

CALIFORNIA COASTAL COMMISSION

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Th6b

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STAFF REPORT: CONSENT CALENDAR

Application No.: 5-24-1015

Applicant: Keith Vogelgesang

Agent: Matthew McGrane

Location: 1420 Crystal Cove Way, Seal Beach, Orange County
(APN: 043-282-11)

Project Description: Major remodel and addition of 917 sq. ft. to the second floor, 188 sq. ft. to an existing 449 sq. ft. attached garage, and construction of a new 254 sq. ft. first floor deck with 32 cy of grading to an existing 2,725 sq. ft. two-story single-family residence on a 10,692 sq. ft. lot.

Staff Recommendation: Approval with conditions

SUMMARY OF STAFF RECOMMENDATION:

The proposed project is for the construction of an addition and a major remodel to a single-family residence on an inland lot located in Seal Beach, Orange County. Commission staff are recommending **approval with five special conditions** to ensure consistency primarily with the hazards, and water quality policies of the Coastal Act. While the proposed project is located on an inland lot, it is still located within an area where coastal hazards exist and could adversely impact the development. No shoreline protective device is proposed to protect the development pursuant to this permit. However, given that the applicant is proposing a major remodel in a potentially hazardous location, staff recommends the Commission impose **Special Condition 1**, requiring the applicant to agree that no future shoreline protective device may be relied on to protect the development authorized by this permit. In addition, this condition requires that if any part of the proposed development becomes threatened by coastal hazards in the future, the threatened development must be removed rather than protected in place. Staff also recommends the Commission impose

Special Condition 2, requiring the applicant to assume the potential risk of injury and damage arising from coastal hazards that may threaten the development.

During construction, the proposed project has potential for adverse impacts to Archeological and Tribal Cultural Resources, water quality, and marine resources. Therefore, staff recommends the Commission impose **Special Condition 3** which further reduces the potential for in-ground resource impacts. **Special Condition 4** which provides standards for the safe storage of construction materials and the safe disposal of construction debris. To ensure that any prospective future owner(s) of the properties are made aware of the applicability of the conditions of this permit, staff recommends the Commission impose **Special Condition 5** which requires the property owner to record a deed restriction against the properties, referencing all of the above special conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the property.

As conditioned, the proposed project conforms with Chapter 3 of the Coastal Act, which is the standard of review because the City of Seal Beach does not have a certified Local Coastal Program. The motion to approve the CDP application is on **Page 4**. The special conditions begin on **Page 4**.

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EXHIBITS

Exhibit 1 - Vicinity Map & Project Location
Exhibit 2 – Existing and Proposed Development
Exhibit 3 – CoSMoS Projections

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. STANDARD CONDITIONS:

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS:

1. Waiver of Right to Future Shoreline Protective Device.

- A. By acceptance of this permit, the permittee hereby waives, on behalf of itself and all successors and assigns, any rights that may exist under applicable law to construct shoreline protective devices to protect the development approved pursuant to CDP No. 5-24-1015 to the extent that the protective device will substantially alter natural landforms or otherwise harm coastal resources in a manner inconsistent with any Coastal Act Chapter 3 policies.

- B. By acceptance of this Permit, the permittee further agrees, on behalf of itself and all successors and assigns, that they are required to remove all or a portion of the development authorized by the permit, and restore the site, if: (1) the City or any other government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that the structures are currently and permanently unsafe for occupancy or use due to damage or destruction from flooding, sea level rise, or other hazards related to coastal processes, and that there are no feasible measures that could make the structures suitable for habitation or use without the use of shoreline protective devices; (2) essential services to the site (e.g., utilities, roads) can no longer feasibly be maintained due to the coastal hazards listed above; (3) removal is required pursuant to LCP policies for sea level rise adaptation planning; or (4) the development requires new and/or augmented shoreline protective devices that conflict with relevant LCP or Coastal Act policies.

In addition, this approval does not permit any development to be located on lands impressed with a public trust interest, and any development that comes to be located on such lands due to the movement of the mean high tide line must be removed unless the Coastal Commission determines, pursuant to a permit amendment, that the development may remain pursuant to the Coastal Act. If the development comes to be located on lands impressed with a public trust interest due to the movement of the mean high tide line, the applicant would also be subject to the State Lands Commission's (or other designated trustee agency's) discretionary leasing approval.

- 2. Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the permittees acknowledge and agree (i) that the site may be subject to hazards including but not limited to waves, erosion, storm conditions, liquefaction, flooding, and sea level rise; (ii) to assume the risks to the permittees and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
- 3. Protection of Archaeological and Tribal Cultural Resources.** The permittee shall undertake development in compliance with the following mitigation measures to protect archaeological, including tribal cultural resources:
- A. AT LEAST ONE MONTH PRIOR TO COMMENCEMENT OF ANY GROUND-DISTURBING CONSTRUCTION ACTIVITIES, the permittee shall (i) notify in writing, email, and/or phone calls, as necessary, the representatives of Gabrieleño-affiliated Native American Tribes listed on an updated Native American Heritage Commission (NAHC) contact list for the area; (ii) invite all

affiliated Tribal representatives on that list to be present and to monitor ground-disturbing activities; and (iii) arrange for any invited Tribal representative that requests to monitor and a qualified archaeological monitor to be present to observe project activities with the potential to impact archaeological and/or tribal cultural resources. A qualified archaeologist means an individual who meets the Secretary of the Interior's Professional Standards for an Archaeological Principal Investigator and/or is listed as Registered Professional Archaeologist. The archaeological monitor(s) shall have experience monitoring for archaeological resources of the local area during excavation projects, be competent to identify significant resource types, and be aware of recommended Tribal procedures for the inadvertent discovery of archaeological resources and human remains. Evidence of written notification shall be made available to the Executive Director upon request.

- B. If an area of archaeological resources is discovered during ground-disturbing activities, all construction shall cease and shall not recommence except as provided in subsection (D) hereof, and the permittee shall retain a qualified archaeologist and a tribal cultural resource specialist qualified to analyze the significance of the find in consultation with the Gabrieleño-affiliated Native American Tribes listed on the NAHC list. Significance testing may be carried out only if acceptable to the affected Native American Tribe(s), in accordance with a Significance Testing Plan. The specialist(s) shall immediately notify the affiliated Tribes on the NAHC list. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area that includes a reasonable buffer zone recommended by the monitor(s). Project activities may continue outside of the exclusion zone.
- C. Should human remains be discovered on-site during the course of the project, immediately after such discovery, the on-site archaeologist and Native American monitor(s) shall notify the County Coroner within 24 hours of such discovery, and all construction activities shall be temporarily halted until the remains can be identified. An "exclusion zone" may be established around the discovery area. If the county coroner determines that the human remains are those of a Native American, the coroner shall contact the NAHC within 24 hours, pursuant to Health and Safety Code Section 7050.5. The NAHC shall deem the Native American most likely descendant (MLD) to be invited to participate in the identification process pursuant to Public Resources Code Section 5097.98. The permittee shall comply with the requirements of Section 5097.98 and work with the MLD person(s) to preserve the remains in place, move the remains elsewhere onsite, relinquish the remains to the descendants for treatment, or determine other culturally appropriate treatment. Within five (5) calendar days of notification to NAHC, the permittee shall notify the Coastal Commission's Executive Director of the discovery of human remains and identify any changes to the proposed development or mitigation measures that may be needed related to the inadvertent discovery. The Executive Director shall maintain confidentiality regarding the presence of human remains on the project site. The Executive Director shall determine whether the identified changes are de minimis in nature and scope.

- D. A permittee seeking to recommence construction within an exclusion zone (excluding the discovery of human remains, which shall follow Section 5097.98 as noted in (C) above), following discovery of the archaeological resources shall submit a Supplementary Archaeological Plan (SAP) prepared by the project archaeologist in consultation with the Gabrieleño-affiliated Native American Tribes listed on the NAHC list for the review and written approval of the Executive Director. If the Executive Director approves the SAP and determines that the SAP's recommended changes to the proposed development or mitigation measures are de minimis in nature and scope, construction may recommence after this determination is made by the Executive Director in writing. If the Executive Director approves the SAP but determines that the changes therein are not de minimis, construction may not recommence until after an amendment to this permit is approved by the Commission.

4. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris. The permittee shall comply with the following construction-related requirements:

- A. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion;
- B. No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers;
- C. Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project;
- D. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters;
- E. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day;
- F. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction;
- G. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the Coastal Zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required;

- H. All stockpiles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
 - I. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems;
 - J. The discharge of any hazardous materials into any receiving waters shall be prohibited;
 - K. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible;
 - L. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity; and
 - M. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
 - N. During construction of the project, no runoff, site drainage or dewatering shall be directed from the site into any street, alley or stormdrain, unless specifically authorized by the California Regional Water Quality Control Board.
- 5. Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner(s) has/have executed and recorded against the parcel governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of the property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction recorded against title to the property shall include a legal description of that entire parcel. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION & DESCRIPTION

The proposed project is for the construction of a 1,227 sq. ft. addition and a major remodel to an existing single-family residence. The proposal includes an interior remodel, a 917 sq. ft. addition to the second floor, and 188 sq. ft. addition to an existing 449 sq. ft. attached garage; and construction of a new 254 sq. ft. first floor deck with pergola.

Grading will consist of 32 cu. yd. of cut for the new foundation areas. There is no new landscaping, however the driveway is proposed to be reconstructed with permeable pavers ([Exhibit 2](#)).

The 10,692 sq. ft. lot is currently developed with a 2,725 sq. ft. single-family residence, an attached two-car garage, pool, and landscaping built in 1962 ([Exhibit 1](#)). Previously, the property owner obtained a coastal development permit exemption, 5-15-0061-X for a 636 sq. ft. addition to the residence. The proposed project is considered a major remodel due to the cumulative additions overtime which will result in more than 50% square footage of the original of the structure. The project site is designated as Residential Low Density (RLD-9) in the City of Seal Beach Zoning Code and is located on the landward side of Pacific Coast Highway in a residential neighborhood in the Old Town & Bridgeport area of Seal Beach. North, South, and East of the project are residential developments, West of the project site is the Pacific Coast Highway and a mix of commercial and residential development. The predominant character of the surrounding area is one or two-story residential structures with parking accessed directly from the street through private driveways. The proposed maximum height of the additions is 22 ft. 3 in. matching the existing maximum roof height ([Exhibit 2](#)). The proposed residence is of similar mass and scale as the surrounding development. There are no public coastal views within the vicinity of the project site, so the project will not adversely impact coastal views. Therefore, the project as proposed is consistent with Section 30251 of the Coastal Act.

There are no existing public access points to the beach or trails from this location. The existing two-car garage is consistent with the uncertified zoning code's standard of two parking spaces per residential dwelling unit, which the Commission has regularly used for development in Seal Beach. Therefore, the development will not rely on public parking resources for access, aside from temporary construction-related parking impacts. Thus, the proposed project will not result in direct adverse impacts, either individually or cumulatively, on vertical or lateral public access. Therefore, the project as proposed is consistent with Sections 30210 and 30250 of the Coastal Act.

Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion or which may be discharged into coastal water via rain or wind could result in adverse impacts upon the marine environment that could reduce the water quality and biological productivity of coastal waters. For instance, construction debris entering coastal waters may cover and displace soft bottom habitat. Sediment discharged into coastal waters may cause turbidity, which can shade and reduce the productivity of foraging avian and marine species' ability to see food in the water column. In order to

address pre-construction and post-construction water quality impacts, consistent with Sections 30230, 30231 and 30232 of the Coastal Act, the applicant has submitted a drainage and runoff control plan that minimizes impacts to water quality the proposed project may have. During construction the applicant proposed a stormwater pollution prevention plan which include silt barriers and sediment traps around disturbed areas, dust and erosion control measures, and regular monitoring and maintenance of stormwater facilities. After construction, onsite runoff from the roof will be directed to five proposed 100-gallon rain barrels, with excess and surface runoff directed to permeable areas, including proposed permeable pavers and existing landscaped areas, where it can percolate into the ground, with any excess directed to the main storm drain system.

In order to avoid adverse construction-related impacts to water quality and biological productivity, the Commission imposes **Special Condition 5**, which outlines construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris. This condition requires the applicant to remove any and all debris resulting from construction activities within 24 hours of completion of the project. In addition, all construction materials, excluding lumber, shall be covered, and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible. As conditioned to protect water quality and biological productivity through the implementation of requirements for safe storage of construction materials and safe disposal of construction debris, the project is consistent with Sections 30230, 30231 and 30232 of the Coastal Act.

The project also proposes 32 cu. yd. of cut that will be exported outside of the coastal zone for the new building footprint and foundations. The California Coastal Zone has been home to native populations for thousands of years and the project site is in close proximity to sacred lands and other significant archeological resources in Seal Beach. Given that the proposed grading activities could potentially impact sensitive tribal cultural resources, the Commission imposes **Special Condition 4**, which requires the applicant to incorporate measures for the Protection of Archaeological and Tribal Cultural Resources. This condition requires that appropriate Native American monitors and archeological professionals are present during all ground-disturbing activities and that any resources found are treated in accordance with best practices, including best practices identified through consultation with the appropriate tribal government(s). As conditioned, the project can be found consistent with Section 30244 of the Coastal Act.

Coastal Act Section 30270 requires that sea level rise be taken into account in order to identify, assess, and, to the extent feasible, avoid and mitigate the adverse effects of sea level rise. Although the project site is not located within the first line of development adjacent to the ocean, the site is located within an environmentally vulnerable part of Seal Beach, extending from the San Gabriel River, roughly South of Pacific Coast Highway and South of Electric Avenue, to Anaheim Bay. This portion of Seal Beach is projected to have the highest vulnerability in the city to multiple coastal hazards due to hydraulic connections to inland inundation and flooding from both the San Gabriel River, Anaheim Bay, Seal Beach National Wildlife Refuge, and storm flooding. Thus, potential hazards issues that must be addressed include the potential for flooding and storm hazards, which is further exacerbated with sea level rise and increased storm surge activity.

The applicant provided a sea level rise and flood hazard discussion prepared by Mathew McGrane on January 28, 2025, which concluded that groundwater posed the greatest flood risk to the site and using FEMA flood insurance maps and USGS modeling, concluded there is no significant flooding risk from sea level rise to the property over the proposed life of the development because the site area is protected by levees and berms. However, Commission staff also analyzed future sea level rise impacts for the site using the Coastal Commission's Statewide Guidance the U.S. Geologic Survey Coastal Storm Modeling System (CoSMoS). Based on the project's estimated 75-year design life, in 2099, the project site would be subject to approximately +2.8 ft. to +6.3 ft. of sea level rise (Intermediate to High Scenarios, Los Angeles tide gauge). As shown in CoSMoS, the project site would be susceptible to occasional flooding with 3.3 ft. of sea level rise in conjunction with a 100-year storm scenario ([Exhibit 3](#)). The site would also be susceptible to regular flooding with 4.9 ft. of sea level rise and no storm. To address potential sea level rise storm hazard impacts, the applicant proposed to capture stormwater on site, construct the residential additions on raised foundations to match the existing, approximately one foot above ground level.

Here, the applicants are not proposing to construct a shoreline protection device and no shoreline protection would be authorized by this permit, nor is the proposed development expected to require shoreline protection over the life of the development; however, it must be clear that, as new development, the entire development approved by this permit is not entitled to a shoreline protection device now or in the future. Thus, the Commission imposes **Special Condition 2** to require the applicants to assume the potential risk of injury and damage arising from coastal hazards that may threaten the development. In addition, the Commission imposes **Special Condition 1** to require the applicant to acknowledge that the development approved by this permit is not entitled to shoreline protection and to waive rights to future shoreline protection. To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, **Special Condition 6** requires the property owners to record a deed restriction against the property, referencing all of the above special conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the property.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City of Seal Beach does not have a certified Local Coastal Program. Therefore, the Coastal Commission is the permit issuing entity, and the standard of review is Chapter 3 of the Coastal Act.

B. DEVELOPMENT

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, the Commission finds that the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

C. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

D. WATER QUALITY

The proposed development has the potential of discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. HAZARDS

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30253, and 30270 of the Coastal Act regarding the siting of development in hazardous locations.

F. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes **Special Condition 5**, which requires the property owner to record a deed restriction against the property, referencing all of the above special conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the property. Thus, as conditioned, any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

G. LOCAL COASTAL PROGRAM (LCP)

Coastal Act section 30604(a) states that, prior to certification of a local coastal program (“LCP”), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The City of Seal Beach has neither a certified LCP nor a certified Land Use Plan. The proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of the Commission’s administrative regulations requires Commission approval of coastal development permit applications to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (“CEQA”). Section 21080.5(d)(2)(A) of CEQA prohibits approval of a proposed development if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant impacts that the activity may have on the environment. As the lead agency under CEQA, the City of Seal Beach determined the project to be Categorically Exempt under Cal. Code of Regs., tit. 14, div. 6, § 15303 Class 3 (a) on December 13, 2023. The project as conditioned herein incorporates measures necessary to avoid any significant environmental effects under the Coastal Act, and there are no less environmentally damaging feasible alternatives or mitigation measures. Therefore, the proposed project is consistent with CEQA.

5-24-1015 (Vogelgesang)

Appendix A - Substantive File Documents

- Coastal Development Permit Application No. 5-24-1015 and associated File Documents