

Addendum

April 29, 2026

Re: Parking and Analysis Demand Letter #1 for Peter's Landing Marina Project

Parking Management Plan Background

In 2018, Linscott, Law & Greenspan, Engineers prepared the Parking and Analysis Demand Letter #1 for Peter's Landing Marina Project. This letter was approved by the California Coastal Commission and filed with the City of Huntington Beach (City) as the approved Parking Management Plan (Plan) for Peter's Landing (which includes both the landside and marina operations).

The Plan evaluated parking supply and demand for proposed (post-improvement) mixed-use conditions using the City's code requirements and a shared parking methodology based on Urban Land Institute (ULI) guidance. Since the Plan was approved, the proposed improvements described in the Plan were implemented at Peter's Landing. The evaluation in the Plan included both the marina and landside operations.

There is a total of 695 parking spaces available at Peter's Landing, none of which require permits. The Plan originally identified 693 parking spaces, but a recent count reflected 695 spaces (Figure 1). These parking spaces are available for use by marina tenants and visitors to the landside facilities. The Plan calculated that based on the City's code requirements, a total of 961 parking spaces would be required. While this code-based calculation indicates a parking deficit (961 required vs. 695 spaces present), the shared parking analysis accounts for varying peak demand periods among land uses such as retail, restaurant, office, and marina activities. This analysis demonstrates that peak parking demand occurs at different times of the day and week, resulting in more efficient use of available spaces.

The Plan demonstrated that under the proposed (and now current) conditions, peak demand ranges from 635 to 651 spaces, still maintaining a surplus of approximately 44 to 60 spaces. Based on these findings, the Plan concluded that the parking supply is adequate to accommodate demand when shared parking principles are applied, despite not meeting standard code requirements.

Figure 1
Peter's Landing Parking Spaces



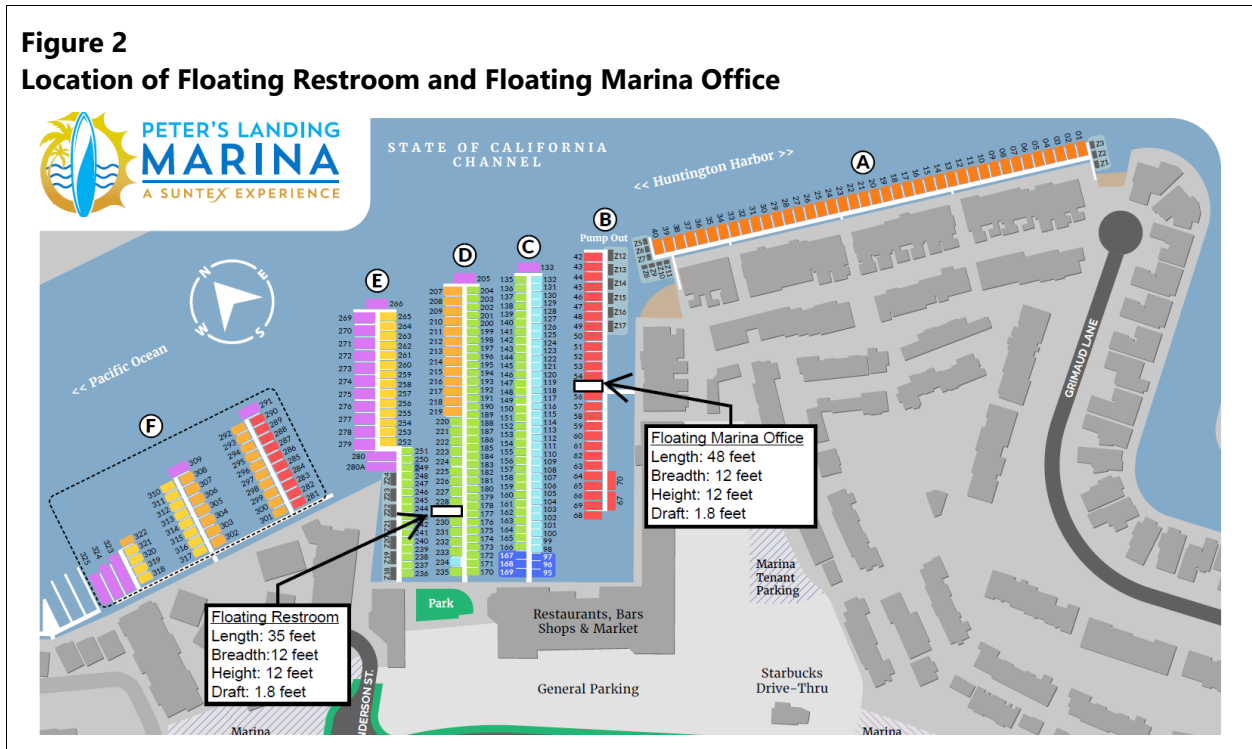
Purpose of Parking Management Plan Addendum

This addendum to the Plan was prepared to correct the number of slips and the square footage of the marina office space and also include parking for restrooms operated by the marina. This addendum also corrects the total number of parking spaces available at Peter's Landing to 695 parking stalls.

This addendum was prepared by Anchor QEA on behalf of Argo SMI Peter's Landing, LLC (an affiliate of Suntex Marina Investors, LLC), the owner and operator of only the marina portion of Peter's Landing. Argo SMI Peter's Landing does not own or operate in any of the landside facilities.

Slip counts at marinas are often difficult to determine with precision because slip definitions are not always consistent. Some slips may be subdivided or combined, and side-ties may or may not be counted as slips. In the 2018 approved Plan, a total of 300 slips and one marina office (2,473 square feet [sf]) were identified.

However, Argo SMI Peter's Landing has consistently identified 325 slips at Peter's Landing Marina (Figure 2). Additionally, Argo SMI Peter's Landing is in the process of obtaining a Conditional Use Permit from the City for the placement of two registered vessels in the marina: a floating restroom and a floating office (Figure 2). These floating facilities have already been placed in 2 of the 325 slips at the marina at the time of acquisition. The floating restroom is 420 sf and located in a slip on Dock D. The floating marina office is 576 sf and located in a slip on Dock B.



City Code Parking Requirements

The parking requirements for the marina and its associated structures as they were presented in the Plan are presented in Table 1.

The parking requirements for the marina and its associated structures that are present as of April 2026 are presented in Table 2.

Table 1
City Code Parking Requirements for Peter's Landing Marina (Marina Only) Based on 2018 Parking Management Plan

Land Use	ULI Profile	Size	City of Huntington Beach Code Parking Ratio	Spaces Required
Boat Slips	Boat Slip Profile	300 slips	0.75 parking spaces per slip ¹	225
Marina Sales	Retail	0 sf	1 space per 500 sf	0
Marina Sales	Office	2,473 sf	1 space per 500 sf	5
Restrooms (in marina)	Office	--	1 space per 500 sf	0
Total Spaces Required for Marina per Code Parking Requirements				230

Notes:

1. City of Huntington Beach, 1990. Ordinance No. 3054. October 1990.

--: not applicable

Table 2
City Code Parking Requirements for Peter’s Landing Marina (Marina Only) Based on April 2026 Marina Status

Land Use	ULI Profile	Size	City of Huntington Beach Code Parking Ratio	Spaces Required
Boat Slips	Boat Slip Profile	325 slips	0.75 parking spaces per slip ¹	244
Marina Sales	Retail	0 sf	1 space per 500 sf	0
Marina Sales	Office	576 sf	1 space per 500 sf	2
Restrooms (in marina)	Office	420 sf	1 space per 500 sf	1
Total Spaces Required for Marina per Code Parking Requirements				247
Total Additional Spaces Required Compared to 2018 Parking Management Plan				+17

Note:

1. City of Huntington Beach, 1990. Ordinance No. 3054. October 1990.

Assessment of Additional Parking Space Requirements for Marina

Based on City code and the configuration of Peter’s Landing Marina as of April 2026, 17 additional spaces for the marina would be required. However, as demonstrated in the Plan’s shared parking analysis that accounts for varying peak demand periods, under the current configuration of Peter’s Landing (including the marina), there is **parking surplus of 44 spaces**. The additional 17 parking spaces required based on the updated number of marina slips, marina office, and marina restrooms is accounted for within the parking surplus.

Conclusions

This addendum to the Plan updates the number of marina slips to 325, updates the marina office space (non-retail) to 576 sf, and includes a marina restroom (420 sf). It also updates the total number of parking stalls to 695. Based on these updates, an additional 17 parking spaces would be required based on City code. However, these 17 parking spaces are already accounted for in the surplus of parking existing at Peter’s Landing, per the original parking analysis of peak parking demands.