CALIFORNIA COASTAL COMMISSION

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



Th12b

5-22-0804 Surf City Partners, LLC September 7, 2023

EXHIBITS:

Exhibit 1 – Vicinity Map

Exhibit 2 - Project Plans

Exhibit 3 - Rendering of Proposed Restaurant

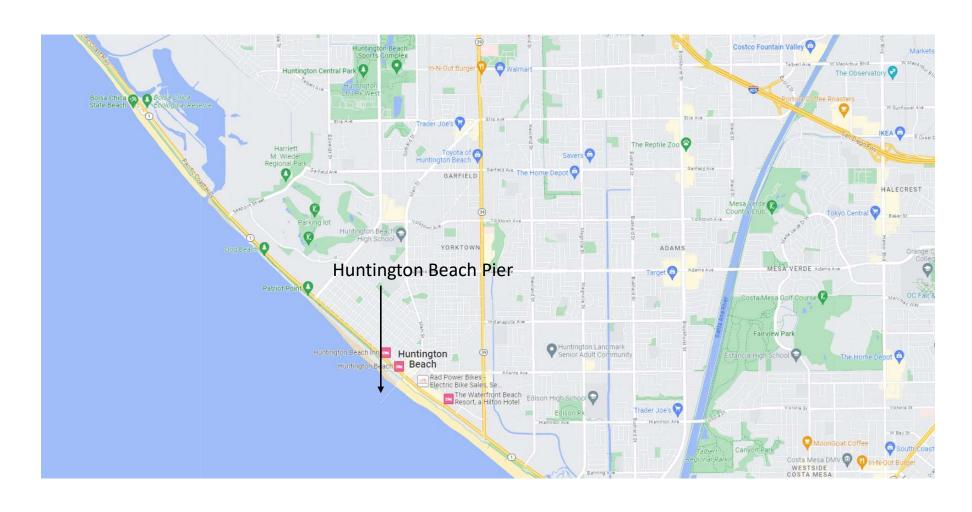
Exhibit 4 - Site Plan Depicting Encroachment Areas

Exhibit 5 – CSLC Lease (pages 1 & 2 only)

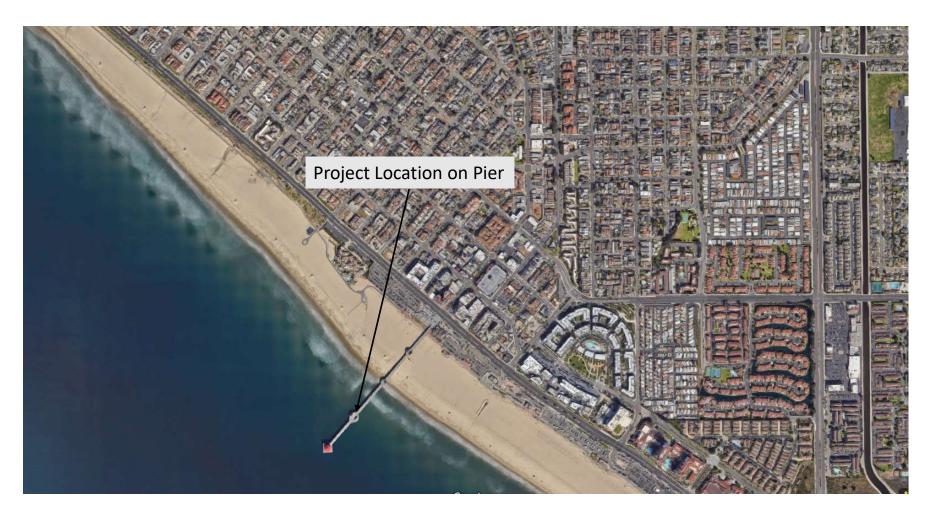
Exhibit 6 - Photos

Exhibit 7 – Letter from Previous Tenant

Exhibit 8 - Applicant's Visual Analysis



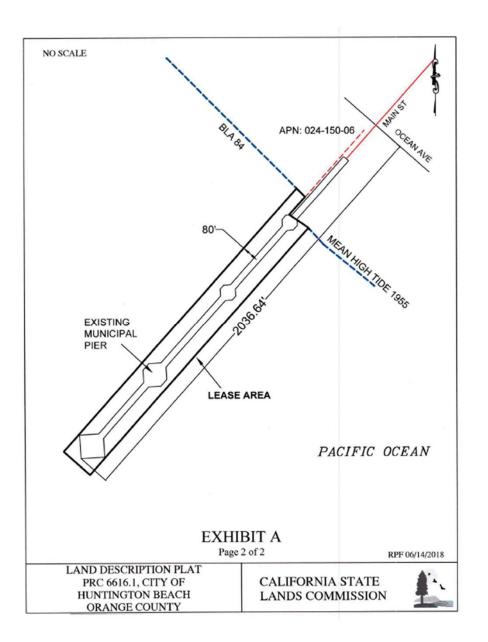
5-22-0804 Surf City Partners, LLC Vicinity Map - Huntington Beach Pier Exhibit 1a



5-22-0804 Surf City Partners, LLC Exhibit 1b



5-22-0804 Surf City Partners, LLC Exhibit 1c



Location of Mean High Tide Line CCC Retained Jurisdiction Seaward of MHTL

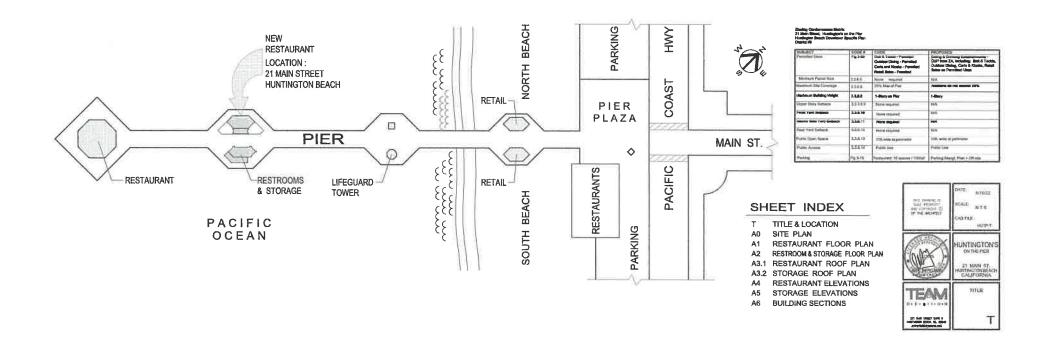
5-22-0804 Surf City Partners, LLC Exhibit 1d

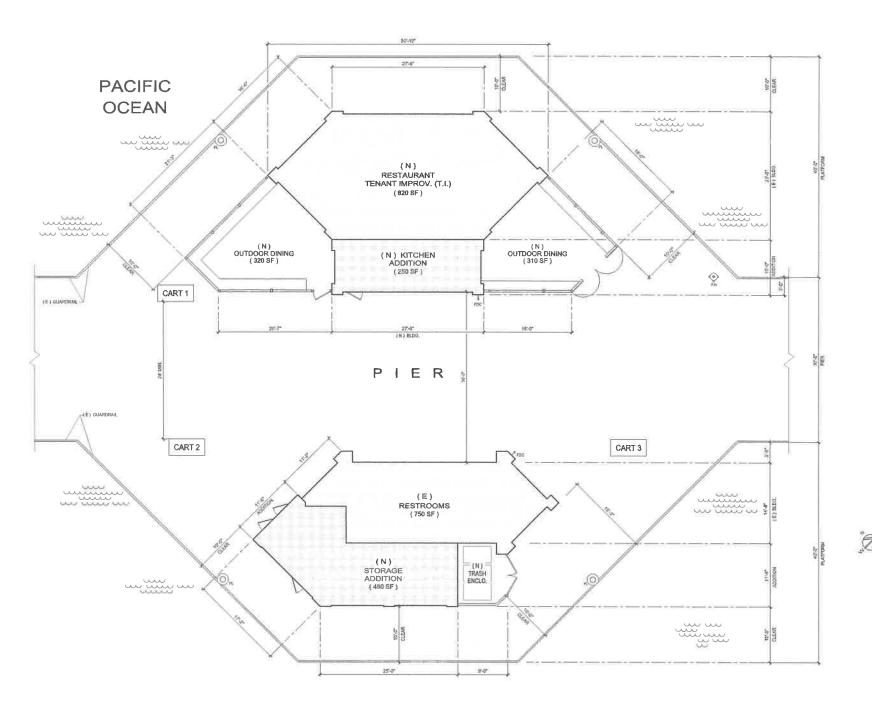
Exhibit No. 2

5-22-0804 (Surf City Partners, LLC) Project Plans (11 pages)



HUNTINGTON BEACH • CALIFORNIA





STATISTICS

CONSTRUCTION: TYPE V B - FIRE SPRIKL OCCUPANCY: B (CBC 303,1.1) (E) RETAIL TO (N) RESTAURANT: 820 SF (N) KITCHEN: 250 SF (N) OUTDOOR DINING: 630 SF TOTAL PREMISES 1700 SF ACCESSORY BLDG.

CARTS:

(E) RESTROOMS; 750 SF (N) STORAGE ADDITION: 480 SF 1230 SF TOTAL BLDG

OCCUPANT LOAD

DINING ROOM: 720 SF NET / 15 = 48 PERSONS OUTDOOR DINING : 630 SF / 15 = 42 PERSONS KITCHEN: 250 SF / 200 = 2 PERSONS

(3)

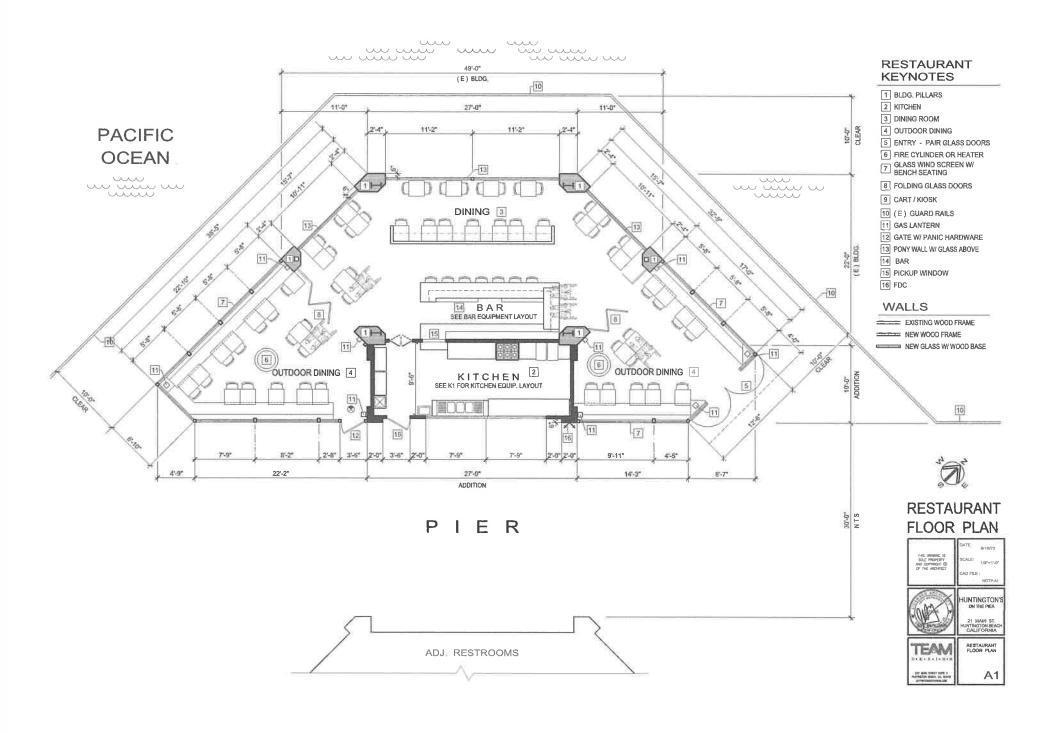
(E) - EXISTING

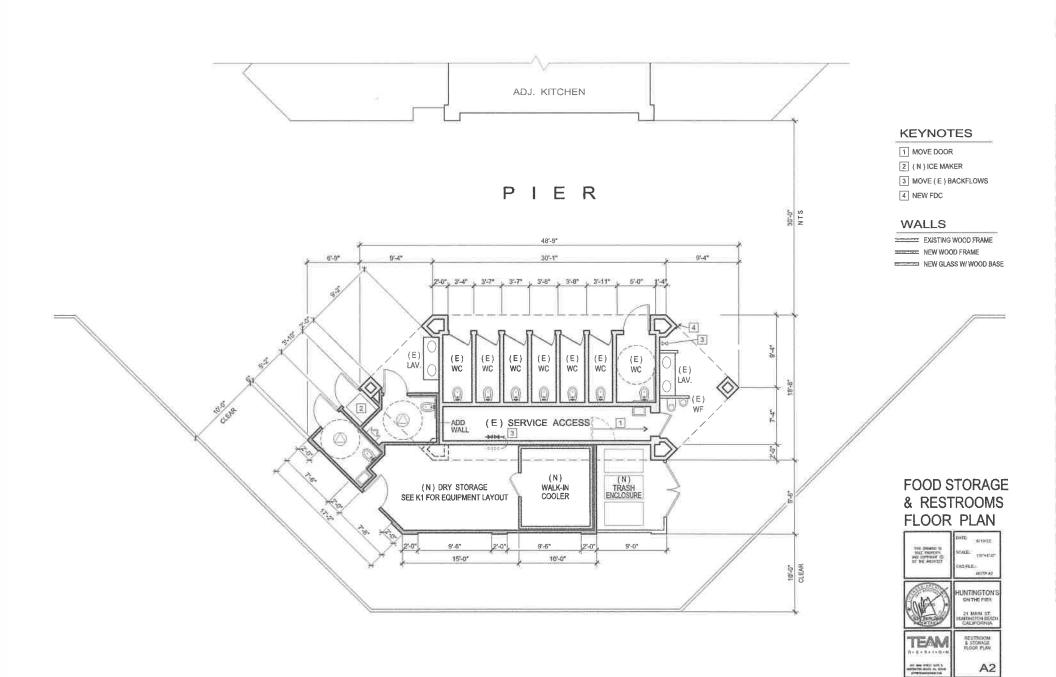
(N) - NEW

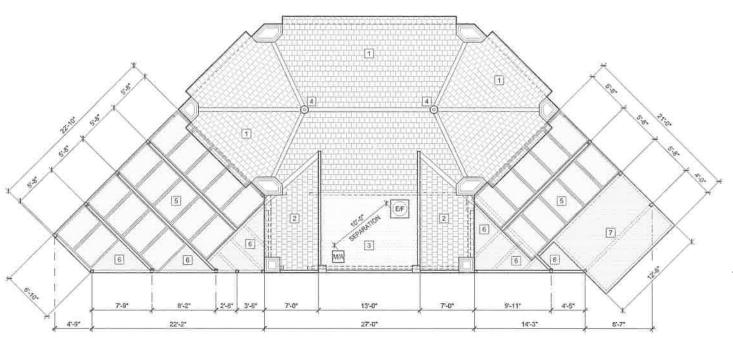




A1







RESTAURANT ROOF PLAN

KEYNOTES

- 1 EXISTING CEMENT TILE ROOF
- 2 NEW CEMENT TILE ROOF TO MATCH
- 3 BUILT-UP ROOFING
- 4 COPPER FINALE

 BIFACIAL SOLAR PANEL (20% TRANS.)

 TYP. OF (26)

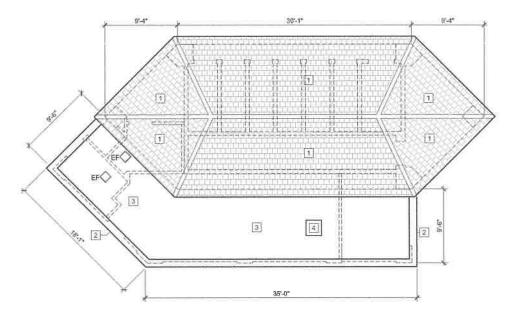
 TINTED POLYCARB ROOF PANEL

- 7 FABRIC AWNING



POOF PLAN

ROOF	PLAIN
THE DIPOLOGY IS BOLE PROPERTY AND CEPTRENT IN OF THE AMENDET	DATE: 6/13/22 BCALE: 1/8/~11-0* CAD FILE: HOTP-AL1
(OVEX)	HUNTINGTON'S ON THE PIER 21 MAIN ST. HUNTINGTON BEACH CALIFORNIA
TEAM	ROOF PLAN
251 MAY SHIELD SHIEL S. HERMACON SCIENCE, CA. SQUAR ANTHROSOMOLOGIS	A3.1



RESTROOM & STORAGE ROOF PLAN

KEYNOTES

- 1 EXISTING CEMENT TILE ROOF
- 2 PARAPET
- 3 BUILT-UP ROOFING
- 4 REF. COMPRESSOR



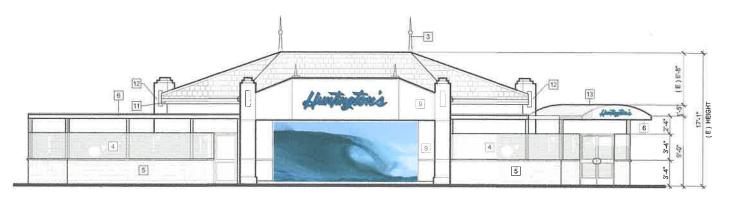
RESTROOM & STORAGE ROOF PLAN



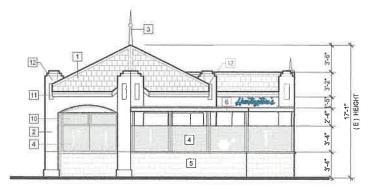




A3.2



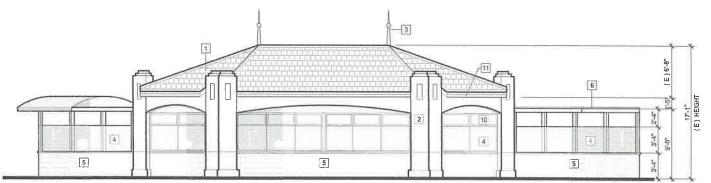
SOUTH ELEVATION





WEST ELEVATION

EAST ELEVATION



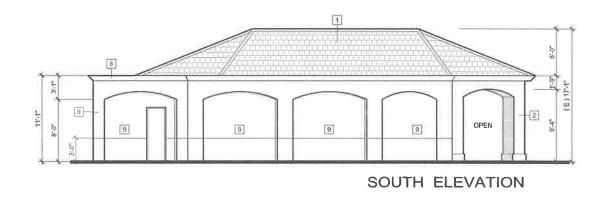
NORTH ELEVATION

KEYNOTES

- 1 (E) TILE ROOF PAINT LIGHT GREY
- 2 SMOOTH PLASTER O/ (E) OFF-WHITE
- 3 (N) STAINLESS STEEL FINALE SILVER
- 4 (N) CLEAR LAMINATE GLASS
- ART DECO PATTERN CERAMIC TILE WHITE BLUE & GREY
- 6 (N) GALV, & EPOXY STEEL BEAMS GREY
- 7 (N) TRANSLUCENT MURAL WALL
- 8 (N) STAINLESS STEEL WALL SILVER
- 9 (N) SMOOTH PLASTER OFF-WHITE
- 10 BLFOLD / CASEMENT WINDOWS
- 11 (E) PLASTER CORNICE PAINT LIGHT GREY
- 12 (N) PILASTER OFF-WHITE
- 13 FABRIC AWNING BLUE

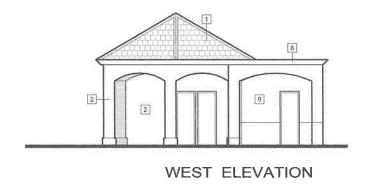
RESTAURANT ELEVATIONS





KEYNOTES

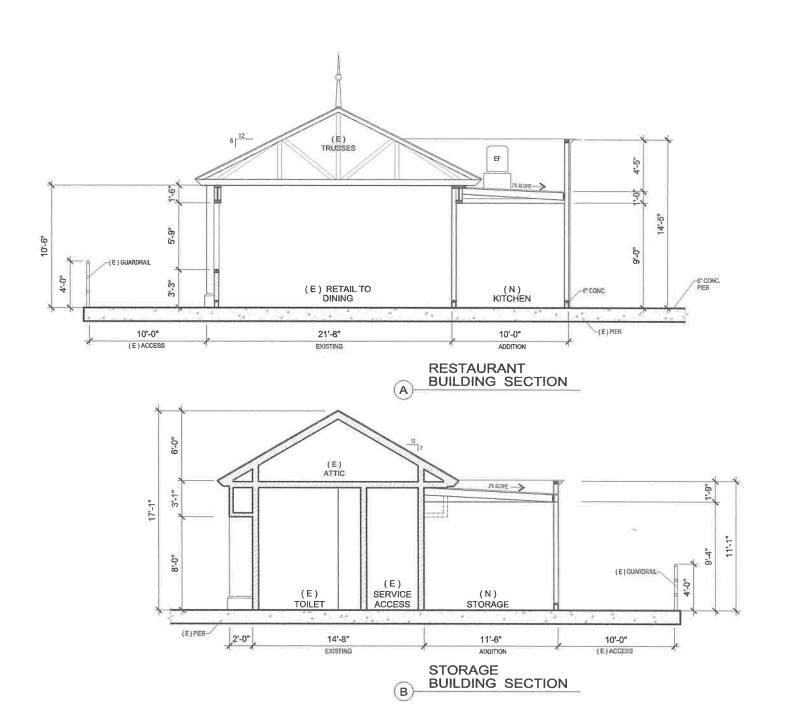
- 1 (E) TILE ROOF
- 2 (E) PLASTER PAINT OFF-WHITE
- B (N) PLASTER CORNICE
- 9 (N)PLASTER TAN
- 10 WEATHER WOOD GATE



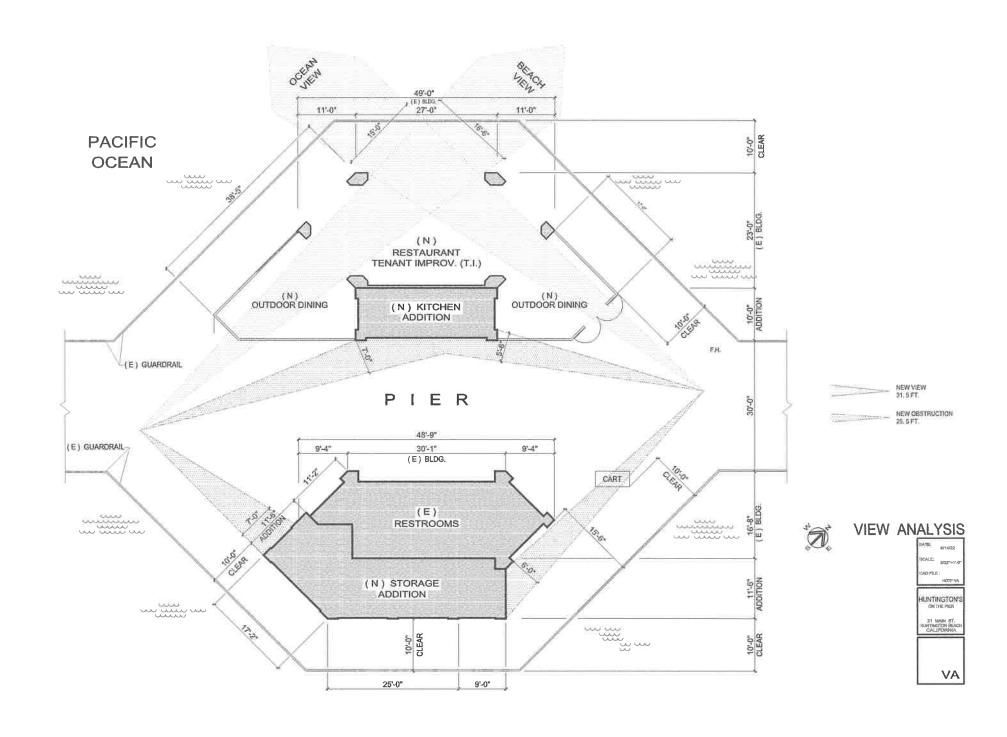


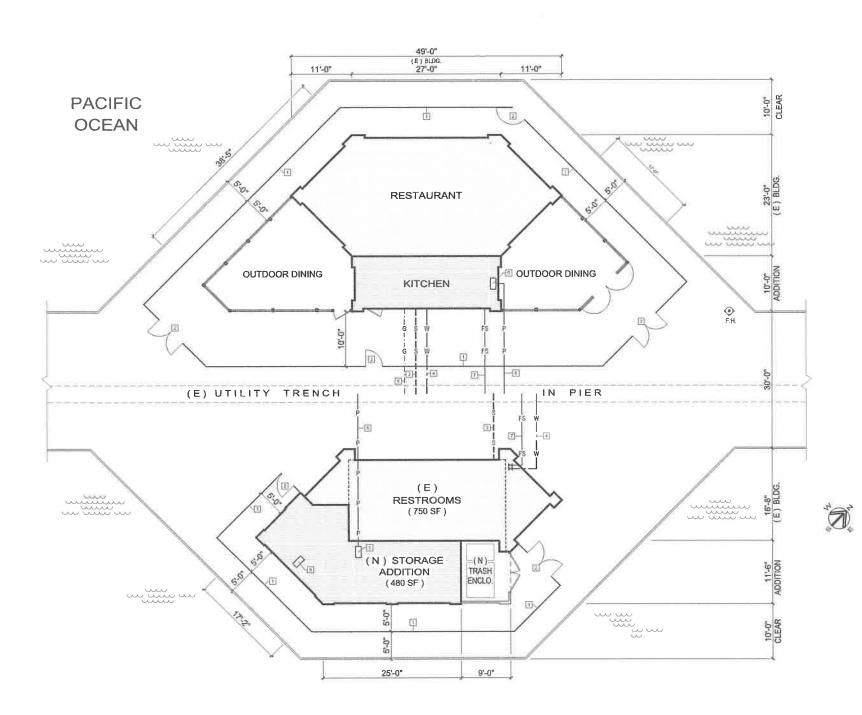
RESTROOM & STORAGE BLDG, ELEVATIONS











KEYNOTES

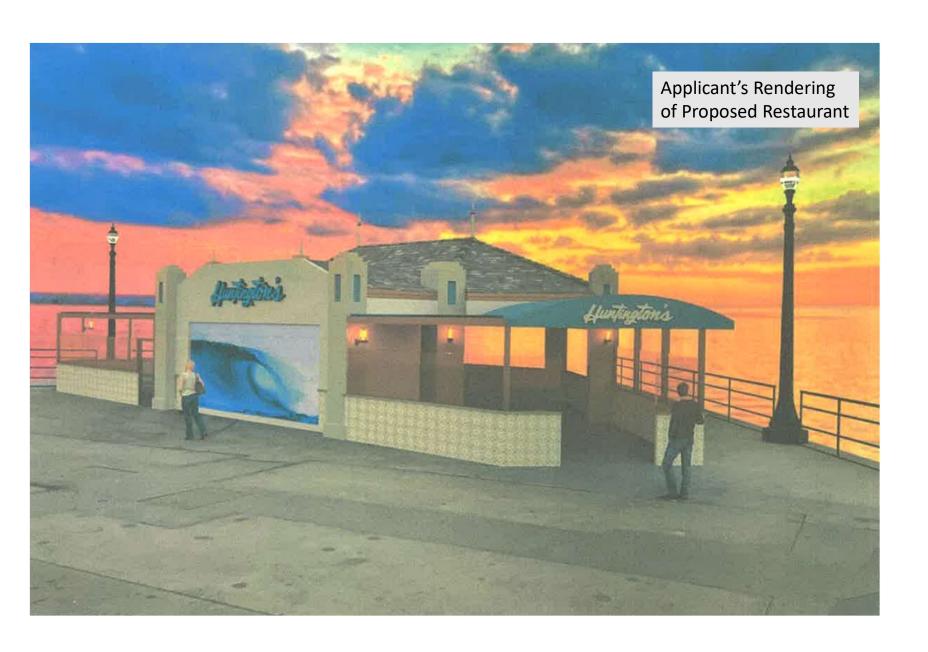
- (N) 8' H PLYWOOD BARRICADE
- (N) GATES
- (E) 4" Ø SEWER
- (E) 1" WATER CONNECTION
- (N) 200 AMP ELECTRICAL PANEL
- (E) ELEC, POWER CONDUIT
- (E) FIRE SPRINKLER
- [A] (N) GAS LINE

UTILITY & TEMP. CONST. PLAN

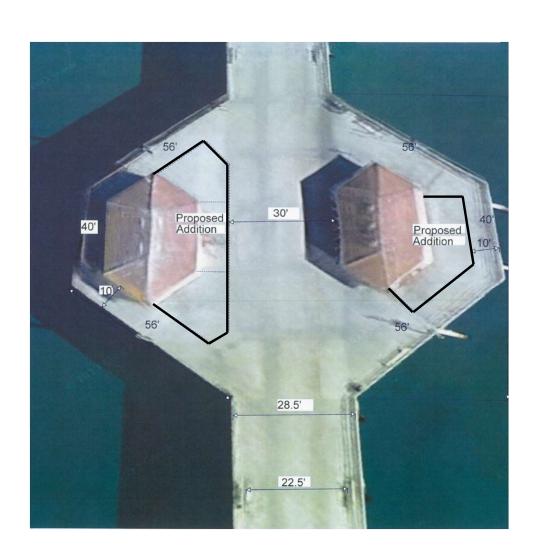




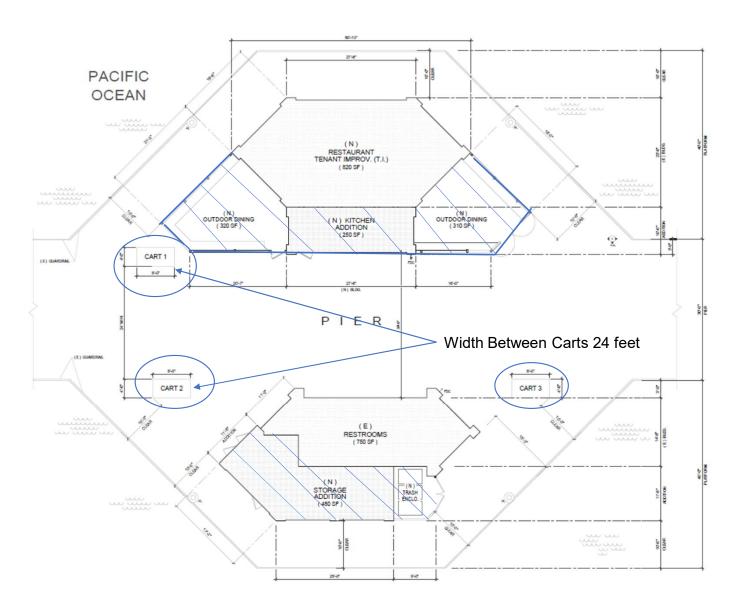
U.T.C.



5-22-0804 Exhibit 3



Applicant's Depiction of Encroachments Area Shown in Black



Proposed Encroachment Areas Including Three Carts

5-22-0804 Exhibit 4b

Exhibit No. 5

5-22-0804 (Surf City Partners, LLC)

CSLC Lease (First 2 pages only of 44 page lease)

RECORDED AT THE REQUEST OF AND WHEN RECORDED MAIL TO: STATE OF CALIFORNIA California State Lands Commission Attn: Title Unit 100 Howe Avenue, Suite 100-South Sacramento, CA 95825-8202

STATE OF CALIFORNIA OFFICIAL BUSINESS

Document entitled to free recordation pursuant to Government Code Section 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.

County: Orange

LEASE NO. PRC 6616.1

This Lease consists of this summary and the following attached and incorporated parts:

Section 1 Basic Provisions

Section 2 Special Provisions Amending or Supplementing Section 1 or 3

Section 3 General Provisions

Exhibit A Land Description

Exhibit B Site and Location Map

Exhibits C1-C6 Sublease Endorsements

Exhibit D Lease Maintenance Reimbursement Agreement

SECTION 1

BASIC PROVISIONS

THE STATE OF CALIFORNIA, hereinafter referred to as Lessor acting by and through the CALIFORNIA STATE LANDS COMMISSION (100 Howe Avenue, Suite 100-South, Sacramento, California 95825-8202), pursuant to Division 6 of the Public Resources Code and Title 2, Division 3 of the California Code of Regulations, and for consideration specified in this Lease, does hereby lease, demise, and let to CITY OF HUNTINGTON BEACH, hereinafter referred to as Lessee, those certain lands described in Exhibit A hereinafter referred to as Lease Premises, subject to the reservations, terms, covenants, and conditions of this Lease.

MAILING ADDRESS:

2000 Main Street

Huntington Beach, CA 92648

LEASE TYPE:

Public Agency Use

LAND TYPE:

Sovereign

LOCATION:

Sovereign land in the Pacific Ocean, offshore Huntington Beach, Orange

County, as described in Exhibit A attached and by this reference made a

part hereof.

LAND USE OR PURPOSE:

The operation and maintenance of an existing public municipal pier and

related concessions.

TERM: 25 years; beginning June 21, 2018; ending June 20, 2043, unless sooner terminated as provided under this Lease.

CONSIDERATION: \$125 per year, with additional consideration being the public's use and benefit. Subject to modification by Lessor as specified in Paragraph 11 (b) and (c) of Section 2 – Special Provisions; and Paragraph 3(c) of Section 3 - General Provisions.

AUTHORIZED IMPROVEMENTS:

X EXISTING: Municipal pier and related concessions

LIABILITY INSURANCE:

N/A

SURETY BOND OR OTHER SECURITY:

N/A

SECTION 2 SPECIAL PROVISIONS

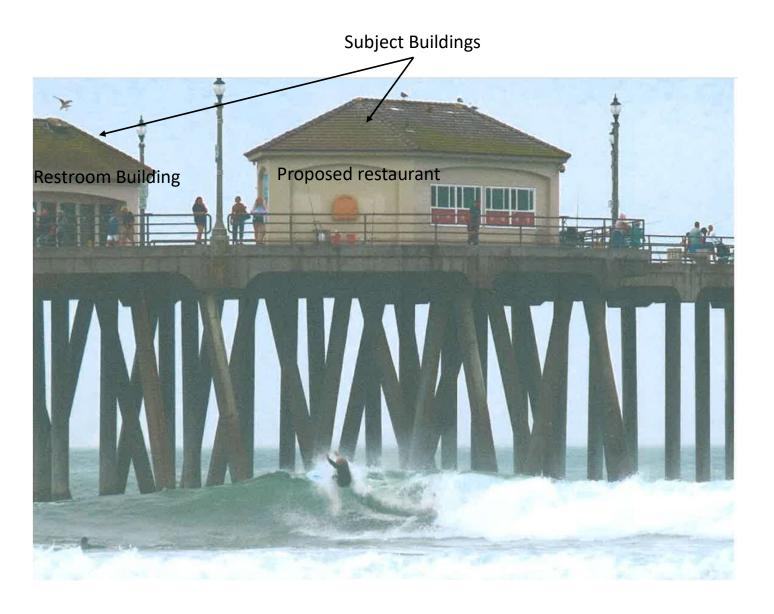
BEFORE THE EXECUTION OF THIS LEASE, ITS PROVISIONS ARE AMENDED, REVISED, OR SUPPLEMENTED AS FOLLOWS:

- 1. All future structural modifications or material changes to any of the Authorized Improvements, other than future routine repairs and maintenance, will require Commission staff's review and approval prior to commencement of construction. In the event of an urgent repair requiring immediate action, notification shall be made through Lessor's 24-hour emergency response number at (562) 590-5201.
- 2. Lessee acknowledges and agrees:
 - a. The site may be subject to hazards from natural geophysical phenomena including, but not limited to, waves, storm waves, tsunamis, earthquakes, erosion, flooding, and sea-level rise ("climate change

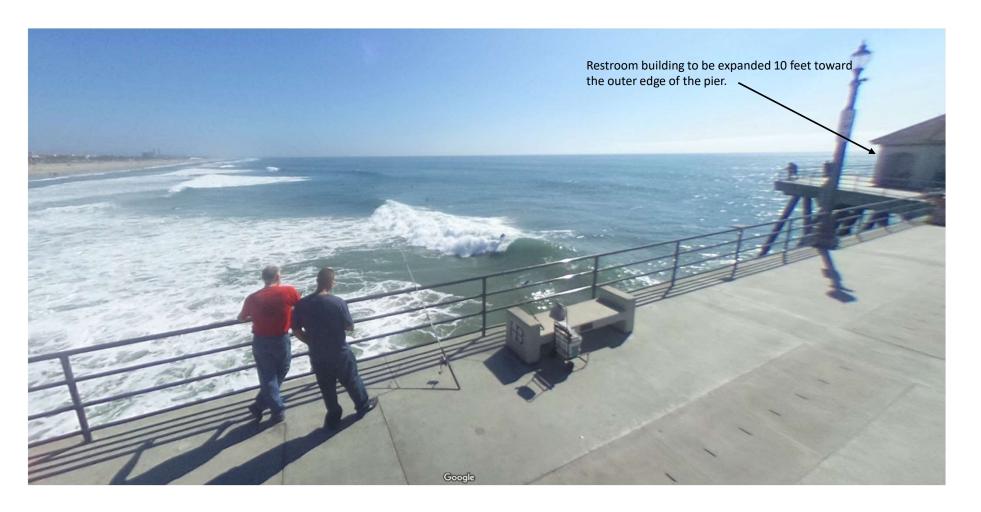


Former Use of Building Proposed to be Converted to Restaurant Lost Lease and Closed in May 2023

5-22-0804 Area Photos Exhibit 6a



5-22-0804 Area Photos Exhibit 6b



Fishing on the HNB Pier at the surf line.

5-22-0804 Area Photos Exhibit 6c



5-22-0804 Area Photos Exhibit 6d

Exhibit No. 7

Letter from Former Tenant "Let's Go Fishing" (2 pages)

RECEIVED South Coast Region

September 19,2022

SEP 21 2022

CALIFORNIA COASTAL COMMISSION

My name is Marian Johnson and I have had the honor of owning the Let's Go Fishing Store on the Huntington Beach pier for the last 30 years. In 2019 when my lease was up the city told me that my shop and only my shop was going out for bids. We were the first shop on the pier when it re-opened in 1992. I was one of the top 3 that won the bid but then the city decided to throw all the bids out. Keith Bohr was in the top three also with the same plan in 2019 as he is proposing in his 2021 plan. I am not sure at that time (2019) if he had fishing as part of his plan, but I did. Do to Covid 19, it wasn't until 2021 that they put out an RFQ for my shop. The RFQ was for an 800 square foot building (my shop) but during the city council meeting he had added in using a couple of the bathrooms for storage and would use the entire cut out for his plan. In all my 30 years I was never allowed to put out tables or anything else on the cutout. Again, I was in the top 3 but at the city council meeting they voted for Keith Bohr's plan of a bar and restaurant similar too his bid in 2019. They called it a high-risk plan but thought it would be a better fit for the pier. Keith Bohr is an ex-mayor and city councilman for Huntington Beach and is well known by the council members. He also has included a bait cart for bait only. I rent and sell fishing rods and sell all the needed fishing supplies that someone would need for fishing: bait, weighs, hooks, nets etc. So, unless the fishermen bring all the supplies, they need to fish they will have to leave the pier and go get them. Tourists will not be able to rent fishing rods as there will be no fishing rod rentals available. Tourists over the years that have come out to my shop, a large number have never fished in the ocean and to be able to rent a rod for an hour is an experience they will not forget. Also, the Huck Finn kids fishing derby which allows children under 15 to come out and fish for free and I furnish the bait and Fish & Game loans them rods will no longer be. My concern is will there still be fishing on the pier. Is the pier only for people to come and drink and eat. If I am not mistaken the pier was built by public donations.

A lot of untrue things were said about my business by the city manager Mr. Chi (who is gone) and I did a rebuttal at the city council meeting because none of them were true. Someone in my family has driven 70 miles round trip for 30

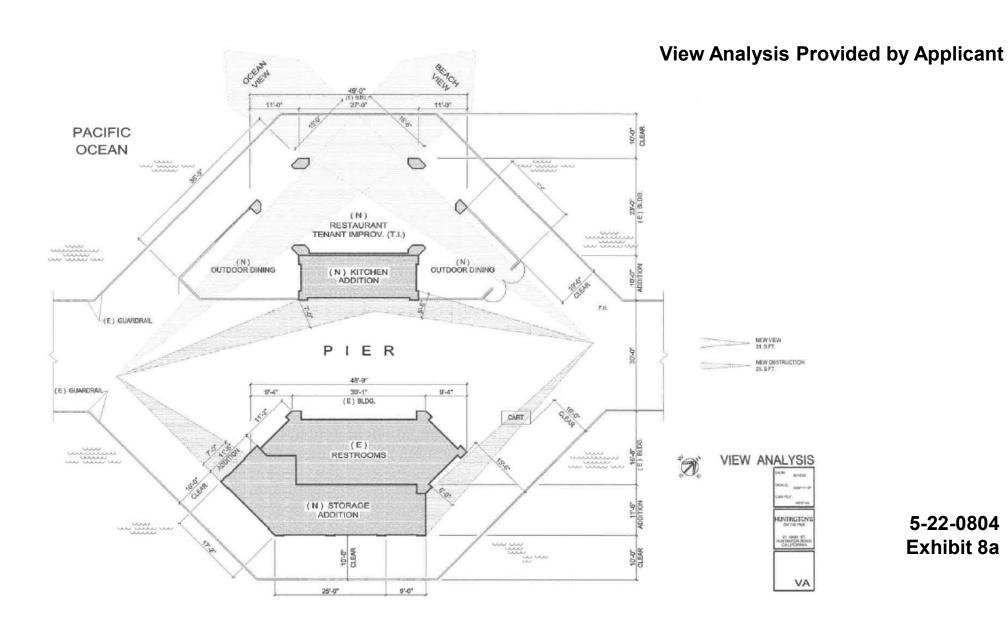
years. I have been loyal business owner to Huntington Beach. I have seen a lot of things on the pier over the years. When Ruby's dinner came out in the beginning a brinks truck came out 2 times a day. They were the number one Ruby's in So Cal. And are now gone. A restaurant/bar and outside patio will not work all year round, the winds alone will blow everything away.

In closing, I would like you to know that I am 76 years old. Allowing people to fish on the pier has been around since depression days. It is an activity that families can do together. Seeing a child's face when they catch their first fish is something you will always remember. During Covid a lot of people came out to the pier and could stay six feet apart and fish. There is a lot of changes today in our world and yes some are better, but not all changes are for the good. The iconic Huntington Beach pier does not need a bar, there are plenty of those downtown.

Best regards,

Marian Johnson

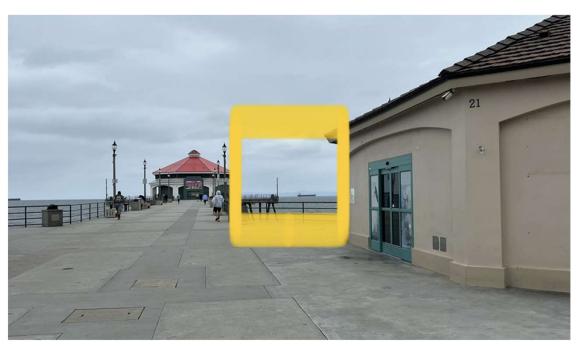
(626-442-8737 Home) (626-340-3534 cell)







5-22-0804 Exhibit 8b





5-22-0804 Exhibit 8c





5-22-0804 Exhibit 8d