

From: [Ramos, Ricky](#)
To: [Welch, Madalyn](#)
Subject: FW: FILE #24-484 - Additional Public Comments
Date: Tuesday, July 23, 2024 9:16:30 AM

From: Cheryl DeMarco, AIA <demarco.architect@gmail.com>
Sent: Tuesday, July 23, 2024 8:51 AM
To: Planning Commission <planning.commission@surfcity-hb.org>; CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Edward Twining <BTwining@twininginc.com>; Don Kennedy <don@kennedy4hb.com>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>
Subject: FILE #24-484 - Additional Public Comments

TO: CITY OF HUNTINGTON BEACH, CALIFORNIA
FILE #: 24-484
RE: ZONING MAP AMENDMENT (ZMA) NO. 24-003
FROM: CHERYL DEMARCO, AIA

PS "Public-Semipublic District" will impact the existing residential properties surrounding them. The zoning amendments will cause changes to properties adjacent to residential properties. This zoning change can affect property value and neighborhoods. It has me very concerned that a 50' high drug abuse center, homeless shelter, or recycling center could be placed next to homeowners.

I believe this change of zoning needs careful assessment. These zoning changes should not be approved at the Planning Commission, especially under the current development standards for the PS zone. Per the ZMA, the process is "a clean-up" for the city but should be properly explained to the public. There is not a specific "state law or code" that mandates this as suggested by Zoning Administrator at prior public meetings.

The Development Standards for PS are:

Front 10'
Side 0' *
Street 10'
Rear 0' *
50' max height

*214.08 D) Along a side or rear property line abutting an R district, a 10-foot setback is required, and structures within 45 feet of the district boundary shall not exceed 18 feet in height.

The city is proposing that an existing residential area abutting a PS property, may develop a structure with 10' setbacks, 18' height within 45'. But then the structure could be 50' tall when it is setback 45' from the property line, which would be 15' higher than the maximum 35' in current R zone.

1. The existing residential home values will be affected if one of the allowable uses is built behind a neighborhood.
2. A residential zone next to a PS zone can dramatically change the adjacent neighborhood.
3. Proposed project in the PS zone include a Maintenance and Operations

Building next to residential.

4. Proposed project in the PS zone include and a Bus Yard at Sowers Elementary with residential bedrooms in direct view and within 90' of the Bus Yard.

5. What happens if an allowable use was built next to an existing residential building with windows looking right into someone's house?

6. What if parking is placed right behind someone's home?

7. What happens if there is a 18' school structure setback 10' from the property line with windows facing the residential homes?

8. Cemetery, Emergency Kitchen, Drug abuse center, Homeless Shelter, Recycling Center and other types of Public and Semipublic should not be next to a neighborhood.

9. What "Structures" is the city referring to under Accessory Uses?

More importantly note the allowable uses if these properties were to redevelop under the PS zone:

Public and Semipublic		
Cemetery	PC	
Convalescent Facilities	PC	
Cultural Institutions	PC	
Day Care, General	PC	
Government Offices	L-1	
Hospitals	PC	
Maintenance & Service Facilities	L-1	
Park & Recreation Facilities	PC	
Public Safety Facilities	PC	
Religious Assembly	ZA	
Residential Care, General	PC	
Schools, Public or Private	PC	
Utilities, Major	PC	
Utilities, Minor	P	
Commercial Uses		
Commercial Parking Facility	L-3	
Communication Facilities	L-4	
Eating and Drinking Establishments	L-2	
Vehicle/Equipment Sales and Services	L-1	
Accessory Uses		
Accessory Uses and Structures	P/U	
Temporary Uses		(A)
Animal Shows	TU	
Circuses and Carnivals	TU	
Commercial Filming, Limited	TU	
Trade Fairs	P	

Per ZONING CODE 204.08

Public and Semipublic Use Classifications.

A. Cemetery. Land used or intended to be used for the burial of human remains and dedicated for cemetery purposes. Cemetery purposes include columbariums, crematoriums, mausoleums, and mortuaries operated in conjunction with the cemetery, business and administrative offices, chapels, flower shops, and necessary maintenance facilities.

B. Clubs and Lodges. Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests. This classification includes union halls, social clubs and youth centers.

C. Community and Human Service Facilities.

1. Drug Abuse Centers. Facilities offering drop-in services for persons suffering from drug abuse, including treatment and counseling without provision for on-site residence or confinement.

2. Primary Health Care. Medical services, including clinics, counseling and referral services, to persons afflicted with bodily or mental disease or injury without provision for on-site residence or confinement.

3. Emergency Kitchens. Establishments offering food for the "homeless" and others in need.

4. Emergency Shelters. Establishments offering food and shelter programs for "homeless" people and others in need. This classification does not include facilities licensed for residential care, as defined by the State of California, which provide supervision of daily activities.

5. Residential Care, General. Twenty-four-hour non-medical care for seven or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed by the State of California.

D. Convalescent Facilities. Establishments providing care on a 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services. This classification includes assisted living facilities.

E. Cultural Institutions. Nonprofit institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes libraries, museums, and art galleries.

F. Day Care, Large-Family. Non-medical care and supervision for seven to 12 persons, or up to 14 persons if two of the persons are six years of age or older on a less than 24-hour basis. Children under the age of 10 years who reside in the home shall be counted for purposes of these limits.

G. Day Care, General. Non-medical care for 13 or more persons on a less than 24-hour basis. This classification includes nursery schools, preschools, and day-care centers for children or adults.

H. Emergency Health Care. Facilities providing emergency medical service with no provision for continuing care on an inpatient basis.

I. Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.

J. Heliports. Pads and facilities enabling takeoffs and landings by helicopter.

K. Hospitals. Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research,

and administrative services for patients and employees.

L. Maintenance and Service Facilities. Facilities providing maintenance and repair services for vehicles and equipment, and materials storage areas. This classification includes corporation yards, equipment service centers, and similar facilities.

M. Marinas. A boat basin with docks, mooring facilities, supplies and equipment for small boats.

N. Park and Recreation Facilities. Noncommercial parks, playgrounds, recreation facilities, and open spaces.

O. Public Safety Facilities. Facilities for public safety and emergency services, including police and fire protection.

P. Religious Assembly. Facilities for religious worship and incidental religious education, but not including private schools as defined in this section.

Q. Schools, Public or Private. Educational institutions having a curriculum comparable to that required in the public schools of the State of California.

R. Utilities, Major. Generating plants, electrical substations, above-ground electrical transmission lines, switching buildings, refuse collection, transfer, recycling or disposal facilities, flood control or drainage facilities, water or wastewater treatment plants, transportation or communications utilities, and similar facilities of public agencies or public utilities.

S. Utilities, Minor. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, underground water and sewer lines, and recycling and collection containers.

Per Zoning: 204.14 Accessory Use Classifications.

Accessory Uses and Structures. Uses and structures that are incidental to the principal permitted or conditionally permitted use or structure on a site and are customarily found on the same site. This classification includes detached or attached garages, home occupations, caretakers' units, and dormitory type housing for industrial commercial workers employed on the site, and accessory dwelling units.

Per Zoning: 230.08 Accessory Structures.

For purposes of applying these provisions, accessory structures are inclusive of minor accessory structures, except where separate provisions are provided in this section.

A. Timing. Accessory structures shall not be established or constructed prior to the start of construction of a principal structure on a site, except that construction trailers may be placed on a site at the time site clearance and grading begins and may remain on the site only for the duration of construction.

B. Location. Except as provided in this section, accessory structures shall not occupy a required front, side or street side yard or court. An accessory structure shall be set back five feet from the rear property line except no setback is required for accessory structures, excluding garages and carports, which abut an alley.

Minor accessory structures may be located within the front yard setback provided they do not exceed 42 inches in height. Minor accessory structures may be located in required side and rear yard setbacks provided:

1. The structure is located in the rear two-thirds of the lot;
2. A minimum five-foot clearance is maintained between said structure and the dwelling if it is located in a required side yard;
3. Minor accessory structures over eight-foot high shall be screened by a two-foot high lattice fence/wall extension above the six-foot high fence/wall to protect views from an adjacent property. The screening shall be provided by

the property owner installing the minor accessory structure;

C. Maximum Height. Fifteen feet, except a detached garage for a single-family or multi-family dwelling may exceed the maximum height when it is designed to be architecturally compatible with the main dwelling and does not include habitable floor area.

D. Maximum Size in RL District. In an RL District, the total gross floor area of accessory structures, including garages, more than four feet in height that are not attached to a dwelling shall not exceed 600 square feet or 10% of lot area, whichever is more.

E. Patio Covers. A patio cover open on at least two sides and complying with all other provisions of this subsection may be attached to a principal structure provided a five-foot clearance to all property lines is maintained.

F. Decks. A deck 30 inches or less in height may be located in a required yard.

G. Separation. The distance between buildings on the same lot shall not be less than 10 feet.

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From: [Dan Jamieson](#)
To: [Welch, Madalyn](#); [Planning Commission](#)
Subject: Comment, ZONING MAP AMENDMENT (ZMA) NO. 24-003
Date: Friday, July 19, 2024 2:07:14 PM

July 19, 2024

Comment, July 23, 2024 Planning Commission meeting, re ZONING MAP AMENDMENT (ZMA) NO. 24-003 (MAPPING CONSISTENCY CLEAN-UP PROJECT - UTILITY SITES)

Dear HB Planning Commission:

My neighborhood in North HB is adjacent to the railroad right-of-way formerly used by the Navy. This is the parcel city staff identified as Example 14 on staff's PowerPoint presentation. It is unimproved open space. My property on Spa Drive directly abuts the right-of-way (now known locally and I.D.'ed on some maps as The Monarch Nature Trail).

The city should consider zoning this site as open space, preventing any improper development.

Some background. I was alerted to the first notice about this zoning change by a neighbor. I almost missed a similar notice the city sent me in 2017 listing a number of items, including a proposal to store 900 cars for an auto dealer directly behind my back fence on the right-of-way. We had 10 days to alert people and get down to the zoning administrator meeting to stop this idea. Turns out the city didn't own the land, nor was it zoned for car storage. We still have PTSD from that episode.

(See OC Register: <https://www.ocregister.com/2017/04/12/huntington-beach-pulls-plug-on-auto-storage-plan/>. "The city withdrew a proposal to use a stretch of open space in northern Huntington Beach for five years as an automobile storage site for about 900 cars after a large crowd of residents came to a meeting to protest and express concerns.")

The 75-foot width of The Monarch Nature Trail will make any development difficult or impossible. And as my neighbor and former environmental engineer Norm Kramer explained at your June 25, 2024 meeting, railroad sites--and this site in particular--are usually quite contaminated. The military used the railroad since WWII until the early 1990s when the tracks were removed. The site is contiguous with the original Boeing facility, and has suffered from years of dumping. Any grading, construction or storage on the site will raise serious environmental and health challenges. Roughly 100 HB residents live in homes directly abutting the right-of-way.

HB has long recognized the site as a possible bike path and open space (see the 2013 Bike Master Plan). In 2017, the city claimed money from the proposed car-park lease would fund a "regional trail system for walkers, runners and bikers," The OC Register reported. Later, in the city's joint bid with Long Beach for the Amazon headquarters, the Trail was pitched as a future bikeway. Meanwhile, the city of Westminster is seeking to turn its section of the right-of-way into an improved trail (the Trail continues eastward along the North side of the Westminster Mall). (Note: A portion of the Trail identified as Example 14 east of Springdale may be within the city of Westminster.)

After the city dropped the car park idea, residents adopted part of the Trail. Since then, hundreds of community volunteers of all ages and abilities have been active in maintaining the

site, supporting a variety of native plants (including stands of the protected southern tar plant), helping to attract butterflies and wildlife, and making the Trail inviting to the many walkers, runners, bikers and dog-walkers who enjoy the open space!

While I understand the need for the proposed zoning changes, an open-space zoning for the old rail corridor should be considered. The current IL zoning allows a variety of uses, as does the proposed PS zoning (which also includes open space). But both allow a variety of developed uses, including storage yards. Residents have already made their views known about storage on the site.

I appreciate the Planning Commission's sensitivity to residents regarding the proposed rezoning, and allowing us time to research the zoning change and comment.

Sincerely,

Dan Jamieson

14341 Spa Dr.

Huntington Beach

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