

From: [Ramos, Ricky](#)
To: [Cortez, Joanna](#)
Subject: FW: Planning Commission July 23rd meeting - Agenda Item 24-481
Date: Monday, July 22, 2024 10:29:55 AM
Attachments: [Planning Commission of Huntington Beach.docx](#)

Hi JC – Please add as late communication to the PC staff report. Thanks.

From: Pam Crecelius <pamcrecelius@yahoo.com>
Sent: Sunday, July 21, 2024 7:30 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Cc: McKeon, Casey <Casey.McKeon@surfcity-hb.org>; George Kopchok <gkopchok@gmail.com>
Subject: Planning Commission July 23rd meeting - Agenda Item 24-481

Dear Commission Members,

I am attaching a letter to the Planning Commission regarding the continuing opposition to the Zoning Commissions approval of the CUP NO. 23-019.

It is the position of many, many Huntington Beach residents this project be denied as evidenced by the more than 70 local island residents who attended the Zoning Administrators hearing.

Lee Crecelius

July 21, 2024

To Planning Commission Chair Mr. Butch Twining and Distinguished Members :

We are writing this letter to you to express our opposition to the proposed approximately 7,930 sq. ft. residence at 3798 Mistral Drive, Huntington Beach. While I understand homeowners have a right to improve their properties, on Humboldt Island there are restrictions outlined in the C,C & R's regarding improvements to 1 & 2-story single-family residences. The Planning Commission approved developments outside those restrictions for homes built along the waterfront, with no restriction of views by adjacent neighbors.

In the document presented at the Zoning Hearing on June 3rd "Attachment NO.1, Findings and Conditions of Approval, Conditional Use Permit NO. 23-019" it stated in section 1., sentence 1 "...resemblance to a two-story home with a mass and scale that is similar to the proportion and scale of homes in the surrounding neighborhood." This proposed "house" **is not** similar to the surrounding neighborhood. There is not a house within 300 feet of this proposed house that is more than 3,360 sq.ft.

Further, In the City of Huntington Beach General Plan, amended in 2017, it states:

Section A. Land Use Element, Goal LU-1(D) - *Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining areas.*

We believe the Planning Commission would be in direct violation of Goal LU-1(D) if they approved a three-story, 7,930 sq.ft., 7 bedroom, 6 bathroom, 3 car garage structure that would require 2 parking spaces (non-public) per bedroom. We believe this massive, proposed project would have a significant negative impact on our neighborhood.

Construction of a structure this size will require significant amounts of reinforcing concrete and steel, with footings that will require very deep excavation into the manmade base soils. The intersection of Mistral and Wanderer Lane is the lowest point on Humboldt Island and the street is under water from curb-to-curb at high tide events. A development of this magnitude can only bring further complications to future settlement issues.

Since we have moved onto Humboldt Island, several homes have been demolished and rebuilt with several being within the LU-1(D) guidelines. Our home is one of the last 16 remaining single-story houses on Humboldt. We are encouraged about the "reasonable investments" in the beautification of our neighborhood, but not the unreasonable investment in a 3-story McMansion with no ocean views in the middle of our island.

We respectfully request the Planning Commission to disapprove this unprecedented project and request the applicant submit a modified plan with a reduction in square footage and mass and re-submit a plan “similar to the homes in the surrounding neighborhood”.

Sincerely,

Lee & Pam Crecelius
16581 Wanderer Lane
Huntington Beach

pamcrecelius@yahoo.com

From: [Ramos, Ricky](#)
To: [Cortez, Joanna](#)
Subject: FW: Agenda Item 24-481 / Appeal / Planning Commission Meeting July 23, 2024
Date: Tuesday, July 23, 2024 8:21:29 AM

From: Paula Shawa <PShawa@outlook.com>
Sent: Monday, July 22, 2024 6:09 PM
To: Planning Commission <planning.commission@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>
Subject: Agenda Item 24-481 / Appeal / Planning Commission Meeting July 23, 2024

Subject: APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 23-019 AND COASTAL DEVELOPMENT PERMIT NO. 23-007 (PHAN RESIDENCE)

Hello Planning Commissioners and Council Member Burns,

Please uphold the appeal on this proposed residential construction project and direct that the scale and size be reduced so it is in keeping with the surrounding neighborhood. This is an off-water Huntington Harbour location and its proposed height and size are completely at odds with other off-water homes in the neighborhood. It's hard to believe that the Zoning Administrator decided that this design would fit in with the surrounding homes and approved it over the objections of the impacted residents.

As noted in the agenda documentation, the General Plan policies state:

Policy LU-1(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-4(D): Ensure that single-family residences are of compatible proportion, scale, and character to surrounding neighborhoods.

The proposed project does neither! Please stand up for the residents and adhere to the mission of preserving the character and quality of life in Huntington Beach. This proposed design looks like an office building set down in a residential neighborhood, it's just crazy.

Thank you, Paula Shawa, 16822 Edgewater Lane, HB