

FW: July 8th PC Mtg. Item 25-505 10 PCH Homes

From Ramos, Ricky <rramos@surfcity-hb.org>
Date Mon 7/7/2025 3:02 PM
To Wayne Carvalho <waynec@csgengr.com>

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

From: Justin Case <casejustin589@yahoo.com>
Sent: Sunday, July 6, 2025 5:03 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: July 8th PC Mtg. Item 25-505 10 PCH Homes

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Hello Honorable Planning Commissioners,

I am writing to request your support for the subject project and its required entitlement & permits.

I have reviewed the site plan, as well as the staff report and am favorably impressed at the quality and detail of the proposed development. If I read the staff report correctly, the project as submitted is 🎯 compliant with all governing codes, that's a pleasant surprise these days!

Thank you for letting me share my thoughts.

Longtime HB Resident,

Brian Case

FW: Commendation for Alley Improvement Project Between 11th and 12th Streets

From Villasenor, Jennifer <JVillasenor@surfcity-hb.org>

Date Mon 6/30/2025 3:00 PM

To De Coite, Kim <KDeCoite@surfcity-hb.org>; Wayne Carvalho <waynec@csgengr.com>; Ramos, Ricky <rramos@surfcity-hb.org>

I think this is related to the 10-unit project on the upcoming PC agenda.

From: Mark B <mrbenett695@gmail.com>

Sent: Monday, June 30, 2025 2:58 PM

To: Thienes, Brian <Brian.Thienes@surfcity-hb.org>; Bush, Brett <Brett.Bush@surfcity-hb.org>

Cc: Pellman, Tracy <Tracy.Pellman@surfcity-hb.org>; McGee, Domnic <Domnic.McGee@surfcity-hb.org>;

Babineau, Ken <Ken.Babineau@surfcity-hb.org>; Palmer, Ann <Ann.Palmer@surfcity-hb.org>;

city.manager@surfcity-hb.org; Crumby, Sean <sean.crumby@surfcity-hb.org>; Villasenor, Jennifer

<JVillasenor@surfcity-hb.org>; Grant@wjkdevelopment.com; James L. Hysten

<jhysten@synergyhomesofocal.com>; Slater, Jeff <Jeff.Slater@surfcity-hb.org>; Chris.sandro@gmail.com;

Lisamazan@icloud.com; maryann@maryanndivona.com; kozhayamom@gmail.com; steven@andres.net;

Bonustime@icloud.com; Dennismatejka@yahoo.com; Tommychau63@yahoo.com; mrbenett@aol.com;

CharlesCruzat@aol.com; peterdivona1@gmail.com

Subject: Commendation for Alley Improvement Project Between 11th and 12th Streets

Dear Mr. Thienes and Mr. Bush,

On behalf of the neighbors on 11th and 12th Streets between Acacia and Pecan, I would like to extend our sincere appreciation to the City of Huntington Beach Public Works Department and the Community Development Department, as well as WJK Development and our fellow residents, for working together to make our recent alley improvement project a true success.

This effort should serve as a model for future projects throughout the city. It exemplifies what can be achieved when neighbors, city officials, and developers collaborate with a shared vision and commitment to enhancing our community.

We would especially like to commend the project manager, James Hysten of Synergy Homes, and Jeff Slater's team at Public Works for their outstanding leadership and attention to detail. Their work extended well beyond resurfacing the alley, with thoughtful improvements to the utility boxes, curb, gutter, and alley approach that significantly enhanced both the function and appearance of the neighborhood.

Our experience with this project makes it easy to endorse WJK Development for future work in Huntington Beach. We fully support their continued investment in the area, including upcoming projects at 515 11th Street and 1810 Pacific Coast Highway. Developments like these reflect the quality, care, and collaborative spirit that add long-term value and character to our city.

Warm regards,

Mark Bennett
Colonel, USAF (Ret.)
514 12th Street
(325) 864-3699

Sent from my iPad

FW: HB Planning Commission Item 25-505 PCH Homes

From Ramos, Ricky <rros@surfcity-hb.org>
Date Mon 7/7/2025 3:02 PM
To Wayne Carvalho <waynec@csgengr.com>

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

From: Orangejuice789 Duke <dukebkb@gmail.com>
Sent: Sunday, July 6, 2025 5:25 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: HB Planning Commission Item 25-505 PCH Homes

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Dear HB Planning Commission,

I am writing regarding the subject project on your Tuesday meeting agenda.

After reading the staff report, I hope you too will concur that this low density proposal is the best replacement of the old oil tanks!

I wrongly assumed a greedy developer would be turning this into a 4 story condo project at 30+ units per acre. I am pleasantly surprised to see it is instead, only 10 Single Family homes at 3 stories tall, just like most of the adjacent neighborhood.

Please approve this low density option asap!

Thank you,

HB Local

FW: PC Agenda Item 25-505 - 10 pch lots

From Ramos, Ricky <rros@surfcity-hb.org>
Date Tue 7/8/2025 8:17 AM
To Wayne Carvalho <waynec@csgengr.com>

From: Davien B <davienb@gmail.com>
Sent: Monday, July 7, 2025 9:32 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: PC Agenda Item 25-505 - 10 pch lots

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Dear Planning Commissioners,

After reviewing the staff analysis and the proposed plans, I find this project responsible and a well-planned replacement for the previous oil and gas use. As a resident and homeowner on 20th Street in downtown Huntington Beach, I ask that you please support this project with your approval.

Thank you for your attention.

Regards,
Davien Burnette

FW: PC Agenda Item 25-505. 10 lots on PCH

From Ramos, Ricky <rramos@surfcity-hb.org>
Date Tue 7/8/2025 10:39 AM
To Wayne Carvalho <waynec@csgengr.com>

From: Shannon Morten <shannonmorten@gmail.com>
Sent: Tuesday, July 8, 2025 8:17 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: PC Agenda Item 25-505. 10 lots on PCH

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Planning Commission :

I have reviewed the staff report and project plans and find this to be a thoughtful and well-considered proposal to replace the former, obsolete oil and gas extraction site—essentially a blighted landfill—with a much more productive use.

I respectfully urge you to vote in favor of approving this project.

Thank you for your time and consideration

Downtown HB Neighbor

FW: PC Agenda Item 25-505. 10 pch lots

From Ramos, Ricky <rramos@surfcity-hb.org>
Date Tue 7/8/2025 8:04 AM
To Wayne Carvalho <waynec@csgengr.com>

From: mark miller <mark@ticketsocket.com>
Sent: Monday, July 7, 2025 7:27 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: PC Agenda Item 25-505. 10 pch lots

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Dear Planning Commissioners,
Having reviewed the staff report and project plans, I believe this proposal is a well-reasoned and appropriate redevelopment of the former oil and gas site.

I encourage you to approve this project.

Thank you for your thoughtful consideration.

Mark Miller

||

Mark Miller
mark@ticketsocket.com
www.ticketsocket.com
D: (734) 637-2746


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FW: PC Agenda Item25-505. 10 PCH lots

From Ramos, Ricky <rros@surfcity-hb.org>
Date Tue 7/8/2025 8:15 AM
To Wayne Carvalho <waynec@csgengr.com>

From: Louis Rice <chipibetico@hotmail.com>
Sent: Monday, July 7, 2025 6:26 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: PC Agenda Item25-505. 10 PCH lots

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Dear HB City Planning Commissioners,

My name is Louis Rice and I am a 25 year resident of this great city. After reviewing the details in the staff report and project plans, I find this to be a very appropriate and thoughtful plan for replacing the old oil and gas operations.

I strongly support this project and encourage your approval.

Thank you for your time and careful consideration.

Yours truly,

Lou Rice, DC

From: Nick Bergsma <njbergsma@outlook.com>
Sent: Tuesday, July 8, 2025 9:36 AM
To: Planning Commission
Subject: PC Agenda 25-505 10 SF PCH Homes

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Dear HB Planning Commissioners,

Regarding the subject project on your Tuesday meeting agenda, I am writing to share my support for this well designed project.

After reading the staff report, I hope you concur that this low density proposal is the best replacement of the old fossil fuel tanks!

I am pleased the developer did not propose a 4-story condo project at 30+ units per acre. The proposed project alternative of only 10 Single Family homes at 3 stories tall, is ideally compatible with most all of the adjacent neighborhood.

Please vote to approve this low density alternative.

Thank you,
Nick Bergsma
HB Resident

From: Daniel Polanco <dpolanco508@gmail.com>
Sent: Monday, July 7, 2025 7:13 PM
To: Planning Commission
Subject: PC Agenda Item 25-505 10 PCH Lots - Neighbor on 15th St

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Dear Planning Commissioners,

I've had a chance to review the staff report and project plans, and I believe this is a well-considered proposal that thoughtfully replaces the outdated oil and gas operations.

I encourage you to approve this project.

Thank you for your time and consideration.

Danny Polanco