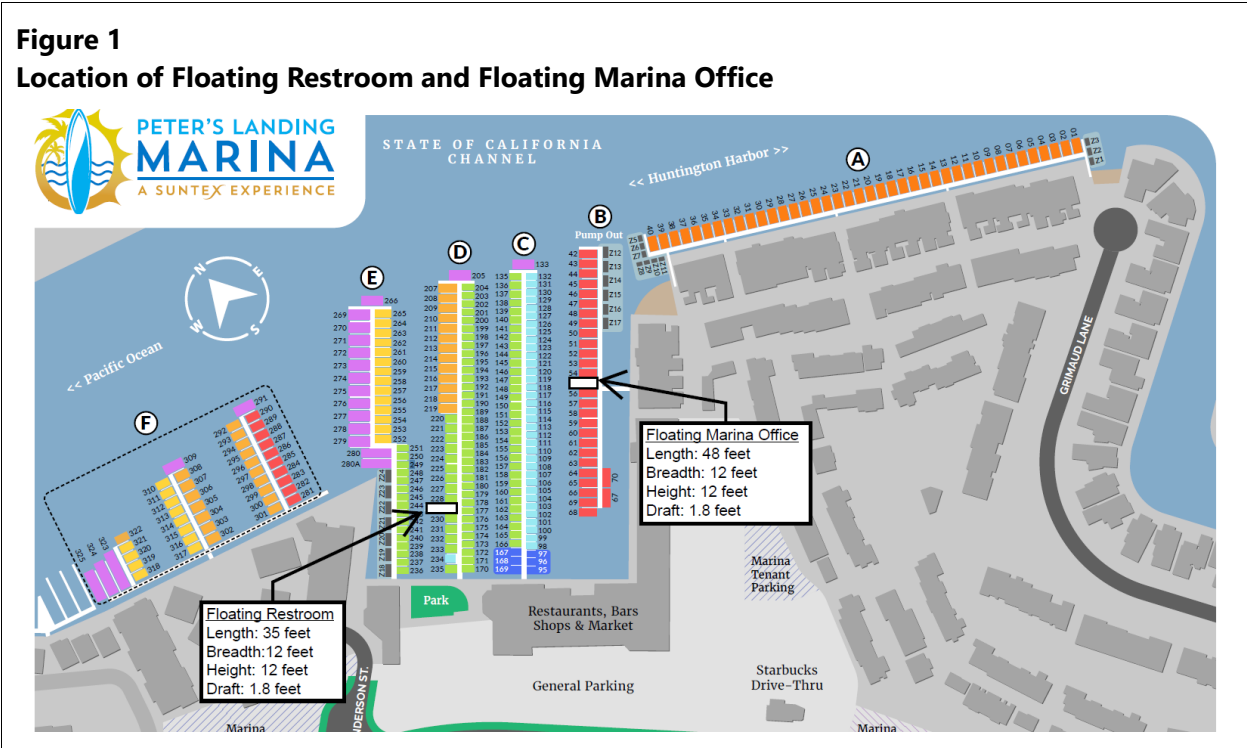


Project Narrative

Background

Argo SMI Peter's Landing, LLC (Argo SMI), is seeking approval from the City of Huntington Beach (City) for two floating structures at Peter's Landing Marina, located at 16340 Pacific Coast Highway, Huntington Beach, California 92649.

In November 2024, Argo SMI purchased Peter's Landing Marina from PG Marina Investors II, which included two registered vessels: a floating restroom and a floating office. Argo SMI is seeking approval from the City for the placement of these registered vessels in 2 of their 325 slips at Peter's Landing Marina (see plans provided in Attachment 3). At the time of the purchase of the marina, both floating facilities were already located in marina slips. The slips they occupied at the time of purchase are the same slips they occupy as of April 2026 (Figure 1). Because the floating office and floating restroom are both registered vessels and pre-fabricated, they were floated into the marina (i.e., there was no on-site construction). The vessels were built and purchased in 2024 by the previous owner specifically for Peter's Landing Marina and therefore were not previously located at any other location.



The applicant is concurrently applying for a California Coastal Commission Coastal Development Permit for the floating facilities and other public access and marine enhancement improvements,

including a dock extension, which requires a signed Local Agency Review Form from the City. Based on correspondence with City staff Ricky Ramos (Planning Manager) and Bob Milani (Principal Civil Engineer), Anchor QEA, on behalf of Argo SMI, is preparing a Conditional Use Permit for the floating facilities. The applicant has also applied for a Harbor Permit for the dock extension under separate cover. Following issuance of the required City permits, the applicant respectfully requests City signature on the Local Agency Review Form.

Project Description

The current slip configuration of this marina provides a total of up to 325 slips, as shown in Attachment 3. Of these, two slips are occupied by the floating marina office and restroom vessels, representative of 0.6% of the marina's slips. As the new owners, Argo SMI plans to retain the existing number of slips available for public use while making significant upgrades to the marina in general. This will benefit the local community of boaters and the general public.

The floating restroom is 32 feet long, 12 feet wide, and 12 feet, 3 inches tall and has a draft of 1.8 feet. The facility includes three restrooms with toilets and showers. The restroom is available to marina tenants 24 hours per day, 7 days per week, and is cleaned every day two times per day, and more as needed.

The floating office is 48 feet long, 12 feet wide, and 12 feet, 3 inches tall and has a draft of 1.8 feet. The marina office is open from 8:30 a.m. to 5:00 p.m., Monday through Saturday, and there are typically three employees in the office and two employees on the docks each day.

No utility extensions were required for either floating facility. Photographs and the registrations of the floating restroom and office are provided in Attachments 7 and 8, respectively.

The floating marina office vessel and the floating marina restroom vessel are critically important to the operation of the marina. Based on Argo SMI's extensive experience of marina operations, Argo SMI firmly believes that well-located boater amenities and customer service are essential to serving both existing boaters and the general public, including prospective boaters. The creation of a vibrant marina where the boating public likes to spend time requires access to restrooms, showers, and customer service at the marina property itself. At Peter's Landing Marina, such access is made possible by the floating marina office and restroom vessels installed by the previous owner.

These types of structures are in operation at multiple marinas in Southern California, including the following:

- AMLI Marina del Rey (floating office and boater amenities) – Marina del Rey
- Del Rey Landing (floating fuel dock and store) – Marina del Rey
- Marina Del Mar (floating office and storage) – Oceanside
- Shoreline Mafia (floating fuel dock office) – Long Beach

- Seaforth Boat Rentals (floating boat rental office) – Glorietta Bay, Coronado
- Sheraton Marina (floating watersport rental office) – San Diego
- Harbor Island West Marina (floating fuel dock office) – San Diego
- Pearson Fuels (floating fuel dock office) – San Diego
- Dana Landing (floating fuel dock office) – San Diego

Furthermore, landside space for these marina-serving uses would happen at a significantly higher cost than Argo SMI currently incurs, which would, in turn, have a substantial impact on the marina's ability to serve the public. The landside owner is prohibitively expensive currently and also intends to raise their fees by 70% in the next 2 years. These costs would ultimately have to be passed onto the tenants in order for the marina to remain viable, which would diminish use of the marina by the general public by making the slips less affordable. Furthermore, these landside facilities are already in use by the landside businesses at Peter's Landing, which include Beale's Texas BBQ, Golden Road Brewing, Himalayan Grill, Pelican Isle Seafood, Starbucks, Monkwheel eBikes, Pho May, Mother's Market, Sola Salon Studios, and Sunset Bay Nail Lounge.