

Attachment No. PC 2

Visual Simulations

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EXISTING HEDGE
NO EXISTING COASTAL
VIEWS

PROPERTY LINE
AT OUTSIDE EDGE OF
EXISTING RETAIN WALL

PROPOSED BALCONY
GLASS GUARD 30" AWAY
FROM PROPERTY LINE

EXISTING VIEW EXHIBIT

2516 / 2518 BAYSIDE DR. CORONA DEL MAR, CA 92625

GUARDRAIL VARIANCE **ONLY** AT DECK BEYOND BUILDING
AT THIS EXISTING GRADE



NO EXISTING VIEWS ALONG SIDEYARD PROPERTY LINE
NO COASTAL RESOURCES ARE IMPACTED BY GRANTING THE VARIANCE

EXISTING VIEW EXHIBIT

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