

**CALIFORNIA COASTAL COMMISSION**

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



# F11a

**5-19-0218-A1 (The Beach House at the River, LLC & City of Seal Beach)**

**NOVEMBER 19, 2021**

## **EXHIBITS**


### **Table of Contents:**

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

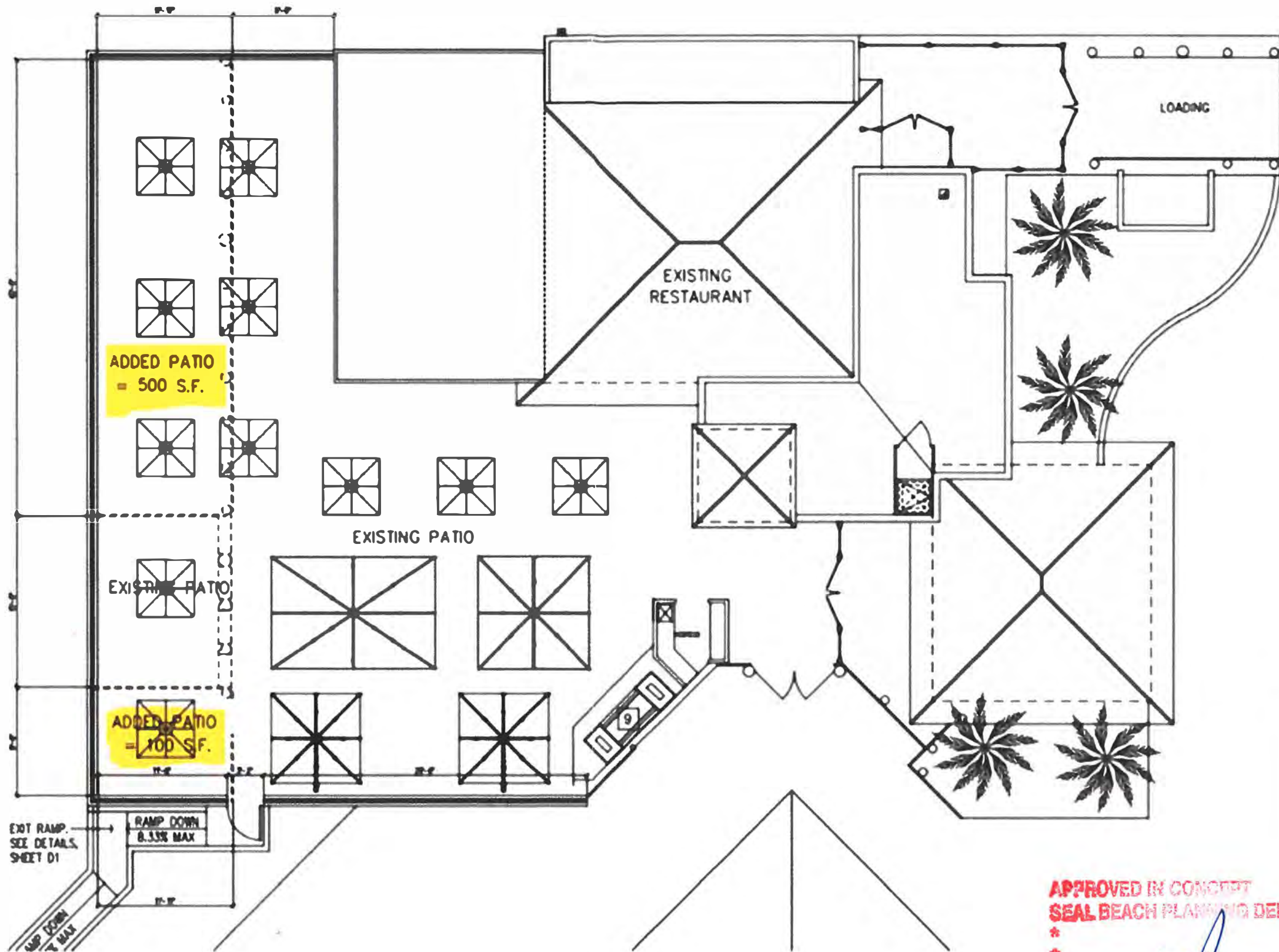


**Project Location**

<b>Exhibit 1</b>	
Page 1 of 2	
	California Coastal Commission



**Project Site (Proposed patio extension)**



TOTAL ADDED PATIO  
= 600 S.F.

ADDED PATIO  
= 500 S.F.

ADDED PATIO  
= 100 S.F.

EXISTING PATIO

EXIT RAMP.  
SEE DETAILS,  
SHEET D1

RAMP DOWN  
8.33% MAX

APPROVED IN CONCEPT  
SEAL BEACH PLANNING DEPT

SIGNATURE *[Signature]*

DATE: \_\_\_\_\_

CUP #20-2 APPROVED 8/

ARNE  
VALENTI  
DESIGNS

1E BEACH HOUSE  
15 1ST STREET  
SEAL BEACH, CA

**Exhibit 2**  
Page 1 of 1  
California Coastal Commission