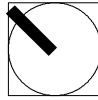
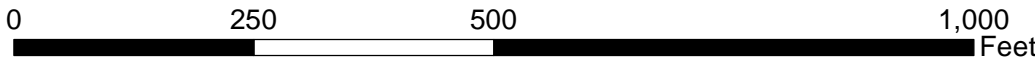


**Legend**

- Baseline MU3.2 lot
- MU3.2 lots



**MU3.2 Aerial Photo**



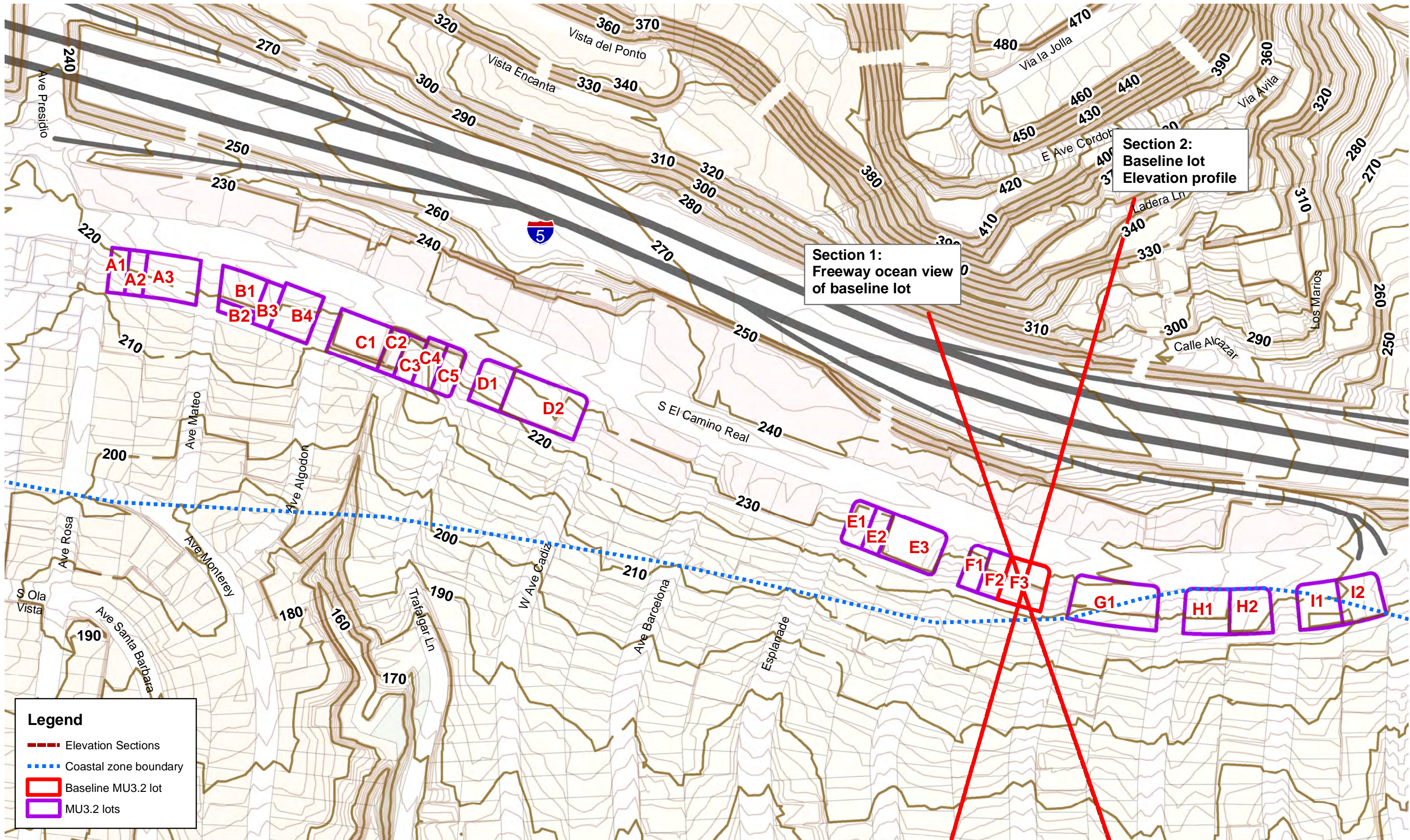


Parcel ID	Assessor's Parcel Number (APN)	S ECR Address	Lot Depth (Ax)	Lot Elevation change (Ay)	Distance from I-5 (Bx)	Elev change from I-5 to Lot (By)	Lot Back Elevation	Lot Front Elevation	Fwy Elevation	Lot Front Width	Lot Depth	Lot Area
A1	058-092-01	400	100'	10'	342'	32'	212'	222'	254'	40'	100'	4000 sq ft
A2	058-092-02	414	100'	10'	338'	31'	214'	224'	255'	40'	100'	4000 sq ft
A3	058-092-31	420	100'	10'	323'	30'	216'	226'	256'	120'	100'	12017 sq ft
B1 & B2	058-093-26	512	100'	8'	317'	32'	218'	226'	258'	105'	75'	7201 sq ft
B3	058-093-32	520	100'	10'	323'	34'	216'	226'	260'	40'	100'	4009 sq ft
B4	058-093-04	522	110'	10'	319'	36'	214'	224'	260'	90'	110'	9900 sq ft
C1	058-094-21	616	100'	18'	346'	38'	206'	224'	262'	120'	100'	12000 sq ft
C2	058-094-04	626	100'	16'	351'	46'	202'	218'	264'	40'	100'	4000 sq ft
C3	058-094-05	630	100'	13'	351'	47'	204'	217'	264'	40'	100'	4337 sq ft
C4	692-141-15	600	110	20	346	36	208	228	264	45	110	4941 sq ft
C5	692-141-16	640	110	16	345	38	212	228	266	36	110	5006 sq ft
D1	692-142-43	700	100	11	344	38	217	228	266	74	100	7374 sq ft
D2	692-142-44	724	100	12	340	36	220	232	268	175	100	17450 sq ft
E1	692-152-21	1002	100	11	307	41	224	235	276	40	100	4926 sq ft
E2	692-152-22	1006	100	11	309	41	224	235	276	40	100	4000 sq ft
E3	692-152-23	1010	100	11	314	41	224	235	276	120	100	12915 sq ft
F1	692-153-19	1104	100	11	321	42	222	233	275	40	100	4359 sq ft
F2	692-153-20	1110	100'	11'	323'	41'	222'	233'	274'	48'	100'	4720 sq ft
F3	692-153-21	1114	100'	11'	326'	42'	221'	232'	274'	75'	100'	9476 sq ft
G1	692-161-17	1212	85'	12'	325'	40'	218'	230'	270'	156'	85'	19139 sq ft
H1	692-162-17	1302	100	11	308	39	215	226	265	78	100	10002 sq ft
H2	692-162-18	1402	100'	10'	296'	38'	214'	224'	262'	78'	100'	9200 sq ft
I1	692-171-18	1430	100'	8'	259'	38'	213'	221'	259'	75'	100'	9408 sq ft
I2	692-171-19	1430	100'	9'	235'	39'	210'	219'	258'	75'	100'	9431 sq ft

<b>AVERAGE</b>	<b>101'</b>	<b>12'</b>	<b>321'</b>	<b>38'</b>	<b>215'</b>	<b>227'</b>	<b>265'</b>	<b>75'</b>	<b>100'</b>	<b>8075 sq ft</b>
<b>MEDIAN</b>	<b>100'</b>	<b>11'</b>	<b>323'</b>	<b>38'</b>	<b>216'</b>	<b>226'</b>	<b>264'</b>	<b>75'</b>	<b>100'</b>	<b>7287 sq ft</b>

Highlighted lot = "baseline lot.". Staff determined parcel F3 is the "baseline" because it has characteristics that are most similar to average and median conditions of the 25 Mixed Use 3.2 properties, including lot size, lot width, lot depth, elevation change, distance from the I-5, etc



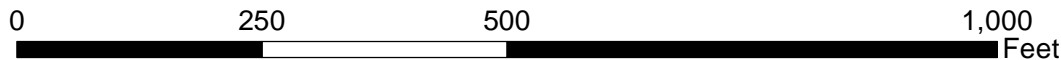


**Legend**

- - - Elevation Sections
- - - Coastal zone boundary
- Baseline MU3.2 lot
- MU3.2 lots



**MU3.2 Topography**





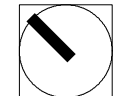
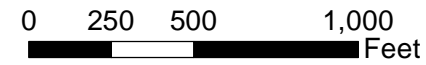


**Legend**

- Elevation Sections
- Baseline MU3.2 lot

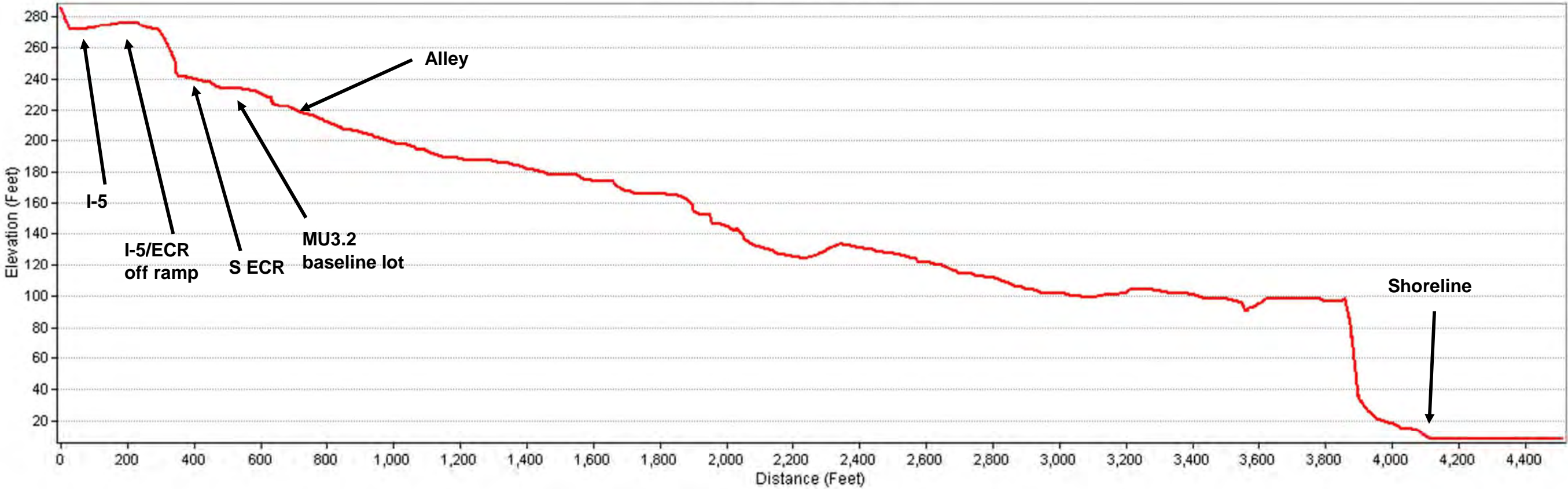


**MU3.2 Elevation Sections**

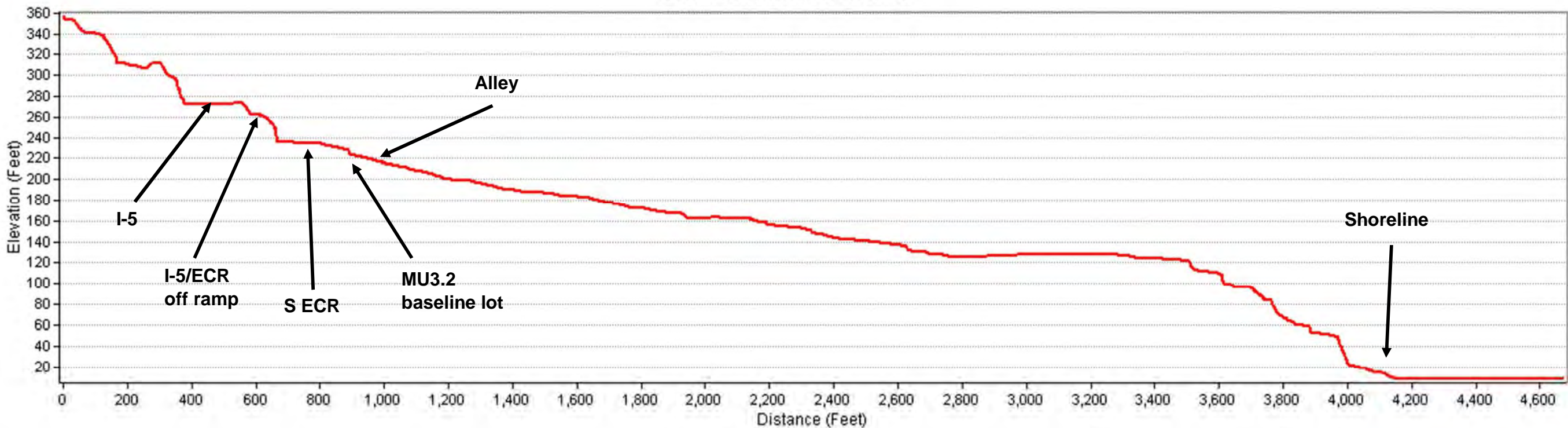




Elevation Profile Section 1



Elevation Profile Section 2

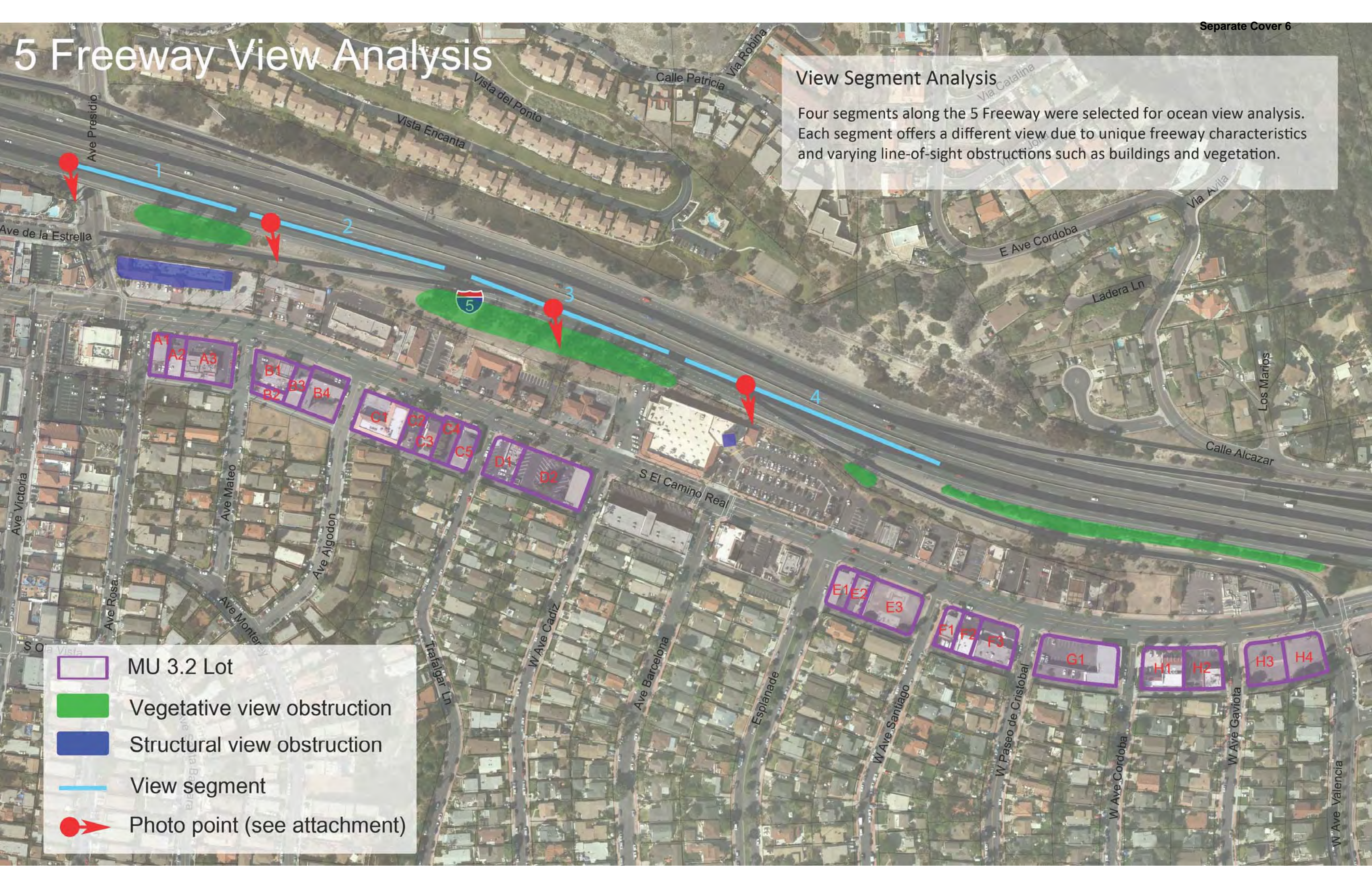





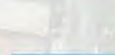



# 5 Freeway View Analysis

## View Segment Analysis

Four segments along the 5 Freeway were selected for ocean view analysis. Each segment offers a different view due to unique freeway characteristics and varying line-of-sight obstructions such as buildings and vegetation.



-  MU 3.2 Lot
-  Vegetative view obstruction
-  Structural view obstruction
-  View segment
-  Photo point (see attachment)



# segment 1





# segment 2





# segment 3





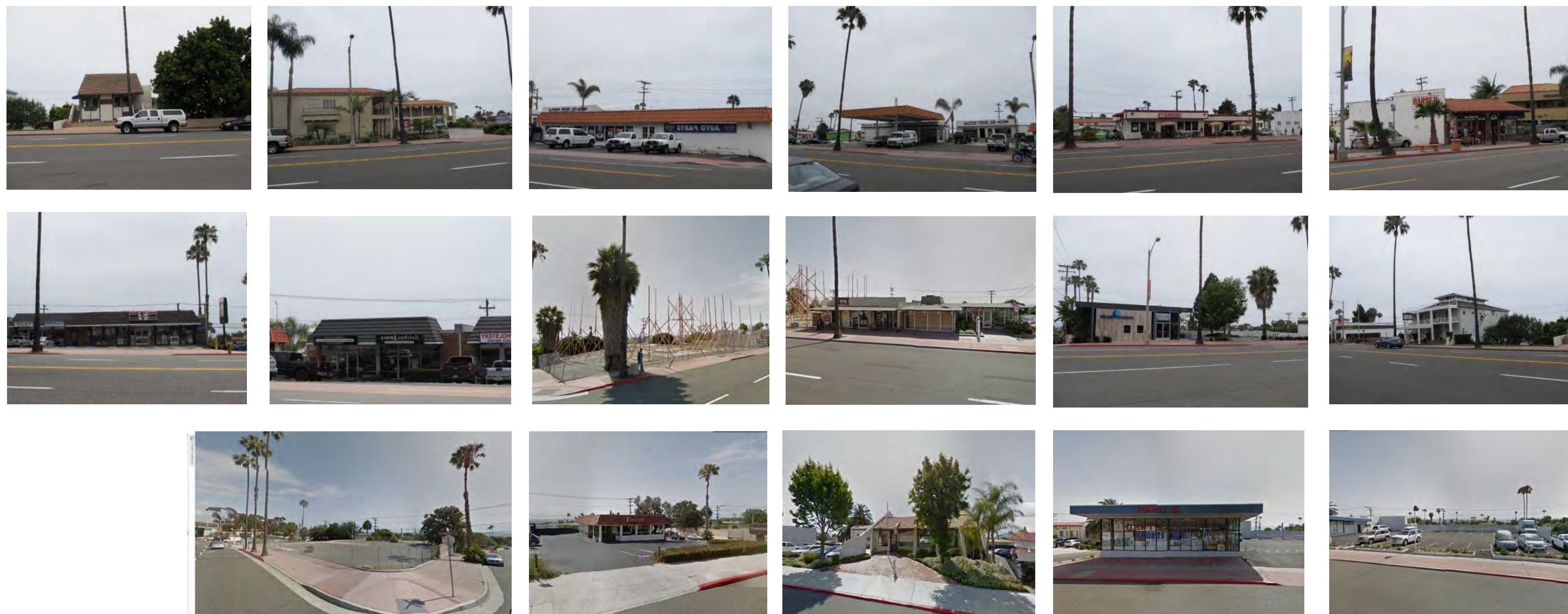
# segment 4





# MU3.2 Zone – Existing conditions

## S. El Camino Real frontage







420 SECR (A3)



412 SECR (A2)  
Parking lot

400 SECR (A1)





522 SECR (B4)



520 SECR (B3)

512 SECR  
(B1 & B2)





630 SECR (C3)



626 SECR (C2)

616 SECR (C1)





724 SECR (D2)

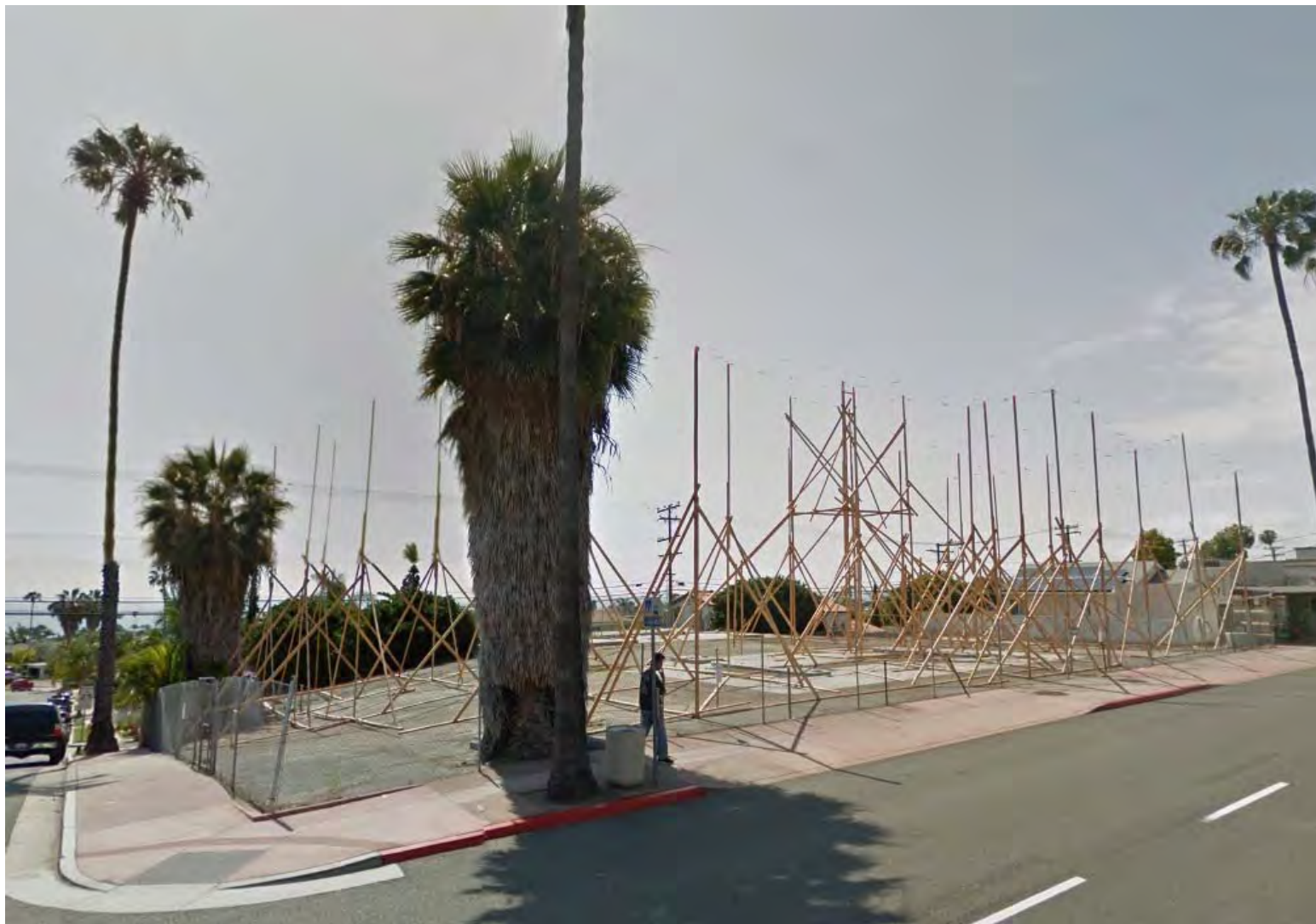


700 SECR (D1)  
Parking lot

640 SECR (C5)

600 SECR (C4)  
Vacant





1010 SECR (E3)



1006 SECR (E2)

1002 SECR (E1)





1114 SECR (F3)



1110 SECR (F2)

1104 SECR (F1)





1212 SECR (G1)





1402 SECR (H2)



1302 SECR (H1)



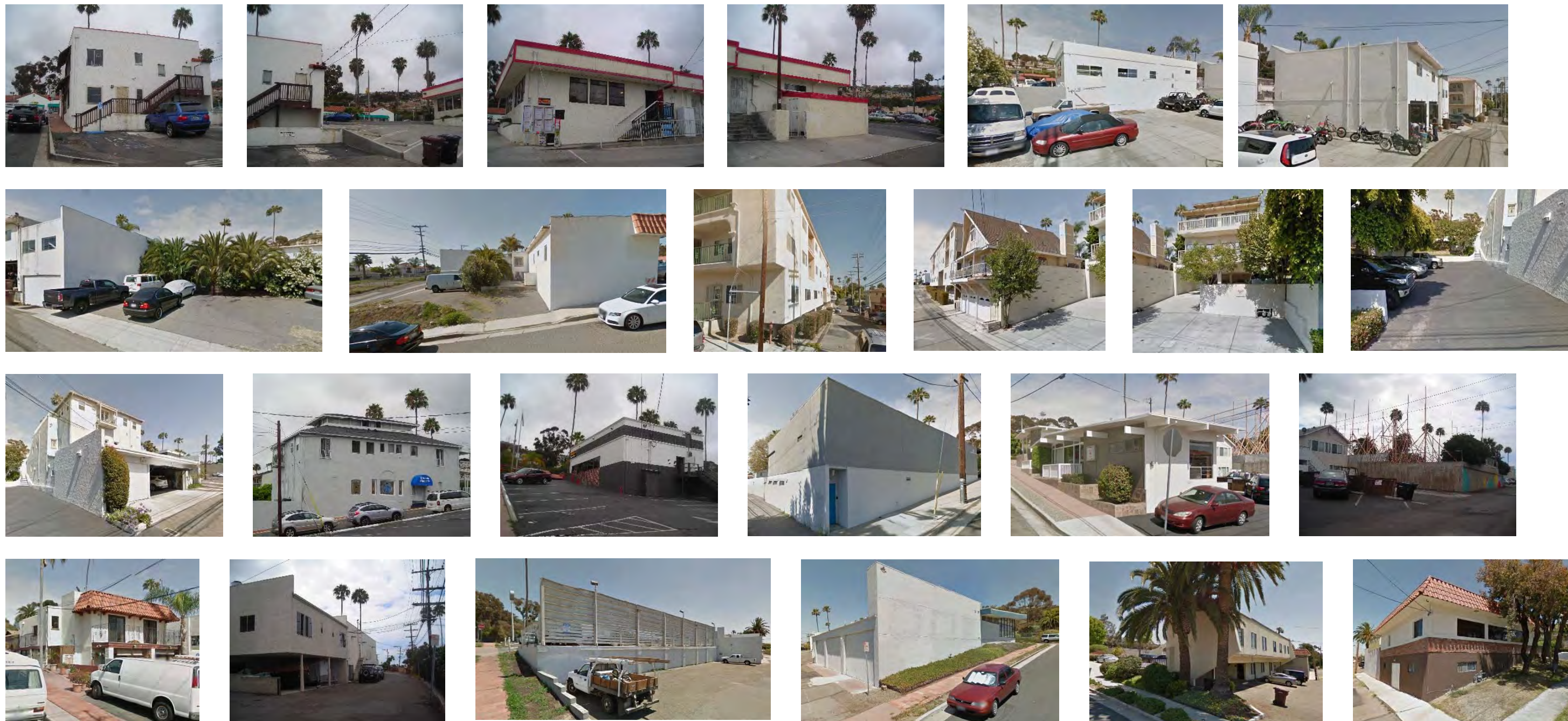


1430 SECR (I1 & I2)



# MU3.2 Zone – Existing conditions

## S. El Camino Real alley







400 SECR (A1)



412 SECR (A2)  
Parking lot





420 SECR (A3)





512 SECR  
(B1 & B2)



520 SECR (B3)





522 SECR (B4)-facing North



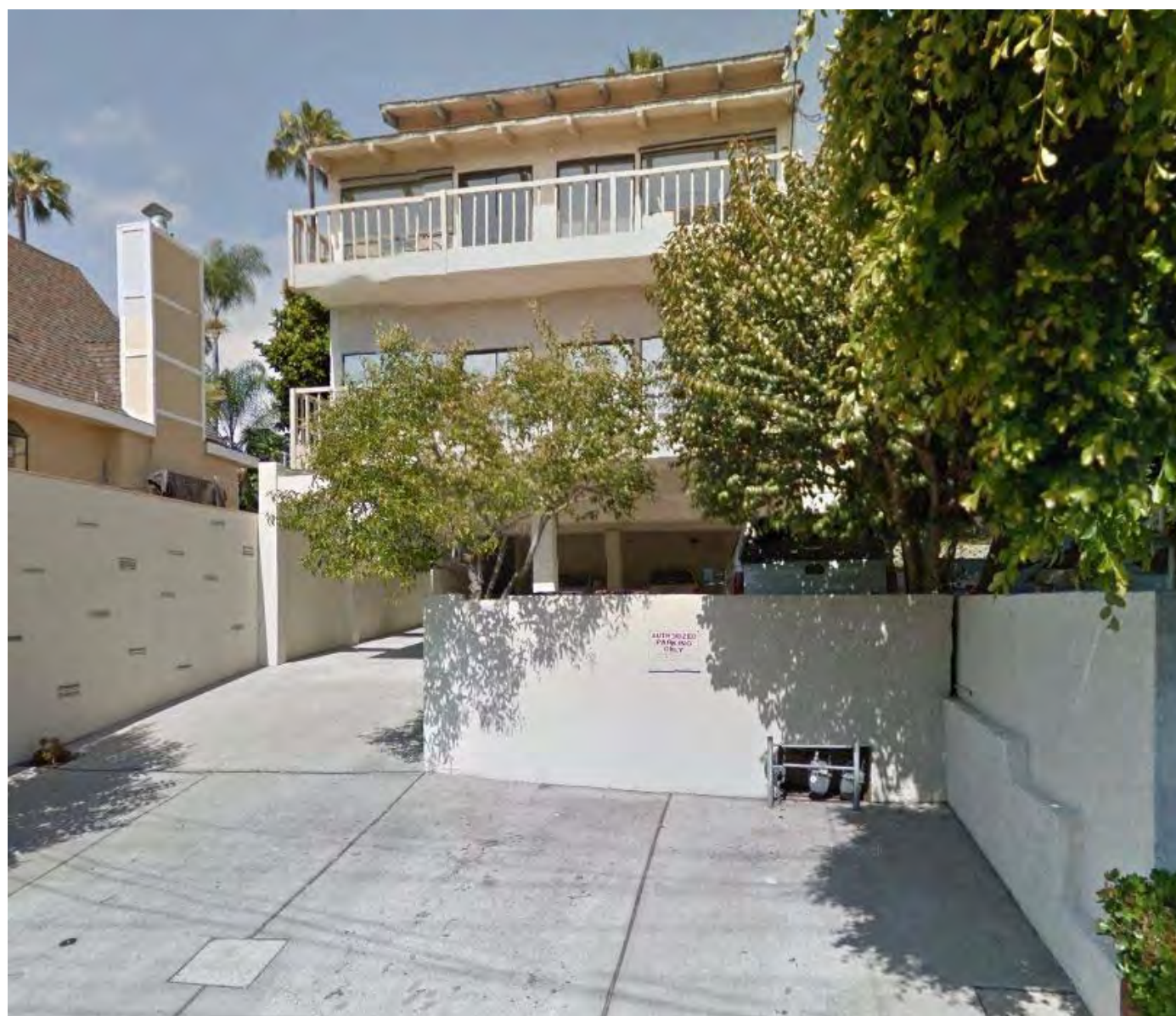


616 SECR (C1)



626 SECR (C2)  
Facing North





630 SECR (C3)



600 SECR (C4)





640 SECR (C5)



(Facing North from Trafalgar Ln)





700 SECR (D1)



724 SECR (D2)  
Facing North





1002 SECR (E1)



1006 SECR (E2) 1010 SECR (E3)





1104 SECR (F1)

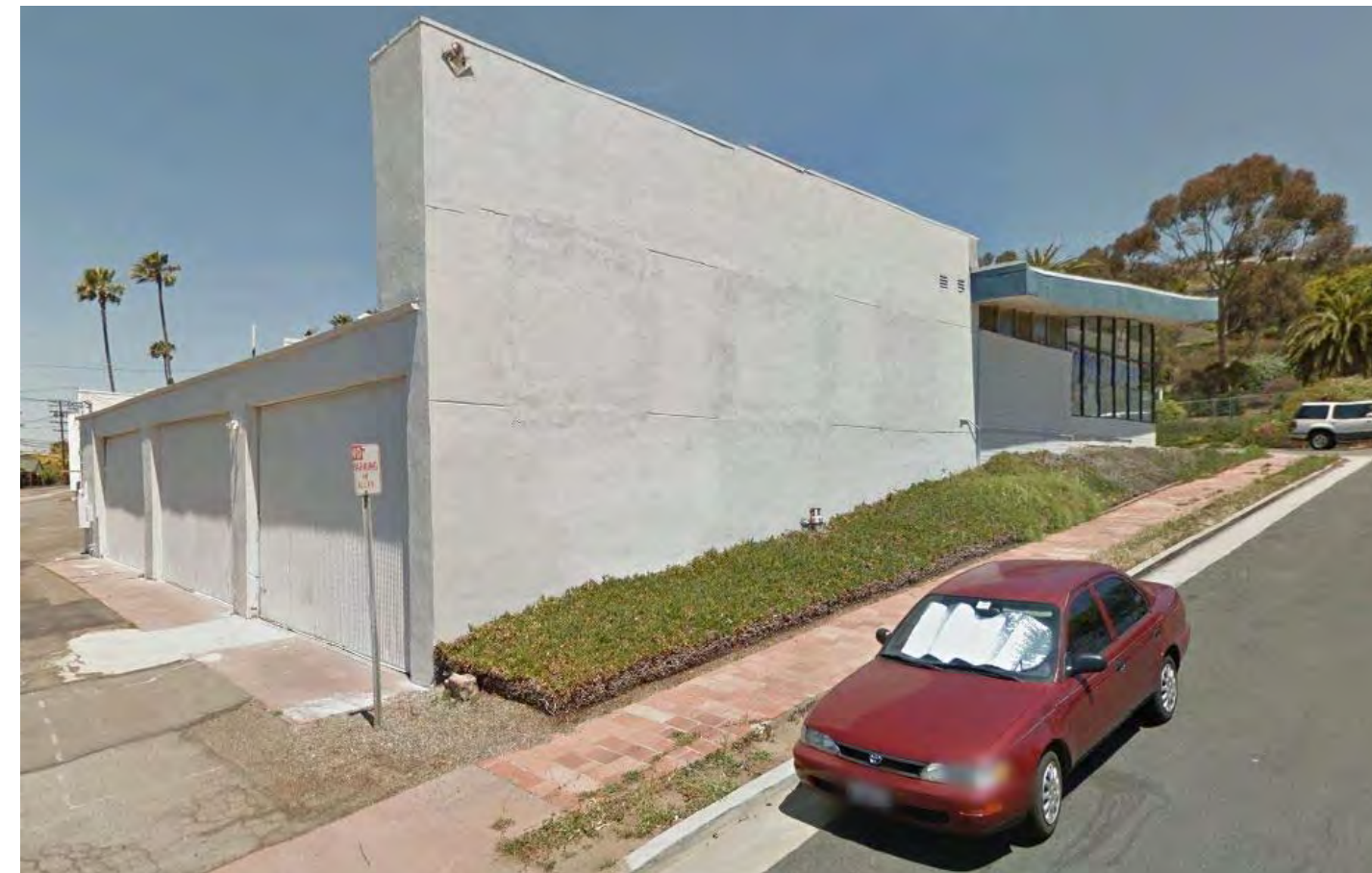


1110 SECR (F2) 1114 SECR (F3)





1212 SECR (G1)

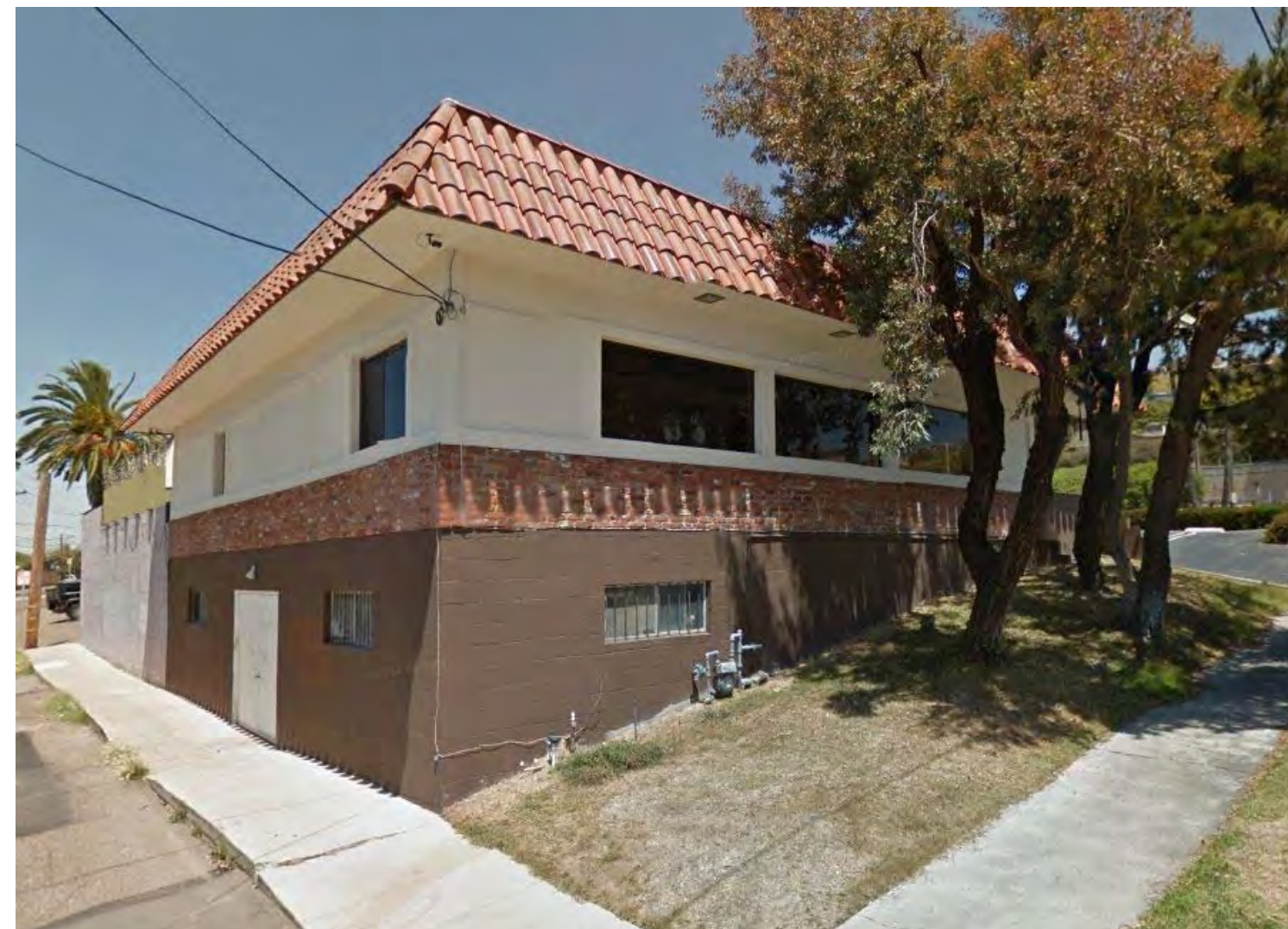


(Facing North from Ave Cordoba)





1302 SECR (H1)



1402 SECR (H2)



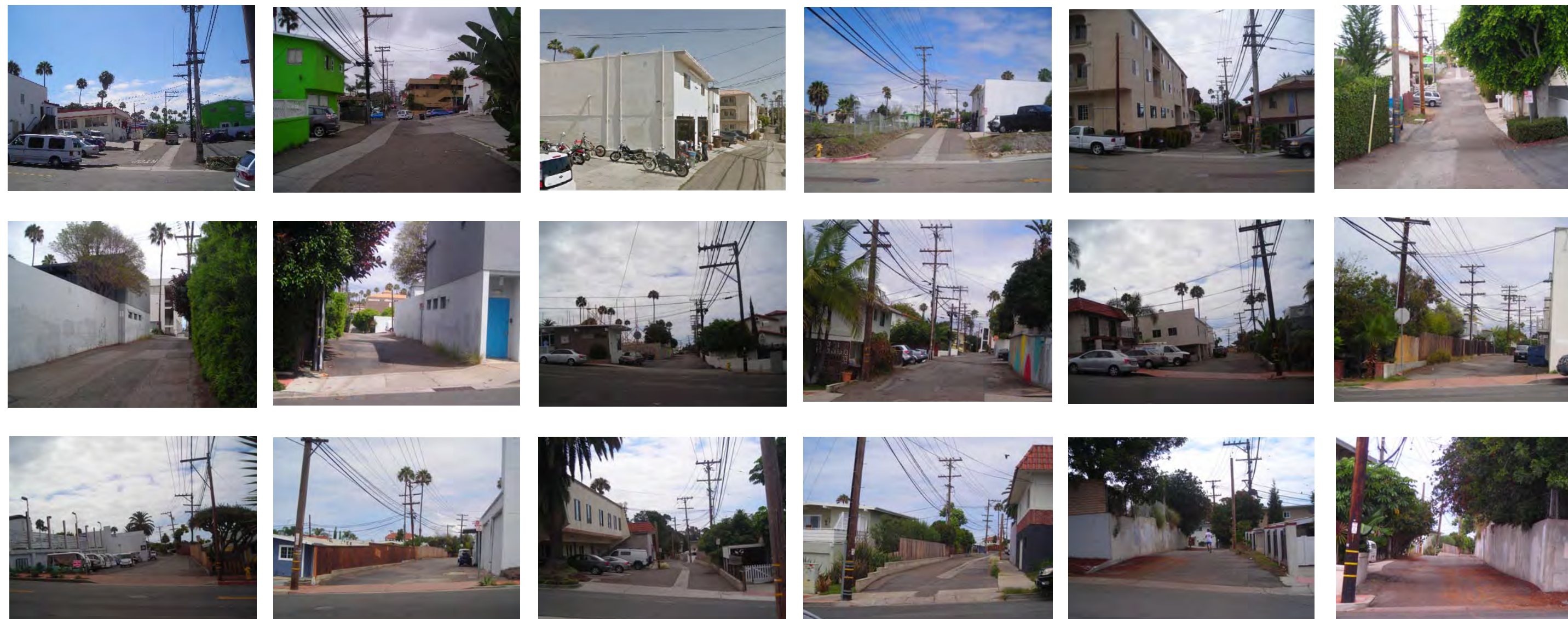


1430 SECR (I1 & I2)



# MU3.2 Zone – Existing conditions

## S. El Camino Real Alley





# Block A Alley Views



Facing South



Facing North



# Block B Alley Views



Facing South



Facing North



# Block C Alley Views



Facing South



Facing North



# Block D Alley Views



Facing South



Facing North



# Block E Alley Views



Facing South



Facing North



# Block F Alley Views



Facing South



Facing North



# Block G Alley Views



Facing South



Facing North



# Block H Alley Views



Facing South



Facing North



# Block I Alley Views



Facing South



Facing North