

CALIFORNIA COASTAL COMMISSION

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



Th13a

5-22-0804 (Surf City Partners. LLC)
November 16, 2023

CORRESPONDENCE

CALIFORNIA COASTAL COMMISSION

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Th13a

5-22-0804 (Surf City Partners. LLC)
November 16, 2023

CORRESPONDENCE
Opposed to Project

Re: CDP Application No. 5-22-0804 for new restaurant on HB pier

Clifford Johnson <cliff_marian@yahoo.com>

Thu 11/9/2023 5:24 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Hi Meg,

Thank you for letting me know what is going on. Once again, I would like it to be known that a bar out on the pier is not going to work. Any outside seating is not going to work. After spending almost 32 years out on the pier I have seen all sorts of different types of weather. I have seen winds so strong they blew a large display rack down the pier. Having a bait cart with no other equipment needed to fish is not going to work. Ruby's has put in two different restaurants since they closed, the first one didn't work and who knows if the oyster bar is going to. The Huck Finn fishing derby had been held on the pier for over 30 years and it gave children an opportunity to learn how to fish and have fun with their parents. What is fun on the pier for children??

When I owned the business, we were never allowed to put any tables or chairs outside. I am still questioning how the bathrooms got to be part of the RFQ, they weren't included in the original RFQ because it was for only Let's Go Fishing 800-foot bait shop. I do feel because of Keith's being so well known a lot of things were overlooked for his benefit.

The city and Keith put me out of business. They did not care that I had been a loyal business owner for all those years. I had to close in April 2023 because I had no employees, and all we heard was how Keith was going to take my business. The city did not stick up for me. They purposely would not give me a new lease because they knew I could have sold the business. I lost a lot of revenue during the FOUR years (2019-2023) fighting to save my business. At 77 years old and having a husband who is 100% disabled veteran we should have been able to and had planned on reaping the financial benefits from owning the business for so many years, but the City and Keith robbed us of that. Huntington Beach has plenty of bars on Main Street.

Best regards,
Marian Johnson
previous owner of Let's Go Fishing

On Thursday, November 9, 2023 at 08:35:50 AM PST, Vaughn, Meg@Coastal <meg.vaughn@coastal.ca.gov> wrote:

Hello Marian,

I wanted to let you know that Coastal Development Permit application 5-22-0804 (Surf City Partners LLC) for the new restaurant on the Huntington Beach pier that was continued from the Commission's Sept. hearing, has been re-scheduled for the Commission's Nov. hearing. It is scheduled as Agenda Item No. 13a on Thursday, Nov. 16. The staff report is available on the Coastal Commission website at:

<https://www.coastal.ca.gov/meetings/agenda/#/2023/11>

The staff recommendation this time is for approval of the proposed project with special conditions.

Once you have had a chance to review the staff report, please let me know if you have any questions.

If you'd like to provide written comments, please email them to me by 5 pm Monday, Nov. 13.

If you'd like to speak at the hearing, either virtually or in person, instructions for doing so are available on the agenda at the link above.

If you have any questions, please let me know.

Thank you,

Meg Vaughn

Coastal Program Analyst

California Coastal Commission

meg.vaughn@coastal.ca.gov



November 9, 2023

To: California Coastal Commission

From: Sierra Club California, Los Cerritos Wetlands Task Force, Sierra Club

Comments regarding Application No. 5-22-0804 (Surf City Partners, LLC, Huntington Beach), CA Coastal Commission meeting 11/16/23, Agenda Item Th13a.

Sierra Club's position: Deny Project Approval

1. There is NO public benefit from allowing the expansion of a private business into this unique and limited public space which is a coastal pier.
2. The project will deny public access through expansion of existing structures, construction of a wall, and conversion of a recreational area to outdoor table dining.
3. Revised project does not significantly reduce the footprint of the project as originally proposed. In fact, the existing footprint will almost double. The currently proposed project would increase the existing 1,229 building footprints by adding 1,223 sq ft. to the structures. Outdoor patio additions will occupy an additional 630 ft of the pier.

The Project, as proposed with special conditions, will result in:

Loss of public view:

Buildings will be expanded, new patio area will be walled off and covered.

"The proposed outdoor dining area will be surrounded by 3 feet, 4-inch-high solid walls, topped with 3 feet, 4-inch-high bird safe transparent walls. There will be 2 feet, 4 inches of open area between the top of the outdoor dining area walls and the outdoor dining area roof. The outdoor dining area would be covered with fabric awning, solar panels, and tinted polycarbonate roof panels." Staff Report

Loss of coastal access through the conversion of existing public space to dining areas with table seating

Dining areas with table seating will restrict open space now used by pedestrians, especially the handicapped.

Table seating is not needed by those who are not dining. Even without table service, tables are likely to be used by restaurant customers to consume food purchased either inside the restaurant or at the take out window.

Dining tables for two placed behind the public restrooms and adjacent to the restaurant's trash receptacles, is unnecessary, unappealing, and unsanitary.

Interference with public right of way

Huntington Beach Pier is heavily used and at times congested.

Operating the restaurant will involve both the delivery of goods and removal of trash from the pier but all Moving goods across the pier from the storage area to the restaurant and trash/garbage from the restaurant to the trash receptacle.

The expanded buildings, and tables and chairs in patios and behind bathrooms, will block pedestrian, fishing, and handicapped access to pier viewpoints and railing.

Loss of angler access - an environmental justice issue

Pier fishing is a coastal dependent recreational and commercial activity accessible to low income residents and visitors.

Fishing has been a central activity since the pier's inception and should be prioritized as such.

Narrowing the open space between buildings and pier railings will restrict both anglers and pedestrians, legally required pedestrian access will not allow for fishing in these locations.

Areas of the pier currently used for fishing will be converted to private restaurant use (kitchen, storage, trash receptacle, employee changing room, and outdoor dining).

Existing bait and tackle shop space will be reduced by 90%, from 820 sq ft to 87 sq ft. area, which cannot provide the goods and services previously available to the public.

Negative Impacts to a National Register Site

The Huntington Beach Municipal Pier was listed on the National Register of Historic Places as an Historic District in 1989 (Reference # 89001203). Areas of Significance are: Engineering, Entertainment/Recreation, and Architecture.

Project buildings proposed for expansion are the only original structures remaining on the pier. While the Art Deco features of these buildings have been altered, remaining elements still exist and should be preserved.



Original structure (bait shop) and site of project restaurant.



Neptune's Locker and Captain's Galley Restaurants, (operated for 30 years, destroyed in storm)

Privatization of Public Infrastructure

It is the responsibility of the city, county and state to construct, renovate, and maintain public facilities such as restrooms, drinking fountains, fishing pole holders, and fishing line receptacles. These public accommodations and their maintenance should not be used as bargaining chips in negotiations with private businesses. This is not right, especially when the trade-off results in the loss of public space, public access, and free or low-cost recreational opportunities (walking, ocean viewing, fishing). Project approval should be reserved for developments which DO NOT limit public access and DO provide a public benefit.

Environmental justice is called into question when the project mandates a Fishing Derby as a “charitable” trade off for permitting an upscale restaurant. BTW, the City of Huntington Beach already has an annual Fishing Derby.

Coastal Commission Enforcement is not capable of ensuring compliance with such specific mandates “*for the life of the project*” nor is the cost to the public of policing a private business being considered.

Public Safety

Presently the City of Huntington Beach does not allow alcohol to be consumed in public areas on the pier. Alcoholic beverages should not be available for purchase at the restaurant walk-up window and should not be consumed in outdoor patios, which will have no table service, and are therefore unsupervised.

Staff Report

We agree with the CCC Staff Report raising the following concerns:

“The primary concern with increasing the square footage of development on the pier is the resulting decrease in undeveloped, open pier area available to the general public for walking and enjoying open views. Another concern is private commercialization of public open space. Another potential issue raised by the proposed project is conversion of a lower cost recreational support facility, in this case replacing the former bait, tackle and sundries shop with a non-lower cost restaurant. This raises a concern because pier fishing is a relatively lower cost recreational activity that can be enjoyed by many people, including environmental justice communities.

We disagree with following:

Staff statement that: *“The addition of public table seating is a public benefit.”*

Eliminating access to the perimeter of the pier for walking, ocean viewing and fishing should not be considered a benefit as table seating is neither needed nor appropriate, especially next to public restrooms and trash bins.

Public table seating adjacent to the restaurant will be available to restaurant and snack bar customers and therefore cannot be considered to be *“not affiliated with the proposed restaurant.”* Seating areas and other shared private/public spaces are excluded from project footprint even though they will still reduce existing public access and will be used primarily by restaurant patrons. Changing room/locker area is not needed by the public. It is not appropriate to designate this as a shared “public” space or even to provide it for employees at the expense of existing public space.

Staff states that the project, as conditioned, reduces conflict between anglers and diners. However, there is NO conflict at the present time because there is NO restaurant and NO outdoor dining. Adding an upscale restaurant providing alcohol to customers who can dine and drink on outdoor patios will SET THE STAGE for conflict and will discourage anglers from fishing.

As stated in the staff report, *“Coastal Act and LCP policies are intended to protect public access and lower cost recreational activities, such as pier fishing, and lower cost recreational support facilities, such as bait shops.”*

In summary, the Project is:

Not recreational

Not coastal dependent

Not a public benefit. It is a private, for profit, commercial development encroaches into a public space. Two upscale restaurants already occupy tidelands at either end of pier.

Not low-cost since the primary purpose is upscale dining.

Not environmentally just because it displaces walking, viewing, fishing areas currently enjoyed for free.

Not necessary to expand buildings' footprint. Neptune's Locker and The Captain's Galley restaurants operated for over 30 years in original buildings until the pier collapsed in 1988.

Not in compliance with the Coastal Act or Huntington Beach LCP or Downtown Specific Plan.

Not appropriate for this National Register Site.

We respectfully request that this project be DENIED!

Nancy Okada, Chair, Sierra Club CA Coastal Sub-committee

Anna Christensen/Ann Cantrell, Co-Chairs, Los Cerritos Wetlands Task Force, Sierra Club

Relevant Legal Statutes

California Coastal Act

B. Public Access & Recreation

Section 30213 states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30220 states:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30234.5 states:

The economic, commercial, and recreational importance of fishing activities shall be recognized and protected.

Section 30604(h) states:

When acting on a coastal development permit, the issuing agency, or the commission on appeal, may consider environmental justice, or the equitable distribution of environmental benefits throughout the state.

Fishing on piers is recognized as a lower-cost recreational activity, given that fishing on public piers in ocean or bay waters in California (such as the Huntington Beach pier) does not require the purchase of a fishing license. Moreover, the gear required to fish from a pier may be obtained for a reasonable cost and can provide ample recreation and sustenance. The accessibility and low-cost of pier fishing may be an alluring practice for low-income and environmental justice communities in urban settings. Studies have shown that in Southern California pier fishers have a higher representation of immigrant communities, people of color, and those who speak English as a second language than the local population.⁷ In one study, an overwhelming majority expressed that the reason that pier angling was important to them was that the activity was free.

The City of Huntington Beach

Local Coastal Program Land Use Plan/Coastal Element includes the following policies:

C 2.5 Maintain and enhance, where feasible, existing shoreline and coastal resource access sites.

C 2.5.1 Require that existing public access to the shoreline and Huntington Harbour waterways be maintained and enhanced, where necessary and feasible, notwithstanding overriding safety, environmental or privacy issues.

C 2.6 Promote and provide, where feasible, additional public access, including handicap access, to the shoreline and other coastal resources.

In addition, the LCP IP includes the Downtown Specific Plan (DSP). The subject site is included within District 6 of the DSP (District 6 Pier & Pier Related Commercial). The DSP defines the purpose of District 6 as:

3.3.6.1. Purpose

This district is intended to insure that the majority of the pier will remain open and accessible to the public at all times at no charge for strolling, fishing, and/or observation. Commercial uses on and alongside the pier that will enhance and expand the public's use and enjoyment of this area may also be permitted. Uses are encouraged that capitalize on the views available from the pier and the unique recreational or educational opportunities it affords. The main thoroughfare of the pier should remain clear for public safety.

C 3.1 Preserve, protect and enhance, where feasible, existing public recreation sites in the Coastal Zone.

C 3.2 Ensure that new development and uses provide a variety of recreational facilities for a range of income groups, including low cost facilities and activities.

C 3.4.1 Provide opportunities for recreational fishing and support facilities on the Huntington Beach Municipal Pier.

LUP Policy 3.2 requires that new development and uses provide a variety of recreational facilities for a range of income groups, including low-cost facilities and activities. LUP Policy C 3.2.1 encourages facilities, programs and services that increase and enhance public recreational opportunities in the coastal zone. LUP Policy C 3.2.2 also requires that lower-cost visitor and recreational facilities be protected, encouraged, and where feasible, provided. These LUP policies and others mirror Coastal Act policies that require and encourage lower-cost recreational opportunities and public access. Public fishing opportunities, and fishing support facilities, are high priority, lower cost recreational uses that are specifically recognized and protected by Coastal Act section 30234.5 and by LUP policies C 3.4.1 and C 3.4.3.

National Historic Preservation Act: Establishes the National Register of Historic Places and National Historic Landmarks Programs

Comments from Ken Jones website message board as of 10/9/2023:

<https://www.pierfishing.com/msgboard/index.php>

Mr. Jones' request for comments:

"I received a note from someone at the California Coastal Commission regarding a proposal to replace the old bait and tackle building mid-pier with a large restaurant. If built there would be considerable loss of angling space. I will be talking to him soon but could also use your thoughts."

Responses posted on message board (as of 10/9/2023):

Response No. 1:

"Why doesn't this surprise me? In addition to eliminating something accessible and usable by all the people on the pier (sundries shop with fishing bait, tackle, etc) they are eliminating roughly 15' x 100' of public space. And the way I read the above text it seems that the additions that are being added, possibly the existing public facilities as well (restrooms), will be only for the accommodation of the new restaurant. How does this benefit any of the public that previous used this pier? This pier is well used by a wide variety of people isn't it? Also, isn't there already a restaurant at the end of the pier?"

ROFL if you look at google maps they already uploaded renderings of the restaurant on the midpoint of the pier as if it's already there."

Response No. 2:

"I've never fished behind the tackle shop before, as that is usually where the wind is the strongest, but I am opposed to yet another restaurant. The Broad Street Oyster Company is a downgrade from Ruby's, as the restaurant does not offer a take-out menu, and there is nothing on the menu that is under \$25. I do not believe another expensive restaurant is necessary for the pier. In regards to the bathrooms, I have had many successful trips fishing behind the restroom building, as it provides shelter from the wind. I hope the building is not altered."

Response No. 3:

"There currently is a good selection of eating establishments on or near pier. Public already has several choices for food.

Encroaching on limited pier fishing space to add another restaurant is not a balance between public use interests. It's primarily a potential revenue generator for the city.

Also, any new "successful restaurant venture" will bring traffic and pedestrian congestion. Parking is a challenge already. The pier area is a madhouse on weekends and holidays.

In addition, the potential negative ramifications for neighboring piers such as Balboa, Newport, Seal Beach and Belmont will be over crowding on these piers, by HB fisherman displaced during the construction phase of the proposed restaurant.

I say a " no vote" for this project."

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5-22-0804 (Surf City Partners. LLC)
November 16, 2023

CORRESPONDENCE
In Favor of Project



RESOLUTION

Whereas, the coastal regions of California possess uniquely beautiful natural resources and beach cities like Huntington Beach with its very publicly accessible 10 miles of sandy coast, attracts more than 3 million visitors annually; and

Whereas, the establishment of *Huntington's on the Pier*, will seamlessly align with the Coastal Commission's Mission of ***"protecting and enhancing California's coast and ocean for present and future generations."*** *Huntington's* will indeed preserve coastal access, while enhancing coastal views and coastal recreation for both current and future generations of local residents and visitors alike; and

Whereas, the proposed *Huntington's* would be the only restaurant on the pier with outdoor dining, as well as, the only restaurant that will have 360-degree coastal views from Santa Catalina Island to the San Gabriel Mountains and The Pacific Ocean and sandy beaches in between; and

Whereas, the proposed *Huntington's* will bring back the traditionally locally owned and operated non-chain restaurant, providing authentic "local hospitality" on HB's landmark pier, as has been done so well historically by HB "mom & pop" operators; The Pavilion, Fisherman's Grotto, Maxwell's by the Sea, The End Café, Neptune's Locker, Captain's Galley; and

Whereas, the presence of locally owned and operated *Huntington's* on the landmark HB Pier will once again provide a uniquely locals' gathering spot, enticing residents and visitors alike to spend quality time with friends and family ***"celebrating life"*** together on the coast, while enjoying whitewater ocean views, beautiful panoramic sunsets and a rhythmic sound of crashing waves; and

Whereas, *Huntington's* will contribute to the economic growth and vitality of the city and surrounding communities by attracting tourists, creating employment opportunities, and generating revenue for local businesses and the city alike; and

Whereas, *Huntington's* will showcase and promote California's rich culinary traditions, highlighting local and sustainable seafood options, farm-to-table practices, and prioritize the use of locally sourced products, labor and services; and

Whereas, *Huntington's* ***"Good, Good, Good, Good Vibrations"*** will be enjoyed by all visitors as they eat, drink and celebrate the "beach life", all while listening to the "Goldie's soundtracks from the 60s, 70s and 80s, a tribute to the iconic Golden Bear live music venue, that operated directly across Pacific Coast Highway from 1963-1986; and

Whereas, a locally owned and operated *Huntington's* will foster a sense of artistic community, by providing a monthly revolving "Art Mural" venue, providing local artists, photographers and students the opportunity to submit their artistic pieces for consideration to be displayed for all HB pier visitors to view and take selfies with; and

Whereas, Huntington Beach celebrated its Centennial *in* 2009, where the Centennial Mission was to “commemorate, educate and celebrate” Huntington Beach’s rich history, ***Huntington’s*** will continue that mission thru the inclusion of revolving curated HB artifacts and captioned historic photos for all visitors to consume; and

Therefore, be it resolved that the establishment of ***Huntington’s*** on the landmark HB Pier, in Huntington Beach, California is deemed very beneficial, as it aligns with the goals of the California Coastal Act, enhances the coastal experience for residents and visitors alike, supports the local economy, preserves Southern California’s “Surf City Surfing” heritage, and fosters a sense of community and enjoyment of the natural beauty of coastal California.

Hence, this resolution is hereby enthusiastically endorsed by the undersigned past and present locally elected officials for the express purpose of recommending that the California Coastal Commission vote to approve Coastal Development Permit No. 5-22-0804 (Surf City Partners, LLC) 21 & 22 Main Street, allowing for the development of bona fide eating & drinking establishment, called ***Huntington’s***, on the landmark pier in Huntington Beach, California, advocating for responsible development that embraces the coastal environment and serves as a communal venue for all to enjoy enhanced coastal recreation and unsurpassed coastal views.

Huntington Beach Mayor



The Honorable Tony Strickland

Huntington Beach Past Mayors

Shirley Dettloff, Mayor 1997
CA Coastal Commissioner 1998-2000

Linda Moulton Patterson, Mayor 1993
CA Coastal Commissioner 1991-1994

Barbara Delgleize, Mayor 2016 & 2021

Kim Carr, Mayor 2020

Mike Posey, Mayor 2017

Jim Katapodis, Mayor 2015

Matthew Harper, Mayor 2013

Donald F. Hansen Jr., Mayor 2012

Joe Carchio, Mayor 2011

Keith Bohr, Centennial Mayor 2009

Vic Leipzig, Mayor 1994

Tom Mays, Mayor 1989
State Assemblyman 1990-199

John Erskine, Mayor 1987

Orange County Board of Supervisors

Katrina Foley, Fifth Dist.
Costa Mesa Mayor 2016-2018

California State Senate & Assembly Member

Assemblyman Tri Ta
Westminster Mayor 2012-2022

Coastal Staff Summary of Coastal Commission Comments from September 6th Meeting CDP 5-22-0804

September 6, 2023 - Coastal Commission Voted Unanimously to Continue CDP 5-22-0804, to Give the e Applicant the Opportunity to Modify the Project, Based on the Commission's Expressed Concerns.

September 20, 2023 - Meg Vaughn sent the following email to the Applicant

"Attached is a summary of points that we believe the Commissioners expressed concerns about and wanted addressed in the project before rescheduling a subsequent hearing." Note: Surf City Partners (SCP) has added numbering for easier referencing purposes.

Concerns Commissioners want project to address:

1. Reduce project footprint in order to maximize public access, public views, and reduce area of private commercialization of public trust space.

Applicant Response: At the very end of our hearing, we asked for specific clarification if the Commission was suggesting we "get rid of the outdoor dining?" The Chair responded "...you could potentially reduce the scale of the outdoor dining, not eliminate it entirely..."

Therefore, we have eliminated just one landward outdoor dining patio landward 310 SF, including all of its walls and have proposed to repurpose it as "Public Seating" w/ five, 4-top tables, which will be open for use by the public at large. That equates to a reduction of 310 SF of the originally proposed 630 SF of outdoor dining, a 49% reduction. The elimination of 310SF equates to a 20% reduction of the total square footage ($310/1506=20.58\%$) of the proposed project and a 25% reduction in the total number of restaurant seats from 98 total to 73 (49 in and 24 outdoors).

However, should the Commission prefer that there be no "Public Seating" at all in this location, we can of course delete those 5 tables from our proposal.

Staff Response: Special Condition No. 1&2 Eliminate All Outdoor Dining, Provide General Public Seating, No Demising Walls et al. Signage in 3 Languages, No Table Service, Permanent Maintenance

2. Applicant to be responsible for maintenance of all restrooms (public and proposed)

Applicant Response: We are in agreement to being responsible for the maintenance of all of the restrooms and are confident we can work that out with the city. In fact, we are now also proposing to completely remodel the 31-year-old public restrooms.

Staff Report: Special Condition No. 4 Public Restroom Alterations –

Demising wall in restroom remodel to be eliminated, urinals removed and all stalls to be gender neutral. Stand alone employee changing room w/ to be made available to the general public. Ongoing maintenance forever every 30 minutes.

3. The two proposed additional restroom stalls be made available to the general public.

Applicant Response: We agree this was the expressed desire of some of the Commissioners, we however are proposing a compromise that we hope will be deemed acceptable to the majority if not all of the Commissioners. In our revised plans, Alternative B, provides for a major remodel of the 7 public restrooms to be completed by the applicant. The remodel would provide for a Men's and Woman's restroom. Providing more restroom facilities to the public, as well as better quality facilities and overall safer facilities for the public at large. As proposed the public restrooms would increase from accommodating 7 to accommodating 9, 4 each in the Men's and Woman's and 1 separate Unisex bathroom. In addition to increasing the net number of public restroom accommodations from 7 to 9, the public ADA accommodations increase from 1 to 3. Further each of the restrooms will have sinks and soap. The Orange County Health department requires that we provide employees a changing room and lockers to store their personal belongings, while working a shift, therefore we are requesting the remaining new restroom not be made public to provide those required amenities.

4. Continued availability of fishing cart over long term (life of project); when will cart be available? How will cart(s) be managed?

Applicant Response: We have consistently tried to reassure both staff and the Commission that that 1 of the 3 carts will be provide fishing supplies on a full-time basis and that it will be operated by the restaurant and tied to the lease, but it seems that there is still an ongoing concern a cart could just simply stop operating. Therefore, at the suggestion of City staff, we have revised our plans to make the supply of fishing pole rentals, bait & tackle, be based out of a "permanent structure" located on the inland side of the restrooms building. SCP will still be responsible for operating that "Bait Shack" for the life of the restaurant lease. We will therefore eliminate the fishing cart, but still want to keep the other 2 carts.

5. Generally, commissioners liked carts except for the restaurant merchandise cart.

Applicant Response: We would respectfully suggest that the above is not a fair generalization of the whole commission's thoughts, but rather of one Commissioner's suggestion that we delete our Huntington's Merchandise cart and make it a bait cart. We then asked for clarification, "are you saying have 2 bait carts?" and the Chair helped clarify for the Commissioner that we already had a bait cart. Therefore, we continue to request that we are permitted for a merchandised cart/kiosk.

Further. the former Let's Go Fishing concession did indeed sell hoodies, tees, hats, mug and HB related souvenirs, we are planning to do the same, the hoodies are particularly popular once the wind picks up that far out on the pier.

6. Want restaurant to remain locally owned/non-chain (i.e., forbid lease from being transferred to that type of entity). Would City need to agree to this? CSLC too?

Applicant Response: We of course fully support this sentiment and are happy to accept a "condition of approval" that states such, however we cannot speak for whether the City and/or State (CSLC) would concur.

7. Want to maintain a welcoming environment on the pier for all groups. Incorporate measures to welcome and support anglers.

Applicant Response: We certainly concur with the Commission's sentiment to "maintain a welcoming environment of the pier for all groups." We continued to respectfully disagree with any suggestions that our proposed project in anyway diminishes the existing "welcoming environment" for all groups. The HB Pier is a vast public space that can easily accommodate any and all groups individually and simultaneously. The HB Pier at any one time has on average less than 20 anglers at any time. Nonetheless, if there was the demand it can comfortably accommodate more than 500 fishing enthusiasts at any time. With its more than 4,000 linear feet of pier railings, it can physically accommodate more than 2,000 people along the railings even if we gave them 2 linear feet of space each. The required "Open Space" for the pier is a minimum of 70% and with the proposed project it will remain well above that minimum at 77%.

So, it is not for a lack of space that there are not many anglers using the pier for fishing, but the lack of demand by would be anglers. Therefore, in the spirit of trying to increase demand, we are proposing to “revive” public interest in pier fishing, by sponsoring a twice annual (May & September) fishing derby for school age youth that do not live coastally. Keith Bohr serves on the board of the Bolsa Chica Conservancy (BCC), which provides a lot of tours of the wetlands for schools throughout Southern California, we will work with both the BCC and the City to maximize public outreach for these fishing derbies. Our focus will be to work with schools that are located in less affluent communities.

8. Make outdoor dining seating available to public.

Applicant Response: As stated in No. 1. Above, we are eliminating our landward outdoor dining patio and its walls and alternatively are providing 5 tables that can accommodate 4 people each, which will always be open and available to the “General Public”. Further, we have set back the storage wall (behind the restrooms) by 2 feet, reducing the storage space by 68 SF (2’ x 34’) and added four 2-top tables that will always be open seating to the “General Public” The clearance from the edge of the tables will be 10 feet clear to the pier railings. Lastly, our remainder outdoor dining area will remain available to the “General Public” whenever Huntington’s is not open for business, which will mainly be from 5am til 11am.

9. Restaurant waste management (reduce waste, make sure waste does not enter ocean/surrounding area (blown away, etc.).

Applicant Response: We completely concur and have implemented the following to minimize waste; composting, maximization of the recycling of all waste materials and pre-approval by the Surfrider Foundation as a Platinum Level Ocean Friendly restaurant (which minimizes the use of single use plastic). Further, the way the outdoor dining is designed, napkins will not blow away into the ocean.

10. EJ concerns - reducing public area on public trust pier, reducing fishing area, reducing welcoming environment, "gentrification," loss of diversified uses in a range of incomes appealing to many communities.

Applicant Response: We absolutely concur with both spirit and intent in which the Commission unanimously adopted its policy of Environmental Justice. The proposed project has zero reduction of pier railing space and maintains plenty of pedestrian access, in fact significantly more than the first two pier platforms. There is abundance of physical space on the HB pier for all priority uses to coexist simultaneously all peacefully, without creating any “gentrification” for any other user. The proposed “fishing derbies” described in No. 7 above will be marketed to schools that are in less affluent communities throughout Southern California. Our monthly revolving “art mural” will also focus on providing on-going public education as to the history of the City of Huntington, its landmark pier and the Bolsa Chica wetlands. In addition, we will create 20+ jobs that will be open to those EJ communities.

Fwd: Th13a CDP 5-22-0804 Public Restroom Issues Explained

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 4:36 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Keith.Bohr <keith.bohr@gmail.com>

Sent: Thursday, November 9, 2023 4:29:34 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Cc: Jeff & Amanda Bergsma <jeff@teamdesignhb.com>; Keith Brian Bohr <keith.bohr@gmail.com>

Subject: Th13a CDP 5-22-0804 Public Restroom Issues Explained

Hello Commissioners,

In an effort to clarify the subject issues for discussion next Thursday on item Th13a, we provide the following information.

>

>

> "Huntington's Restroom Dilemma"

> Presently there are seven (7) single-occupancy restrooms/toilet stalls on the HB Pier. The CCC Staff is recommending these existing restrooms be remodeled into a single gender-neutral restroom and that two proposed "single-occupancy/ all-gender/ ADA" restrooms be available to the public.

> The City of Huntington Beach has recommended that the existing public restrooms be remodeled from single occupancy layout (security concern) to a "single-sex" restroom with "single-occupancy/ gender-neutral/ ADA" restrooms.

> Also, the Orange County Health Dept. requires an employee "Changing Room and Restroom" for restaurant employees.

> Our proposal incorporates the City's Public Works/Building Official and County Health requirements, as well as taking guidance from State "California Equal Restroom Act" AB 1732 and newly enacted SB 760 for "all-gender" toilet facilities for schools. AB 1732 requires businesses to provide "single-user/ all-gender/ ADA" restrooms for their employees. AB 760 maintains current "single-sex" restroom segregation and requires adding "single-use/ all-gender/ ADA restrooms.

> We propose remodeling the existing restrooms into "single-sex" (Women and Mens) restrooms and adding a "all-gender/ single-user/ ADA" restroom and also add a changing room/restroom for employees only (lockers with valuables) which would be "single-user/ all-gender/ ADA" compliant.

> Given the Building Officials, Health Dept. and State guidelines we believe we are proposing the best solution and are open to any compromise that best solves the "Restroom Dilemma".

FW: Public Comment on November 2023 Agenda Item Th13a- Application No. 5-22-0804(Surf City Partners, LLC, HB)

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 1:24 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Brett Blanchard <brett@h2gocarwash.com>

Sent: Tuesday, November 7, 2023 1:09 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: FW: Public Comment on November 2023 Agenda Item Th13a- Application No. 5-22-0804(Surf City Partners, LLC, HB)

Brett Blanchard

H2GO Car Wash

Dear Commissioners,

Let this email serve as our support for the Coastal Permit for "Huntington's on the Pier". In reading what the Coastal Commission is all about and the emphasis on Visitor Serving Commercial, I cannot think of another project that would be more appropriate for that definition("visitor serving commercial").

I grew up in HB and own three businesses in town that employ over 60 employees, and I only see this project benefiting the City and its visitors. Please accept this email as our full support of this proposed project.

Thank you, Brett Blanchard

Brett Blanchard

President

H2GO Car Wash

(949) 749-4977

H2GOCarWash.com



FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 4:32 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Chris Beynon <chrisjbeynon@gmail.com>

Sent: Tuesday, November 7, 2023 4:25 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you **approve the Huntington's project on the pier** in Huntington Beach.

This is an incredible opportunity to promote economic development and access to the landmark pier.

The development group truly understands and respects the history of Huntington Beach and our precious coastline. The project will create a **singular, unique destination befitting this wonderful community**, drawing local residents to interact with the ocean experience and connecting economic energy into the heart of downtown.

Importantly, the project **directly supports the City's policies and strategic plan goals**, including: Improving the Quality of Life; Enhancing and Maintaining Infrastructure; Strengthening Economic and Financial Sustainability; Enhancing and Maintaining Public Safety; and Enhancing and Maintaining City Service Delivery.

Let's be smart. Let's be visionary. Let's be community-oriented. Please approve this critical project.

Please let me know if you have any questions. Thank you for your consideration.

Sincerely,

Christopher Beynon, AICP

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 11:43 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Cindy Metzgar <cindyloumetzgar22@icloud.com>

Sent: Tuesday, November 7, 2023 11:35 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you approve the subject project.

This much needed proposed restaurant with outdoor dining, will be a great addition to our Huntington Beach landmark pier!

Designed for locals by locals, which it makes more sense to approve this project.

Thank you for your consideration.

Sincerely,
Cindy Metzgar

Sent from my iPhone

FW: Huntington's TH13A

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 1:02 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: dan mchugh <gameonsportts@gmail.com>

Sent: Tuesday, November 7, 2023 12:50 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's TH13A

Dear Commissioners:

Please consider approving the above proposal. Having a new outdoor restaurant would be a huge asset to the city. Who doesn't like to take a stroll on the pier and stop for a cool refreshment or a quick bite. The restaurant would be great for bringing in tax revenue for the city and county.

Best Regards:

Sent from my iPhone

FW: Huntington's - Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:41 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: David Pearson <caslerck@icloud.com>

Sent: Tuesday, November 7, 2023 2:35 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's - Th13a

Dear California Coastal Commission:

I'm writing to you today to urge you all to vote to approve the subject project, Huntington's on the Pier.

Having reviewed the proposed concept and city approved plans, I can tell you I'm excited at the thought of patronizing a locally owned restaurant in such a great location.

What a positive upgrade to the pier this will be for all to enjoy, both outdoors and inside.

Thank you for your consideration and for the service you provide our communities.

Respectfully,
David Pearson

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:34 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: DENICE RUHLMAN <rueiv@aol.com>

Sent: Tuesday, November 7, 2023 2:24 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing this email to strongly suggest that you approve the project on the Huntington pier for Huntington's.

The pier is a marvelous place for all to go and adding a restaurant mid-pier would be an outstanding addition. I've seen the plans, and love that it includes outdoor dining tables. What I further love about the plan is that it is not taking anything away from the current activities on the pier. The pier is very long, and this new footprint will not affect those who, like to walk the pier or fish on the pier.

I would like to strongly suggest that you approve this project.

Denice Ruhlman

Sent from my iPhone

FW: Huntington'sTh13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:40 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Elaine Bohr <bohrman2@gmail.com>

Sent: Tuesday, November 7, 2023 2:35 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington'sTh13a

Dear Commissioners

An approval of the above; will give Huntington Beach Pier, another tourist spot.

Just a walk on the pier and the ability to have an outdoor place to dine.....

what a great amenity, to a beautiful sunset or just watching the surfers and Majestic waves. No needs to question.

Elaine

Sent from my iPad

FW: Huntingtons Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:18 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Josh Mitchell <josh.mitch2263@gmail.com>

Sent: Tuesday, November 7, 2023 2:09 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntingtons Th13a

Commissioners,

I hope you are all doing well. I am reaching out as a request for your approval Huntington's Th13a project.

The locally owned bar will be a great addition to the area and will prove to be a staple in an already prominent location.

The bar will offer more local jobs and give people in the area the perfect avenue to relax and enjoy a great time with friends and family.

I do hope you strongly consider approving this project.

Best regard,

Josh Mitchell

FW: Agenda item #Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 1:29 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Judy Traum <traumjudy249@gmail.com>

Sent: Tuesday, November 7, 2023 1:29 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Agenda item #Th13a

Dear Commissioner

I am writing you to approve the subject project.

This much needed proposal restaurant with outdoor dining will be an awesome addition to our landmark pier.
Designed for locals by local

Thank you for your consideration

Sincerely

Judy Traum

FW: Huntington's "Th13a"

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 9:36 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Jana Westerbeke <jana@gadabout.com>

Sent: Tuesday, November 7, 2023 9:28 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's "Th13a"

Dear Commissioners,

I am writing to request you approve the subject project.

This much needed proposed restaurant will be an awesome addition to our landmark pier!

Designed for locals by locals...

We think this this project will be enjoyed by all who stroll down this beautiful pier, while taking in the view the breeze and the refreshments.

Thank you for your consideration.

Sincerely,
Jana Westerbeke

Wishing you a Beautiful Day!

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 4:23 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Kelly Tomich <kellytomich@icloud.com>

Sent: Tuesday, November 7, 2023 4:22 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear commissioners,

Please accept this email as my request to approve the subject project.

This restaurant with outdoor dining would be a great addition to our community and is would be a great addition to our pier!

Kelly L. Tomich

714/765-9556

Sent from my iPhone

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:06 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Kathryn Levassiur <levassiurk@gmail.com>

Sent: Tuesday, November 7, 2023 1:51 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you approve the subject project, Th13a Huntington's on Huntington Beach Pier.

This much needed proposed restaurant with outdoor dining, will be an awesome addition to our landmark pier.

This plan is designed by locals with locals in mind as well as for visitors from all over the world. The pier restaurant in San Clemente is popular, but Huntington's on Huntington Beach Pier will be far more superior and popular, in my estimation. I know some people who travel to San Clemente just to dine on the pier at sunset. It will be fantastic to have Huntington's as a local option Huntington Beach residents and visitors as well.

Thank you for your consideration.

Sincerely,

Kathryn Levassiur

FW: Agenda Item Huntington's Th13a - November 9, 2023

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 10:41 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Kai Weisser <kai.weisser@gmail.com>

Sent: Tuesday, November 7, 2023 10:18 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Agenda Item Huntington's Th13a - November 9, 2023

Coastal Commission

Meeting November 9, 2023

Agenda Item: Huntington's Th13a

Dear Commissioners,

I am writing to request the approval of this project on the Huntington Beach pier.

This proposed restaurant with outdoor dining will be an awesome addition to our world famous HB pier and is much needed!!!

I understand this project is designed for the incredibly diverse visitation to the HB pier in addition to the local population of Huntington Beach and Orange County.

I am a current and longtime Huntington Beach resident. I am also a retired HB Marine Safety Officer with 30 years of public service which includes the HB pier within its jurisdiction. I know the beach and the pier! And again I highly recommend and support this project!!! Thank you for your consideration.

Sincerely,

Kai Weisser

FW: Huntington's Th13ay

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:41 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Linda Suraci <lsuraci@socal.rr.com>

Sent: Tuesday, November 7, 2023 2:36 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13ay

Dear Commissioners,

I am writing to request you approve the subject project. This is the first time I've ever written to the Coastal Commission and that's because I and all the friends, family and neighbors whom I talked with fully support this subject project the proposed restaurant with outdoor dining!

The Pier needs this "ray of sunshine" for all the locals and tourists who visit our pier daily!!

This project restaurant with outdoor dining, will be an awesome addition to our landmark pier!

The icing on the cake is that the project is designed for our local community by a local developer! We love that!!!

Thank you for your consideration.

Sincerely,

Linda Suraci Fauland

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 10:41 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: MICHAEL BARTLETT <mbart4surf@aol.com>

Sent: Tuesday, November 7, 2023 10:02 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Cc: Keith Bohr <keith.bohr@gmail.com>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to respectfully request that you approve the proposed subject project.

The proposed restaurant with outdoor dining on the Huntington Beach Pier will be an outstanding addition and needed improvement to our landmark pier!

I am very familiar with the beach and pier area as I have grow up in HB and I am a life time local resident with a sincere interest in the success of our beach community.

I am aware of the plan details and can attest that the design, layout and business plan comes from locals with business experience who are determined to add to the quality of life of our residents and visitors of the beach and pier area.

Thank you so much for your consideration of this worthy proposal.

Sincerely,

Michael S. Bartlett

Sent from my iPhone

FW: Agenda Item # Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 10:40 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Mia Liguori <Mialiguori@outlook.com>

Sent: Tuesday, November 7, 2023 10:27 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Agenda Item # Th13a

Dear Commissioners,

I am writing to request you approve the subject project.

This much needed proposed restaurant with outdoor dining, will be an awesome addition to our landmark pier!

Designed for locals by locals who know exactly they type of establishment would be perfect for this area!

Thank you for your consideration.

Sincerely,

Mia Liguori

FW: Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:05 PM

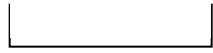
To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Mark Ruhlman <markaruhlman@gmail.com>

Sent: Tuesday, November 7, 2023 1:38 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Th13a



Dear Commissioners,

I am writing to request you approve the above subject project.

This is a much needed proposed restaurant with outdoor and will be a beautiful addition to our landmark pier!

It is designed for locals by locals, has something for all demographics while increasing tax revenues that will benefit the entire community.

Thank you for your consideration.

Sincerely,

Mark Ruhlman

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:33 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Nathan Horgan <nchorgan@gmail.com>

Sent: Tuesday, November 7, 2023 2:19 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request that you approve the project stated in the above subject line.

I am confident that the Bergsma family, upon approval, will be able to deliver a beautiful addition to the famous Huntington Beach pier. I trust the approval of the project will reward the city with a valuable draw to the pier, both during the busy summer months and the off-season, that will be designed, built, maintained, and run by a local family and business to cater to both locals and visitors to the area. Not only do I trust that the project will be a welcome addition to the pier itself, but that the proposed owners are locals with skin in the game and will be involved members of the community as a whole rather than an uninterested corporation simply looking to add another franchise location to their books.

Thank you so much for your consideration and I hope to see another small business added to the community soon!

Sincerely

Nathan Horgan,

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 12:12 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Paul Motenko <paulmotenko@gmail.com>

Sent: Tuesday, November 7, 2023 11:54 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners:

I am writing to request that you approve the Huntington's restaurant project on the HB pier. An additional restaurant on the pier is much needed, and would be a great enhancement to this landmark destination.

The restaurant will be developed by locals and will be a great place for HB residents to enjoy the beauty of their town. The ability to enjoy a meal while experiencing amazing views of the ocean, shoreline and surf break would be a one-of-a-kind experience , exclusive to Huntington Beach.

As a former Board member of the HB Chamber of Commerce and decades-long owner of businesses in the city, I feel very strongly that Huntington's would be a very positive development.

Thank you for your consideration.

Respectfully,
Paul Motenko

--

Paul Motenko

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:06 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Paige <paigearuhlman@gmail.com>

Sent: Tuesday, November 7, 2023 1:50 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am reaching out to formally seek your approval for the upcoming project.

Huntington's is a highly anticipated restaurant with an outdoor dining area. This addition to our historic pier, created by our local community, promises to be a valuable asset.

Your consideration of this matter is greatly appreciated.

Sincerely,

Paige Ruhlman

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:06 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Payne Ruhlman <payneruhlman@gmail.com>

Sent: Tuesday, November 7, 2023 1:54 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am reaching out to request you approve the project in the subject line. This awesome proposed restaurant with outdoor dining, will be a much welcomed addition to our landmark pier!

Not only will it bring increased economic activity to the pier, is it designed for locals by locals.

On behalf of my connection to the project team, I sincerely appreciate your consideration.

Best regards,

Payne

Payne Ruhlman

m: (+1) 480-650-7152 | e: payneruhlman@gmail.com

[linkedin.com/in/payneruhlman](https://www.linkedin.com/in/payneruhlman)

FW: Huntington's Th12a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 1:25 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Ryan Blanchard <rblanchard83@yahoo.com>

Sent: Tuesday, November 7, 2023 1:19 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th12a

Dear California Coastal Commission:

I am writing again to urge you to do the right thing and let this development move forward, and please move on to more pressing issues that require more of the commission's attention. This is a proposed establishment brought forth by HB locals, and one that would be unique, fun and noteworthy. One that recognizes and appreciates the history of HB. I am certain, in the end, it would be the type of place that each of you would visit with your spouse/significant other. I cannot wait to meet my HB friends there and see the sunset from this amazing vantage point. I also cannot wait to take my father-in-law there the next time he visits us from Georgia. He always gets such a kick out of visiting the beach and loves taking in the scenery. This place will knock his socks off!

Please put this to bed finally by voting to approve the subject project as it represents a major upgrade to the pier and will be a space we can be really proud of, and an establishment many of us will frequent and talk about.

Thank you for your consideration.

Ryan Blanchard

Longtime HB Resident

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 1:24 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Robin Freiman <rfreiman@coldwellhomes.com>

Sent: Tuesday, November 7, 2023 1:05 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request that you please approve the Huntington's Th13a Project. I am all about supporting local businesses and this proposed restaurant with outdoor dining will be an awesome and much needed addition to our Landmark Pier.

Designed for locals by locals...love it, need it, want it!

I sincerely thank you in advance for your consideration.

Best regards and fingers crossed,
Robin Freiman

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 1:24 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Robert Hess <roberthess32@gmail.com>

Sent: Tuesday, November 7, 2023 1:05 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I respectfully request your approval of the subject project. It would be a fantastic addition to the pier, with great outdoor dining. I'm confident it will be beneficial for all of the community.

Thanks,

Robert

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 10:01 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Froehle, Steve <SteveFroehle@allstate.com>

Sent: Tuesday, November 7, 2023 9:52 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you approve the subject project.

This much needed proposed restaurant with outdoor dining will be an awesome addition to our landmark pier.

It was designed by locals for locals and will provide a needed service for the community.

Thank you for your consideration.

Sincerely,

Steve Froehle

Steve Froehle Exclusive Agent / Personal Financial Representative T: 480-922-8820 F: 480-905-2652 9699 N Hayden Rd Ste E107 Scottsdale, AZ 85258

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 10:01 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Susan Vasquez <susan_vasquez@me.com>

Sent: Tuesday, November 7, 2023 9:50 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

This is a request for your approval of the above project.

The proposed restaurant, designed by locals, will surely become a favorite for residents within our community. I am certain that it will also become a great spot for visitors to our landmark pier!

Thank you for your consideration.

Sincerely,
Susan Vasquez

FW: Huntington Beach Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Tue 11/7/2023 2:33 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Tina Horgan <tinahorgan67@gmail.com>

Sent: Tuesday, November 7, 2023 2:19 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington Beach Th13a

Dear Coastal Commissioners,

I am writing to request that you approve the above referenced project.

As locals we have a vested interest in continuing to improve and grow our communities in a positive direction.

Huntington Beach is on the map as one of the most popular California destinations and we want to keep it that way.

We need to continue to strive to support all business and offer unique and local experiences.

The proposed project will bring a fresh perspective on the dining experience while being in one of best spots we have!

Tina Horgan

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 8:41 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Anthony Nemelka <anthonymemelka@gmail.com>

Sent: Tuesday, November 7, 2023 5:59 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to convey my strong support for the subject project and request your approval.

The proposed restaurant for the pier in Huntington Beach is much needed. That area of the pier has been neglected for as long as I remember, yet it is the perfect spot for enjoying the sunset at night and the surf action during the day. To have an outdoor restaurant there would be awesome. It would finally bring the type of fun atmosphere we were promised when we re-built the pier so many years ago.

Thank you for your consideration.

Sincerely,

Anthony Nemelka

FW: Huntington's th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 8:41 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Barrett Jensen <barrettjensen68@gmail.com>

Sent: Tuesday, November 7, 2023 6:17 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's th13a

Hello commissioners,

I am writing to ask you to consider approving the subject project.

With the closure of Ruby's on the pier, Huntington's would be a welcomed addition to bring dining back to this world class attraction. Even better, approving this project would bring many more possibilities such as holiday parties, wedding receptions, not to mention outdoor dining set to the beautiful backdrop of all that makes Huntington Beach such an amazing place to be.

Wouldn't it be great to enjoy a great meal on the pier once again?

Thank you for your consideration

Barrett

FW: Agenda Item Thursday 13a - Application No. 5-22-0804 (Surf City Partners, LLC, Huntington Beach)

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 3:31 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: C. Daniel Cooper <cdcinc2000@gmail.com>

Sent: Wednesday, November 8, 2023 3:10 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Agenda Item Thursday 13a - Application No. 5-22-0804 (Surf City Partners, LLC, Huntington Beach)

Dear Commissioners:

I am writing to urge your approval of the subject project. I live in Southern California and as a frequent visitor to Main Street and the Pier in Huntington Beach, I am very familiar with the establishments in town and the current configuration of the pier. I have reviewed the proposed project plans for Huntington's and I think this will be a great addition to the pier. The location is beautiful and has the potential to become an iconic stop for visitors as well as a regular place for locals to enjoy.

The proposed area for Huntington's does not impact the local fishermen in my opinion, as they always seem to be more to the end of the pier and mainly present in the early morning hours.

I have known Keith Bohr and Jeff Bergsma for a long time. I know they love Huntington Beach; they have put a tremendous amount of effort into this project and are very committed to making this successful for the benefit of the whole Huntington Beach community.

Thank you for your consideration of my letter and for your work on behalf of all California citizens.

Respectfully,

Dan Cooper
SoCal Resident and Regular Patron of Surf City

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 9:34 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Elizabeth Propp <ejpropp@gmail.com>

Sent: Wednesday, November 8, 2023 9:08 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

Please consider voting to approve the subject HB pier restaurant project.

We have reviewed the proposed project and we are excited to become Huntington's regulars! It makes us recall the good old days of our youth when we hung out at the pier at Neptune's Locker. Ruby's had a good run at the end of the pier, but in the end it was just a hamburger chain.

We love the Huntington's layout, complete with 360 degree coastal views. We don't have many restaurants that utilize our fabulous Huntington Beach ocean views! We would love to see Huntington's restaurant on our beloved landmark pier!

We feel that HB could really use a new place on the pier that is owned by actual HB residents. We know that they will bring the beautiful HB vibe to the Pier. It would be such a nice spot for tourists and HB locals to visit.

A huge improvement from that wanna be over priced bait shop, that recently closed.

Thank you in advance for your consideration and public service.

Respectfully,

Elizabeth Propp

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 9:34 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Elizabeth Propp <ejpropp@gmail.com>

Sent: Wednesday, November 8, 2023 9:08 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

Please consider voting to approve the subject HB pier restaurant project.

We have reviewed the proposed project and we are excited to become Huntington's regulars! It makes us recall the good old days of our youth when we hung out at the pier at Neptune's Locker. Ruby's had a good run at the end of the pier, but in the end it was just a hamburger chain.

We love the Huntington's layout, complete with 360 degree coastal views. We don't have many restaurants that utilize our fabulous Huntington Beach ocean views! We would love to see Huntington's restaurant on our beloved landmark pier!

We feel that HB could really use a new place on the pier that is owned by actual HB residents. We know that they will bring the beautiful HB vibe to the Pier. It would be such a nice spot for tourists and HB locals to visit.

A huge improvement from that wanna be over priced bait shop, that recently closed.

Thank you in advance for your consideration and public service.

Respectfully,

Elizabeth Propp

FW: Agenda Item Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 8:43 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Kendall Bradford <kbradfordrd@gmail.com>

Sent: Wednesday, November 8, 2023 8:20 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Agenda Item Th13a

[Redacted]

Kendall Bradford <kbradfordrd@gmail.com>

to SouthCoast

[Redacted]

Good Afternoon Commissioners,

I am writing to ask that you give serious consideration to and **approve** Huntington's Th13a. As a lifelong resident of Southern California, I have thought about the much needed attention to the Huntington Beach pier. I believe this restaurant will be a much needed, positive addition to the pier.

I do not send this request lightly, I am always concerned about the development of areas like the pier and beach areas along our beautiful coastline. This project comes with the added integrity of concept and design by locals who understand the area and care about the environment and success of the city as a whole. Not often does a project come around that has been so well thought out giving the utmost consideration to the environment as well as keeping in mind the preservation of this historic area; while also looking to improve the attractiveness of the area by providing a much needed restaurant, attracting not only visitors, but the residents who reside in this area. I believe that this project is the perfect match for the city, beach and of course the pier.

I want to thank you for your deepest consideration and time in consideration of this project, It is with the utmost sincerity that I ask you to **approve** Huntington's Th13a.

Thank you for your time. I am happy to answer any questions.

Ms. Kendall Bradford

FW: Huntington's TH13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 5:14 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Ken Carbonetti <ks2carbonetti@gmail.com>

Sent: Wednesday, November 8, 2023 4:58 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's TH13a

Dear Commissioners,

I hope that you will approve the above project.

I feel Huntingtons will be a go to destination for residents and tourists alike. It will be a fantastic dining venue to enhance our all ready historic pier. The ideal setting to watch beach goers during the day and enjoy the sunset at night.

Keep in mind that it is designed by local residents with a true appreciation of Huntington Beach and the significance of the pier.

Thank you for taking the time to consider my request

Regards,

--

Kenneth Carbonetti
CPA

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 8:41 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Kendelyn Michaels <kendelyn@gmail.com>

Sent: Tuesday, November 7, 2023 6:25 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I would like to encourage you to approve Huntington's On The Pier. I have been excited about the project ever since I heard about the concept. As a resident that enjoys walking the pier regularly, a restaurant that is designed by locals would be a valuable addition. I look forward to the outdoor dining experience it will provide, along with the beautiful location for watching the sun set over the water.

Thank you for your time in considering this project.

Best regards,

Kendelyn Michaels

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 8:42 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: lindy guyll <lindyguyll@gmail.com>

Sent: Tuesday, November 7, 2023 10:52 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to express my wholehearted support for the new restaurant project proposed for our landmark pier in Huntington Beach. Having been a resident of this community for over 25 years, I have witnessed the growth and development of our city. The addition of a new restaurant with outdoor dining would be a valuable and much needed enhancement to our coastal area.

The outdoor dining aspect will allow local residents and visitors to savor the beauty of our coastline, providing a memorable and authentic experience. Also, this project will generate employment opportunities for our community, further contributing to our local economy.

I kindly request that you consider this project favorably, as it aligns with our vision for a thriving and inclusive coastal community. This new restaurant will not only serve as a culinary delight but also become a cherished part of our iconic pier.

Thank you for your time and consideration. I hope the Coastal Commission will support this initiative that is so vital to our community.

Sincerely,
Lindy Gyll

FW: Huntington's Th 13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 9:05 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Lindsay Hirsh <Lindsay.Hirsh@summitcountyco.gov>

Sent: Wednesday, November 8, 2023 9:01 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th 13a

Dear Commissioners:

I very much appreciate your further consideration of the much needed proposed Huntington's restaurant at the base of the Huntington Pier.

As a retired urban planner "geek", I have reviewed the Commission's 2021-2025 Strategic Plan containing the 9 goals, 50 objectives, and all 199 priority action items and I believe the proposal has addressed many of the major goals/policies of the plan.

It is apparent the applicant has done their research, understands our community, developed a well thought out plan, and gone through a very extensive process to address a majority of the various agencies goals, objectives and associated regulations.

It should also be noted that according to the staff report the applicant has added significant "public benefits" i.e. to remodel the now 30 year old, poorly maintained public restrooms, as well as, to take on the daily on-going maintenance. That's impressive, given both the initial and on-going expense.

Ironically, staff has seemingly "rewarded" the applicant's good will gesture, by adding conditions that eliminate all outdoor dining (my favorite part of the project) and all 3 of the retail carts, which I assume makes the project DOA economically.

Therefore, I respectfully request that the Commission not adopt said conditions, our pier needs more active visitor serving commercial recreation, Huntington's as proposed will be a great addition!

Thank you again for your reconsideration of the Huntington's application.

Sincerely,

Lindsay L. Hirsh
HB Pier Fan

Lindsay L. Hirsh
Senior Planner
Summit County Planning Department

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 11:00 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Mike Markette <mike@markette.com>

Sent: Wednesday, November 8, 2023 9:56 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

California Coastal Commission:

I am bringing this email from September 1st to the top of your inbox. I am again writing to respectfully request that the Commission approve this Huntington's restaurant proposal, a much needed addition to our HB Pier! This is a mere 13 minute walk from our condo at 900 PCH. I am traveling today but will send a pic when I am home later this week.

I have reviewed the proposed concept and City approved plans and I am excited about Huntington's. The addition of Huntington's without question will lift the value of the pier and increase the mixed use of the pier, and that's what the pier is all about.

The city needs more locally owned establishments that are personally invested in our community versus absentee nationally-owned chains.

My friends and family also share my enthusiasm for this locally owned concept!

Thank you in advance for your thoughtful consideration.

Respectfully,

Michael Markette

410-403-6680

FW: Agenda #Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 10:58 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Mary Pham <vietchic79@yahoo.com>

Sent: Wednesday, November 8, 2023 10:46 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Agenda #Th13a

Dear California Coastal Commission:

I am writing to urge you all to please vote to approve the subject project in Huntington.

I have reviewed the revised proposed concept. I love the new changes from the look to the environment it creates. Huntington needs something new and fresh to bring the community together in a neutral environment.

My family and I love the idea that we can have a place to hang out outdoors in the summer months while keeping toasty indoors during the colder times of the year.

I love that these owners are trying to build a lasting experience for our fellow huntingtons with their innovative design and hopefully a long memory for my friends and family.

This is a much needed and a welcomed upgrade from that old run down business that needed to be closed.

Thank you for your consideration and service to our communities.

sincerely,

Mary Pham
HB Resident

Sent from my iPhone

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 4:39 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Nate Chamberlain <Nate@novamar.net>

Sent: Wednesday, November 8, 2023 4:37 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear commissioners,

I'm hoping this email reaches you in regard to approval for the new restaurant on Huntington's historic pier.

The proposed restaurant would be a fantastic addition to the already great culture established in the city. The outdoor seating at a historic site would be incredibly popular with locals and tourists alike.

FW: Agenda Item # - Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 8:42 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Nancy Christy <nmchristy@hotmail.com>

Sent: Tuesday, November 7, 2023 7:45 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Agenda Item # - Huntington's Th13a

Dear Commissioners,

I am writing to request you approve the subject project mentioned above.

This much needed proposed restaurant with awesome outdoor dining, will be an amazing addition to our landmark pier! So excited for this new addition!

Designed for locals (as well as visitors) and designed by locals! Can't wait for it to be approved and a reality!

Thank you for your consideration.

Sincerely,

Nancy Christy

Sent from my iPhone

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 9:05 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Koenig, Pete <peter.koenig@BakerHughes.com>

Sent: Wednesday, November 8, 2023 8:57 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I'm writing this email to request that you approve the subject project.

This proposed restaurant is a perfect fit for our landmark pier and is a much needed outdoor dining option with beautiful views of our pier and beach community.

Especially important is that it was designed by long-time locals for the benefit of locals!

Thank you for the support and your favorable consideration.

Sincerely,

Peter Koenig

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 8:41 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Paul Tanner <paul.e.tanner@gmail.com>

Sent: Tuesday, November 7, 2023 6:30 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Commissioners, I'm a long time Huntington Beach resident and wanted to let you know I'm a huge supporter of the subject project. We need some more outdoor dining options on the pier, especially since Rubys has closed. Please support it and let's make it happen!

Thanks for your consideration

Paul Tanner

FW: Huntington's "Th13a"

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 8:42 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Peter Townend <activempire@aol.com>

Sent: Wednesday, November 8, 2023 7:37 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's "Th13a"

Dear Commisioners,

I'm writing to request approval of the subject project.

This much needed addition to our "Surf City's" landmark pier would be an enhancement to the city's restaurant and outdoor dining experience.

You can't beat the view from our pier and to wine & dine while watching the sunset would be a highlight of life in "Surf City" like the "old days" of Neptunes on the pier which has been long gone.

Thank you for your consideration.

Sincerely,

Peter Townend

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 8:42 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Sharon Cooper <secooper11@gmail.com>

Sent: Tuesday, November 7, 2023 8:35 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear California Coastal Commission:

This email is sent in support of the proposal for the addition of Huntington's on the Huntington Beach pier. I ask that you vote to approve this project and support the beginning of a Huntington Beach landmark spot to gather.

I attended the city meeting where the project was originally approved and was excited to see the project move forward pending the approval of the Coastal Commission.

One of the best aspects of the project is knowing that the unique concept and detailed business plan was devised by local developers who love and live in the Huntington Beach community. The attention to detail and consideration of the benefit to the community is admirable.

Thank you for your consideration.

--

Sharon Cooper

815 978 3308 Sharon

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 8:42 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Todd Weidmer <tweidmer@gmail.com>

Sent: Tuesday, November 7, 2023 9:49 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am emailing you to respectfully request that you approve this fine project. I have known the project sponsors for over two decades and think they will do a great job in bringing this new project to the community. The restaurant and outdoor dining will be an excellent addition to the pier and will provide huge benefits for the locals and visitors alike. They both have a very long history in the community and I have the utmost confidence they will do a wonderful job in this new endeavor. We will be fortunate to have this great resource for our city.

I appreciate your hard work and consideration in this matter. I look forward to enjoying many fine meals and experiences at this fine establishment.

Best regards,

Todd Weidmer

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Wed 11/8/2023 10:58 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Vicki <vblais1@cox.net>

Sent: Wednesday, November 8, 2023 10:30 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Commissioners;

I'm writing to request approval of the project.

I sincerely believe the purposed restaurant will be an awesome addition to the pier, enjoyed by both locals and visitors.

Thank you for your consideration and all you do.

Vicki Blais Venhuizen

Sent from my iPhone

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 11:09 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Adam Go <adam.u.go@gmail.com>

Sent: Thursday, November 9, 2023 9:32 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

As a Huntington Beach resident and a restaurateur myself, I humbly ask that the Huntington's project be approved as an incredible addition to our downtown/pier.

HB has always prided itself as a place of local pride. And having this establishment open up would be a crown jewel of that pride.

I am not alone in feeling that a place with this kind of elevated experience in the heart of our city is much, much needed! We really appreciate your consideration.

Thank you,
Adam Go

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 1:41 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Aaron Pai <pai@hsssurf.com>

Sent: Thursday, November 9, 2023 1:27 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you approve the subject project.

This much needed proposed restaurant with outdoor dining, will be an awesome addition to our landmark pier!
The Pai Family is super excited for this dream to become a reality...
it's going to be amazing for all our community and visitors!

Designed for locals by locals...

Yes! The locals will love this!

But also all of our visitors will love it too!

Thank you for your consideration.

Please let me know if you have any questions.

Sincerely,

Aaron Pai and all of our Pai Family

November 8, 2023

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Subject: **Coastal Development Permit No. 5-22-0804 (Agenda Item Th13a)**
Applicant – Surf City Partners, LLC
Project Name – Huntington's on the Pier

Dear Chair Brownsey, Vice Chair Hart & Commissioners:

I am writing to share with the Commission the reasons for my enthusiastic support of the subject project, Huntington's, as proposed to be built on our landmark HB pier. I have no professional or economic interest in this project.

My family and I have greatly enjoyed living in Huntington Beach for the past ten years. We enjoy our HB pier strolls many times a year, but since the closing of Ruby's due to bankruptcy a few years back, there has been minimal opportunity to sit and have a meal, while enjoying the great ocean-views.

I have reviewed the plans from both the September and November staff reports. I really think the applicants have developed a cool "retro", (non-chain) restaurant concept, to bring back local hospitality to our historic pier, ala the legendary Neptune's Locker, End Café and Golden Bear.

Outdoor Dining & Retail Carts

So far, the biggest concern I see is that staff is continuing to recommend no outdoor dining and no carts. Respectfully, to me, that's what gives it so much appeal, open air dining, which also includes climate controls; windbreaks, shading and gas heat lamps that will make the space comfortable for use on a year-round basis. The proposed carts, provide lower cost foods for both the fishing enthusiasts and the pier strollers that want a snack or soft drink to go, rather than having to go sit down in the restaurant to order a full meal.

Staff's rationale for no outdoor dining in the September staff report was that it "encroached into area currently available to the general public for pedestrian access". So, it seems somewhat ironic that in the November staff report staff's recommended Special Condition No.1 requires both originally proposed outdoor dining areas to become "public table seating areas", but with no walls, no wind barriers, no heating and "prohibits restaurant table service". It's basically the same very encroachment into area currently available to the general public for pedestrian access", but without all of the benefits of the proposed outdoor dining improvements.

Pedestrian Access

It should be noted that the proposed project does indeed maintain more than adequate pedestrian access between both buildings and the pier railings at 10-12 feet and provides 26-30 feet across the pier between both buildings, the widest on the entire pier.

Open Space

I think it is imperative to keep in perspective how vastly large and open our pier is, the longest concrete pier off the coast of California. According to the staff reports the minimum required

amount of open space on the pier is 75%, with the current amount of open space at 88%. As proposed the buildout, the total amount of open space will be 87%. In other words, our pier has plenty of room to accommodate the addition of the 1% of visitor serving commercial, without negatively impacting the remaining 87% of open space, which can easily simultaneously accommodate hundreds and hundreds of pier strollers and fishing enthusiasts.

Environmental Justice Policy

I salute the Commission's intent for adopting its Environmental Justice Policy. The staff report quotes the policy "Understanding that even nominal costs can be barriers to access preserving and providing for lower-cost recreational facilities is also an environmental justice imperative. This includes recreational opportunities such as parks, trails, surf spots, beach barbecue and fire pits, safe swimming beaches, **fishing piers**...". I respectfully disagree with staff's implication that approval of the proposed project will in any way provide 'even nominal cost barriers' to any of the other fishing pier activities. Walking and fishing on the pier will remain to be absolutely cost free and unencumbered by the proposed project.

On the other hand, the project is providing many public benefits (20+ new jobs, new restrooms, with greatly improved daily maintenance, 2 annual fishing derbies for disadvantaged youth, public art mural that revolves monthly, public seating behind restrooms) all of which incrementally benefits the "environmental justice communities".

I realize this will be the Commission's 2nd look at the project, and I really hope it can gain your support without taking these outdoor aspects away. Of course, as a former member of the California Fish and Game Commission under two Governors, and currently serving on the California High Speed Rail Authority, I know how hard it can be to consider these issues when you're being asked to depart from staff recommendations. However, I have seen substantial effort on the part of the applicant to address Commission concerns. I hope you will agree that the right balance can be struck without removing the outdoor aspects.

Thank you for your public service to our coastal communities.

Sincerely,

Anthony Williams
Longtime HB Resident

FW: Future Huntington's Restaurant Approval

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 11:29 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Brian Figueroa <brian@greentek.io>
Sent: Thursday, November 9, 2023 11:25 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Cc: Brian Figueroa <brian@greentek.io>
Subject: Future Huntington's Restaurant Approval

Dear Commissioners,

I am writing to request your approval for the potential location of a restaurant (Huntington's) on the Huntington Pier. This will just add much needed outdoor dining and a great experience for the locals and the tourist. This will be a great added value to the Pier.

Please approve this restaurant,

Thanks

Brian

Best Regards,

Brian Figueroa
CEO / Founder
GreenTek Power, LLC.
cell ph: 949-482-7825
email: Brian@GreenTek.io
website: www.GreenTekpower.io

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FW: Current Agenda Item #Th13a Application No. 5-22-0804 (Surf City Partners, LLC, Huntington Beach)

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 11:08 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Cathy Edman <cathyedman@hotmail.com>

Sent: Thursday, November 9, 2023 10:19 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Cc: Mike Adams <adamsassoc@gmail.com>; Keith Bohr <keith.bohr@gmail.com>

Subject: Current Agenda Item #Th13a Application No. 5-22-0804 (Surf City Partners, LLC, Huntington Beach)

Coastal Commission:

This letter is in support of the request for a new restaurant with outdoor dining on the Huntington Beach Pier. For years the Huntington Beach Pier has not been able to provide dining opportunities for the community and visitors. The proposed new restaurant will be located partway out on the pier making a dining option more accessible to a greater number of people, unable or unwilling to walk the entire length of the pier.

A restaurant with outdoor dining at the proposed location will greatly enhance the Huntington Beach lifestyle and experience and continue a long tradition of locally owned and developed businesses in the beachfront area.

Thank you, long time resident of Huntington Beach,

Mike Adams

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 11:09 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Carl Fredericks <cfritzfred.2000@gmail.com>

Sent: Thursday, November 9, 2023 9:53 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you approve the subject project.

What an outstanding opportunity for the pier, the boardwalk and the overall community! Locally proposed, designed and managed. This is a much-needed improvement to Huntington Beach and will be the new 'centerpiece' for the pier. This improvement project should be approved!

Thank you for your consideration.

Sincerely,

Carl Fredericks

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 1:41 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: christine@remeorealty.com <christine@remeorealty.com>

Sent: Thursday, November 9, 2023 1:15 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Respected Commissioners,

Our city is wonderful and our pier is a treasured resource. I know Kieth and trust that this establishment will make our city proud. I'm very much looking forward to enjoying the view with friends and family at Huntington's. I'm not sure what goes into approving a project like this, but I hope it can be accomplished. I can't imagine what else would be as great for the community as this. I ask that you approve this project so that it can be ready for summer 2024! If you have any questions, do not hesitate to contact me.

Christine Polomsky, downtown resident and business owner.

Fwd: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 9:19 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Doug Blanchard <doug@h2gocarwash.com>

Sent: Thursday, November 9, 2023 9:17:47 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you approve the subject project. We are so proud of our City and the job you do. Having said that, this project will enhance what is definitely needed after a beautiful day of surfing and will have its own Santa Barbara Experience. Great food on a historic pier.

Thank you for your consideration.

Sincerely,

Doug Blanchard

Fwd: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 9:20 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Donald Boland <donaId.boland911@gmail.com>

Sent: Thursday, November 9, 2023 9:19:41 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you approve the above listed project.

It is my understanding it was designed by locals to fit within the esthetics of the area and will be a welcome addition to the community by expanding our dinning options.

I looking forward to dinning at the proposed restaurant with both my family and friends.

Thank you for your consideration to this amazing addition to HB.

Regards,

Donald Boland

Sent from my iPhone

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 1:42 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: ddicarlo@ltvtrade.com <ddicarlo@ltvtrade.com>

Sent: Thursday, November 9, 2023 1:02 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear commissioners,

You know what Huntington Beach needs on the pier? A great establishment to see the sun set and enjoy all that our beautiful pier and beach have to offer. I've lived here for 22 years and never once did I use the bait shop. I would, however, frequent this location and invite people to join me. Not only will this bring tax revenue to the city, it will be a great establishment that residents will be proud of.

I ask that you approve this project and do it quickly so that no more time is lost with a vacant and unproductive space that should be vibrant with people enjoying our great city.

I have met Keith in the past and believe him to be an honest and hardworking citizen who will manage the business well and improve our pier and the downtown area.

Sincerely,

Dean DiCarlo

Local downtown resident and frequent pier visitor.

Fwd: Agenda Item: Th13a Huntington's on the Pier

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 9:14 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: David Larson <larsdave5@gmail.com>

Sent: Thursday, November 9, 2023 7:26:09 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Agenda Item: Th13a Huntington's on the Pier

To the Commissioners of the California Coastal Commission:

I am writing in support of your approval of the Coastal Permit for *Huntington's on the Pier*.

This proposal is a well thought out project that maintains Coastal Access, while providing much needed new coastal recreation and enhanced viewing opportunities. This business concept is clearly a winning concept that will enhance the experience and aesthetic of Huntington Beach, which is why it was strongly supported by local government and residents. There are no losers in this proposal--it's win-win-win, for the residents, visitors, and state/local governments. Even after reading the staff report, I still cannot understand why staff are not enthusiastically supportive of this application.

In any case, respectfully, I hope the Commission will clearly see the many benefits this project will bring to Huntington Beach without the costs assumed by the staff in their recommendation.

Thank you for your thoughtful consideration of this request to enhance and improve Huntington Beach pier as a leisure and recreation destination.

Sincerely,

David Larson

Fwd: Agenda Item: Th13a Huntington's on the Pier

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 9:14 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: David Larson <larsdave5@gmail.com>

Sent: Thursday, November 9, 2023 7:26:09 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Agenda Item: Th13a Huntington's on the Pier

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In any case, respectfully, I hope the Commission will clearly see the many benefits this project will bring to Huntington Beach without the costs assumed by the staff in their recommendation.

Thank you for your thoughtful consideration of this request to enhance and improve Huntington Beach pier as a leisure and recreation destination.

Sincerely,

David Larson

Fwd: Huntington's #Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 3:06 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: DANIEL VOLL <danielvoll@mac.com>

Sent: Thursday, November 9, 2023 3:05:13 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's #Th13a

Dear Commissioners,

I am writing on behalf of my extended family, who have been lifelong residents of Southern California, to request that you approve the subject project.

We treasure the landmark Huntington Pier, and have long hoped for this proposed restaurant with outdoor seating and dining -- it's much needed and will be loved by locals and visitors as a destination restaurant. We look forward to joining with friends and family to watch the sunsets and to enjoy the food and beauty that is unique to Huntington Pier.

We love that it was designed for locals by locals, and that this wonderful space honors the natural beauty of the pier and seascape.

Thank you for your consideration.

All best,
Daniel Voll

FW: Public Comment on November 2023 Agenda Item Thursday 13a - Application No. 5-22-0804 (Surf City Partners, LLC, Huntington Beach)

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 11:12 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Ed Mountford <ed@cornerstonereconsulting.com>

Sent: Thursday, November 9, 2023 10:06 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Thursday 13a - Application No. 5-22-0804 (Surf City Partners, LLC, Huntington Beach)

Commissioners,

I'm writing to express my support for Surf City Partners proposed restaurant on the HB pier. This will be a wonderful addition to the pier experience and provide a lower cost dining option for visitors. Currently there are three dining options near or on the pier all of which offer higher priced food and beverage. The proposed "Huntington's" will provide a spot where people using the pier can get reasonably priced food and beverage while being able to enjoy the spectacular views of the ocean and coastline. I appreciate the staff's concern regarding the conversion of a small portion of the pier to private use but eliminating the proposed outdoor dining is a mistake and harms the long term viability of the business. Having an outdoor dining area gives pier users the opportunity to sit, relax, enjoy food and beverages while taking in the breathtaking views. Dining on the pier is a special experience. Outdoor dining on the pier is an experience like no other. Please remove the special condition prohibiting outdoor dining and allow the public to have an experience that is truly remarkable and unforgettable. Thank you for your consideration of my request.

Ed Mountford

Fwd: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 9:15 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Forrest faigen <forrest.faigen@gmail.com>

Sent: Thursday, November 9, 2023 8:06:49 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear commissioners,

I am writing this email to you for you to approve the subject project.

This proposed restaurant would be a huge benefit to the community for its outdoor dining will be a huge improvement to our pier. It is made by locals for our local people and should without a doubt be a new part of our community and pier. Thank you for your consideration.

Sincerely, Forrest Faigen

Sent from my iPhone

FW: Huntington's on the Pier (Agenda item #Th13a)

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 11:09 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Franklin T. Thumper <sportspi@aol.com>

Sent: Thursday, November 9, 2023 11:05 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's on the Pier (Agenda item #Th13a)

Coastal Commissioners,

I first met Keith Bohr in 1992 as the two of us were volunteers knocking on doors for Bill Clinton's presidential campaign. He was a stand-up guy then, and we've remained friends ever since. I even voted for him a couple of times for city council years ago.

My current city council representative votes "no" on everything. But, he voted in favor of this project. He liked the local theme and character of the restaurant, which I suspect is one of the reasons why the entire Huntington Beach City Council endorsed it.

Huntington's on the Pier will be a nice addition to Huntington Beach and our iconic pier.

Thank you,

Franklin T. Thumper

Fwd: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 9:17 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Jason Grew <jason.grew451@gmail.com>

Sent: Thursday, November 9, 2023 8:52:20 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you to approve the subject project.

This much needed proposed restaurant with outdoor dining, will be an awesome addition to our landmark pier!

Designed for locals by locals. This would be a great addition to the pier, bringing in new people and encouraging others to come and see the pier. I please hope you consider this great opportunity. :)

Thank you for your consideration.

Sincerely,
Jason

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 11:08 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Janet Lenzini <jlenzm@yahoo.com>

Sent: Thursday, November 9, 2023 10:58 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Honorable Commissioners:

Please support the Coastal Permit for Huntington's on the Pier.

This project offers access to beautiful ocean views and makes a good experience for locals and visitors to our lovely region.

This project is the vision of a local source and was created to offer needed jobs and memorable experiences to the local population.

It will also allow visitors to experience a great time on the pier. Nothing says 'come back' more than taking in the beautiful sunset with a California wine in hand.

I certainly hope the Commission will recognize the many benefits and enjoyment this project will to all.

I thank you for your consideration of this project.

Janet Lenzini

Fwd: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 4:15 PM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: jennifer minichiello <chefjennmini@yahoo.com>

Sent: Thursday, November 9, 2023 4:12:30 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Members of the South Coast Coastal Commission,

I am writing to formally request your approval for the proposed restaurant project at the iconic Huntington Beach pier. This much-needed establishment, featuring outdoor dining, promises to be a valuable addition to the beloved landmark, offering both residents and visitors an unforgettable dining experience.

Designed with the utmost care and consideration, this restaurant is the result of collaborative efforts from members of the local community who are deeply invested in the preservation and enhancement of our coastal treasures. Our shared vision is to create a unique and vibrant dining destination that seamlessly integrates with the natural beauty of the coastal environment, while also contributing to the economic and cultural vitality of our region.

The features of this proposed project include:

Outdoor Dining: The restaurant will feature outdoor seating, allowing patrons to enjoy panoramic views of the coastline, sunsets, and the soothing sounds of the ocean. The design ensures minimal environmental impact and preservation of the coastal landscape.

Local Flavor: This restaurant will not only be located within our community but will also proudly represent the best of our local cuisine. It will support local farmers, fishermen, and artisans, promoting sustainable practices and celebrating the rich culinary traditions of our region.

Community Benefits: The project will generate job opportunities and foster community engagement. Moreover, it will serve as a gathering place for residents and visitors alike, promoting a sense of belonging and togetherness.

We kindly request your approval for this project so we can provide a restaurant that locals can be proud of, and one that visitors will remember as a highlight of their coastal experience.

Thank you for considering our proposal.

Sincerely,

Jennifer Minichiello, C.E.C.

Fwd: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 9:14 AM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Jim Wiest <jwiest@camcorng.com>

Sent: Thursday, November 9, 2023 7:20:57 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you approve the subject project.

I have family members who live in the area and I make many trips a year to visit. More than anything that has attracted my family is the local vibe and uniqueness of Huntington Beach. You have the opportunity to approve a project that will not only add to the local character of the community but represent all that is unique to your wonderful community.

Thank you for your consideration.

Sincerely,

Jim Wiest

-


Jim Wiest
Managing Director
Camco International

FW: Public Comment on November 2023 Agenda Item Thursday 13a - Application #5-22-0804 (Surf City Partners, LLC, Huntington Beach)

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 1:41 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

 1 attachments (147 KB)

email to coastal commission 2023-09-01.pdf;

From: Kathleen & Bill Nutting <km.wgnutting@verizon.net>

Sent: Thursday, November 9, 2023 1:13 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Thursday 13a - Application #5-22-0804 (Surf City Partners, LLC, Huntington Beach)

Dear California Coastal Commission,

I am writing once more to affirm my family's and my support for Surf City Partners, LLC's proposal to open Huntington's On the Pier (Huntington's). The letter I wrote in September 2023 is repeated below, but I have additional comments and strong concerns.

Staff is recommending the elimination of all of Huntington's outside food service at dining tables, yet is requiring that they provide tables, chairs, and all maintenance for three different dining areas for the public benefit, i.e., open to non patrons. Are not the patrons of Huntington's the public? Should we not be able to enjoy table service along with the fresh air and beautiful surroundings?

Surf City Partners, LLC is offering to remodel and expand the 31 year old restrooms and to provide frequent daily maintenance. This would provide a very generous public benefit, along with cost savings for the City of Huntington Beach's budget. The problem is, and it is an enormous problem for me and the majority of women, staff is recommending the establishment of a gender neutral, multi-stall, group restroom. Please look at the design that staff is suggesting. I ask that you consider whether it is appropriate. I anticipate that you will think that it is not.

I am hopeful that you will approve Surf City Partners, LLC's revised proposal as presented by them, and I look forward to dining at Huntington's in the very near future.

Sincerely,

Kathleen M Nutting

km.wgnutting@verizon.net

Atch: September 2023 Letter

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 1:41 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

From: Kenney Bennett <kbroatan@gmail.com>

Sent: Thursday, November 9, 2023 1:26 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Re: Huntington's Th13a

Dear Commissioners,

I am requesting that you approve this new restaurant. I'm a local restaurant owner and this proposed outdoor dining will be an awesome addition to our iconic pier!!

Keith and his team are definitely Locs. So this would be designed by locs for locs.

Thank you for any consideration for this project

Humble Regards,

KB

949-300-0363

FW: Public Comment on November 2023 Agenda Item Thursday 13a - Application No. 5-22-0804 (Surf City Partners, LLC, Huntington Beach)

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 12:09 PM

To:Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Kimberly Carr <kjcarr@socal.rr.com>

Sent: Thursday, November 9, 2023 12:07 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Thursday 13a - Application No. 5-22-0804 (Surf City Partners, LLC, Huntington Beach)

Dear Commissioners,

I request that you approve the project in the subject line.

This much-needed proposed restaurant will be a welcome addition to our landmark Huntington Beach pier. As the former Mayor of Huntington Beach and resident of nearly 26 years, I have had the pleasure of living in and representing one of California's most beautiful coastal cities. I understand, appreciate, and respect this community.

Residents and visitors of Huntington Beach deserve a pier that offers a myriad of activities. I respectfully disagree with the Coastal Commission's staff report regarding the project's impact on lower-cost recreational use. This project will not decrease access to lower-priced activities but will enhance those opportunities. The new business will include features to purchase fishing supplies and will provide lower-priced "grab and go" food and beverage items. The increased footage needed to accommodate the new restaurant will not impede fishermen's access or block visitors' coastal views. Furthermore, adding two ADA-compliant restrooms on the pier will significantly benefit everyone who visits the pier.

Please approve this project. The Huntington Beach pier needs thriving businesses to sustain the cost of maintaining one of California's most iconic landmarks. An additional restaurant on the pier will encourage more people to stroll to the end of the pier and will help all the businesses there.

Thank you in advance for your consideration.

Sincerely,

Kim Carr

Former Mayor of Huntington Beach

FW: Huntington's Th13a project

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Thu 11/9/2023 11:08 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

-----Original Message-----

From: Larry <lt243@hotmail.com>

Sent: Thursday, November 9, 2023 10:38 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a project

Dear Commissioners,

I writing you this letter requesting that you approve the Huntington's Th13a project.

I believe this proposed restaurant will have a positive impact for both local residents and the visiting tourists as well.

In addition, the outside dining will provide all customers a beautiful view of Huntington Beach's sunsets while enjoying a evening dinner on Huntington Beach's iconic pier.

Thank you and best wishes.

Sincerely,

Larry Taite
Huntington Beach, CA.

FW: Huntington's Th13a

SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Mon 11/13/2023 9:57 AM

To: Vaughn, Meg@Coastal <Meg.Vaughn@coastal.ca.gov>

Hi Meg,

Here's a public comment for you, I'll put it in the public hearing folder as well.

Best,

Becky

From: Christopher Duncan <christopher.j.duncan@gmail.com>

Sent: Sunday, November 12, 2023 7:33 AM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Huntington's Th13a

Dear Commissioners,

I am writing to request you approve the subject project.

This much needed proposed restaurant with outdoor dining, will be an awesome addition to Huntington Beach's landmark pier!

Thank you for your consideration.

Sincerely,

Chris Duncan

Mayor

San Clemente, CA

(915) 727-0070

Shirley Dettloff

November 3, 2023

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Subject: Coastal Development Permit No. 5-22-0804
Applicant – Surf City Partners, LLC
Agents – Keith Bohr and Jeff Bergsma
Project Name – Huntington's on the Pier (21 & 22 Main St.)

Dear Chair Brownsey, Vice Chair Dr. Hart and Commissioners:

My husband Bob and I have had the great pleasure of living and raising our family here in Huntington Beach the past nearly 60 years. We recall fondly taking our kids to the locally owned restaurants on the pier, The End Café, Neptune's Locker, Captain's Galley and Maxwell's by the Sea. All of those restaurants were run by locals that lived in and were active members of our HB community, unlike some of the more recent chain operators.

All of these businesses were locally owned and operated, which provided that local "mom & pop" charm. John and Kathy Gustafson operated the End Café up until it was permanently washed away in a storm in January of 1988. Carl and Ella Christensen ran Carl's Bait Shop, Neptune's Locker and Captain's Galley from 1951-1988, when the city decided the damage from the storm of January 1988 damaged the pier badly enough, that it need to be permanently closed and demolished in July of 1988. Paul Wimmer was the local owner/operator of Maxwell's by the Sea.

The applicants: Keith Bohr and Jeff Bergsma also enjoyed patronizing the above-described restaurants in the late 80's, which inspired their small quaint local concept for Huntington's, to bring back that hometown HB local charm. It is for that reason, that I am writing the Commission to share my enthusiastic support for the subject CDP application to add back a small locally owned and operated restaurant to our landmark HB pier.

Conformance with Coastal Act Policies

As a former Coastal Commissioner, I have a great deal of respect for Coastal staff and their professionalism, however in this specific case, I respectfully disagree with their recommendation for denial of this thoughtfully designed project.

I have carefully reviewed all of the plans for Huntington's, and I am favorably impressed with how the applicants have carefully designed the project to fully integrate all of the competing requirements of the Coastal Act, City's LCP, Downtown Specific Plan, Building Codes, Alcohol Beverage Control and the Orange County Health Department.

Public Access is maintained. Coastal Recreation opportunities are expanded, and Coastal Viewing opportunities are enhanced. All accomplished, while not in any way impeding on the passive pier strollers or the pier fishing enthusiasts. Our pier is quite large and can easily accommodate all the above stated users in simultaneous harmony.

As proposed Huntington's would be the only restaurant on the pier with outdoor dining and the only restaurant in coastal HB with 360-degree views. Huntington's will be a casual full-service operation, not self-service. A fun place that will be great for date nights, birthday, and anniversary celebrations et al., nobody wants to go to a self-service place to celebrate. Bob and I may be old fashioned, but when we go out to dinner, we want to sit back and enjoy the views while being served.

Local Applicants

Full disclosure, I have known applicant Keith Bohr for more than 30 years. I had the blessed opportunity to serve my community on the City Council from 1992-2000. I first met Keith in the early 90s when he was a young staffer in the city of Huntington Beach's Department of Economic Development, working on downtown redevelopment projects. Subsequently, Keith and I served on non-profit boards together (Altamed's Huntington Beach Community Clinic and the Huntington Valley Boys & Girls Club). We also separately serve on boards that support the restoration of the Bolsa Chica wetlands, mine the Amigos de Bolsa Chica and Keith on the Bolsa Chica Conservancy board.

So, when Keith decided to run for the HB City Council, I gladly endorsed his candidacy, Keith served on Council from 2004-2012. Keith had the great, once in a lifetime honor of being HB's Centennial Mayor in 2009. He proudly represented Huntington Beach well, beginning on January 1, 2009, riding on the City's HB Centennial float in the Rose Parade and every day thereafter throughout the year. The adopted Centennial Mission statement was to **"Celebrate, Commemorate and Educate"** HB residents about the 100-year history of our great City. I know from discussing it with Keith, that as the owner/operator of Huntington's, he and his staff will continue that Centennial Mission every day while running Huntington's.

In closing, I thank the Coastal Commission and its staff for all their public service to our communities and thank you in advance for your thoughtful consideration of my request for support for this CDP application.

Sincerely,



Shirley Dettloff

Longtime HB Resident and Public Servant
6812 Laurelhurst Drive
Huntington Beach, CA 92647

Linda Moulton-Patterson

November 2, 2023

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Subject: **Coastal Development Permit No. 5-22-0804**
Project Name – Huntington's on the Pier (21 & 22 Main St.)

Dear Chair Brownsey, Vice Chair Hart and Commissioners,

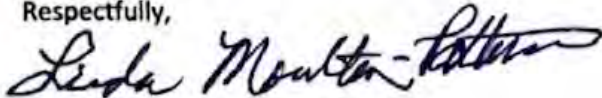
As both a former Huntington Beach Mayor (1994) and Coastal Commissioner (1991-94), I am writing to urge the Commission to fully support the subject proposal to bring a locally owned and operated restaurant back once again to our landmark HB Pier! Not only will it bring back the local charm of being operated by locals, but it will also provide the only and very desirable outdoor dining on the HB pier. Preferably the original plan with the two outdoor patios.

Huntington's in the proposed location will also have one of a kind 360-degree coastal views, including not only Catalina Island and HB's daily beautiful sunsets, but also great views of the surfers catching waves directly below! I respectfully disagree with staff's conclusion that the proposed project adversely affects coastal access, which is clearly maintained and restricts coastal views, which views are overall net enhanced.

On a personal note, I am pleased to endorse the applicant Keith Bohr, who I have known for 32 years. In addition to knowing Keith when he worked for the city while I was on City Council, Keith and I were both elected as California Delegates to the Democratic Conventions in 1992 (New York) and 1996 (Chicago).

I thank the Commission in advance for its thoughtful consideration of this request for support of the proposed Huntington's on the Pier project. Further, I thank you all for your public service, dedicated to protecting our California coast.

Respectfully,



Linda Moulton-Patterson
lmoultonpatterson@yahoo.com