

Subject matter: Application# PA 2024-0020 / CUP# 2024-007 / CDP# 2024-005

To the Honorable Members of the City Council—Don Kennedy, Casey McKeon, Tony Strickland, and Mayor Pat Burns—and the Members of the Community Development Department—Jennifer Villasenor, Jennifer Stephenson, Joanna Cortez, and Wayne Carvalho:

My name is Brad Bailey, and I am a homeowner residing at 16481 Peale Ln, Huntington Beach, CA 92649. I have lived in the Harbour for approximately ten years and take great pride in being part of this community.

I am formally submitting this appeal regarding the proposed construction on the property adjacent to mine. My concerns pertain to several aspects of the project that I believe require further review and consideration:

1. Third-Story Patio and Safety Concerns

The home has filed for a Conditional Use Permit (CUP) to include a third-story structure with a 500-square-foot patio. I have serious concerns regarding the safety implications of this design, as the patio directly overlooks my deck. Given the high winds in our area, objects falling or being thrown from a 30-foot height could pose a significant hazard, potentially causing property damage or personal injury. This situation makes both my wife and me feel unsafe in our own home. I respectfully request that this matter be revisited to explore possible design accommodations.

2. Placement of AC Units

The proposed design includes three large air conditioning units positioned directly against my home. While I understand this placement may not be illegal, it presents a considerable nuisance. I kindly request that alternative placement options be considered—such as relocating the units to the roof—to minimize noise and disruption. Given the scale of this home, I believe this is a reasonable request, and I would appreciate the opportunity to discuss potential solutions with the architect.

3. Architectural Consistency and Neighborhood Fit

The size and scale of the proposed home significantly exceed that of neighboring properties, creating a stark contrast with the existing architectural character of the community. I would appreciate the opportunity to meet with the architect to discuss potential modifications that could better align with the aesthetics of the surrounding homes. As future neighbors, I believe fostering a cooperative dialogue would be beneficial to all parties involved.

4. Seawall Structural Integrity

The seawalls in our area are approximately 60 years old. Given the size and weight of this proposed construction, I am deeply concerned about the structural integrity of the seawall. If the

seawall were to fail or crack under increased pressure, water infiltration could cause severe flooding, not only to my property but to others in the vicinity. Has a thorough inspection been conducted to confirm that the existing foundation can safely support this development? I request full transparency regarding any structural assessments or engineering reports that have been completed.

5.      Parking and Community Impact

Our street is a cul-de-sac with limited parking availability. A home of this magnitude—approximately 7,700 square feet—will likely house multiple residents, raising concerns about an overflow of vehicles congesting our neighborhood. Additionally, I am concerned about the potential for this property to be used for short-term rentals, a boarding house, or a commercial facility such as a sober living or assisted living center. To protect the integrity of our neighborhood, I would like to request that clear restrictions be established to prevent such uses.

6.      Community Opposition and Petition

Our island consists of 94 homes, and over 100 residents have signed a petition opposing this construction project. When such a significant majority of homeowners express concern, it warrants serious consideration. Additionally, I was unable to attend the hearing on February 5, 2025, due to a business trip in New York. However, several of my neighbors were present, and I would appreciate an update on the discussions and outcomes from that meeting. I can provide documentation of my travel, including hotel and flight records, to verify my absence.

I sincerely appreciate your time and consideration in reviewing these concerns. I look forward to your response and to working toward a solution that respects both the rights of the property owner and the well-being of the surrounding community.

Sincerely,

Brad Bailey

A handwritten signature in black ink, appearing to read 'Brad Bailey', is written over the printed name.