

CALIFORNIA COASTAL COMMISSION

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

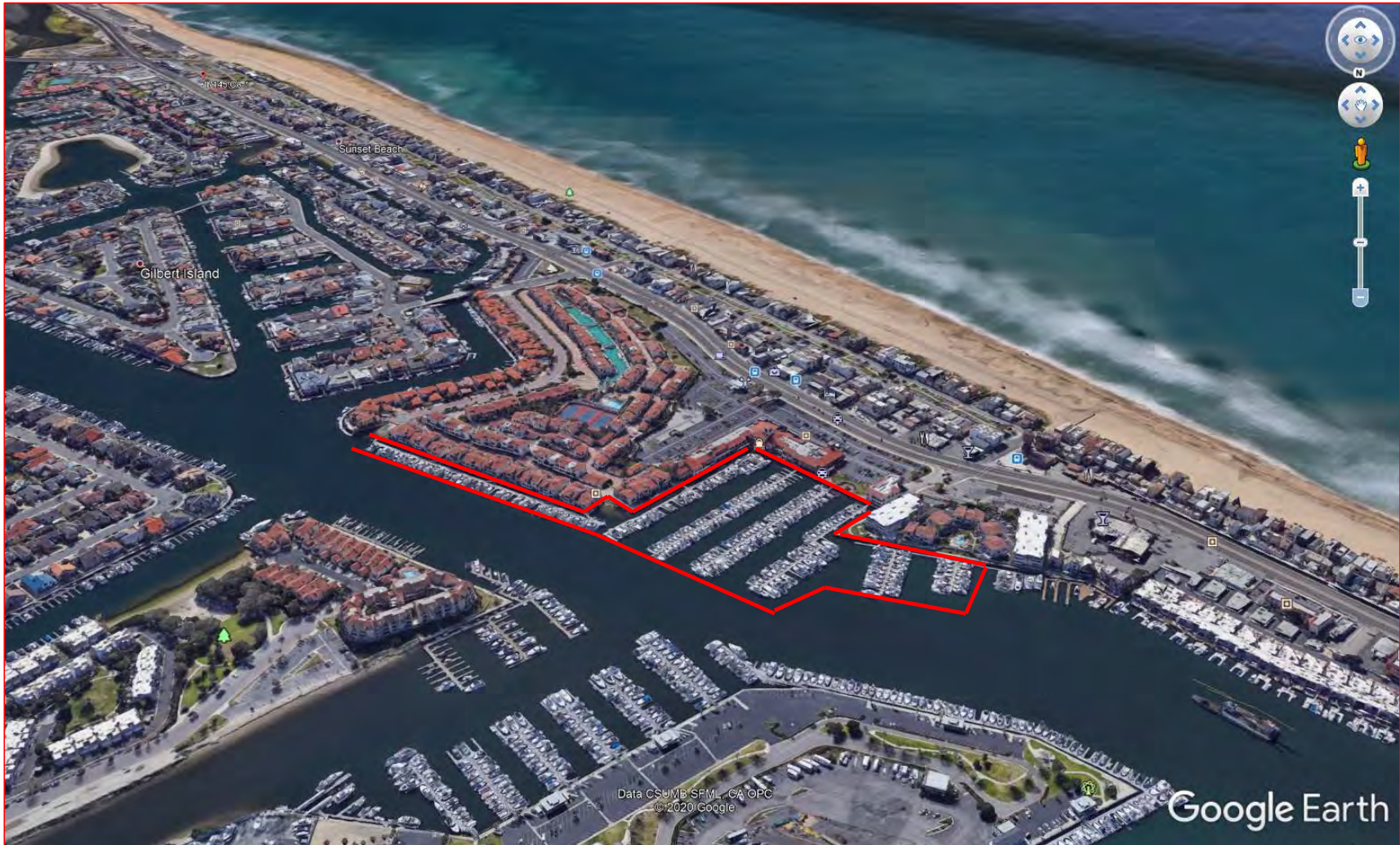


W13b

5-18-0875-A1 (Peter's Landing Marina) OCTOBER 7, 2020

EXHIBITS

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Project Site Plan (Figure 1)
- Exhibit 3 – Fishing Dock Plan
- Exhibit 4 – Fishing Platform Plan
- Exhibit 5 – CDP 79-6083
- Exhibit 6 – CSLC Lease Area Map
- Exhibit 7 – CSLC Letter, 3/12/2020
- Exhibit 8 – Coastal Marsh Restoration Plan
- Exhibit 9 – Sample Informational Signage
- Exhibit 10 – Proposed Interpretive Signage
- Exhibit 11 – Letter from Peter's Landing Commercial Development
- Exhibit 12 - CoSMoS Map



Vicinity Map

Outline of Peter's Landing Marina

5-18-0875-A1
Exhibit 1a

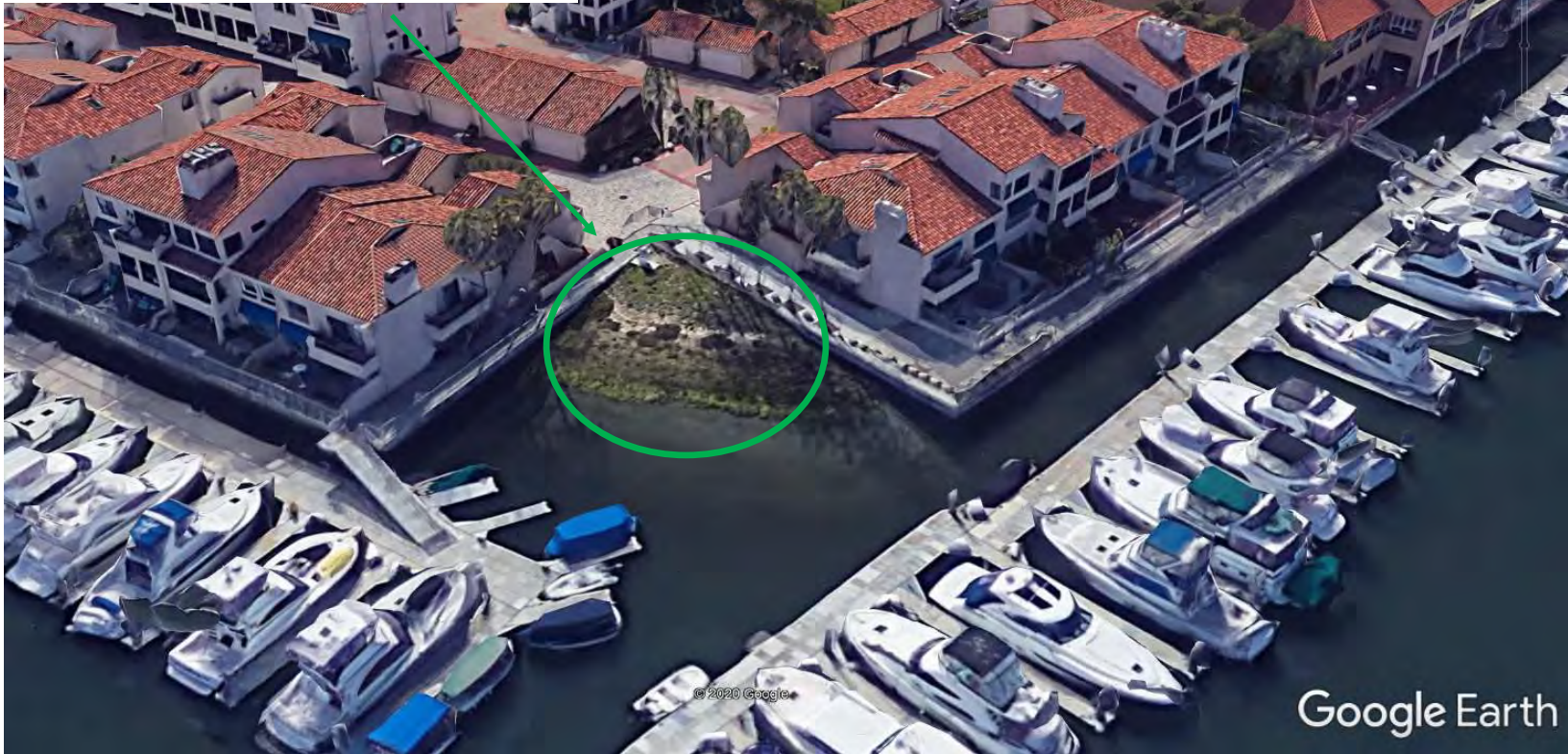


5-18-0875-A1
Peter's Landing Marina

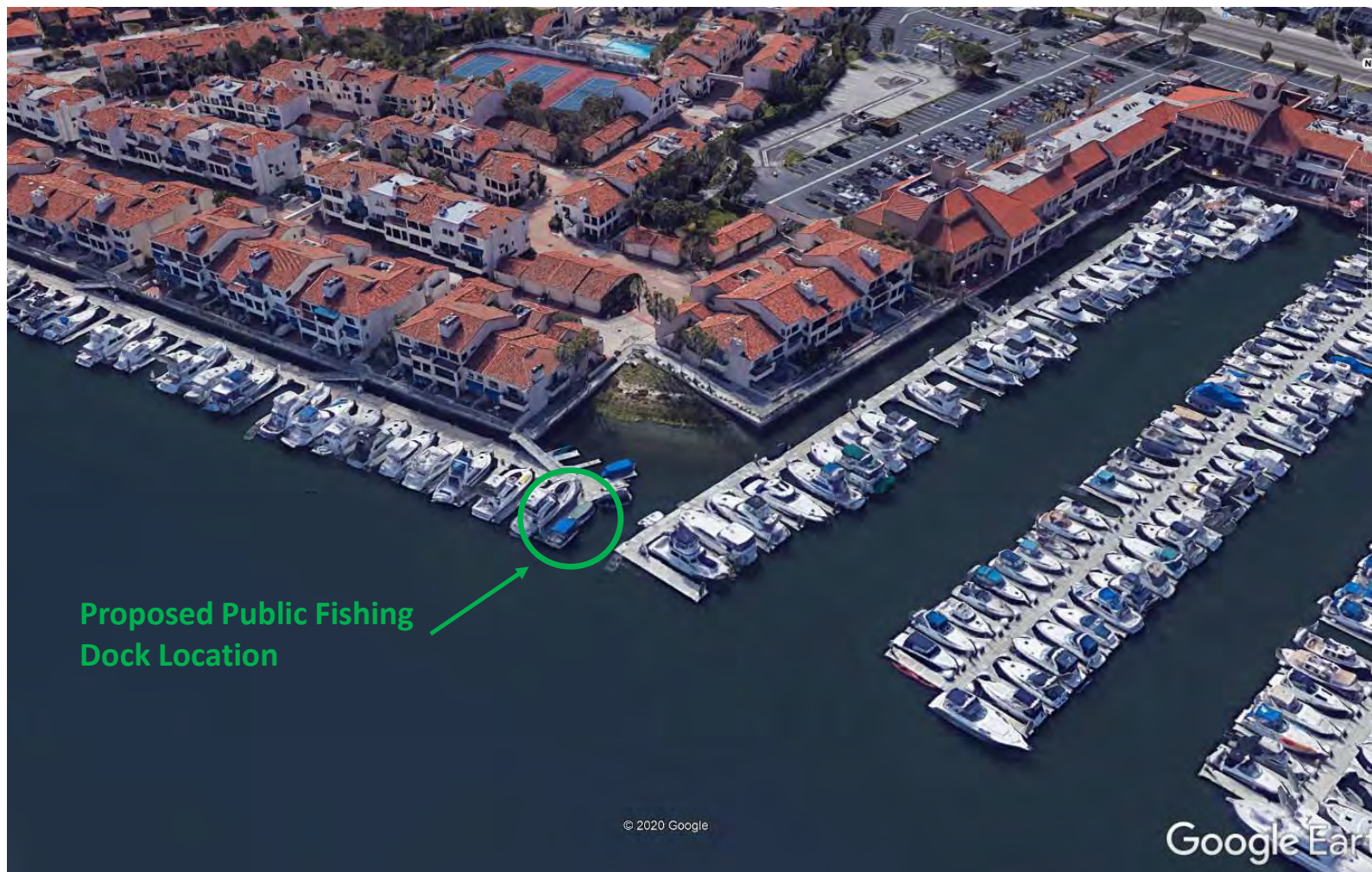
5-18-0875-A1
Exhibit 1b



Location of Salt Marsh Restoration



5-18-0875-A1
Exhibit 1c

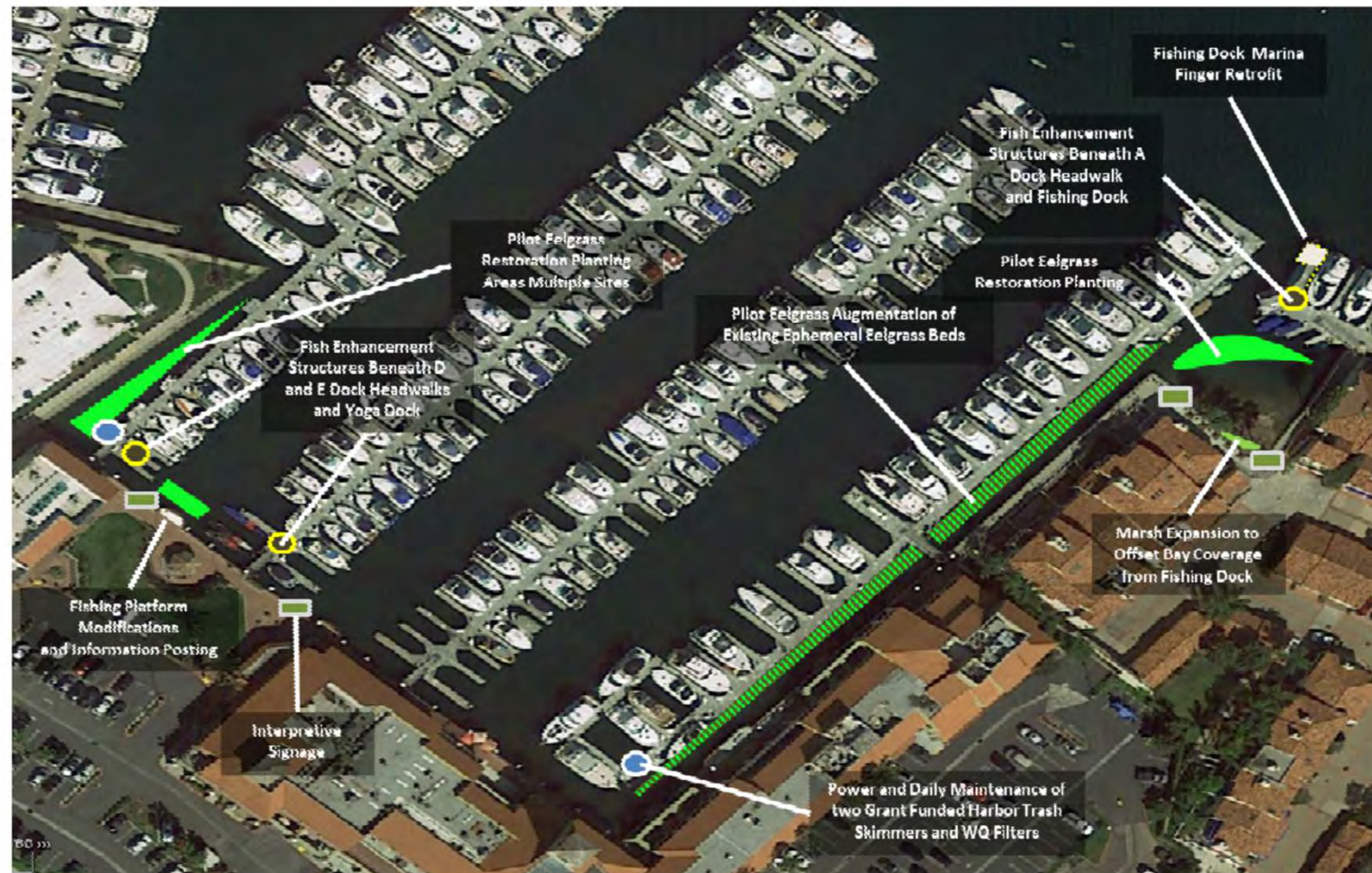


5-18-0875-A1
Exhibit 1d



5-18-0875-A1
Exhibit 1e

Figure 1. Overview of Public Access and Marine Resource Enhancement Improvements



Proposed Project Site Plan

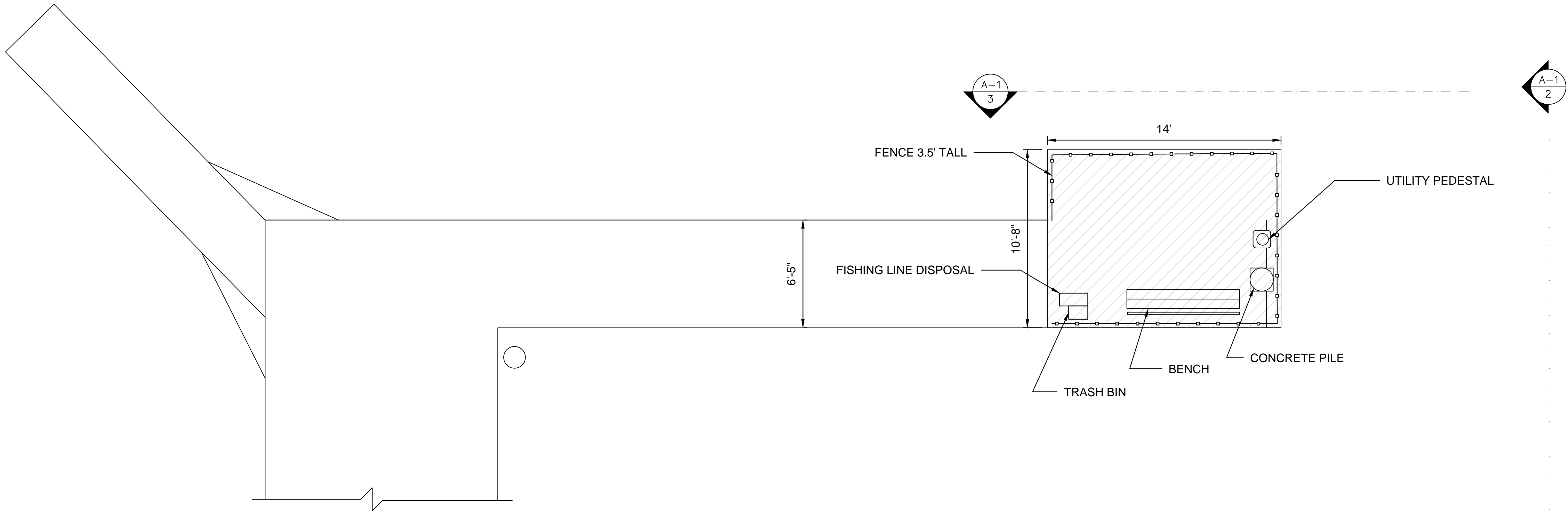
5-18-0875-A1
Exhibit 2

MULTIPURPOSE DOCK

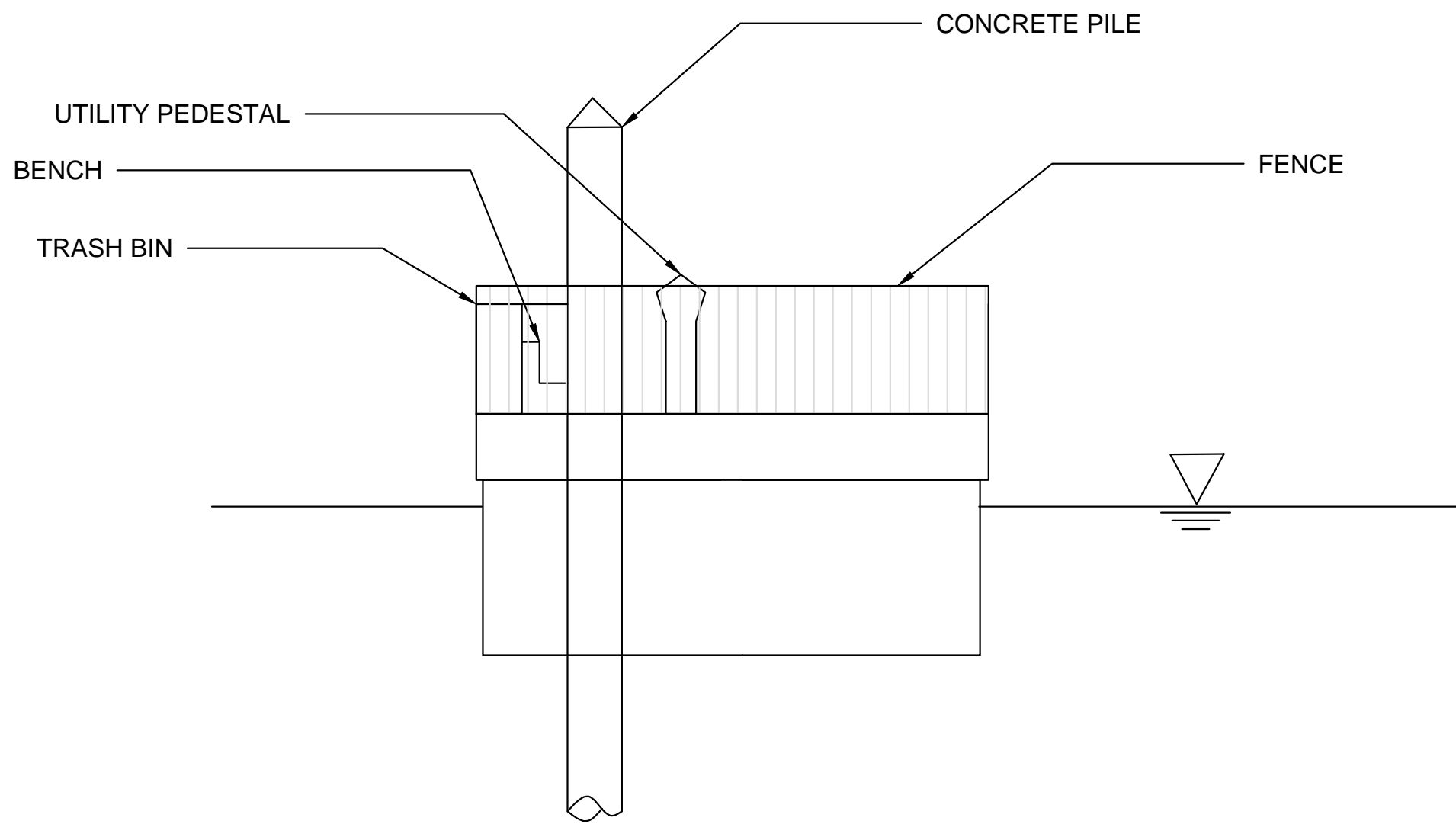


7621 LOUISE AVE
LAKE BALBOA, CA 91406
(818) 521-6342
INFO@MLBENGINEERING.ORG

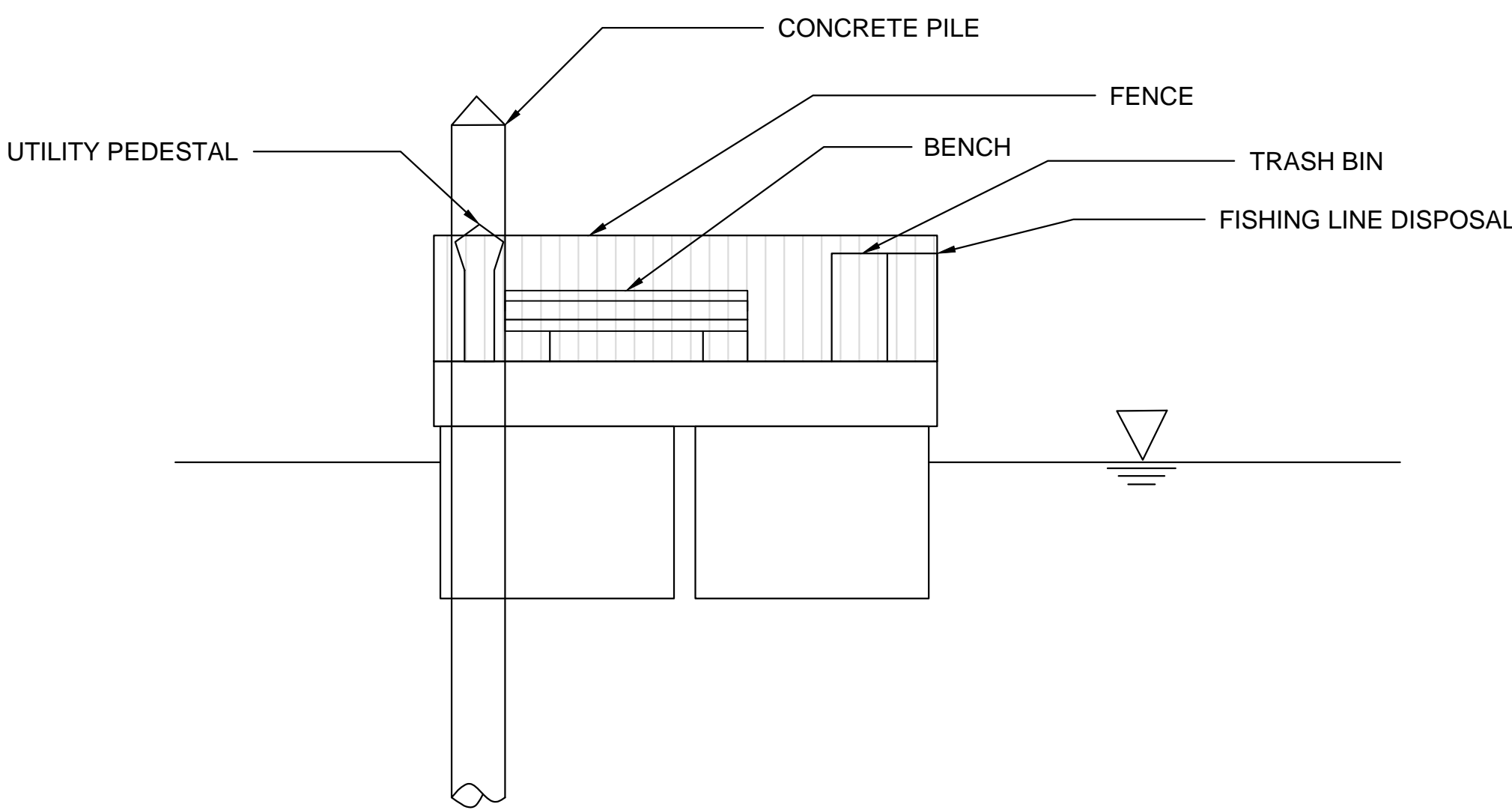
PLM A Dock Fishing/Multi-Use Area
Revised Platform Plan



1 DOCK PLAN



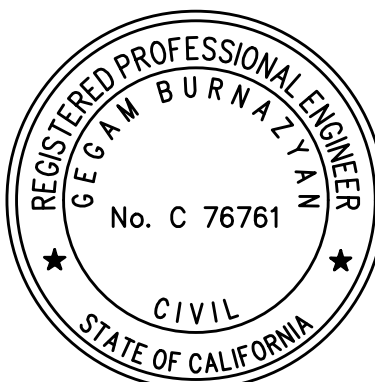
2 DOCK SECTION



3 DOCK SECTION

REV	DATE	DESCRIPTION	BY
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-

DATE: 03/17/2020
JOB NO: MLB20-053



DESIGNED BY: DD
CHECKED BY: GB

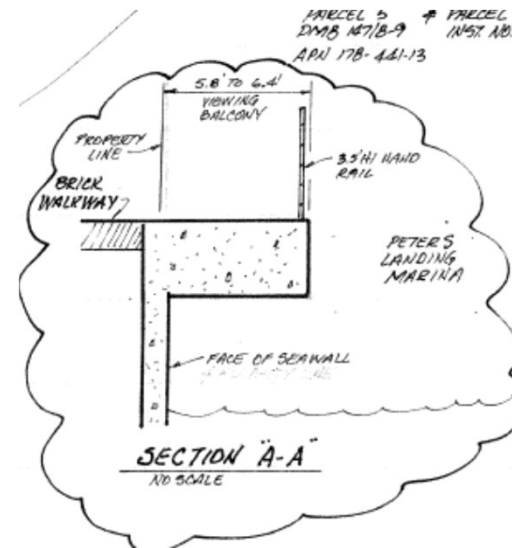
16400 PACIFIC COAST
HIGHWAY
HUNTINGTON BEACH,
CA 91649

A-1

Proposed Location of
Fishing Platform



*Fishing platform located adjacent to parkland
between Docks D and E.*



Fishing platform to include trash receptacles,
Used fishing line containers, and seating.

CALIFORNIA COASTAL COMMISSION
SOUTH COAST REGIONAL COMMISSION666 E. OCEAN BOULEVARD, SUITE 3107
P.O. BOX 1450
LONG BEACH, CALIFORNIA 90801
(213) 590-5071 (714) 846-0648

dp



FILE COPY

To: Commissioners
From: Executive Director
Subject: Summary and Recommendation
Application No.: P-79-6083
Attachments: 1. Site Location Map
2.
3.
4.
5.
6.
7.
8.

1. Administrative Action: 76 notified

The application has been reviewed and is complete. The 42-day hearing period expires ---. Public Hearing is scheduled for 11-19-79. Continuations, (if any) were granted as follows:

1. _____ 2. _____ 3. _____

2. Applicant:

The Huntington Partnership
Applicant's full name

(714) 846-4636

Telephone number

16400 Pacific Coast Highway
Address

Huntington Beach, CA 92649

Or John M. Cope

Representative's name

Telephone number

Same

Address

3. Project Location:

a) City or District Huntington Beach

b) County Orange

c) Street Address Pacific Coast Highway at Anderson St.

d) Area is Zoned C2- Commercial

PROJECT DESCRIPTION:

Expansion of a public commercial marina and retail-office specialty center (Peter's Landing) presently under construction. Expansion includes 81 boat slips and 20,000 sq. ft. of retail/office/restaurant use. Expansion will bring the project to 127,132 sq. ft. of retail/office/restaurant use and 281 boat slips. 79 additional parking spaces are provided bringing the total on-site parking compliment to 630 spaces.

LOCATION DESCRIPTION & STREET ADDRESS: On the landward side of Pacific Coast Highway at Anderson St., in Huntington Beach

DISTANCE FROM MEAN HIGH TIDE LINE: Adjacent to the bulk head

PRESENT USE OF PROPERTY: Vacated service station

SITE SIZE: Irregularly shaped = 60,000 sq. ft.

DENSITY: Gross: N/A Net: N/A

UNIT MIX: N/A

ON-SITE PARKING: Primary = 79 Size = 9 x 19 ft. (77)
12 x 19 ft. (2) Handicapped
Tandem = 0 Size = Total = 79

PROJECT HEIGHT: Above AFG = 40 ft. Above CFR = 40 ft.
two and one half stories

PROJECT COST: \$ 1.5 million EIR: Negative Declaration

AGENCY APPROVAL: Approval in Concept = City 10/20/79

RECOMMENDATION: The Executive Director recommends that the Commission adopt the following resolution:

I. Approval With Conditions

The Commission hereby grants, subject to conditions below, a permit for the proposed development, on the grounds that the development as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Conditions

The permit is subject to the following conditions:

Prior to issuance of permit applicant shall submit the following:

Revised plans which show the following:

- a. fifty-seven additional on-site parking spaces,
- b. two public fishing piers located at the westerly and easterly ends of the boat slips,
- c. gangplank access to the fishing piers from the dedicated public accessway located immediately adjacent to the bulkhead on the adjoining development to the south, and
- d. sign at each access gangplank for notifying the public of access to public fishing piers.

III. Findings and Declarations

1. Project Background -

The proposed project is an expansion of the Peter's Landing Project approved by the Commission as P-76-8742 on 10-18-76. The project is currently under construction. The current proposed project is related to another development currently under construction immediately to the west under coastal permit no. P-76-8275 for the construction of 45 condominium units, parking spaces, recreational facilities, boat slips and two public fishing piers. Approval was conditioned as follows:

Conditions for P-8275

Prior to issuance of permit, applicant shall submit:

1. a signed and notarized statement agreeing:
 - a. to either use a solar heating system only, for the swimming pool or to have an unheated swimming pool; and
 - b. to use a solar heating system only, for the spa;
2. revised plans showing adequate signing for purposes of notice of public access;
3. revised plans showing a 30-foot wide open space area between the bulkhead line and Building Two, and delineation of open public walkway and bikeway connections to a future marina development;
4. evidence that a deed restriction has been recorded that allows unrestricted public access along the subject walkway-bikeways-fishing dock area through the entire property with exception of the residential recreation areas.

The relationship between the proposed project and P-8275 concerns the two public fishing piers and the deed restricted public accessway described in Condition 4 above.

The applicant for the proposed project has acquired the State leased lands for the 81 boat slips. This is the same State leased lands where the slips and two public fishing piers were to be located for the P-76-8275 condominium project. The accessway has already been deed restricted on the adjoining property. In sum, the applicant for the proposed project has acquired the obligation of providing the two public fishing piers with access from the public accessway located on the P-8275 development.

2. Consistency with the California Coastal Act of 1976

A. Parking -

Section 30252 of the Act states "The location and amount of new development should maintain and enhance public access to the Coast by: ... (4) providing adequate parking facilities...."

The previous approval for the Peter's Landing project under P-76-8742 was for 107,132 sq. ft. of retail/office/restaurant use and 200 boat slips, with 551 on-site spaces. Utilizing the shopping center criteria of one space for each 200 sq. ft. of gross structural area and the marina criteria of 0.75 space for each boat slip the project would require 685 spaces. Since only 551 were provided the originally approved project was deficient 134 spaces (20%). The rationale in approving the project with this deficiency was joint/overlapping use would provide for adequate parking even with the deficiency.

The addition of 20,000 sq. ft. of commercial use and 81 additional boat slips increases the parking requirement by 161 spaces; 79 are provided. When the total project is considered there are 840 spaces required where 630 spaces are provided leaving a deficiency of 216 spaces (25%).

It must be assumed that if the deficiency percentage of 20% is maintained, the joint/overlapping use rationale is still valid. The additional spaces provided for in the recommended conditions of approval will accomplish this.

B. Public Access -

Section 30001.5 of the Act states as follows:

30001.5. The Legislature further finds and declares that the basic goals of the state for the coastal zone are to:

(a) Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.

(b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.

(c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.

(d) Assure priority for coastal-dependent development over other development on the coast.

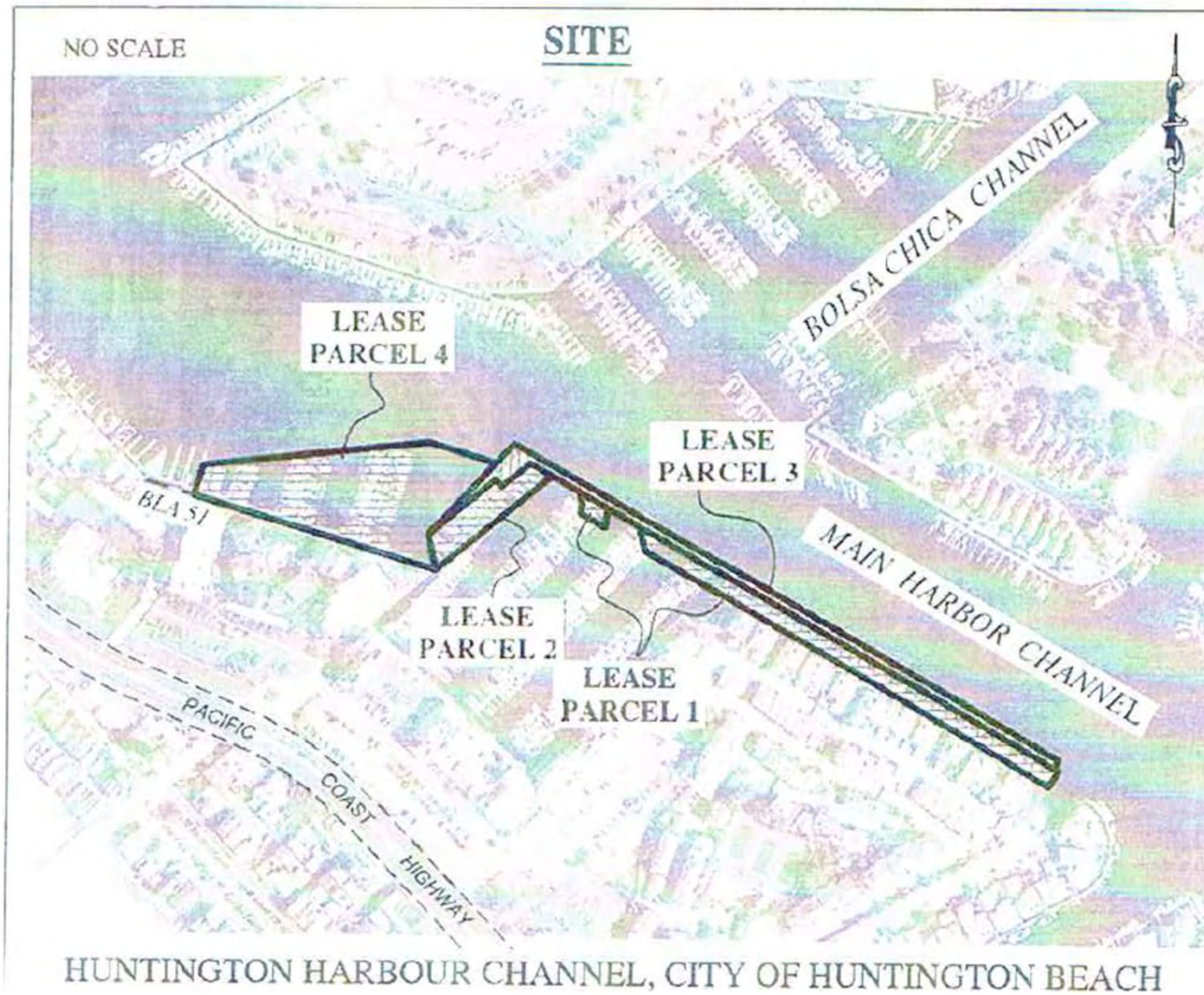
(e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Inasmuch as the two public fishing piers were part of the project approved under P-76-8275 and the permittees for that project have divested that portion of the site which was to contain these facilities it now appears that there is yet an obligation to the discharged to the visiting public. It is the Executive Director's opinion that the satisfaction of this obligation is now incumbent on the applicant for the proposed project.

M. J. Carpenter
Executive Director

Information Contact
Dewitt Pickens

CSW



Location of Parcels
Leased from CSLC

5-18-0875-A1
Peter's Landing Marina
Exhibit 6

CALIFORNIA STATE LANDS COMMISSION

100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202



Established in 1938

JENNIFER LUCCHESI, Executive Officer
(916) 574-1800 Fax **(916) 574-1810**
California Relay Service TDD Phone **1-800-735-2929**
from Voice Phone **1-800-735-2922**

Contact Phone: (916) 574-1900

Contact Fax: (916) 574-1825

March 12, 2020

File Ref: Lease 9525.1

William D. Schmicker
Pegasus Group
1148 Alpine Road, Suite 100
Walnut Creek, CA 94596

**SUBJECT: Proposed Public Access and Marine Resource Enhancement Plan for
Peter's Landing Marina, Huntington Harbor, Orange County**

Dear Mr. Schmicker:

California State Lands Commission staff reviewed the subject Public Access and Marine Resource Enhancement Plan (Plan) prepared by Merkel and Associates, Inc., dated July 2019 to determine whether the proposed Plan will require a lease amendment to Lease 9525.1.

Page 7 of the Plan describes the expansion of an existing 6-foot wide dock finger to a 12-foot wide by 12-foot long platform at the northernmost end of Dock A. The expansion includes the installation of guard rails, the elimination of one boat slip and the placement of fish enhancement structures below the float.

The proposed modifications to Dock A and the placement of fish enhancement structures are located within the existing lease premises and will require a lease amendment. Please complete the lease application online at <https://oscar.slc.ca.gov/>. The minimum expense deposit and filing fee for the amendment is \$1,525.

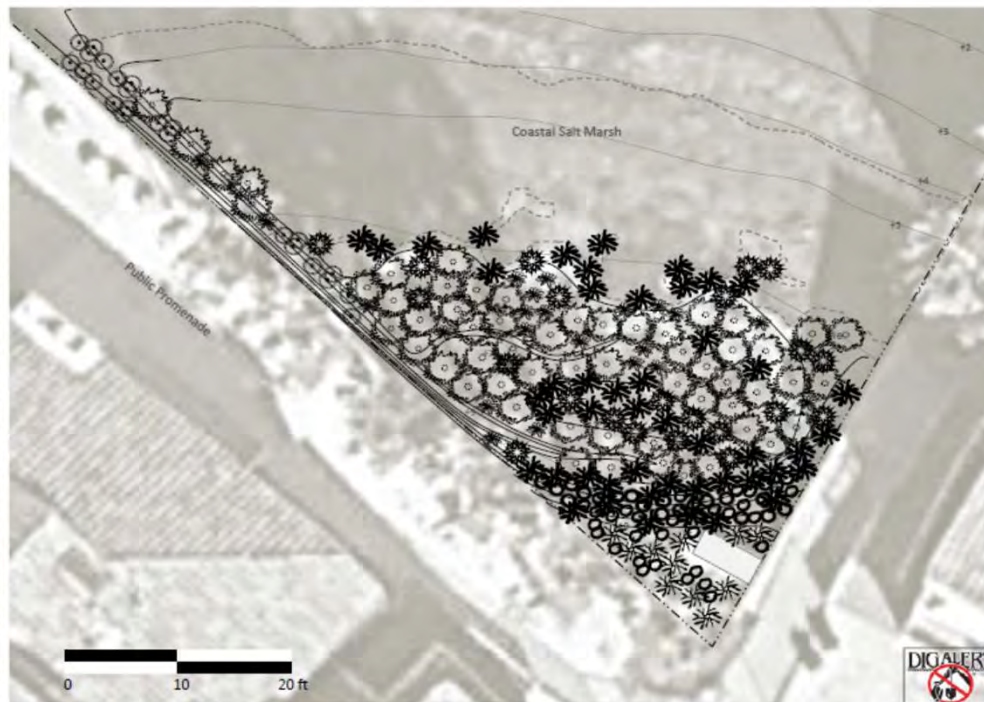
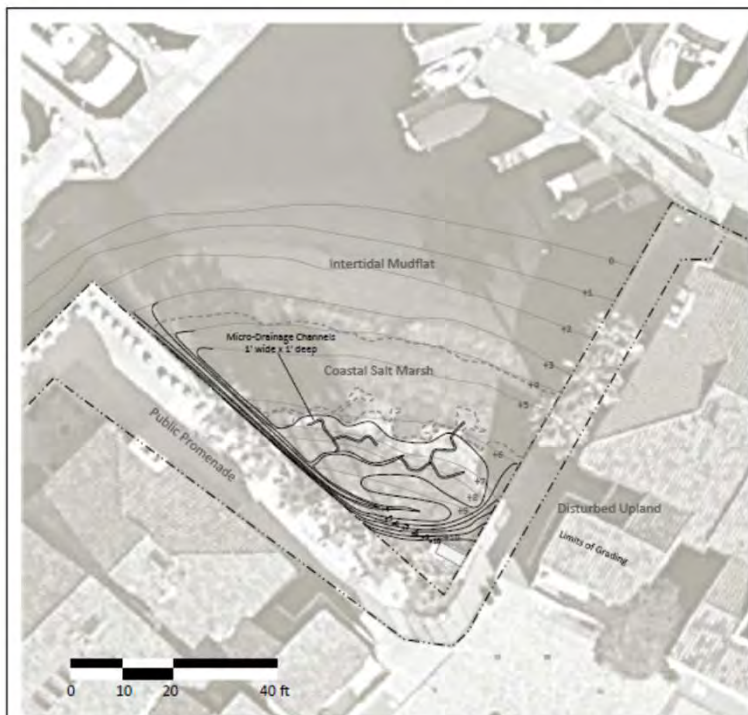
If you have any questions, please contact me at drew.simpkin@slc.ca.gov or by phone at (916) 574-2275.

Sincerely,

A handwritten signature in black ink that reads "Drew Simpkin". The script is cursive and fluid, with the first name "Drew" and last name "Simpkin" clearly legible.

Drew Simpkin
Public Land Management Specialist

cc: Meg Vaughn, California Coastal Commission
Kelly Connor, CSLC



ENVIRONMENTAL PROTECTIONS:

- 1) BOUNDARIES OF EXISTING MARSH WILL BE DEFINED BY STAKING PRIOR TO ANY EXCAVATION.
- 2) A SILT FENCE WILL BE ERECTED ALONG THE DOWNSLOPE BOUNDARY OF THE WORK AREA AND WILL EXTEND FROM BULKHEAD WALL TO BULKHEAD WALL.
- 3) ALL EXCAVATION WILL BE PERFORMED IN THE DRY AT TIDE LEVELS THAT DO NOT RESULT IN INUNDATION OF THE EXCAVATION AREA AT THE TIME OF EXCAVATION.
- 4) EXCAVATED SOIL WILL BE TRANSPORTED FROM THE MARSH SITE TO A CONSTRUCTION DUMPSTER VIA WHEELBARROWS AND WAGON AND THE TRANSIT ROUTE WILL BE SWEEPED EACH DAY AFTER WORK.
- 5) THE SILT FENCE WILL BE REMOVED AFTER PLANTING IS COMPLETED.
- 6) MARSH PLANTING AREAS SHALL BE MAINTAINED BY PETER'S LANDING MARINA THROUGH ESTABLISHMENT.

EXCAVATION:

- 1) CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG ALERT FOR UTILITY MARK OUTS.
- 2) EXCAVATION IS NOMINAL IN VOLUME AND WILL BE PERFORMED USING A SMALL LOADER AND HAND LABOR.
- 3) EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION AND SHALL NOT BE STOCKPILED WHERE IT MAY BE SUBJECT TO THE EBB AND FLOW OF THE TIDES.
- 4) EXCAVATED AREAS SHALL NOT BE COMPACTED BUT SHALL BE LEFT AT THE NATIVE LEVEL OF COMPACTION.
- 5) EXCAVATED SOILS SHALL BE DISPOSED OF AT A LEGAL DISPOSAL AREA AND SHALL NOT BE DISCHARGED WITHIN THE COASTAL ZONE WITHOUT SEPARATE PERMIT AUTHORIZATION.
- 6) CONTRACTOR SHALL VIDEO DOCUMENT WORK AREA PRIOR TO AND FOLLOWING WORK AND SHALL REPAIR ANY DAMAGE CAUSED BY WORK.

PLANTING AND MAINTENANCE:

- 1) PLANTING SHALL BE COMPLETED UPON COMPLETION OF EXCAVATION.
- 2) PLANTS SHALL BE ACQUIRED FROM A NATIVE PLANT NURSERY AND SHALL NOT INCLUDE CULTIVARS OR HYBRIDS.
- 3) PLANTS SHALL BE PLANTED IN EXCAVATED HOLES THAT ARE TWO TIMES THE ROOT BALL VOLUME AND SHALL BE WATERED IN AT THE TIME OF PLANTING.
- 4) NO IRRIGATION IS TO BE INSTALLED, HOWEVER SUPPLEMENTAL HAND WATERING OF PLANTS MAY BE UNDERTAKEN AS NEEDED USING POTABLE WATER.
- 5) PLANTS ARE TO BE MAINTAINED THROUGH ESTABLISHMENT. PLANTS ARE TO BE DENSELY PLANTED TO ACHIEVE RAPID COVERAGE AND ACCOUNT FOR SOME MORTALITY.
- 6) MAINTENANCE SHALL CONTINUE UNTIL ESTABLISHED MARSH OCCUPIES MORE THAN 72 SF AND BARE GROUND IS REDUCED TO LESS THAN 60% OF THE EXCAVATION AREA.

Species	Container Size	Count
 California Cordgrass (<i>Spartina foliosa</i>)	1-gallon	24
 Pacific Pickleweed (<i>Sarcocornia pacifica</i>)	1-gallon	58
 Alkali Heath (<i>Frankenia salina</i>)	1-gallon	18
 Sea Lavender (<i>Limonium californicum</i>)	1-gallon	16
 Estuary Seabligh (<i>Suaeda esterao</i>)	1-gallon	50
 Saltgrass (<i>Distichlis spicata</i>)	rose pots	29
 Shoregrass (<i>Distichlis littoralis</i>)	rose pots	18
 Woolly Seabligh (<i>Suaeda taxifolia</i>)	1-gallon	10



Merkel & Associates, Inc.
5434 Ruffin Road
San Diego, CA 92123
(858) 560-5465
San Diego • San Rafael • Arcata • Nehalem • Tacoma

Vertical Datum: ft MLLW
Horizontal Datum: ft SP, 26
Area: 710 sf (0.016 ac)
Cut: 82 cy Fill: 0 cy
Max. Cut: 5 ft Vertical

PETER'S LANDING MARINA POCKET MARSH EXPANSION PLAN Huntington Beach, CA

Drawn: K. Merkel Checked: A. Senie Date: 8-2-20

Revisions:

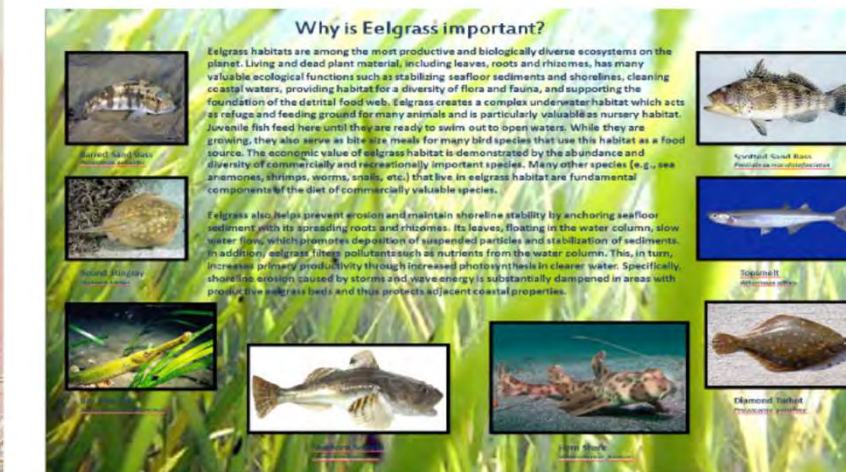
Restoration
Excavation and
Planting Plan
Sheet 1 of 1

**5-18-0875-A1
Exhibit 8**



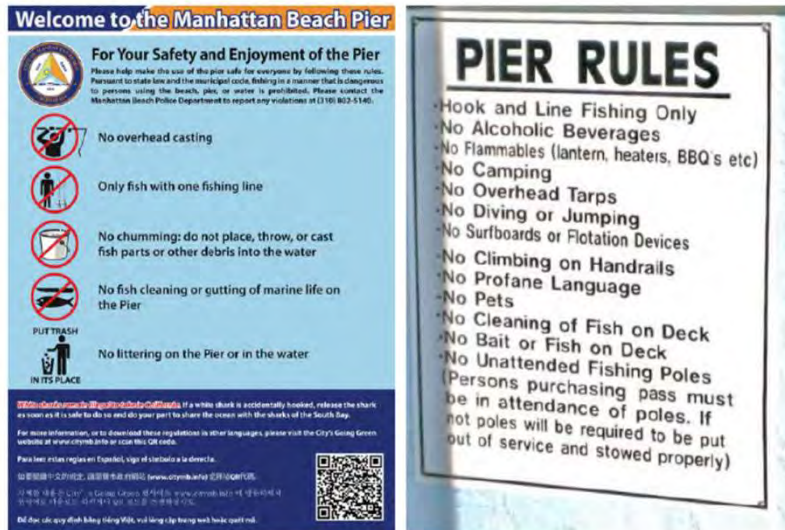
Interpretive signage examples for Peter's Landing Marina, based on species present on site that may be observed by walking the public promenade at different times of day or year.

PETER & ASSOCIATES, INC. #17-052-01



Interpretive signage examples for Peter's Landing Marina, based on species present on site that may be observed by walking the public promenade at different times of day or year.

5-18-0875-A1
Proposed Interpretive
Signage
Exhibit 9



Fishing area rules signage.



Fish consumption advisory signage

Fishing dock identification signage

Sample of Informational Signage
5-18-0875-A1
Exhibit 10

November 15, 2019

Jordan L. Sanchez, Enforcement Analyst
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, California 90802

Re: Peters Landing Marina, Huntington Beach, Orange County
Application CDP 5-18-0875-A1; A Response to NOV # V-5-15-0102

To Whom it May Concern:

Peter's Landing Property Owner, LLC (PLPO) owns and manages the landside facilities at Peters Landing, in Huntington Beach, California. The purpose of this letter is to acknowledge that we have reviewed the draft proposal by Pegasus Group (PG Marina Investors II), also known as Peter's Landing Marina, for waterside improvements and amenities including public fishing locations, signage and water area habitat enhancements as described in the document titled "Public Access and Marine Resource Enhancement Plan."

Specifically, PLPO understand the Pegasus Group intends to provide enhancements to the balcony projecting over the water adjacent to the promenade between Docks D and E. These enhancements will designate a multipurpose waterside public access location, including waterside fishing. Pegasus Group proposes amenities at the balcony including seating, trash receptacle, fishing-line disposal container and signage. PLPO has no objection to these waterside balcony enhancements save for the opportunity to review these facilities as to their design, color and materials to determine that they are consistent with the overall promenade aesthetic and amenities. It is our understanding that the Pegasus Group will be responsible for maintaining this balcony area and the enhancements on a daily basis.

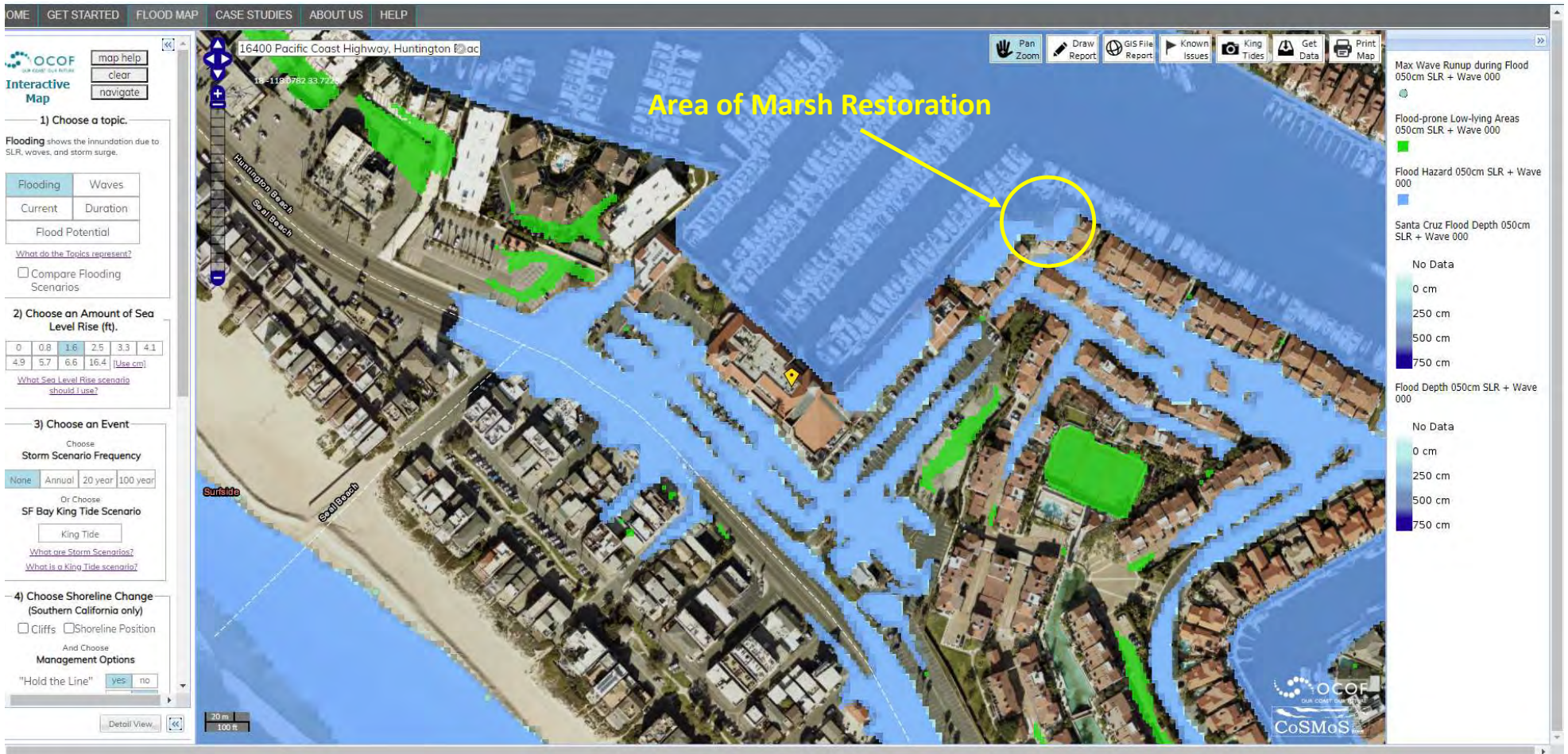
Please notify PLPO of any hearings, determinations or other actions with respect to the Agency's review of the Peter's Landing Marina amendment application.

Please contact Kevin Hayes at 949 449-1381 if you have any questions regarding this matter.

Very truly yours,



Kevin Hayes
Managing Partner
Pendulum Property Partners
As Agent for Peter's Landing Property Owner, LLC



1.6 Feet of Sea Level Rise

5-18-0875-A1
CosSMoS Map
Exhibit XX