

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:26 PM
To: Agenda Alerts
Subject: FW: 2021-2029 Housing Element Update - Letter for 11/29/22 City Council Special Meeting
Attachments: November 23.pdf

From: Niki Wetzel <nikicut@yahoo.com>
Sent: Wednesday, November 23, 2022 12:48 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Cc: Aube, Nicole <nicolle.aube@surfcity-hb.org>; Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
Subject: 2021-2029 Housing Element Update - Letter for 11/29/22 City Council Special Meeting

Mayor Delgleize and members of the City Council,
I appreciate your consideration of these comments as you consider the 2021-2029 Housing Element Update.
Please feel free to contact me if you have any questions. Thank you.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

November 23, 2022

Subject: 2021-2029 Housing Element Update- 11/29/22 City Council Special Meeting

Dear Honorable Mayor Delgleize and Members of the City Council,

My name Niki Wetzel, and I have lived in the SEAGATE community for 20 years in a home backing Ernest Drive. I have also been a planner for local governments for 25 years.

At a study session held on November 1, 2022, the City Council heard a presentation on the draft 2021-2029 Housing Element update. The City Council suggested support for Option 3, as presented, which lowered proposed density in the Affordable Housing Overlay Zone from 70 dwelling units/acre to 35 dwelling units/acre in the industrial area south of Ernest Drive and north of Garfield Avenue in close proximity to the SEAGATE community. At the November 16, 2022 Planning Commission meeting, the Planning Commission recommended adoption of Option 3 to the City Council which included a recommendation that Parcels 393 and 394, at the northeast corner of Ernest Drive and Goldenwest Street, be excluded from the Affordable Housing Overlay Zone. I fully support this action by the Planning Commission and request that the City Council adopt Option 3 for the 2021-2029 Housing Element Update. This action would be commensurate with the continued requests of myself and my SEAGATE neighbors as we've communicated with the City Council during review of this issue.

What was not included in the Planning Commission action, and what I urge the City Council to approve, are objective design standards that prohibit balconies and roof decks 100 feet from Ernest Drive as indicated in previous written correspondence to the City. When asked about this request by the Planning Commission on November 16th, staff responded that she didn't know if the 100 foot prohibition request was intended to be measured from the north side of Ernest Drive or the south side of Ernest Drive. This seemed disingenuous in that homes in the SEAGATE community border Ernest Drive to the north. Staff then went on to explain in detail that there would be a 105 foot separation between the rear property lines of homes in the SEAGATE community without addressing, at all, what the separation would mean if measured 100 feet from the south. If, indeed, she was unsure about the intent of the request, then a balanced answer addressing both scenarios should have been presented to the Planning Commission who rely on staff for full, professional, and accurate information. This was extremely disappointing and appeared to reveal staff's bias. As a result, at least one commissioner indicated he was satisfied by staff's answer, and the Planning Commission recommendation did not include a prohibition on balconies and roof decks.

TO BE CLEAR, THE REQUEST IS THAT BALCONIES AND ROOF DECKS BE PROHIBITED WITHIN 100 FEET FROM THE STREET RIGHT-OF-WAY EDGE MOVING SOUTH FROM ERNEST DRIVE. Balconies and roof decks in high density development provide residents with sometimes their only outdoor recreation spaces. These spaces frequently result in high activity and loud noise, such as music and voices, and odors, such as smoking and grilling, which carry far distances. A 105 foot separation from the rear property lines of SEAGATE homes would not provide a sufficient buffer to shield residents of the SEAGATE community from nuisance impacts of these high density developments. The SEAGATE community has been reasonable in working with the City towards a certifiable Housing Element while balancing the need for the continued peaceful enjoyment of our homes. The request for a prohibition on balconies and roof decks is reasonable, and I humbly request that the City Council adopt objective design standards that prohibit balconies and roof decks within 100 feet of the south side of Ernest Drive.

Thank you for your consideration.

Sincerely,
Niki Wetzel

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:26 PM
To: Agenda Alerts
Subject: FW: Proposed rezoning of Frontier property

-----Original Message-----

From: Todd Bertels <todd@bertels.net>
Sent: Wednesday, November 23, 2022 10:47 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Proposed rezoning of Frontier property

City Council,

I am strongly opposed to the proposed rezoning of the Frontier property, at Slater and Gothard, to "medium or high density residential".

The planning commission should not have approved this proposal. Rezoning of this property, in this manner does not consider the existing residents and the investments they have made in their properties.

The frontier property is nearly open space, as it does not obstruct the skyline in any meaningful way. Its lack of structures blends well with the park. Another Beach - Edinger corridor type development IS NOT COMPATIBLE with our neighborhood.

Further, medium or high density housing is not sustainable in this area. Congestion is already too high.

Please don't destroy our neighborhoods.

Respectfully,
Todd Bertels, Sr.

Property Owner, Resident, & Business Owner

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:27 PM
To: Agenda Alerts
Subject: FW: Rezoning frontier property on Slater and Gothard - Vote No

From: Lee Green <leejgreen@gmail.com>
Sent: Tuesday, November 22, 2022 9:45 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Cc: Tammy <tammyjgreen@gmail.com>; Katie Green <katiemgreen18@gmail.com>; Beth Green <bethanylgreen@gmail.com>
Subject: Rezoning frontier property on Slater and Gothard - Vote No

Dear City council,

We've lived in the Franciscian Fountain track at Slater and Goldenwest since 2001. We use Slater daily. We strongly oppose development of the Frontier property into Medium/high density residential. We avoid the Bella Terra area at all costs for this very reason, as the housing that has gone up in that area makes driving unbearable.

We appreciate your hearing our concerns, and hope for your support.

Regards,

The Greens
6922 Via Angelina Dr, Huntington Beach, CA 92647
714-936-1934

--
Lee Green
leejgreen@gmail.com

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8(22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:27 PM
To: Agenda Alerts
Subject: FW: Thousands OPPOSE General Plan Amendment NO. 21-003 (2021-2029) Housing Element Update !!!

-----Original Message-----

From: normw@modernpublic.com <normw@modernpublic.com>
Sent: Tuesday, November 22, 2022 5:27 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Thousands OPPOSE General Plan Amendment NO. 21-003 (2021-2029) Housing Element Update !!!

Dear Honorable City Council Members,

Thousands of HB residents REJECT General Plan Amendment NO. 21-003
(2021-2029) Housing Element Update !!!
We don't need any more High Density Developments!!!

OPPOSE General Plan Amendment NO. 21-003 (2021-2029) Housing Element Update

I can assure you my single voice represents thousands of like minded voters in our community.

OPPOSE this Amendment or place your political career in peril.
OPPOSE this Amendment or you will surely face a community made of pitchforks and torches.

This is wildly unpopular in our community, is NOT necessary and there are many unexplored legal options. This SPECIAL meeting is a textbook case of ready, shoot, aim....

S L O W D O W N . . .

WHAT IS THE RUSH?

Let the next council deal with it.

REJECT this plan or your political career will be finished.

OPPOSE General Plan Amendment NO. 21-003 (2021-2029) Housing Element Update

Sincerely,

Norm Westwell

These are the personal opinions of Norm Westwell and may not be the same as the Ocean View School District

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:27 PM
To: Agenda Alerts
Subject: FW: Slater/Gothard high density project

-----Original Message-----

From: JoeAntoinette GAGLIONE <joentoni@msn.com>
Sent: Monday, November 21, 2022 9:06 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Slater/Gothard high density project

Dear Council Members,

There could not be a worse place to jam in ANOTHER medium / high density development than this busy dangerous intersection! Our city is already feeling the negative affects of other high density projects that were hastily approved over the outcries of the hard-working taxpayers of Surf City. I've lived here since the early 80s and I've seen what happens to some of these projects when recessions and economic slow downs hit the economy. The writing is on the wall. We are in for a very rough 2023, maybe even stretching into 2024. Financing will be hard to come by and I fear many of these projects will be abandoned before they ever get completed.

Look at the rents for the "low income" high density apartments that were jammed into Beach Boulevard and also Bella Terra. Many of these existing places will be vacant when middle-class hard working people can't afford the \$2500-\$3000 plus rents they now pay for a two bedroom apartments. Where will they go? Will some of those who can no longer afford these "low income" apartments add to the number of homeless we already encounter on a daily basis? We (remaining taxpayers) will have to bear these additional burdens.

On another note, I recently came back from Arizona and talked to many people (middle-class taxpayers) that have fled California because of the poor planning that is demonstrated by projects like this Slater / Gothard development. I STRONGLY object to moving forward with this project!

Joseph Gaglione
7102 Nimrod Dr.
H B, CA
(714) 743-8451
Sent from my iPhone

Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:29 PM
To: Agenda Alerts
Subject: FW: rezoning of Frontier property.

From: marcia takacs <marciatakacs@hotmail.com>
Sent: Monday, November 21, 2022 12:54 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: rezoning of Frontier property.

I have been a resident of Huntington Beach for 47 years, living across from Central Park. My husband and I have been watching our wonderful, peaceful city, change drastically the last 10 years. The streets have become congested. Homeless people are always in the Park.

Building Medium or High Density housing on the corner of Gothard and Slater will increase the traffic and cause multiple problems with the infrastructure of this area. Schools will not be able to handle the high influx of students. Another problem will be with the sewage station on Slater, which is always having a problem. I already have a problem at times turning into my street or making a left turn out of my track.

We highly oppose to this rezoning. It will change the housing costs in our area and take away from the fact that it is a nice place to live without apartments congesting the area.

Please do not build apartments on this property. Expand the park. Make this a bigger and better Park with more amenities.

Thank you so much

Marc and Marcia Takacs
Duello lane

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:29 PM
To: Agenda Alerts
Subject: FW: Planning committee approval of high density units

From: John Redl <jandb13@verizon.net>
Sent: Sunday, November 20, 2022 6:59 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Planning committee approval of high density units

i have been a resident of HB for 45 years and I love this city. This proposed high density living at the Frontier location is a bad idea. Slater and Gothard Streets are small streets that are already maxed during peak hours. Adding the 70 units will make the traffic a very bad and unsafe situation. I request the city council to oppose the planned high density units as you promised prior to the election.

Respectfully, John

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:30 PM
To: Agenda Alerts
Subject: FW: NO MORE HIGH DENSITY HOUSING

From: Monika Sledge <moni.sledge@gmail.com>
Sent: Sunday, November 20, 2022 4:39 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: NO MORE HIGH DENSITY HOUSING

Dear Council Members,

I am writing to you today in hopes that you might consider NOT APPROVING the housing project on Slater. Traffic is ALREADY so congested & even dangerous. Rarely a day goes by when we don't hear paramedics & fire trucks. This project will only add to more accidents & tragedies.

Those who are attempting to build this, only care about their wallets. They have no concern regarding residents. It's all about greed and it's disgusting! WE DO NOT NEED MORE HIGH DENSITY HOUSING IN H.B.! The ones we currently have are not even close to full capacity, why build more?? GREED GREED GREED!

Please stand up for us, and don't approve this awful proposal!

Warmest Regards,
Monika Sledge

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:30 PM
To: Agenda Alerts
Subject: FW: Rezoning of the Frontier Property

From: L Mertens <lmertz1@gmail.com>
Sent: Saturday, November 19, 2022 3:31 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Cc: lmertz1@gmail.com
Subject: Rezoning of the Frontier Property

Dear City Council members

It has come to our attention that the members of the council are considering rezoning the subject property. I am no way an expert on zoning. Having said that, and as a resident who lives near the Frontier property, my wife and I do not agree with this proposal. First, there was a reason in the past that the zoning for this property was made General Industrial. Second, the Frontier property in my opinion, currently consumes very little of our embedded infrastructure such as drinking water, sewage handling / treatment, and trash disposal services compared with the potential of additional housing , condos and / or apartments.

Also, I know that traffic and parking would be greatly impacted if such a zoning change was approved. potentially allowing the Frontier facility to be sold off and developed. We have noticed from past installation of condos and apartments in Huntington Beach, street parking becomes an issue in the surrounding neighborhoods due to not enough facility parking for residence and guests. I see my street being greatly impacted by the parking issue.

Thank you for taking my concern into consideration when you vote on the proposal.

Patricia and Lawrence Mertens

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8(22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:30 PM
To: Agenda Alerts
Subject: FW: Rezoning of the Frontier property on Slater and Gothard

From: Dale Zimmerman <dale1955@gmail.com>
Sent: Friday, November 18, 2022 4:28 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Rezoning of the Frontier property on Slater and Gothard

I realize there is a push to create more housing in Huntington Beach. Enough is enough. We already have threats of Brown outs and trouble keeping up with the power grid. Then there's the problem of not enough water. There is also the issue of traffic: Slater already has twice the traffic since Talbert was dead ended at the library, Now you want to increase traffic further by putting in even more housing. Come on, when is enough, enough. Stop this insanity. Traffic noise is already bad, I don't need more noise and pollution. It's not healthy. I thought HB was supposed to be a good place to live. Build high density housing in your neighborhood not mine. If you build, do I get a rebate for decreasing my property value? Do I get a reduction in taxes? I doubt it. Don't build.

Sincerely,

Dale Zimmerman

17471 Flower lane(two houses off slater , basically across from Frontier)

HB, CA 92647

Ph 714 322-0126

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:30 PM
To: Agenda Alerts
Subject: FW: NO ON REZONING FRONTIER PROPERTY PLEASE!!!!

From: Moni Redl <moni.l.redl@gmail.com>
Sent: Friday, November 18, 2022 2:04 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: NO ON REZONING FRONTIER PROPERTY PLEASE!!!!

Dear City Council Members,

I live directly across the street from Frontier, & I am imploring you to please vote NO on any rezoning!

I run everyday at Central Park, which is directly next to this property. I am greeted by squirrels, ducks, bunnies, egrets, ducks, and very rare birds. In fact, I see bird watching groups all the time taking photos of our feathered friends up in the many beautiful trees.

How devastating this development will be to the park, and all those who live there & those of us who frequent it & enjoy it.

This is a time for you, OUR city council members to listen to those of us who voted you in. PLEASE DO NOT APPROVE ANY REZONING!

Gratefully & Respectfully,
Mrs. Moni Redl

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Wednesday, November 23, 2022 3:32 PM
To: Agenda Alerts
Subject: FW: Public notice special meeting mailer

From: jancam63@gmail.com <jancam63@gmail.com>
Sent: Wednesday, November 16, 2022 6:27 PM
To: Matheus, Alyssa <Alyssa.Matheus@surfcity-hb.org>
Cc: assemblymember.petrie-norris@assembly.ca.gov <assemblymember.petrie-norris@assembly.ca.gov>
<assemblymember.petrie-norris@assembly.ca.gov>; seanjoyce@huntingtonbeachca.gov; CITY COUNCIL
<city.council@surfcity-hb.org>
Subject: Public notice special meeting mailer

Dear Madam/Sirs:

I just opened the notification of the special meeting on Wed. Nov 16 2022 which arrived in my mail today. It is a travesty that this arrived the day of the meeting. Also, a travesty is the fact that a map was included that is impossible to read, even with a magnifying glass. I am assuming that this notice was sent in order to comply with some statute that requires this notification. In this case the City of Huntington Beach has fallen short meeting that requirement.

I was able to go online and determine which areas of the city that this will affect. The changes proposed do not affect me directly as I live in Southeast Huntington Beach. We have fought more than our fair share of battles on our end of town. Fortunately we finally defeated Poseidon after battling that debacle for over 20 years. Of course, this was thanks to the Coastal Commission doing right by the environment and the citizens of Southeast Huntington Beach, not thanks to our City leaders who were only interested in the tax revenue that it would create.

It saddens me that my City can't get its act together. Or perhaps the timing of this mailing was done intentionally to keep the citizens from showing up, which is even more alarming. Chances are high that no one will respond or care about my email. But in the interest of good conscience I still had to send it.

The citizens of Huntington Beach deserve better.

Janice Campbell
9422 Gateshead Drive
Huntington Beach, Ca. 92646



Virus-free. www.avg.com

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022
Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 9:05 AM
To: Agenda Alerts
Subject: FW: rezoning Frontier property

From: James M. Nishioka <jmnishioka@hotmail.com>
Sent: Sunday, November 27, 2022 3:45 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Cc: James M. Nishioka <jmnishioka@hotmail.com>
Subject: rezoning Frontier property

Hello,

My name is James Nishioka. I live at 7251 Sunbreeze Dr, Huntington Beach, CA 92647. I was informed by a neighbor that the Frontier property was going to be rezoned to high density residential. I live in the housing tract directly across from the Frontier property off of Slater.

I feel that the city council should not approve rezoning for a variety of reasons.

- 1 - Parking at the park would be used by tenants and friends because there probably will not be enough spaces available to all. When people go to the park for holidays and various events the adjacent parking would be taken.
- 2 - Traffic is already heavy during weekdays and it will only get worse with a high rise building.
- 3 - Most high rise residential buildings in Huntington Beach are not adjacent to single family homes. If you lived in my neighborhood would you be happy with a high rise residential building next door?

James Nishioka

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 9:05 AM
To: Agenda Alerts
Subject: FW: High density housing Goldenwest and Talbert

-----Original Message-----

From: Linda Pohl <2travelinpohls@gmail.com>
Sent: Sunday, November 27, 2022 1:26 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: High density housing Goldenwest and Talbert

Please reconsider the permit for high density housing being brought up for approval on Tuesday November 29. To bring high density housing to such a small area with limited parking is to set up a nightmare for everyone, residents and renters. The naive belief that the housing being recommended will have 1 parking spot per apartment is unreasonable being that in order to afford the apartment it will take 2 or three incomes for the 90% that are not publicly funded. We unfortunately are a car culture for transportation. We have nowhere near the infrastructure for transportation that is needed to get people out of their cars. People will park wherever they can even if it's a mile away in neighborhoods. It will also bring major congestion to Slater, Goldenwest and Garfield. We are in an area where we are far from freeways and commuters will be greatly affected.

We are also very restricted on water. Adding this many units will greatly increase water used in our area. Apartments usually have water included in their rent so it's well known renters just don't care how much water they use so basically as home owners we're conserving and tenants are not

As far as crime is concerned are more police and firefighters going to be hired.? When you have more people crammed together it's always a recipe for more crime. Tenants usually don't care because they aren't invested in keeping neighborhoods clean and well maintained, they tend to move more and are not invested in the community as a whole. Huge high density is for cities, not suburban areas. We moved to the area because it was a suburban area with a strong community sense and a great place to raise a family. Please help to keep it that way by adding some housing, but remember why families came here in the first place and don't let it degrade our community.

Thank you for reading my deepest feelings and hope you will give your best judgement in this matter

Linda and Walter Pohl
Sent from my iPad

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022
Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 9:06 AM
To: Agenda Alerts
Subject: FW: Rezoning

-----Original Message-----

From: Kirsten Levitin <kirstenssl@aol.com>
Sent: Saturday, November 26, 2022 9:43 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Rezoning

I am writing as a resident of Huntington Beach who lives off of Slater Ave. I understand you are considering rezoning the industrial area where Frontier was located in order to put in high density housing. I am strongly opposed to increasing the traffic with the influx of many people. We bought in Huntington Beach to be in a residential community and this influx of high density housing is making the city less desirable to the family surf city community that we came here for many years ago. Please do not look at \$\$\$ over the quality of living for Huntington Beach residents.

Kirsten Levitin
6822 Crista Palma Drive
Huntington Beach, Ca 92647

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 9:06 AM
To: Agenda Alerts
Subject: FW: Slater Project and Zoning

From: Andrew Einhorn <andreweinhornpt@icloud.com>
Sent: Sunday, November 27, 2022 7:14 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Slater Project and Zoning

11.27.22

Dear Council Members,

I have lived in Huntington Beach for over 30 years and I live less than a half mile from the "purposed", Frontier property, on Slater. I support re-zoning this property from business to residential. Since prior councils did not follow the state guidelines, Huntington Beach will be severely financially penalized for their actions. I want to "avoid protracted and costly litigation" that some are supporting.

However, if low-income housing is purposed, several factors will need to be considered to avoid a negative impact on the infrastructure and safety of residents that will follow.

Some specific hazards would be:

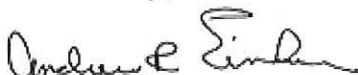
- Increased traffic on Slater (between Gothard and Goldenwest) especially during school hours
- The rise in traffic entering and exiting the Arco station onto Slater and Goldenwest
- The Gothard / Slater intersection is already a accident nightmare and may even increase

In order to safely re-zone the Frontier property the following things should be considered:

- Eliminating exiting from Central Park by making a left turn onto Slater
- Widening Slater which will turn into a legal nightmare
- Building the bear minimum numbers of homes or apartments to appease the state
- Find a better location for this project

Thanks for your work as council members and have a great healthy
& Holiday season

Sincerely,



Andrew Einhorn

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 9:07 AM
To: Agenda Alerts
Subject: FW: Building Medium/High density on Frontier Property

From: andresp2@verizon.net <andresp2@verizon.net>
Sent: Thursday, November 24, 2022 9:47 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Building Medium/High density on Frontier Property

We **STRONGLY OPPOSE** the building on the corner of Slater and Gothard with Medium/High Density housing.

1. The traffic would be out of control. It backs up now from Flower going toward Gothard stop light at certain times of day and night.
2. The sewage pump station has issues now so this would impact the problem even more.
3. Overflow parking would end up in neighboring housing or Central Park.
4. The impact on the Elementary, Middle and High Schools.
5. The Senior Trailer park on Gothard would be harder for them to getting in and out of.
6. More people more water usage
7. More power usage - brown outs
8. Disrupt wildlife in Central Park

The Frontier property has been there since the early 60's and was mainly used for a maintenance yard for their fleet of truck. I do not think that they had environmentally friendly laws in effect at that time. They have a two station gas pump also which I'm sure has had many over fills and spilled on the ground plus oil changes and any other truck issues. Has anyone checked out if the soil is contaminated?

I think a better usage of this area would be to expand the already beautiful central park since all of the empty space is being taken up with housing in HB. This way the whole community would benefit.

There is a big sign on Beach Blvd. next to Taco Bell that states "build to suit" with a phone number that would be a better option instead of putting it in a residential area. Beach Blvd. can handle that kind of traffic **NOT** Slater and Gothard along with bus transportation as well.

So please do not pass this Housing Element on the corner of Slater and Gothard.

Pete and Pam Andres
Olive Park Residentent

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Aube, Nicolle on behalf of housingelement@surfcity-hb.org
Sent: Monday, November 28, 2022 10:58 AM
To: Moore, Tania; Esparza, Patty
Subject: FW: 6th Cycle Housing Element Public Comments Submission
Attachments: City_of_Huntington_Beach.pdf

Communication for 11/29/22 CC meeting

From: Zoho Survey <notification@mail.zohosurvey.com>
Sent: Wednesday, November 23, 2022 2:56 PM
To: housingelement@surfcity-hb.org
Subject: 6th Cycle Housing Element Public Comments Submission

There is a new survey response for 6th Cycle Housing Element Public Comments. The survey response is attached to this email.

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022
Agenda Item No.: #8 (22-870)

City of Huntington Beach

COMPLETED

IP address : 47.146.164.72
Response ID : HUCsAPjV
Start time : Nov 23, 2022 14:40:17
Completion time : Nov 23, 2022 14:55:28
Time taken : 15 mins
Collector : Housing

Page 1 : 6TH CYCLE HOUSING ELEMENT UPDATE

PUBLIC COMMENTS

Q1.

Field label	Response
First Name	ROBERT
Last Name	SUMMERS

Q2. Email

summershb@gmail.com

Q3. General Public Comment

I disagree with the rezoning of the Frontier building to medium / high residential.

1. Loss of permanent jobs.
 2. Traffic increase. More air pollution from vehicles.
 3. Loss of quality of life in HB. Loss of property values in the area.
 4. Poor visual impact on residential neighbors and patrons at the Central Park.
 5. More water needed to support residences. WE have a water shortage.
 6. Street parking shortage similar to what we experience in the neighboring tract housing with vehicle parking spillover into other non designated areas, Gothard and Slater Ave. were not designed for the traffic we currently experience let alone MORE traffic.
- .

Moore, Tania

From: Aube, Nicolle on behalf of housingelement@surfcity-hb.org
Sent: Monday, November 28, 2022 10:58 AM
To: Moore, Tania; Esparza, Patty
Subject: FW: 6th Cycle Housing Element Public Comments Submission
Attachments: City_of_Huntington_Beach.pdf

[Communication for 11/29/22 CC meeting](#)

From: Zoho Survey <notification@mail.zohosurvey.com>
Sent: Friday, November 25, 2022 2:25 PM
To: housingelement@surfcity-hb.org
Subject: 6th Cycle Housing Element Public Comments Submission

There is a new survey response for 6th Cycle Housing Element Public Comments. The survey response is attached to this email.

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

City of Huntington Beach

COMPLETED

IP address : 107.184.18.142
Response ID : sszw0XR0
Start time : Nov 25, 2022 14:19:00
Completion time : Nov 25, 2022 14:24:45
Time taken : 5 mins 44 secs
Collector : Housing

Page 1 : 6TH CYCLE HOUSING ELEMENT UPDATE

PUBLIC COMMENTS

Q1.

Field label	Response
First Name	Linda
Last Name	Gordon

Q2. Email

rmgljg@msn.com

Q3. General Public Comment

I am appalled that the city counsel is even considering this project. It would appear you have no concern for the quality of life of the people who put you into office. Is there some monetary incentive for you to sell the community down the river? I will be part of a the of many people who will be happy to vote you out of office if this is past.

Moore, Tania

From: Aube, Nicolle on behalf of housingelement@surfcity-hb.org
Sent: Monday, November 28, 2022 10:58 AM
To: Moore, Tania; Esparza, Patty
Subject: FW: 6th Cycle Housing Element Public Comments Submission
Attachments: City_of_Huntington_Beach.pdf

[Communication for 11/29/22 CC meeting](#)

From: Zoho Survey <notification@mail.zohosurvey.com>
Sent: Saturday, November 26, 2022 9:48 PM
To: housingelement@surfcity-hb.org
Subject: 6th Cycle Housing Element Public Comments Submission

There is a new survey response for 6th Cycle Housing Element Public Comments. The survey response is attached to this email.

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022
Agenda Item No.: #8 (22-870)

City of Huntington Beach

COMPLETED

IP address : 47.146.175.238
Response ID : bVCzLWdD
Start time : Nov 26, 2022 21:41:21
Completion time : Nov 26, 2022 21:47:35
Time taken : 6 mins 14 secs
Collector : Housing

Page 1 : 6TH CYCLE HOUSING ELEMENT UPDATE

PUBLIC COMMENTS

Q1.

Field label	Response
First Name	Alexander
Last Name	L

Q2. Email

megatraveler2000@yahoo.com

Q3. General Public Comment

I am a long time resident of Huntington Beach. I completely disagree with the decision to resone the Frontier Property. This decision will have a negative impact on the quality of life on HB residents. It will increase congestion, strain on resources and potentially increase crime.

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 2:29 PM
To: Agenda Alerts
Subject: FW: Against HDD

From: Debbi Randall <lovethebeach617@gmail.com>
Sent: Monday, November 28, 2022 2:25 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Against HDD

Date: November 28, 2022 at 11:53:06 AM PST
To: City.Council@surfcity-hb.org
Subject: Resolution 22-870

As a long time resident and homeowner of Huntington Beach , I am against resolution 22-870 . HDD in Huntington Beach will destroy the quality of life so many of us have worked very hard to attain.

Deborah Randall
6771 Findley Circle
Huntington Beach ,Ca.
92648

Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022
Agenda Item No.: #8(22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 2:29 PM
To: Agenda Alerts
Subject: FW: Agenda item 22-870

-----Original Message-----

From: Jeanne Paris <jeannemarieparis@yahoo.com>
Sent: Monday, November 28, 2022 1:47 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Agenda item 22-870

To: Current City Council
From: Jeanne Paris

Please vote no on agenda item 22-870 approving and increasing HDD in Huntington Beach. There has been a clear mandate from the voters of this community to cease and desist with the overdevelopment of our town.

There is NO mandate from the state requiring 20k+ units to be built.

Let the newly elected City Council take the reins. It's time.

Regards,
Jeanne Paris
Long time HB resident

Sent from my iPhone

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 2:30 PM
To: Agenda Alerts
Subject: FW: Today's Special Meeting

From: Jeff Manassero <jeff.manassero@gmail.com>
Sent: Monday, November 28, 2022 11:55 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Today's Special Meeting

Hello,

As a resident of HB I strongly oppose any plan to adopt a resolution for new high density housing in HB. I oppose the current City Council voting on such a long term item. We just had an election and the future of our city should be decided by the new city council.

Thanks,
Jeff Manassero

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22.870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 2:30 PM
To: Agenda Alerts
Subject: FW: Resolution 22-870

-----Original Message-----

From: michael randall <mgrandall@hotmail.com>
Sent: Monday, November 28, 2022 11:53 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Resolution 22-870

As a fifty year citizen of Huntington Beach , I am against resolution 22-870 . HDD in Huntington Beach will destroy the quality of life so many of us have worked a lifetime to attain.

Michael Randall
6771 Findley Circle
Huntington Beach ,Ca.
92648

Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 2:30 PM
To: Agenda Alerts
Subject: FW: High Density Housing - VOTE NO

-----Original Message-----

From: Scott Bourquin <scott@bourquingroup.com>
Sent: Monday, November 28, 2022 11:08 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: High Density Housing - VOTE NO

We have enough housing and population density issues without compounding them. Please vote no.

Scott Bourquin
HB Resident

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 2:30 PM
To: Agenda Alerts
Subject: FW: Rezoning Frontier Property

From: Diane Musselmann <dpmusselmann@gmail.com>
Sent: Monday, November 28, 2022 10:30 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Rezoning Frontier Property

I have lived in Huntington Beach since 1971 and DO NOT want high density residential property at Gothard and Slater. To rezone would completely change the city of Huntington Beach.

Please reconsider the rezoning of the property.

Diane Musselmann

SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 2:31 PM
To: Agenda Alerts
Subject: FW: Rezoning Slater and Gothard

From: ken holz <khinhb@msn.com>
Sent: Monday, November 28, 2022 10:22 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Rezoning Slater and Gothard

Please don't put an apartment complex on the corner of Slater and Gothard. Both streets are only 4 lanes, 2 in each direction, and cannot support the increase in traffic. There are better locations on both Goldenwest and Beach to support this type of development, and the traffic it will generate.

On Goldenwest there is land near Earnest, as well as Goldenwest and Garfield. There is land near the equestrian center at Goldenwest and Ellis.

(How many Huntington Beach residents actually own horses??? Such a small percent that it does not make sense to allocate so much land to so few residents!!)

Or, dare I say, the rich people with horses or the large homes at Edwards Hill and the Seacilff area hold more sway over the council.

There is also land at Gothard and Garfield, but also near very expensive homes.

On Beach, there is vacant land on both sides of the street between Slater and Talbert. A perfect place for high density housing.

Both Beach and Goldenwest are major throughfares that can support the increase that comes with this type of housing.

And what about the impact on Central Park? The parking lot on Slater could become just another place for the apartment residents and visitors to park. Also, my neighborhood, directly across the street from the Frontier property, will have an increase of parked cars from visitors and new residents. There is NO PARKING on Slater!

I have lived in Huntington Beach for 36 years. I have lived on Flower Lane, (directly across the street from the Frontier site) for 33 of those years. I do not want to see a high-density apartment complex on this corner.

Ken Holz
17451 Flower Lane
HB, 92647

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Fikes, Cathy
Sent: Monday, November 28, 2022 3:01 PM
To: Agenda Alerts
Subject: FW: High density housing

From: Linda Polkinghorne <lapolkinghorn@gmail.com>
Sent: Monday, November 28, 2022 2:42 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: High density housing

Why do you evil people want to approve more high density housing....it's not mandatory, no one is requiring it. Are you just mad that the people of HB were tired of your crap and elected people who really care about our city ? I'm so glad you horrible people will be gone. I hope you NEVER again hold public office.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022
Agenda Item No.: #8 (22-870)

Moore, Tania

From: Christine Arendas <christinearendas88@gmail.com>
Sent: Monday, November 28, 2022 11:03 AM
To: supplementalcomm@surfcity-hb.org
Subject: High Density Housing

Please stop approving height density housing in Huntington Beach. You were voted out of office to stop this from happening. Listen to the people!

Christine Arendas &
John Pelochino
1705 Lake St
Huntington Beach, CA

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Dennis Grecu <dennisgrecu@hotmail.com>
Sent: Monday, November 28, 2022 11:22 AM
To: supplementalcomm@surfcity-hb.org
Subject: Vote No on High Density Housing

Dear City Council,

I am Huntington Beach resident and request that you vote for high density housing. Please do NOT vote for high density housing. As residents of this of this fine city, we do not want this and this is against the will of your constituents. DO NOT VOITE FOR HIGH DENSITY HOUSING.

Dennis

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: trisha rohn <trisha.rohn@gmail.com>
Sent: Monday, November 28, 2022 11:22 AM
To: supplementalcomm@surfcity-hb.org
Subject: Against Item #8

Hi,

As a HB resident, I strongly disagree with approving any high density housing in Item #8 at this Special Meeting. You all were elected saying you are against high density housing. Please work WITH strongly supported Micahel Gates. I will be in attendance, but arrive a little after 6 pm.

--

Trisha Rohn

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Jemi Fong <jemi@hotmail.com>
Sent: Monday, November 28, 2022 12:06 PM
To: CITY COUNCIL; supplementalcomm@surfcity-hb.org
Subject: 11/29 mtg agenda #8/22-870

Dear HBCC:

My background is I have been a home owner in HB since 1999. I am AGAINST any further expansion of high density housing in this City. The City Council should immediately halt approval of further high density housing, or any measure or action that would open the City to more high density housing.

Thank you,

Jemi Fong
16172 Nassau Ln
714-728-7796

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Michelle Larsson <mlsunsetca@hotmail.com>
Sent: Monday, November 28, 2022 12:10 PM
To: supplementalcomm@surfcity-hb.org
Subject: Meeting Agenda resolution

City Council: There is no reason to approve resolution #2022-62 at this time. The subject of high density housing is only one of many reasons HB voters came out in force this election. You do NOT have the support of the citizens of HB. Go quietly when it's time for you to leave the council with your heads bowed in shame for not representing HB.

Michelle Larsson 562-592-1858
17132 PCH HB 92649

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Mike Mike <eatsleepdrive99@gmail.com>
Sent: Monday, November 28, 2022 11:21 AM
To: supplementalcomm@surfcity-hb.org
Subject: From a concerned resident of Huntington Beach

Please stop approving high density housing in our beautiful city of Huntington Beach

Thank you
Mike James

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Moore, Tania

From: Lee Anderson <lee.anderson40@gmail.com>
Sent: Monday, November 28, 2022 11:12 AM
To: CITY COUNCIL; supplementalcomm@surfcity-hb.org
Subject: Do not APPROVE

Hi City Council,

Please do not approve this resolution:

Adopt Resolution No. 2022-62 approving General Plan Amendment No. 2021-003 (Housing Element Update), adopt Resolution No. 2022-78 approving General Plan Amendment No. 2022-001 (General Plan Land Use Element Affordable Housing Overlay), approve for introduction Ordinance No. 4269 approving Zoning Map Amendment No. 2022-002 (Zoning Map Affordable Housing Overlay), approve for introduction Ordinance No. 4272 approving Zoning Text Amendment No. 2022-008 (HBZSO Chapter 229 Affordable Housing Overlay), adopt Resolution No. 2022-59 approving Zoning Text Amendment No. 2022-009 (Beach and Edinger Corridor Specific Plan Affordable Housing Overlay), approve for introduction Ordinance No. 4271 Authority approving Zoning Text Amendment No. 2022-007 (Holly Seaciff Specific Plan Affordable Housing Overlay), and adopt Resolution No. 2022-63 approving Subsequent Environmental Impact Report No. 2022-002 with findings of fact and statement of overriding considerations (Housing Element Update and Associated Program Implementation Actions).

--

Regards,

Lee Anderson - resident of Huntington Beach, CA 92648

[e:lee.anderson40@gmail.com](mailto:lee.anderson40@gmail.com)

m:562.472.6223

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Switzer, Donna

From: Fikes, Cathy
Sent: Monday, November 28, 2022 3:01 PM
To: Switzer, Donna
Subject: Housing Element E-Mails
Attachments: 20221128151748715.pdf

11 Attachments

Hi!

Not sure what you want to do with the attached.

Cathy

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/29/2022

Agenda Item No.: #8 (22-870)

Fikes, Cathy

From: Dustin <giugno03@gmail.com>
Sent: Tuesday, November 15, 2022 7:06 AM
To: CITY COUNCIL
Subject: Holly Seacliff Specific Plan Affordable Housing Overlay

Dear city council members,

This letter is in regards to the affordable housing overlay for Holly-Seacliff SP9. I live in the Tides neighborhood and oppose the planned high density overlay for the southeast corridor of Goldenwest and Garfield. A high density development would unnecessarily increase traffic, pollution, and strain the area's infrastructure. This would reduce the quality of life for all residents. Furthermore, the burden of high density housing is unfairly placed on the southeast corridor area B, while the SP7 overlay was removed, and the northeast corridor area A was reduced from 70 to 30 units per acre. I understand the city's obligation to the state, but this burden shouldn't be placed on one neighborhood. High rise developments over 2 stories would not be in line with the surrounding community. At the very least, please consider reducing the southeast area B overlay from 70 units per acre to a more moderate density housing in order to make it more equitable.

Thank you for your consideration in this matter.

Sincerely,

Dustin D., The Tides

1 of 11

Fikes, Cathy

From: Dina Randazzo <drandazzo@gmail.com>
Sent: Monday, November 14, 2022 11:52 AM
To: CITY COUNCIL
Cc: Dina Randazzo
Subject: Housing Element and Implimention Program

Dear Honorable Mayor Delgleize and members of the City Council:

I write regarding the Housing Element Update and Implementation Programs to accommodate the City's Regional Housing Needs Allocation (RHNA) which is being considered at the November 16, 2022 Planning Commission Meeting and will be subsequently brought to the City Council for approval.

I am a five-year homeowner in the upper Seacliff neighborhood located at Summit and Goldenwest, fourteen-year resident of Huntington Beach, and parent of two young children that are and will be continuing to attend Seacliff Elementary for the next 8 years. I wish to express my concerns about any potential high-density development along Goldenwest. I hope that the city can consider the following concerns and recommendations while still being able to meet RHNA requirements.

First, I am concerned about the safety of the students at Seacliff Elementary if Saddleback becomes a through street and higher density housing is developed in the parcel behind the school. The many students who bike to school, including my daughter, must cross Saddleback each morning to get to the bike racks in the back of the school. Even with the limited traffic on Saddleback now, it can be dangerous for students because there is no defined bike lane on the street, putting kids in the flow of traffic while they bike down this street on either side. If Saddleback becomes a through street with high traffic, it will be dangerous for students to bike to school. Bikers would likely have to walk bikes along the sidewalk close to the school campus instead of biking along the street. This would create further congestion around an already congested sidewalk on the busy Garfield street and put pedestrian students in danger. If any additional traffic will go down Saddleback, serious consideration needs to be taken regarding how much traffic will flow through that street and ensure safe bike lanes and safe crossing for students coming and going from school, many of which are biking without adult supervision.

Second, I'm concerned about how Seacliff Elementary will absorb any large influx of students. I understand that Seacliff Elementary is not currently overcrowded, but even under the current circumstances all but one classroom at the school is being used. More students will mean no space for students for music, occupational therapy, and other programming. Further, it will place an unfair burden on Seacliff and nearby Smith Elementary, which are already more crowded than all the other schools in the HBCSD. Further, if too many students are added to the Seacliff Elementary school boundaries, it will require resetting the school boundaries within the HBCSD with detrimental effects on the community. Most neighborhoods surrounding Seacliff Elementary have numerous students who bike and walk to school each day, including my neighborhood of Upper Seacliff. Walking and biking my daughter to school has given me a unique opportunity to meet fellow families in my neighborhood and build a tight community that would be lost if we no longer had the chance to see each other each day on our commute to school. Is it imperative that any high density or medium density housing be dispersed fairly throughout the city to ensure schools are evenly impacted and

limit any resetting of the school boundaries within the HBCSD. Finally, many families were already displaced just a few years ago when the city closed Perry and reset the boundaries for each elementary school. Asking families to move schools once again destroys community and impacts student education.

Finally, I sincerely hope you will continue to think about Huntington Beach's stated goal to "preserve and enhance the quality of its neighborhoods for the future." Any higher density housing should continue to maintain the look and feel of the community.

In light of the above concerns and the Huntington Beach's stated goals, I urge the city to consider ensuring any approved Housing Element meet the following limits:

1. Reduce density of housing in the Holly-Seacliff area from high density to medium density.
2. Maintain current low-density zoning for the Ellis-Goldenwest area, or at most increase to medium density housing.
3. Maintain current set-backs including a 6-foot sidewalk and 25 feet of landscaping to Garfield and Goldenwest per the current Specific Plans.
4. Limit building heights to 2 stories for the Ellis-Goldenwest Specific Plan and 3 stories for Holly-Seacliff Specific Plan.
5. Provide at least 2 parking spaces for every unit plus guest spaces to avoid overflow parking in the surrounding neighborhoods.

Thank you for your consideration,

Dina

--

Dina M. Randazzo

(916) 316-0269

drandazzo@gmail.com

Fikes, Cathy

From: CHIVERS <chivers@usa.net>
Sent: Tuesday, November 8, 2022 5:40 PM
To: Gates, Michael; supplementalcomm@surfcity-hb.org; Planning Commission; CITY COUNCIL
Subject: Input From HB Homeowners Regarding High-Density Overlay on SP7
Attachments: NO High-Rise Density Overlay on SP7.pdf

Please see the attached letter and it's attachments from two HB homeowners. This input is regarding the proposed High-Density Housing Plan at SP7.

Thank you all for your consideration.

Curt and Joanne Chivers.

Resident homeowners in Huntington Beach, California.

Date: November 8, 2022

Letter to: Michael Gates, City Attorney, City of Huntington Beach, California
City Council Members, City of Huntington Beach, California
Planning Commission Members, City of Huntington Beach

Regarding: Opposition by resident homeowners of Huntington Beach, California
to the "proposed" High-Density Residential Housing "Overlay Zoning" on SP7
Also known as the Ellis-Goldenwest Specific Plan

Our names are Curt and Joanne Chivers.

We are resident homeowners of HB property since 1973. Joanne and I built a home on Edwards Hill (SP7) and raised our family there for over twenty years. We are still resident homeowners in Huntington Beach.

Joanne and I attended the first City of HB Council Meeting on October 18, 2022, after being told of this meeting by a neighbor. Due to a count of about sixty-five speakers our Mayor set the public speaking time to two minutes each. Joanne Chivers spoke for two minutes but could not finish. On November 1, 2022, our Mayor reduced the public speaking time to ninety seconds. I (Curt Chivers) did not nearly have enough time to speak on the night of November 1, 2022, at the HB City Hall Council Meeting.

We hope this letter will be read and considered. By our not being able to be heard, recorded, and filmed by the City of HB we are not part of the Cities "minutes" or "record". Our inability to voice our concerns, positions, reasoning, etc., is the reason behind this letter.

We are against this High-Density Residential Housing "Overlay Zoning" on SP7 (Edwards Hill). It is a very poor fit, inappropriate, wrong, and likely not legal.

1. To break City Laws/Ordinances: # 2998, #3287, #3542, #3563, and #4149 and destroy zoning in a 30-year-old plus Community is wrong, and inappropriate. HB Planning approved a High-Density Housing Plan negatively impacting the Edwards Hill Community, public safety, schooling quality, property values, and more and, likely, did so illegally or mistakenly. See more on this below.

2. **Quoting Title 22 Zoning Code-Overlay Districts**

Chapter 226.04 Applicability and Zoning Map Designator:

- A. "The H High-Rise Overlay District may be combined only with the RH High-Density Residential, CO Office Commercial, CG General Commercial, CV Visitor Commercial, IL Limited Commercial, and IG General Industrial districts." Attached. Please read it.

(To my knowledge, no properties within the Ellis-Goldenwest Specific Plan area (SP7) are RH High-Density Residential nor any of the other Overlay Districts mentioned in Chapter 226.4.A. They never have been either, to my knowledge.)

This above H High-Rise Overlay District was likely done mistakenly or perhaps illegally.

3. If the City of HB does not remove the High-Density Overlay from SP7 (Edwards Hill) and Approves High-Density on Edwards Hill, the City of Huntington Beach, along with the State of California,

will be creating a "Known Material Fact". This fact must be disclosed to every potential property owner (Buyer) for any property in Huntington Beach. This "Known Material Fact" disclosure is a current State Law within the State of California. This disclosure may negatively impact property values in Huntington Beach. Licensed Real Estate Agents must disclose this Material Fact for all considered HB properties. Not just for Residential properties.

Edwards Hill properties are zoned Residential Low Density since June of 1989. These residential properties contribute more than 5.5 Million dollars in HB property taxes per year. The City of HB along with the State of California may also be violating the HB City Ellis-Goldenwest Specific Plan Law page 9 and page 35. Attached. Please read it.

The City did no Community Outreach to Edwards Hill homeowners nor to the eight Edwards Hill H.O.A.'s. The City performed no Impact Studies at all regarding the High-Density Overlay to SP7.

Our Mayor, Barbara Delgleize graciously apologized on the evening of October 18, 2022, regarding "no City or City Council Community Outreach". We thank Barbara for the apology and the honest admission. We also wish to thank Erik Peterson, HB City Councilman, who opined his support for removing the Overlay High-Density Zoning from the Ellis-Goldenwest Specific Plan area during the HB City Council meeting of November 1, 2022.

The 317 Edwards Hill residential properties have all conformed and relied on these five City Ordinances/Laws, low-density zoning, setbacks, structure sizes, etc. We have all relied on and believed that the HB Ellis-Goldenwest Specific Plan Laws would work to protect this major investment and protect the Community.

HB Planning already Approved this High-Density zoning on Edwards Hill (SP7) using the "HB Zoning Overlay" or RH30 or Title 22 Zoning Code Overlay (or whatever the City calls it). The City Council is set to vote on it on November 15, 2022. This Approval itself may not be legal or was based on a mistake or an oversight. More on this below.

HB City will make its State Dwelling Unit Law "quota" without these approximate 550 dwelling units on Edwards Hill. The City will meet your "State Quota" without negatively affecting: the Edwards Hill Community, neighboring communities, public safety, and schools. You have the "options" to remove the High-Density Overlay from SP7. Thank you Planning, and you, Eric Peterson, for voicing these "removal" options on November 1, 2022.

This rezoning matter is not just about property values. It's about HB homeowner's retirements, paying for children's college educations, leaving family inheritances, maintaining quality of public schools, public safety, protecting a family's major investment, and much more. Adding High-Density and/or Low-Cost residential housing will negatively impact property values, reduce future purchase prices on Edwards Hill, and negatively impact the Seacliff Community.

The appropriate thing that the City can do is to remove the High-Density Zoning Overlay from the Ellis-Goldenwest Specific Plan. This should put the Ellis-Goldenwest Specific Plan back in its full effect. Estate Residential Zoning Laws should not be broken by either the City of HB or the State of California or both together. This entire quarter section should remain under the Adopted Laws of the Ellis-Goldenwest Specific Plan. HB Homeowners should be able to rely on, and have confidence in, HB Laws including the Ellis-Goldenwest Specific Plan.

Joanne and Curt Chivers care a lot about Huntington Beach, and we know what we are talking about regarding HB residential properties, their values, and the effects on their values.

A little background on Joanne and Curt Chivers and a little more to think about.

Joanne and I built a custom home on Edwards Hill in 1990. We were the first residents on Polo Circle. Curt Chivers was Owner/Builder of this Edwards Hill property, and he became deeply knowledgeable regarding the mandates of the Ellis-Goldenwest Specific Plan/Laws governing SP7. These City of Huntington Beach Community Development Department Ordinances: # 2998, #3287, #3542, #3563, and #4149 were Adopted by the City in June of 1989 Through April 2018. These laws govern approximately 317 estate residential properties zoned Low Density Residential. The City of HB defines Low Density as 3 dwellings per acre. This is, and has been, the Law for SP7, the Ellis-Goldenwest Specific Plan, known as Edwards Hill.

My wife, Joanne, and I are active Residential Real Estate Agents focused on Huntington Beach. We have been successful Agents on Edwards Hill since the 1990's representing over 140 Buyers and Sellers on Edwards Hill. We have also been successful Real Estate Agents for over 300 Buyers and Sellers of residential properties mostly in the Huntington Seacliff Communities. I mention this not as a "promotion" but as some credible proof of our experience and expertise regarding Huntington Seacliff property values and community design and needs. When it comes to talking about property values on Edwards Hill, the Huntington Seacliff area, and in HB, Joanne and I know what we are talking about. Real Estate Residential Appraisers even call us for our opinions.

Depending on how you decide the High-Rise High-Density matter on Edwards Hill, I confidently, but perhaps mistakenly, disclosed that the zoning for all of Edwards Hill was Estate Residential. I would say, "Here, read this Ellis-Goldenwest Specific Plan so you know what you are investing in". These homeowners became my friends and neighbors. Because of what the City is trying to do, and may in fact do, I was possibly mis-informing my clients. I was possibly mistakenly confident in the City of HB and relied on the City's Ellis-Goldenwest Specific Plan/Law. I may have mistakenly informed my clients and friends. Please do the right thing and remove the High-Density Zoning Overlay from the Ellis-Goldenwest Specific Plan.

Please consider that if the City approves this high-density measure regarding Edwards Hill Properties your decision will become a "Known Material Fact" in "Realtor/Disclosure" legal speak. Not just for Edwards Hill properties but for all HB properties. What I just wrote is a fact.

Be aware that all California State approved Residential Real Estate Agents sign an Agency Relationship Agreement with their Clients before Representation Offers start. Under this State of California required Agreement Residential Real Estate Agents have a Fiduciary Responsibility to disclose all "Known Material Facts" to their clients that could have an impact on the property being considered. This is a fact. Please ask the HB Mayor, Barbara Delgleize. She is an HB residential Real Estate Agent and can confirm what I just wrote.

My Possible Future Disclosure to HB Real Estate Buyers:

A potential HB property buyer must understand that their decision to purchase a Huntington Beach property or community can be rezoned by the City of Huntington Beach. Rezoning of your property or community can be imposed by an Approval of a HB City Department or Commission followed by a vote by HB City Council to change the zoning of your property or community. This rezoning of your property or community may negatively impact your property value, public safety, schooling quality, school redistricting, traffic, parking, quality of life and other considerations. City, State, and Federal Government and their laws can change in the future and change the zoning of the property or community you are considering.

In my professional opinion:

Putting High Density, High-Rise housing within the Ellis-Goldenwest Specific Plan (SP7) community will negatively impact the property values on Edwards Hill and in some cases very negatively impact property values on Edwards Hill.

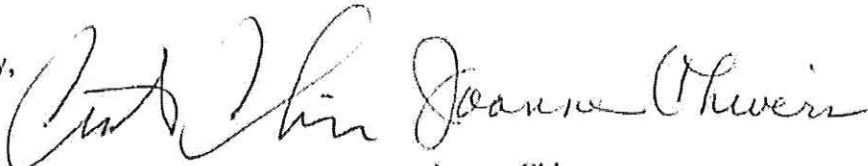
Rezoning a property or community from Low Density Estate Residential to High-Rise High-Density Residential will negatively impact the larger low-density communities nearby in many ways including public safety, schooling, and property values.

This High-Density High-Rise housing rezoning within the Ellis-Goldenwest Specific Plan will also negatively impact the local and surrounding Community. The City has no formal knowledge of specific impacts of this high-density high-rise housing will do to the local community or the surrounding communities. These are such impacts as: public safety, water, police, fire, crime, schooling quality, traffic, parking, re-districting of schools, and more. Future City and/or State Laws may also negatively affect the Edwards Hill Community.

We totally agree that the City of HB has a duty and responsibility to plan and help develop fair and appropriate housing developments from entry-level low-cost housing to high-end estate residential housing. We also feel, very strongly, that the Ordinances and Laws Adopted by the City should not be broken by anyone including the City of HB and/or the State of California. HB homeowners must be able to depend and rely on the City of HB Ordinances and Laws to maintain community design goals, public safety, traffic, school quality, and much more.

Please do the right thing and remove the High-Density Zoning Overlay from the Ellis-Goldenwest Specific Plan (SP7).

Sincerely,

The block contains two handwritten signatures. The first signature, on the left, is 'Curt Chivers' written in a cursive script. The second signature, on the right, is 'Joanne Chivers' also written in a cursive script.

Curt Chivers

Joanne Chivers

Ellis – Goldenwest Specific Plan

Adopted by the City of Huntington Beach

June 1989

Ordinance # 2998

Page 9 (of 48)

B. SPECIAL PERMITS

1. An application for a special permit requesting deviation from the provisions of this Specific Plan may be filed with the Department of Community Development, and such application shall be heard concurrently with the Conditional Use Permit and Tentative Tract Map applications. Deviation from the development standards up to 10 percent may be granted at the time of approval of the project by special permit. Special permits shall not be granted for exceeding maximum density or minimum project area. The Planning Commission may approve the special permit application in whole or in part upon a finding that the proposed deviation will:

- a. Promote better living environment;
- b. Provide better land planning techniques with maximum use of landscaping, site layout and design;
- c. Not be detrimental to the general health, welfare, safety and convenience of the neighborhood or City in general, nor detrimental or injurious to the value of property or improvements of the neighborhood or of the City in general;
- d. Be consistent with objectives of the Estate Residential development standards in achieving a project adapted to the terrain and compatible with the surrounding environment; and
- e. Comply with state and/or federal law.

APPENDIX B

DESIGN GUIDELINES

The Ellis-Goldenwest Specific Plan contains an Estate Residential design theme which incorporates distinctive open space and equestrian amenities. The Design Guidelines provide continuity of design for common and private improvements within the Specific Plan area.

The purpose of the Design Guidelines is to provide criteria for developing a community theme which will create visually consistent streetscapes and a unique estate residential identity. The Design Guidelines consist of general requirements for landscaping, equestrian trails, signage, fencing and street lights.

A. LANDSCAPE

Plant materials are to consist of low-maintenance, low water-use trees, shrubs and ground covers. Landscape easements are to have informal staggered groupings of trees and shrub masses with generous areas of ground cover. Landscaping requirements shall be as follows:

1. Arterial Highways and Intersections

- a. A minimum 25-foot wide landscape area shall be provided along all arterial highways (Ellis, Goldenwest, Garfield and Edwards).
- b. Landscaping shall consist of:
 1. Formal planting or informally spaced groups of two tree varieties.
 2. Street trees shall be provided at a minimum of one 36-inch box tree per 45 linear feet of street frontage. Additional trees may be included subject to the Park, Tree and Landscape Division.
 3. Shrub masses of five gallon size and extensive areas of flat grown or one gallon container stock ground cover and undulating areas of sodded turf.
- c. Equestrian trails shall be provided where required by the Ellis-Goldenwest Specific Plan in accordance with the standards in Section B: Equestrian Trails.

Huntington Beach, California Municipal Code

ZONING CODE

Title 22 ZONING CODE—OVERLAY DISTRICTS

Chapter 226 H HIGH-RISE OVERLAY DISTRICT

226.02 High-Rise Overlay District Established

226.04 Applicability and Zoning Map Designator

226.06 Land Use Controls

226.08 Development Standards

226.02 High-Rise Overlay District Established

The H High-Rise Overlay District is established to allow taller, high-rise buildings at appropriate locations.

226.04 Applicability and Zoning Map Designator

A. The H High-Rise Overlay District may be combined only with the RH High-Density Residential, CO Office Commercial, CG General Commercial, CV Visitor Commercial, IL Limited Industrial, and IG General Industrial districts. The H District boundaries shall be shown on the zoning map by adding the "H," high-rise overlay designator followed by a number indicating the maximum allowable height in feet, a slash, and then a number indicating the maximum number of building stories allowed, such as "CO-H-60/6."

B. Where no numbers are indicated on the zoning map, the height in both feet and stories shall be determined and specified during site plan review, consistent with the General Plan.

226.06 Land Use Controls

Any use permitted in the base zoning district shall be permitted in the H High-Rise Overlay District. The H High-Rise Overlay District shall not apply seaward of Pacific Coast Highway. (3334-6/97)

226.08 Development Standards

Development standards shall be those of the base district with which the H District is combined, and the following supplemental requirements shall apply which shall govern in case of conflict.

- A. **Building Height.** Development shall not exceed the building height restrictions indicated on the zoning map.
- B. **Lot Size.** A minimum lot size of 20,000 square feet and a minimum lot dimension of 135 feet in any direction are required for any proposed building height greater than the base district maximum height.
- C. **Yards.** The yard areas indicated below shall be required for all buildings exceeding the base district maximum. The yards shall be clear of all structures from the ground to the sky, except as otherwise permitted by provisions of this ordinance controlling building projections.

Required Setback

- 1. Yards abutting a street: 20 feet plus one foot for each foot above base district maximum height.
- 2. Yards abutting an R district: 50 feet plus one foot for every two feet of building height above base district maximum height plus one foot for every 10 feet of building length facing the common property line.
- 3. Yards abutting nonresidential district: Same as base district, minimum 10 feet.
- D. **Landscaped Buffer.** A minimum 10-foot landscaped buffer shall be provided around all buildings over base district maximum height.
- E. **Upper-Story Setback Adjacent to an R District.** No structure shall intercept a 1:1 or 45-degree daylight plane inclined inward from a height 15 feet above existing grade at the R District boundary.
- F. Within the coastal zone, public visual resources shall be preserved and enhanced.

Fikes, Cathy

From: Tom Elliott <tom.elliott28@yahoo.com>
Sent: Tuesday, November 1, 2022 5:02 PM
To: CITY COUNCIL
Subject: High density Housing

To whom it may concern:

If you want high density housing there needs to be a plan for traffic control. Are streets going to widened? If not no deal. Don't turn this into the south bay.

Thank you;

Dr. Thomas Elliott

Fikes, Cathy

From: Ricardo and Angela Chen <the_chens@hotmail.com>
Sent: Tuesday, November 1, 2022 3:53 PM
To: CITY COUNCIL
Subject: Objection to AGENDA ITEM NO. 22-906 Regarding Housing Element (November 1, 2022 City Council Meeting)
Attachments: Opposition Letter to AGENDA ITEM NO. 22-906 Housing Element.pdf
Importance: High

Dear City Council:

As a Seagate resident, I vehemently oppose the high density housing draft proposal for the Holly-Seacliff Specific Plan (HSSP). Attached is my wife's and my signed objection letter regarding tonight's AGENDA ITEM NO. 22-906 pertaining to the housing element.

Sincerely,
Ricardo and Angela Chen

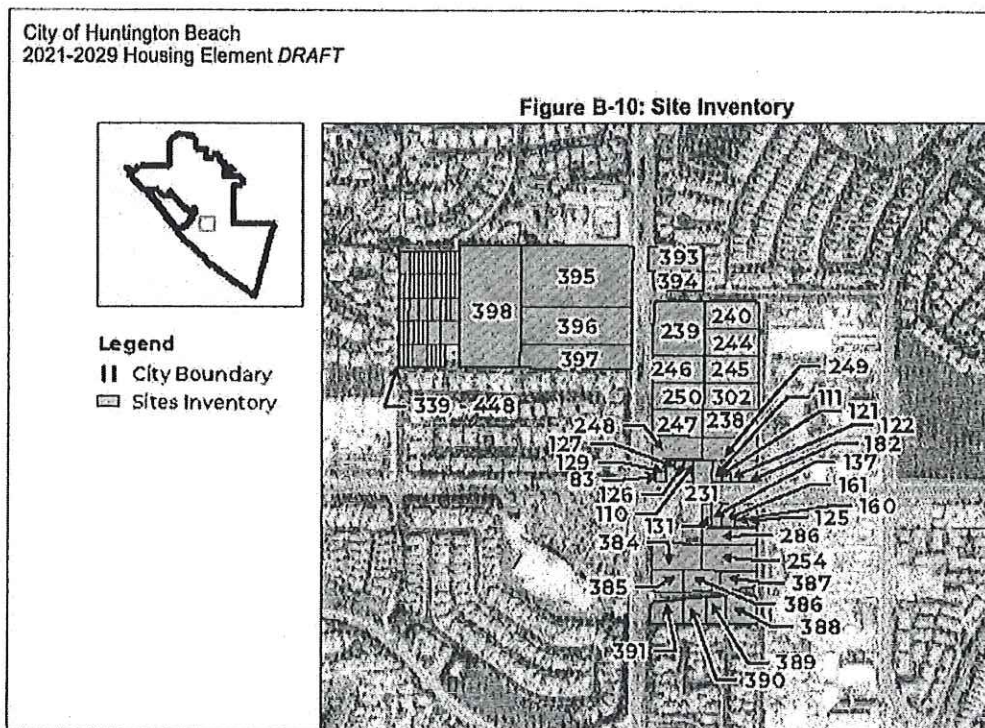
October 28, 2022

TO: Huntington Beach City Council (City.Council@surfcity-hb.org)

SUBJECT: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

Dear Honorable Mayor Delgleize and members of the City Council,

As homeowners of Seagate Community Association in Huntington Beach, we are OUTRAGED and AGAINST any plans to adopt the proposed "Housing Element" and the proposed high density housing in the Holly-Seacliff Specific Plan (HSSP) with a 70 du/ac density:



We are dismayed to see that the draft proposal currently would allow for 70 du/ac. The Holly-Seacliff Specific Plan (HSSP) calls for the development of residences at a maximum density of **no more than 25 dwelling units/acre (du/ac)** anywhere in the plan and for the specific area on the northeast corner of Goldenwest & Ernest (lots 393 & 394) a maximum density of no more than 7 du/ac. The current "Housing Element" shows a 70 du/ac, which would irreparably change the character of our community. At that density, projects would likely be four to five stories in height (or at least include five story elements such as stairwells and elevator shafts), which would be entirely out of scale with surrounding developments.

The selected sites are not geographically dispersed within the City of Huntington Beach. Holly Seacliff and Ernest/Goldenwest specific plans are being impacted unfairly compared to other predominantly single-family neighborhood tracts. Why were no parcels identified in the entire North West or South East quadrants of Huntington Beach identified?

We believe the stated number one housing goal per the Huntington Beach Housing Element "maintain and enhance the quality and affordability of existing housing in Huntington Beach" cannot be achieved if the city council votes to increase the allowable density to 70 du/ac in the HSSP. We are alarmed that such a high density would be considered in this area.

As homeowners, we want the following 6 measures in the Housing Element.

1. No greater density than 7 du/ac in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
2. No more than 2 story buildings in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
3. No greater density than the 25 du/ac HSSP area.
4. No more than 3 story buildings HSSP area.
5. No roof decks or balconies that face Ernest Drive and within 100 feet of Ernest Drive.
6. Continue to not allow overnight parking on Ernest Drive.

We urge City Council to vote for an option that lowers allowable densities in this part of the city. We urge the City Council to incorporate these 6 measures into the Housing Element to achieve that number one housing goal for Huntington Beach.

Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Ricardo * Angela Chen

Street Name Only/Email: Foxboro Circle / the_chens@hotmail.com

Signature/Initials:  / 

Fikes, Cathy

From: Jerry Pavia <jerrypavia@yahoo.com>
Sent: Tuesday, November 1, 2022 2:51 PM
To: CITY COUNCIL
Subject: High Density Housing
Attachments: Letter - Seagate Housing Element.pdf

I would like the City Council to rethink the High Density Housing proposal and think of a better location OR lower the density.

Note attached.

Thanks,

Jerry Pavia

October 28, 2022

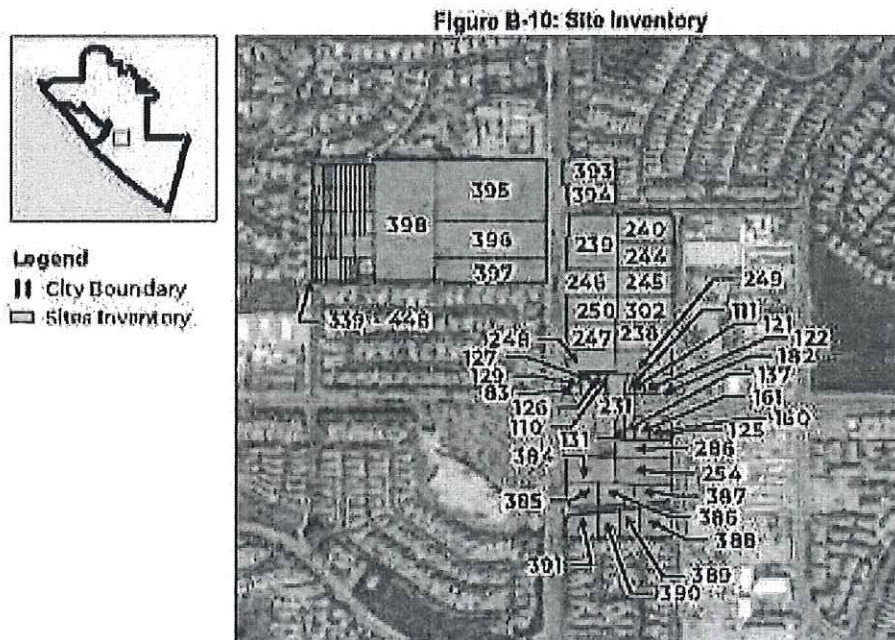
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City of Huntington Beach
2021-2029 Housing Element DRAFT



We are dismayed to see that the draft proposal currently would allow for 70 du/ac. The Holly Seacliff Specific Plan (HSSP) calls for the development of residences at a maximum density of **no more than 25 dwelling units/acre (du/ac)** anywhere in the plan and for the specific area on the northeast corner of Goldenwest & Ernest (lots 393 & 394) a maximum density of no more than 7 du/ac. The current "Housing Element" shows a 70 du/ac, which would irreparably change the character of our community. At that density, projects would likely be four to five stories in height (or at least include five story elements such as stairwells and elevator shafts), which would be entirely out of scale with surrounding developments.

The selected sites are not geographically dispersed within the City of Huntington Beach. Holly Seacliff and Ernest/Goldenwest specific plans are being impacted unfairly compared to other predominantly single-family neighborhood tracts. Why were no parcels identified in the entire North West or South East quadrants of Huntington Beach identified?

We believe the stated number one housing goal per the Huntington Beach Housing Element "maintain and enhance the quality and affordability of existing housing in Huntington Beach" cannot be achieved if the city council votes to increase the allowable density to 70 du/ac in the HSSP. We are alarmed that such a high density would be considered in this area.

As homeowners, we want the following 6 measures in the Housing Element.

1. No greater density than 7 du/ac in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
2. No more than 2 story buildings in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
3. No greater density than the 25 du/ac HSSP area.
4. No more than 3 story buildings HSSP area.
5. No roof decks or balconies that face Ernest Drive and within 100 feet of Ernest Drive.
6. Continue to not allow overnight parking on Ernest Drive.

We urge City Council to vote for an option that lowers allowable densities in this part of the city. We urge the City Council to incorporate these 6 measures into the Housing Element to achieve that number one housing goal for Huntington Beach.

Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington

Beach

Name: Jerry Pavia

Street Name Only/Email: Ashford Ln

Signature/Initials: JP

Fikes, Cathy

From: Allen Gomez <allengomez@gmail.com>
Sent: Tuesday, November 1, 2022 6:34 AM
To: CITY COUNCIL
Subject: SeaGate Housing Element
Attachments: Letter - Seagate Housing Element.pdf

Mayor Delgleize and City Council members,

We would like to see the following in the Housing Element.

- a. No greater density than 7 du/ac in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
- b. No more than 2 story buildings in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
- c. No greater density than the 25 du/ac HSSP area.
- d. No more than 3 story buildings in the HSSP area.
- e. No roof decks or balconies that face Ernest Drive and within 100 feet of Ernest Drive.
- f. Continue to not allow overnight parking on Ernest Drive

Thank you for your consideration.

Respectfully,
Allen Gomez

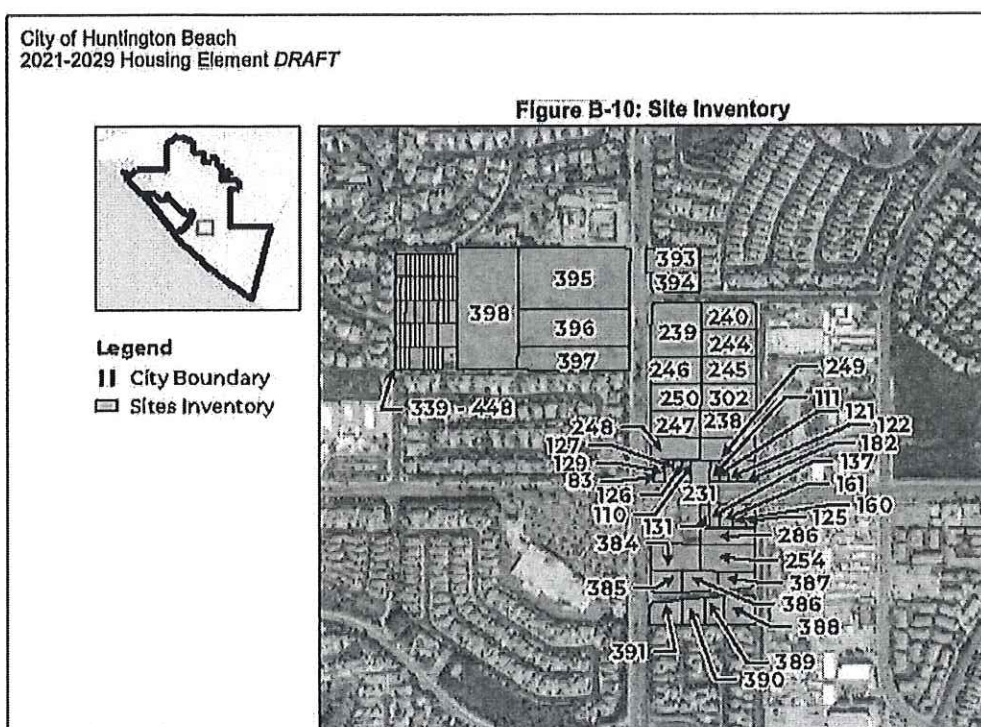
October 28, 2022

TO: Huntington Beach City Council (City.Council@surfcity-hb.org)

SUBJECT: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

Dear Honorable Mayor Delgleize and members of the City Council,

As homeowners of Seagate Community Association in Huntington Beach, we are OUTRAGED and AGAINST any plans to adopt the proposed "Housing Element" and the proposed high density housing in the Holly-Seacliff Specific Plan (HSSP) with a 70 du/ac density:



We are dismayed to see that the draft proposal currently would allow for 70 du/ac. The Holly-Seacliff Specific Plan (HSSP) calls for the development of residences at a maximum density of **no more than 25 dwelling units/acre (du/ac)** anywhere in the plan and for the specific area on the northeast corner of Goldenwest & Ernest (lots 393 & 394) a maximum density of no more than 7 du/ac. The current "Housing Element" shows a 70 du/ac, which would irreparably change the character of our community. At that density, projects would likely be four to five stories in height (or at least include five story elements such as stairwells and elevator shafts), which would be entirely out of scale with surrounding developments.

The selected sites are not geographically dispersed within the City of Huntington Beach. Holly Seacliff and Ernest/Goldenwest specific plans are being impacted unfairly compared to other predominantly single-family neighborhood tracts. Why were no parcels identified in the entire North West or South East quadrants of Huntington Beach identified?

We believe the stated number one housing goal per the Huntington Beach Housing Element "maintain and enhance the quality and affordability of existing housing in Huntington Beach" cannot be achieved if the city council votes to increase the allowable density to 70 du/ac in the HSSP. We are alarmed that such a high density would be considered in this area.

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6. Continue to not allow overnight parking on Ernest Drive.

We urge City Council to vote for an option that lowers allowable densities in this part of the city. We urge the City Council to incorporate these 6 measures into the Housing Element to achieve that number one housing goal for Huntington Beach.

Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: _____

Street Name Only/Email: _____

Signature/Initials: _____

Fikes, Cathy

From: Jennifer Rozolis-Hill <jenrozolishill@earthlink.net>
Sent: Monday, October 31, 2022 3:00 PM
To: CITY COUNCIL
Subject: Proposed Holly-Seacliff Housing Development
Attachments: Letter - Seagate Housing Element.pdf

To Whom It May Concern,

We completely disagree with the new proposed housing development in the Holly-Seacliff area. It is an insanely large development that will negatively impact the quality of life for the surrounding neighborhoods. Attached please find the letter with details regarding this development.

Regards,

Thomas and Jennifer Rozolis-Hill

October 28, 2022

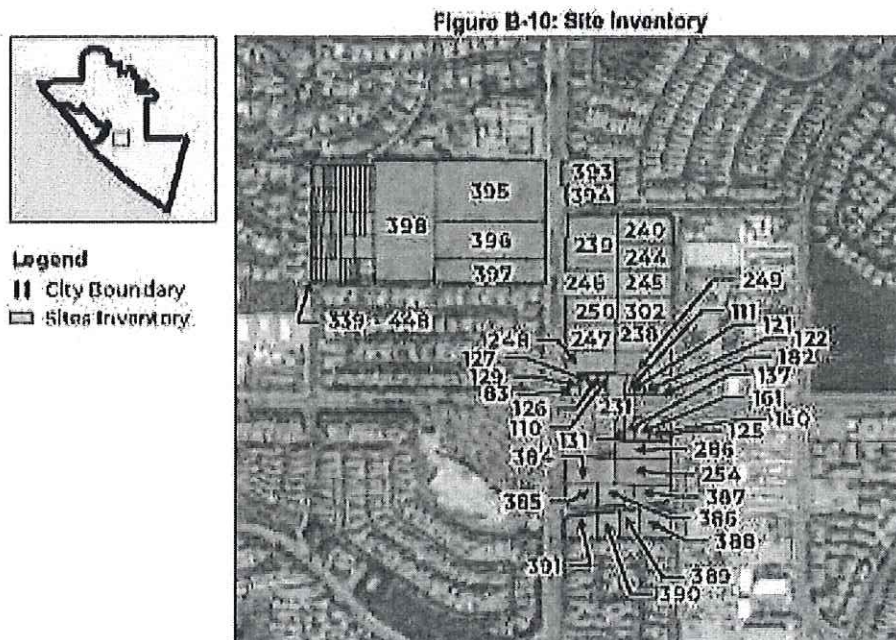
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We urge City Council to vote for an option that lowers allowable densities in this part of the city. We urge the City Council to incorporate these 6 measures into the Housing Element to achieve that number one housing goal for Huntington Beach.

Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Thomas and Jennifer Rozolis-Hill

Street Name Only/Email: Upper Bay Drive/jenrozolishill@earthlink.net

Signature/Initials: TRH, Thomas Rozolis-Hill, and JRH, Jennifer Rozolis-Hill

Fikes, Cathy

From: David Walling <dpwalling@aol.com>
Sent: Monday, October 31, 2022 2:23 PM
To: CITY COUNCIL
Subject: Letter regarding proposed High Density Housing
Attachments: doc00017920221031132225.pdf

Letter regarding proposed High Density Housing

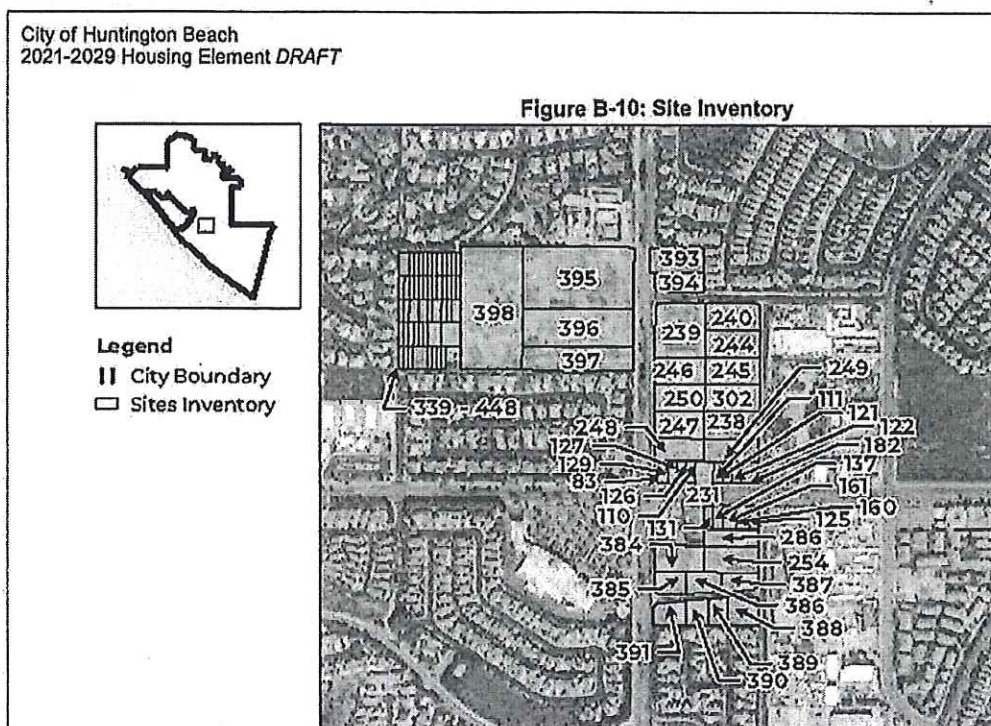
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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: David P. Walling

Street Name Only/Email: Rockridge Dr. DPWalling@aol.com

Signature/Initials: David P. Walling

Fikes, Cathy

From: Barbara Angeles Luecha <barbangeles@hotmail.com>
Sent: Monday, October 31, 2022 1:05 PM
To: CITY COUNCIL
Subject: Concerns from a Seagate Resident
Attachments: Letter%20-%20Seagate%20Housing%20Element.pdf.pdf

Dear Huntington Beach City Council members,

Please consider the concerns of your Seagate neighbors regarding the new housing developments on Goldenwest. The attached letter highlights our desire to maintain a safe, family-friendly neighborhood. Please support our efforts to protect our children from being rezoned out out of Seacliff Elementary.

Sincerely,
Barbara Luecha

Sent from my iPhone

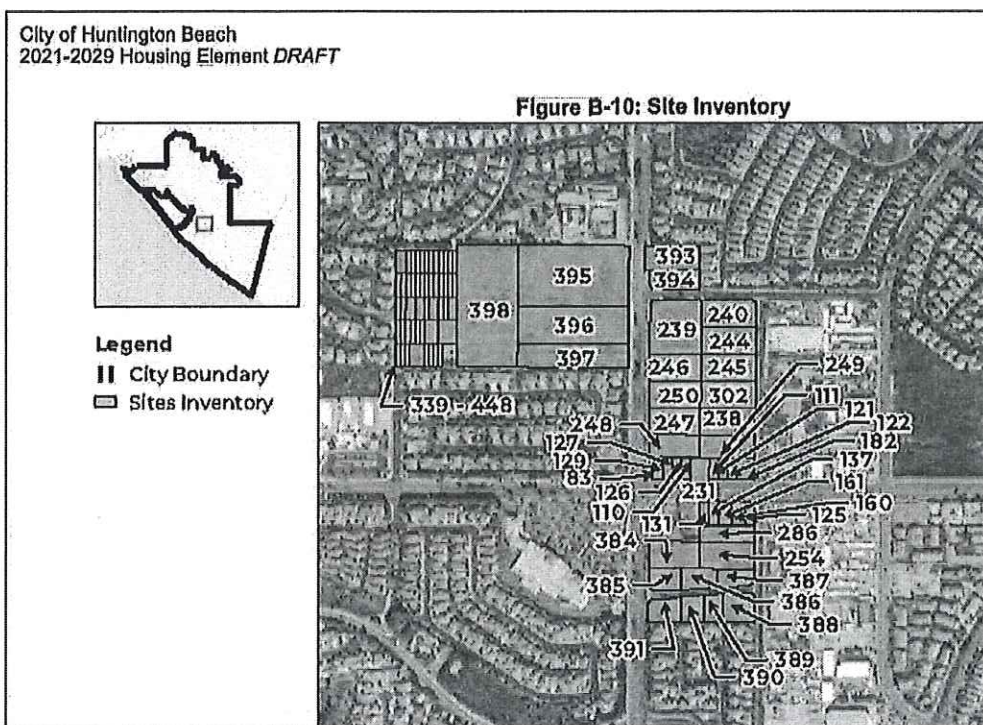
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As homeowners, we want the following 6 measures in the Housing Element.

1. No greater density than 7 du/ac in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
2. No more than 2 story buildings in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
3. No greater density than the 25 du/ac HSSP area.
4. No more than 3 story buildings HSSP area.
5. No roof decks or balconies that face Ernest Drive and within 100 feet of Ernest Drive.
6. Continue to not allow overnight parking on Ernest Drive.

We urge City Council to vote for an option that lowers allowable densities in this part of the city. We urge the City Council to incorporate these 6 measures into the Housing Element to achieve that number one housing goal for Huntington Beach.

Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: _____

Street Name Only/Email: _____

Signature/Initials: _____

Fikes, Cathy

From: Brian <mr.brian.rowe@gmail.com>
Sent: Monday, October 31, 2022 12:17 PM
To: CITY COUNCIL
Subject: Letter - Seagate Housing Element
Attachments: Letter - Seagate Housing Element.pdf

Please review the attached letter in opposition to the proposed increase to housing density in the SeaGate neighborhood. Thank you,

Brian Rowe

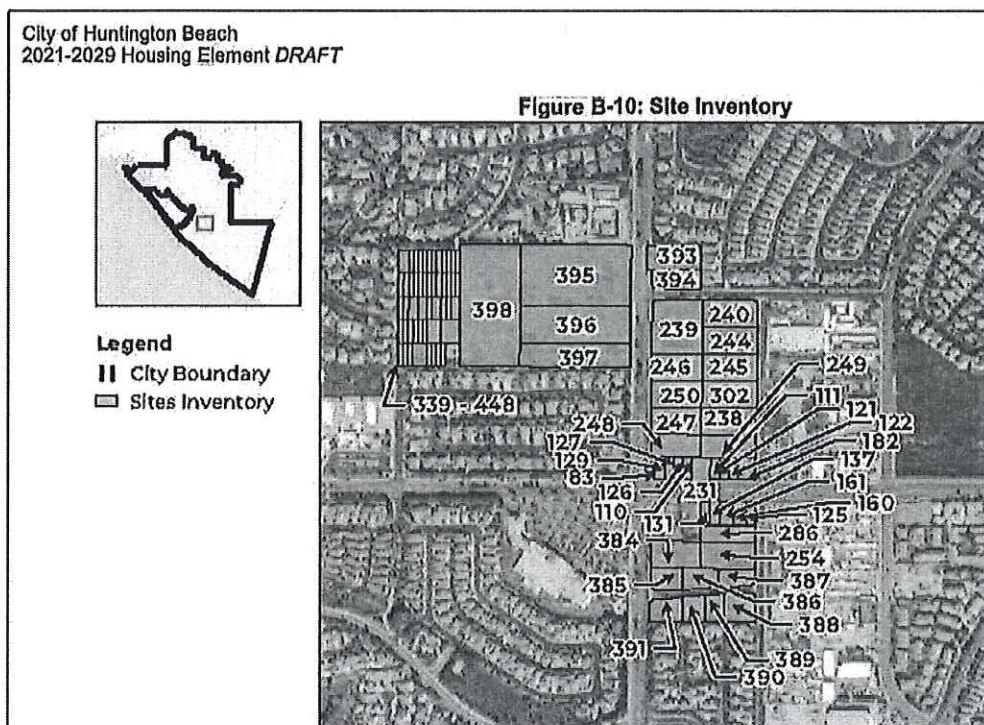
October 28, 2022

TO: Huntington Beach City Council (City.Council@surfcity-hb.org)

SUBJECT: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

Dear Honorable Mayor Delgleize and members of the City Council,

As homeowners of Seagate Community Association in Huntington Beach, we are OUTRAGED and AGAINST any plans to adopt the proposed "Housing Element" and the proposed high density housing in the Holly-Seacliff Specific Plan (HSSP) with a 70 du/ac density:



We are dismayed to see that the draft proposal currently would allow for 70 du/ac. The Holly-Seacliff Specific Plan (HSSP) calls for the development of residences at a maximum density of **no more than 25 dwelling units/acre (du/ac)** anywhere in the plan and for the specific area on the northeast corner of Goldenwest & Ernest (lots 393 & 394) a maximum density of no more than 7 du/ac. The current "Housing Element" shows a 70 du/ac, which would irreparably change the character of our community. At that density, projects would likely be four to five stories in height (or at least include five story elements such as stairwells and elevator shafts), which would be entirely out of scale with surrounding developments.

The selected sites are not geographically dispersed within the City of Huntington Beach. Holly Seacliff and Ernest/Goldenwest specific plans are being impacted unfairly compared to other predominantly single-family neighborhood tracts. Why were no parcels identified in the entire North West or South East quadrants of Huntington Beach identified?

We believe the stated number one housing goal per the Huntington Beach Housing Element "maintain and enhance the quality and affordability of existing housing in Huntington Beach" cannot be achieved if the city council votes to increase the allowable density to 70 du/ac in the HSSP. We are alarmed that such a high density would be considered in this area.

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: BRIAN ROWE

Street Name Only/Email: Sherwood Drive / mr.brian.rowe@gmail.com

Signature/Initials: BRIAN ROWE