANDSCAPE DRAINAGE PLAN A-2 1ST FLOOR PLAN A-2.1 PRELIM FOUNDATION PLAN A-3 2ND FLOOR PLAN A-4 SOUTH AND EAST ELEVATION A-5 NORTH AND WEST ELEVATION	
TOTAL LIVABLE 2,700 S.F. TOTAL LIVABLE 2,674 S.F. TOTAL LIVABLE 2,681 S.F. TOTAL LIVABLE 2,737 S.F.		



PROPOSED 4 UNIT APARTMENT BLDG.  
 247 SEAL BEACH BLVD.  
 SEAL BEACH  
 OWNER: NERJA INVESTMENTS LLC

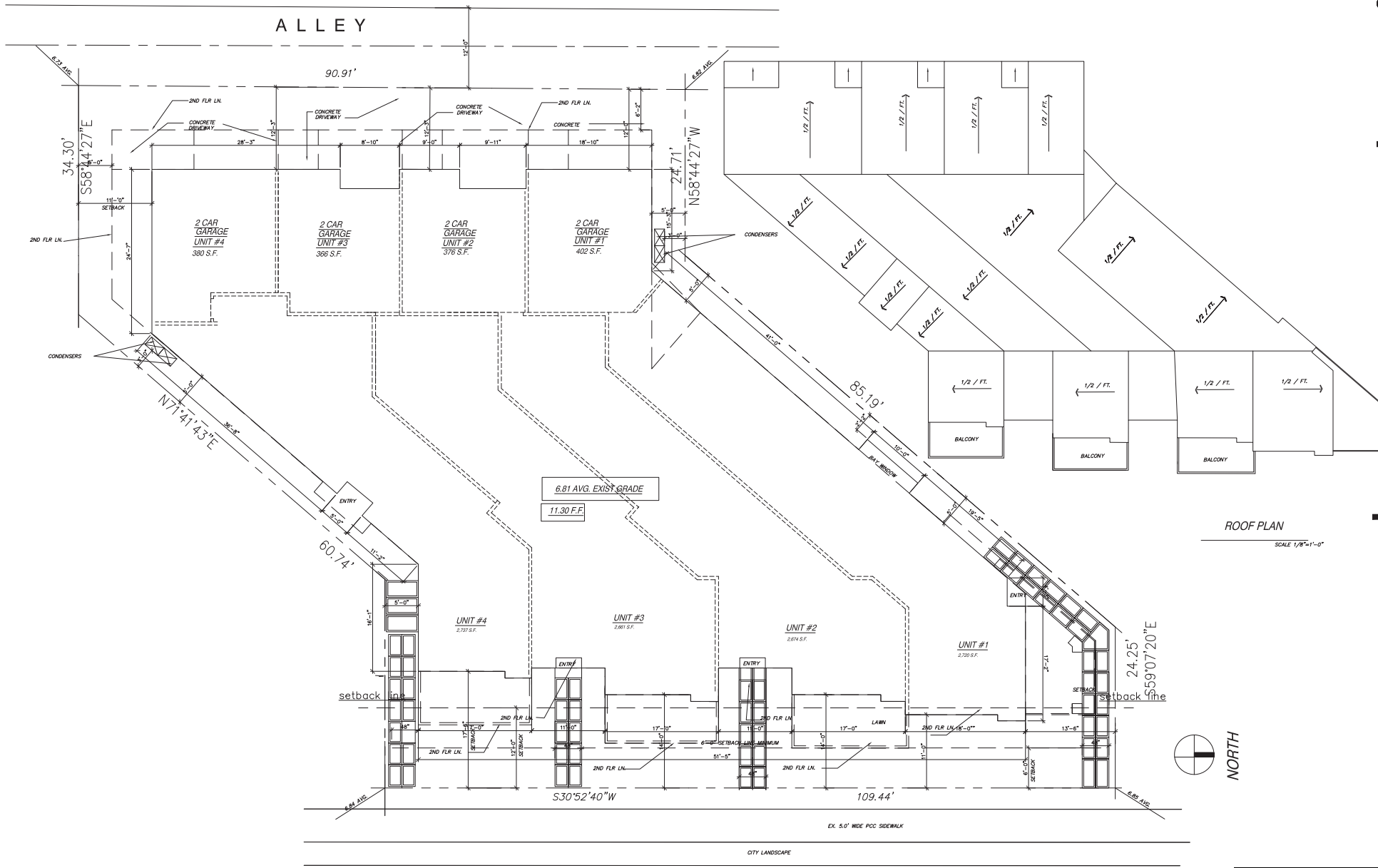
m o c c group  
 7844 PALOY ST. DOWNEY, CA. 90241  
 562-833-7793

Exhibit 2

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**PROPOSED 4 UNIT APARTMENT BLDG.**

247 SEAL BEACH BLVD.  
SEAL BEACH  
OWNER: NERJA INVESTMENTS LLC

m o c c group  
7844 PALCO ST. DOWNEY, CA 90241  
562-432-7793

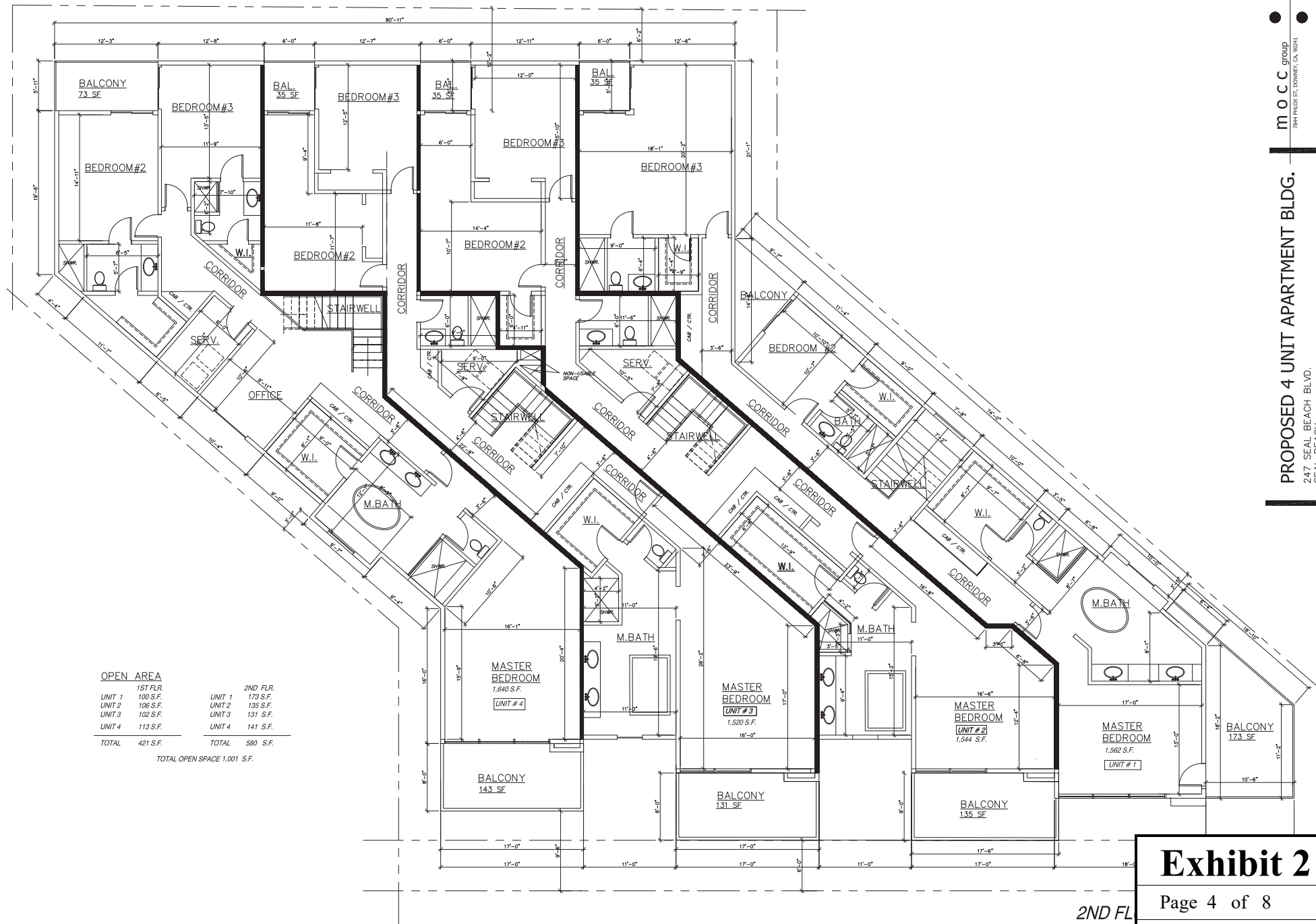
# Exhibit 2

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**PROPOSED 4 UNIT APARTMENT BLDG.**

247 SEAL BEACH BLVD.  
SEAL BEACH  
OWNER: NERJA INVESTMENTS LLC

m o c c group  
7844 PALOY ST. DOWNEY, CA 90241  
562-433-7793

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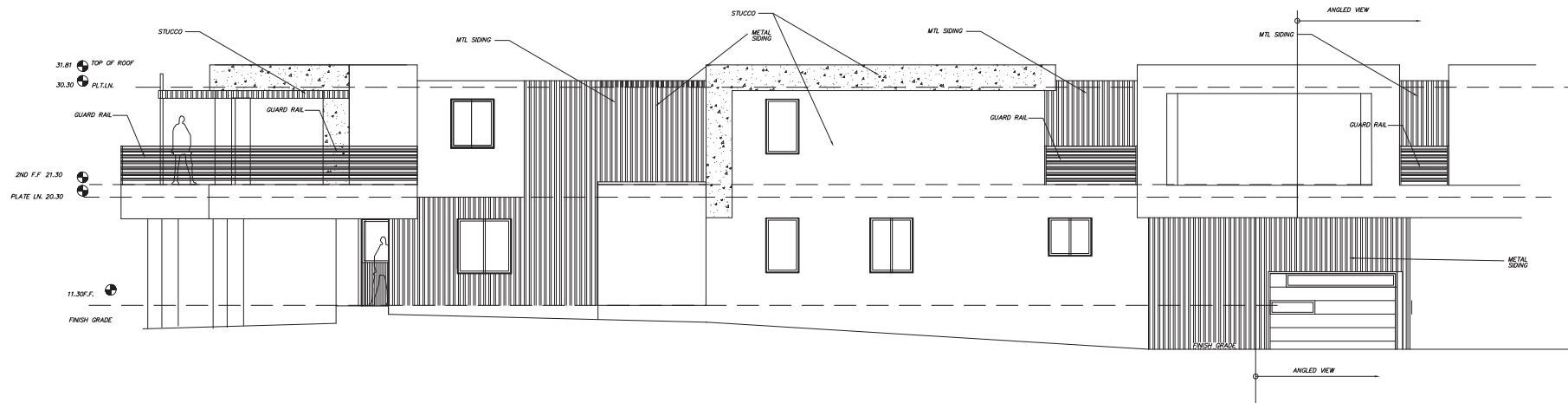
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2ND FL



WEST ELEVATION

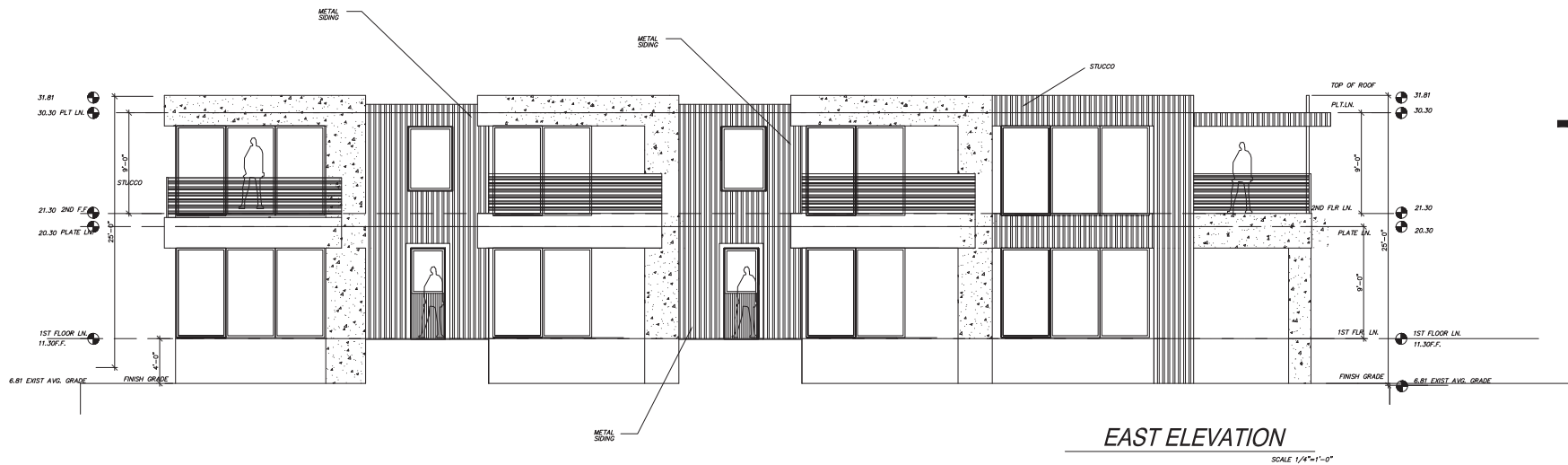
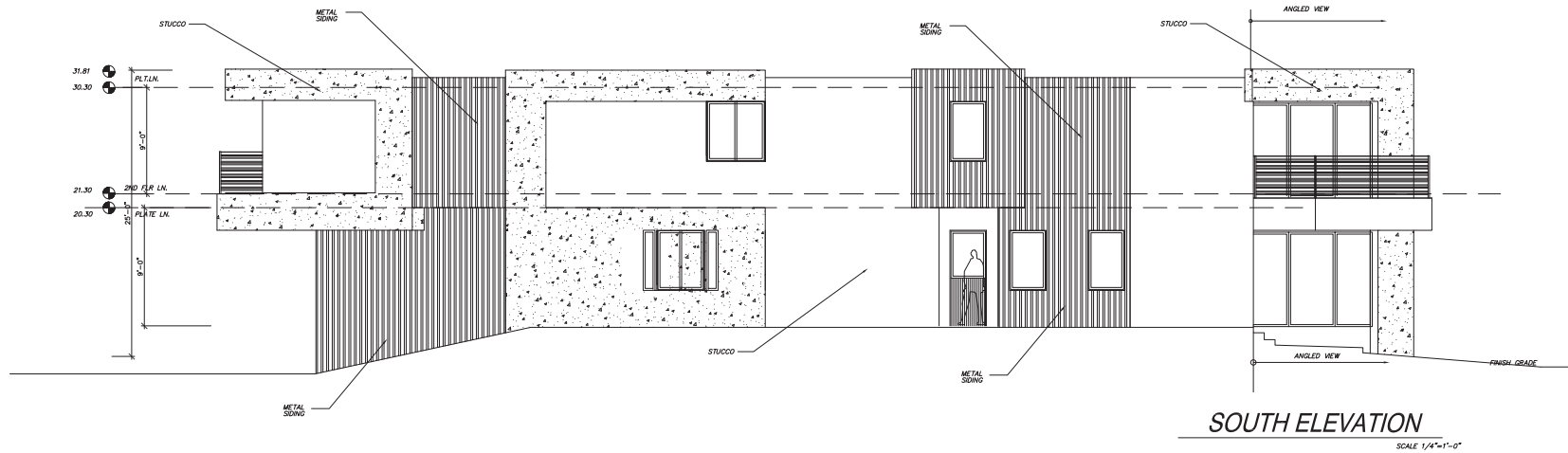
SCALE 1/4"=1'-0"



NORTH ELEVATION

SCALE 1/4"=1'-0"





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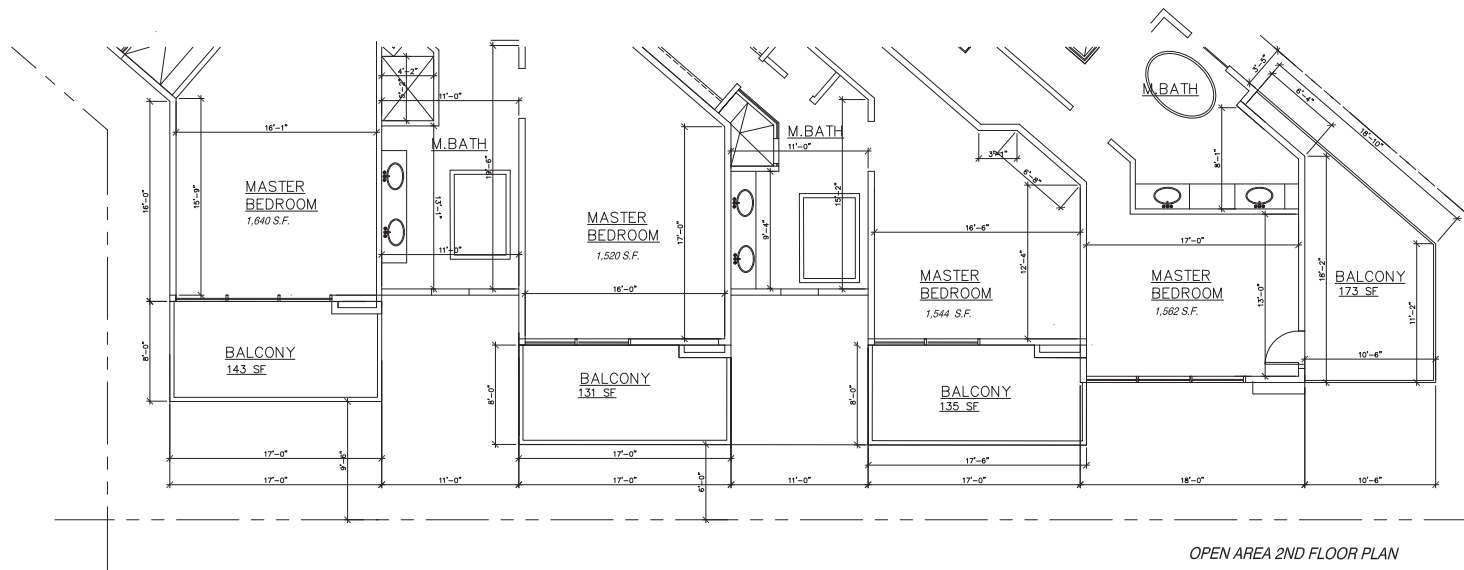
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## Exhibit 2

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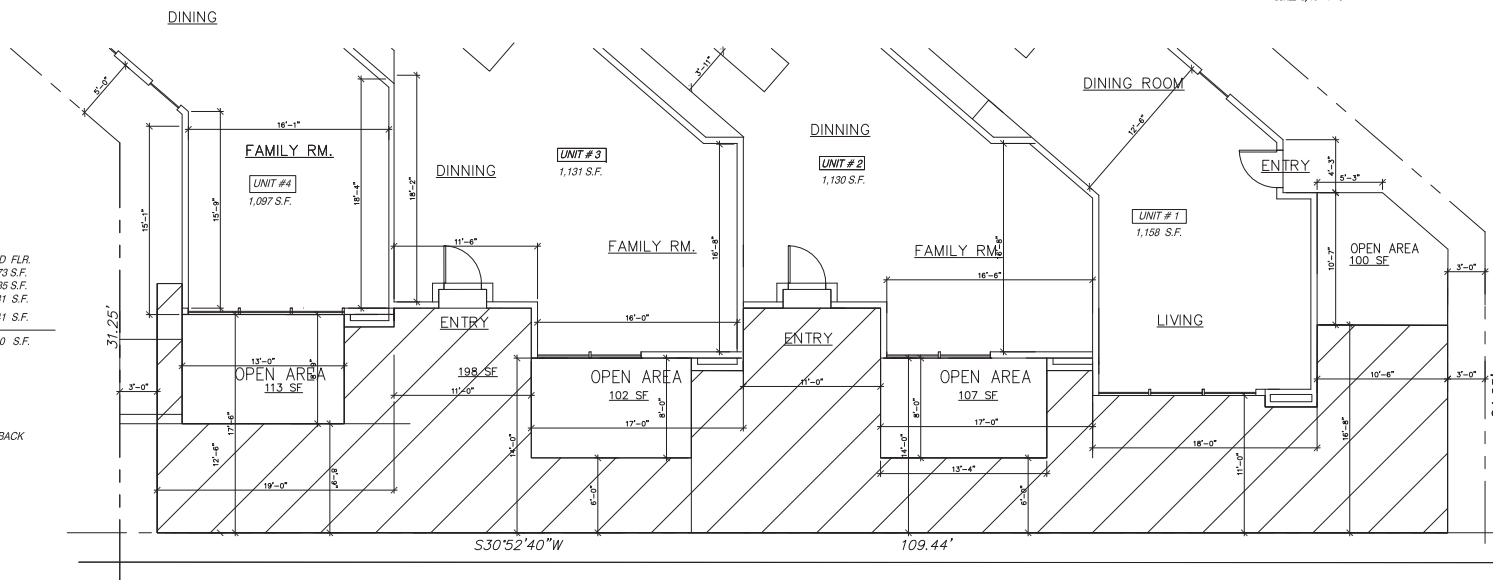
**OPEN AREA**

1ST FLR.	2ND FLR.
UNIT 1 100 S.F.	UNIT 1 173 S.F.
UNIT 2 106 S.F.	UNIT 2 135 S.F.
UNIT 3 102 S.F.	UNIT 3 131 S.F.
UNIT 4 113 S.F.	UNIT 4 141 S.F.
<b>TOTAL 421 S.F.</b>	<b>TOTAL 580 S.F.</b>

TOTAL OPEN SPACE 1,001 S.F.

FRONT YARD SET BACK

REQUIRED FRONT YARD S.F.  
109.44 FT. x 6 FT. = 103.44 FT.  
103.44 FT. x AVG. 12 FT. = 1,241 S.F.  
PROVIDED 1,242 S.F.



SEAL BEACH BOULEVARD

1,242 SF. FRONT YARD SET BACK

OPEN AREA 1ST

**Exhibit 2**

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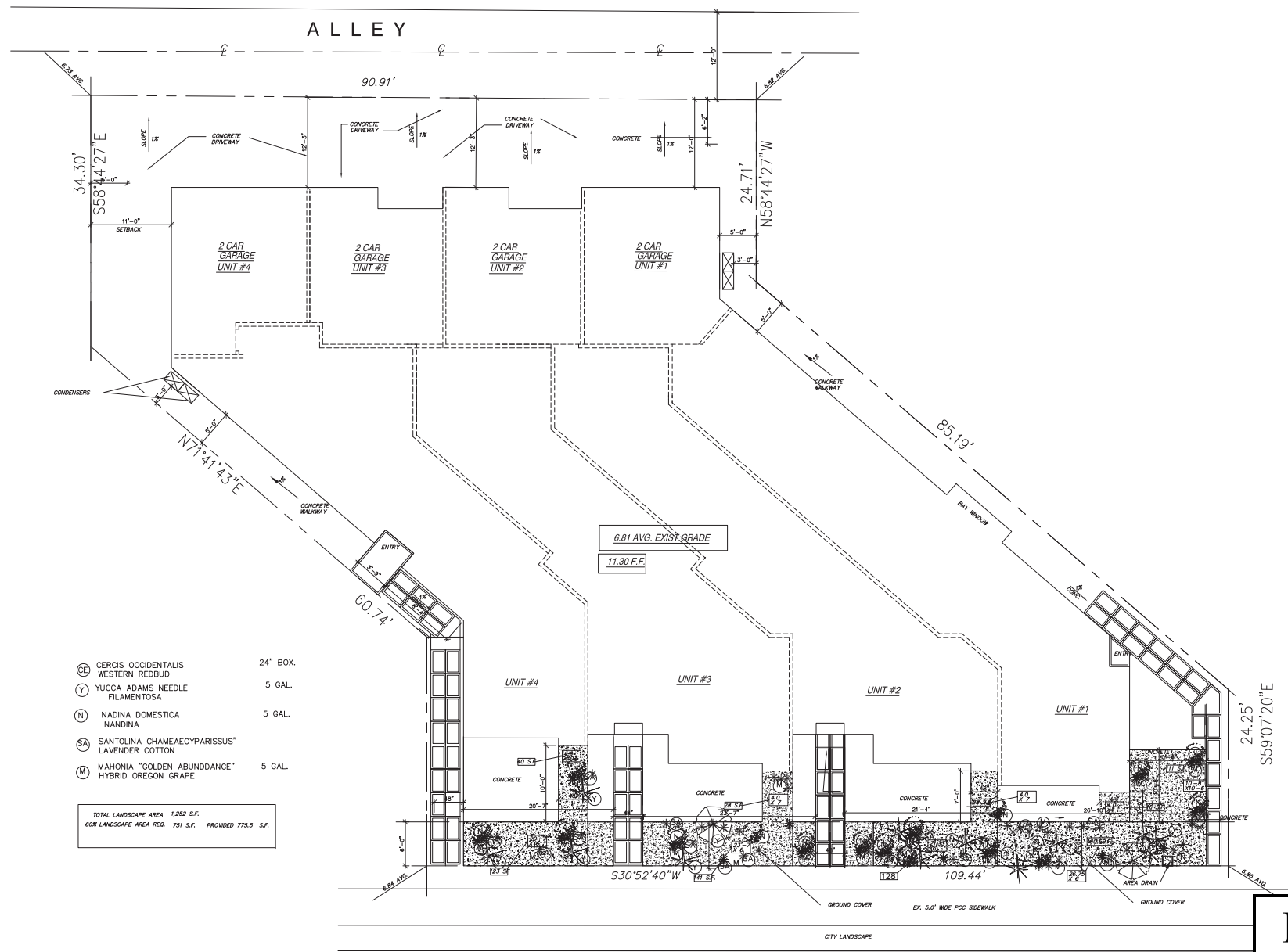
m o c c group  
7844 PILCOX ST. DOWNEY, CA 90241

562-433-7793



NORTH





# PROPOSED 4 UNIT APARTMENT BLDG.

247 SEAL BEACH BLVD.  
 SEAL BEACH  
 OWNER: NERJA INVESTMENTS LLC

m o c c group  
 7844 PILLOX ST. DOWNEY, CA 90241  
 562-433-7793

## Exhibit 2

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## Exhibit 3

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Explore Scenarios

Scenario Region

California Coast

Scenario Topic

Flooding

Scenario

3.3 ft

None

Sea Level Rise

Storm Frequency

Use cm

16.4 ft

9.8 ft

8.2 ft

6.6 ft

5.7 ft

4.9 ft

4.1 ft

3.3 ft

2.5 ft

1.6 ft

0.8 ft

0 ft

100 year

20 year

Annual

None

Sea Level Rise

Storm Frequency



Legend

Maximum Wave Runup

Flood-prone Low Lying

Flood Extent

Flood Depth

No Data

0 cm (0 ft)

250 cm (8.2 ft)

500 cm (16.4 ft)

750 cm (24.6 ft)