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Dept. of Community Development

February 26th. 2020

City Huntington Beach.
Department of Community Development
2000 Main St.
Huntington Beach, CA. 92648

Subject: Written Narrative.

Project Address: 309 & 311 17th St.
Huntington Beach, CA. 92648

The purpose of this letter is to provide a descriptive narrative of the proposed use for the project at 309 & 311 17th. Street. (APN #023-156-13 and 023-156-14), where two properties are currently a vacant lot and an old warehouse, respectively. The proposed Zoning Map Amendment for these two properties with zone areas change to Residential RMH-A instead of Commercial. That is, the proposed use for the project is one one Single-family Residential Zoned property on each lot. Commercial uses of these two properties are not fit in and inconsistent with the surrounding residential homes. They are not feasible due to lack of parking lot, neighborhood areas are vast majority of residential homes, and restricted accessibility. Also, the adjacent commercial neighbor. Doug Bannister (714)943-3175, is in full support of the proposed project and wanting to piggyback on the zone change to residential. Granting of this Zone change is not inconsistent with the city's general plan.

Once again we ask the Planning Division to grant our Zone change application submitted.

Best regards,

Toan Nguyen, Property Owner.
(714)230-9699