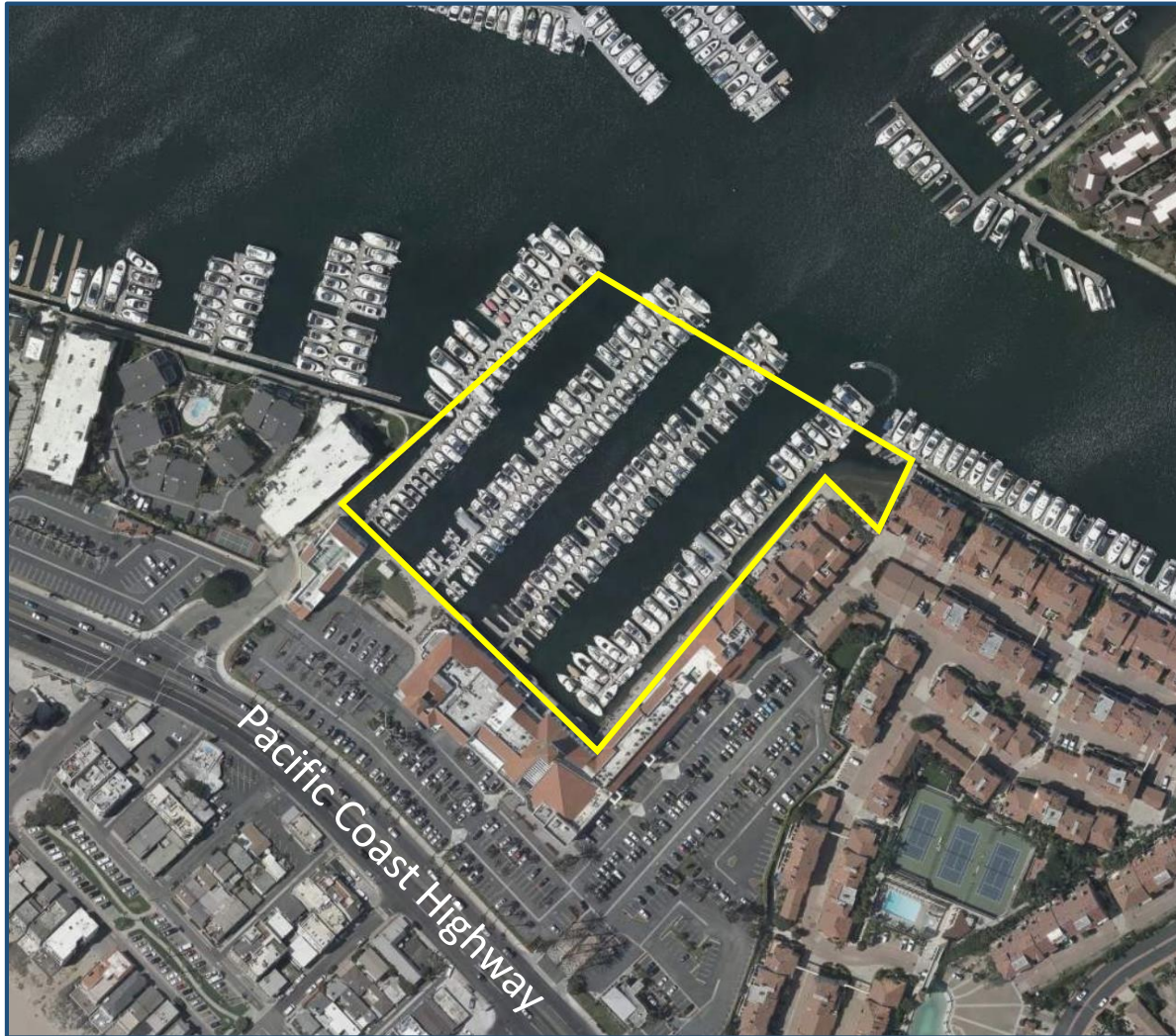




**Conditional Use Permit  
No. 25-033  
(Floating Office and  
Restroom)**

June 23, 2026

# Project Location



## Location

16340 Pacific Coast Highway (Peter's Landing Marina)

## General Plan/Zoning

OS-W (Open Space – Water Recreation)

OS-WR-CZ (Open Space – Water Recreation – Coastal Zone Overlay)

## Surrounding Uses

Multi-family residential

Huntington Harbor

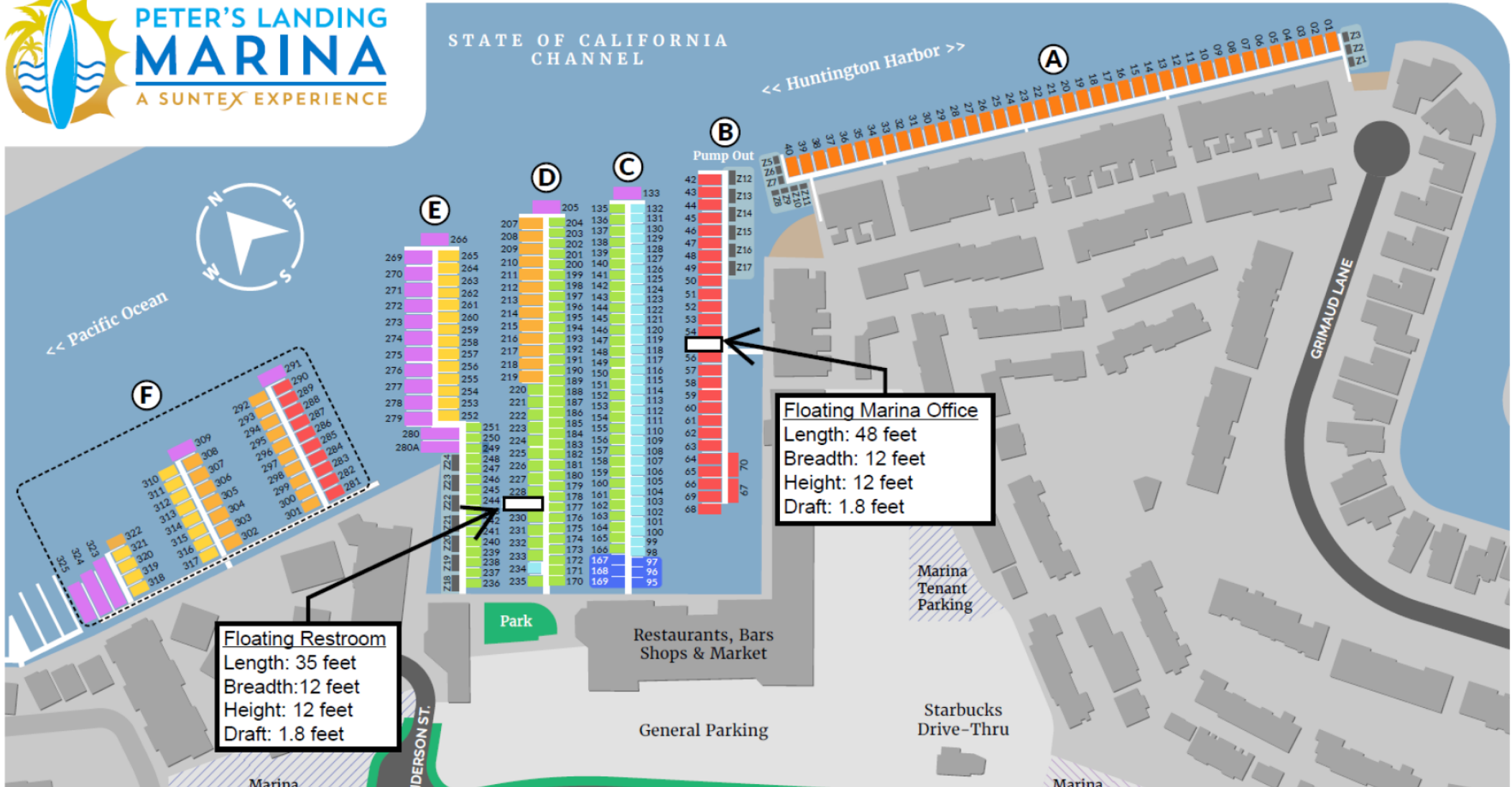
Peter's Landing Commercial shopping center



# Project Request

**Conditional Use Permit (CUP) No. 25-033 - To permit an approximately 420 sq. ft. floating restroom and 580 sq. ft. floating office at an overall height of 12 ft. 6 in. at an existing marina**

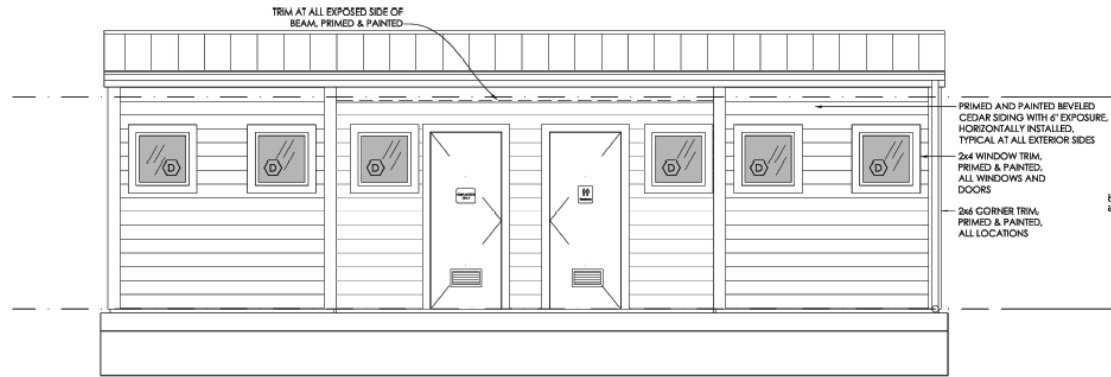
# Site Plan



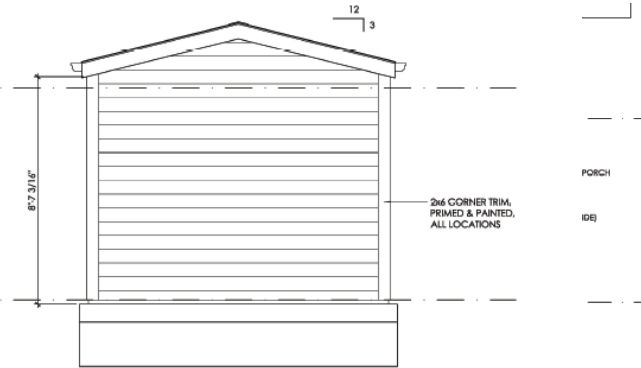


# Elevations

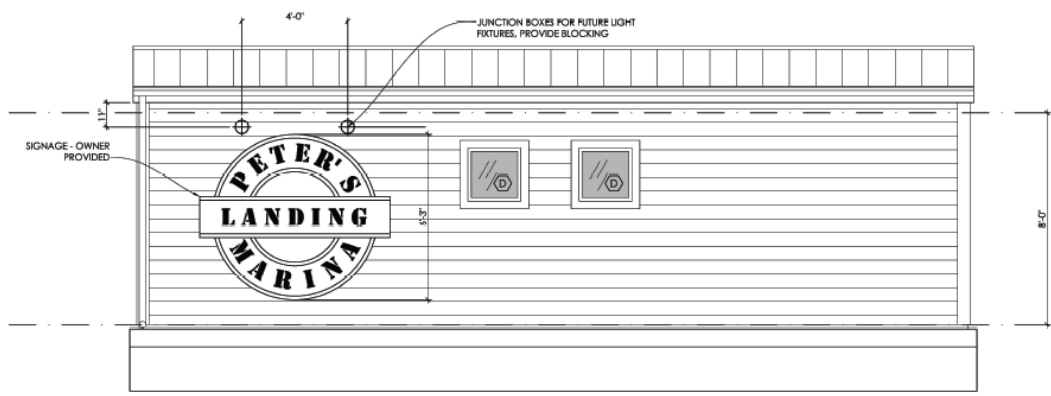
TRIM AT ALL BEAM,  
SIGNAGE - OWNER'S  
REQUIRED FOR



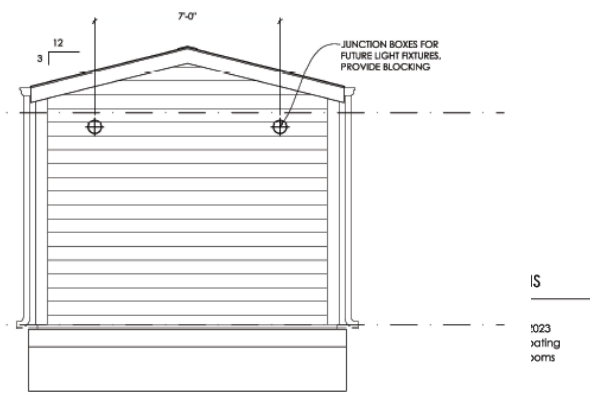
1 RESTROOM - SOUTH ELEVATION  
3/8" = 1'-0"



2 RESTROOM - WEST ELEVATION  
3/8" = 1'-0"



3 RESTROOM - NORTH ELEVATION  
3/8" = 1'-0"



4 RESTROOM - EAST ELEVATION  
3/8" = 1'-0"

L  
P  
PORCH  
IDEI  
IS  
1023  
xating  
xorms  
ATE  
ANNING  
.com  
1998 INC.

# Analysis

- Premanufactured vessels
- Accessory use incidental to existing marina
- Compatible with other areas surrounding the site in terms of land use, scale and character
- Promotes additional uses that complement and support existing marina use
- Complies with applicable development standards (building height and parking) as well as FEMA requirements (anchored to dock, flood-proof materials)



# Recommendation

Approval of the request based on the following:

- Consistent with the site's General Plan land use and zoning designations
- Compatible with surrounding uses
- Supports the existing marina as accessory uses
- Meets all applicable development standards





# QUESTIONS