

①
6/3/24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 8:22 AM
To: Beckman, Hayden
Cc: Ramos, Ricky; Cortez, Joanna
Subject: Fwd: Upcoming hearing for 3798 Mistral Drive, 92649 permit

Good morning HB,

I'm about to forward you about 10 or so emails (including this one below) that were sent to the Council over the weekend regarding this week's ZA. You'll want to forward to the ZA and also the applicant. I also think Planning should coordinate a response to send to all these emails to clear up confusion about the requested permit application. Some Council members have requested we send a response as well. Thank you.

JV

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 7:44:09 AM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: **FW: Upcoming hearing for 3798 Mistral Drive, 92649 permit**

FYI

From: v <newen9@aol.com>
Sent: Saturday, June 1, 2024 12:17 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: nhy52@yahoo.com
Subject: Upcoming hearing for 3798 Mistral Drive, 92649 permit

Hung Nguyen
16662 Carousel Lane
Huntington Beach, CA, 92649
newen9@aol.com
714-235-9006

June 1, 2024

Dear City Council Members,

I hope this letter finds you well. I am writing to express my concern regarding the recent permit application for the establishment of a sober living facility in our neighborhood at the above-mentioned address 3798 Mistral Drive, 92649. While I understand the importance of providing support and housing for individuals in recovery, I have several reservations about the proposed location and its potential impact on our community.

First and foremost, our neighborhood is predominantly residential, with many families and children. The introduction of a sober living facility could significantly alter the character of our community. There is a valid concern about the increase in traffic and the potential strain on local resources and services, which may not be adequately equipped to handle the needs of such a facility.

Additionally, property values in our neighborhood are a concern for many residents. The presence of a sober living home could potentially lead to a decline in property values, affecting the investments and financial stability of homeowners. This is a significant issue that cannot be overlooked.

Furthermore, there is a lack of information regarding the management and oversight of the proposed facility. Effective and responsible management is crucial to ensure that the facility operates smoothly and does not become a source of disruption or concern for neighbors. Clear, transparent plans for supervision, security, and integration into the community are essential, yet they seem to be missing from the current proposal.

While I recognize the need for and support the mission of sober living facilities, I firmly believe that alternative locations should be considered. Locations that are better suited to handle the specific requirements of such facilities and that do not pose potential risks to established residential areas would be more appropriate.

I kindly urge the City Council to reconsider the permit application for this sober living facility in our neighborhood. It is imperative that the concerns of the residents are taken into account and that we work together to find a solution that benefits all parties involved.

Thank you for your time and attention to this matter. I look forward to your thoughtful consideration and response.

Sincerely,

Dr. Hung Nguyen

②
6/3/24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 8:23 AM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: Fwd: 3798 Mistral Drive, Huntington Beach 92649 Conditional Use permit No. 23-007

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 7:43:37 AM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: **FW: 3798 Mistral Drive, Huntington Beach 92649 Conditional Use permit No. 23-007**

FYI

From: MJLaBahn <labahnproperties@gmail.com>
Sent: Sunday, June 2, 2024 1:47 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Fwd: 3798 Mistral Drive, Huntington Beach 92649 Conditional Use permit No. 23-007

----- Forwarded message -----

From: MJLaBahn <labahnproperties@gmail.com>
Date: Sun, Jun 2, 2024 at 1:40 PM
Subject: 3798 Mistral Drive, Huntington Beach 92649 Conditional Use permit No. 23-007
To: <City.Council@surf-city-hb.org>

City Council:

I am a property owner and resident on Humbolt Island and I strongly oppose this build. The size of this home will impact our views and parking on our streets.

I was recently informed this would be some sort of sober living facility. This would have a devastating impact on our neighborhood, property values, and safety

Mary LaBahn and Paul LaBahn, Property Owner
Carousel Lane, Huntington Beach, Ca. 92649

③
6-3-24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 8:23 AM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: Fwd: Opposition letter to 3798 Mistral Drive
Attachments: Opposition letter 3798 Mistral project.odt

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 7:43:17 AM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: **FW: Opposition letter to 3798 Mistral Drive**

FYI

From: Rob <raschnei@verizon.net>
Sent: Sunday, June 2, 2024 2:13 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Opposition letter to 3798 Mistral Drive

Beckman, Hayden

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6-3-24

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 8:24 AM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: Fwd: SOBER LIVING HOUSE IN Huntington Harbor

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 7:43:02 AM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: FW: SOBER LIVING HOUSE IN Huntington Harbor

FYI

From: M Abbott <mabbott7437@gmail.com>
Sent: Sunday, June 2, 2024 2:19 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: SOBER LIVING HOUSE IN Huntington Harbor

Please rethink the approval of the sober living home on Humboldt Islad in the harbor. An upscale residential neighborhood is not the place for this type of facility. The noise, smoking, parking issues, people roaming the neighborhood at all hours. Unacceptable!!!!!!

Choose an industrial area. Choose something closer to a hospital. Anywhere but here.

Michele Abbott

5

6-3-24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 8:24 AM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: Fwd: Sober home

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 7:42:56 AM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: **FW: Sober home**

FYI

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

From: Mike DelMedico <Mike@GreatWesternGrinding.com>
Sent: Sunday, June 2, 2024 2:21 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Sober home

I am in stern disapproval of the idea of a sober institution in a residential area It belongs in a commercial area

Sent from my iPhone

Beckman, Hayden

6
6.3.24

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 8:24 AM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: Fwd: Proposed Humbolt Island sober living facility

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 7:42:50 AM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: **FW: Proposed Humbolt Island sober living facility**

FYI

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

From: Kathy Mulcahy <kathymulcahy1@gmail.com>
Sent: Sunday, June 2, 2024 2:22 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Humbolt Island sober living facility

Dear City Council,

We live at 16293 Wayfarer Ln. on Humbolt Island.

I am in **complete opposition to the proposed sober living facility** being proposed on Wander and Mistral streets. It is absolutely asinine that the City would put this in a quiet residential neighborhood with many children and elderly people. This will increase crime in our neighborhood and lower our property value significantly. You would be much better off putting this in a zoned commercial area somewhere off of Beach Boulevard or one of the other major intersections. We and our neighbors will be going door-to-door all week with flyers in opposition to this.

I never never received notification regarding this, and only **found out about it on Facebook.** I would strongly recommend a postponement on this item to avoid any legal action on the part of the residence of Humboldt Island.

Thank you for your consideration, Mike and Kathy Mulcahy 16293 Wayfarer Ln. Huntington Beach California.

Sent from my iPhone

Beckman, Hayden

⑦
6-3-24

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 8:25 AM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: Fwd: Concerns regarding Humboldt Island Development

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 7:42:44 AM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: **FW: Concerns regarding Humboldt Island Development**

FYI

From: victoria <vjbeatty@gmail.com>
Sent: Sunday, June 2, 2024 3:59 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Concerns regarding Humboldt Island Development

I am writing to express my concerns regarding the proposed conditional use permit for the Phan residence at 3798 Mistral Drive, Huntington Beach, CA 92649. This new owner wants to demolish an existing two-story single-family residence and construct a 8,655 three story building for residential and business purposes. This structure would not only destroy the overall appeal of our island but would be such a deviation from the architectural style of the neighborhood that it would negatively impact the aesthetic appeal and value of our community. This "over build" would deter new buyers from our island as it would never blend with the current floor plans.

The off-water homes on Humboldt Island range in size from 1800 to 3500 sf. Throughout our island there are only 16 original floor plans keeping the area cohesive. As we do not have a park or greenbelts throughout the island to break up the housing areas, keeping the off-water homes, especially those that reside in the middle of the island, at a reasonable size and scale is a must for homeowners privacy. Not to mention prospective buyers who choose Huntington Harbour for its beauty and tranquil location.

My family and I have lived in this neighborhood for 25 years. It has always been a safe and secure island where people enjoy privacy and a safe community. Kids walk and ride their bikes to school, residents walk around the inner portion of the island with their

children, care givers and dogs. If you were to walk around the island, you would be forced to walk past this structure and deal with whatever a development that size is going to be used for. Not to mention the additional parking, noise and disruption it would bring to all of the residents in the area. Is that really fair to the existing residents of Humboldt Island who have made this area one of the most desirable neighborhoods in Huntington Beach? An area that, due to its charm and appeal, has attracted many homeowners who have helped make Huntington Beach the beautiful and successful city it is?

I urge you to **reconsider the project's scale** and purpose to ensure it aligns with the character of our neighborhood. Thank you for your attention to this matter.

Sincerely,

Victoria Beatty

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6-3-24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 8:25 AM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: Fwd: Concerns Regarding Humboldt Island Development

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 7:42:33 AM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: **FW: Concerns Regarding Humboldt Island Development**

FYI

From: Lucy Der Yeghiaian <lucyhay70@sbcglobal.net>
Sent: Sunday, June 2, 2024 10:59 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: vahe dodakian <wdodakian@une.edu>
Subject: Concerns Regarding Humboldt Island Development

We are writing to express our concerns regarding the proposed Conditional Use Permit No. 23-019/Coastal Development Permit No. 23-007 (Phan Residence). After reviewing the plans, we believe the project is disproportionately large and does not conform to the character and scale of the surrounding homes.

The proposed development significantly deviates from the existing architectural style and density of our neighborhood. This inconsistency could negatively impact the aesthetic harmony and overall value of our community.

We urge you to reconsider the project's scale to ensure it aligns with the character of our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Dr Wayne and Lucy Dodakian
16572 Wanderer Lane
Huntington Beach, CA 92649

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6-3-24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 8:25 AM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: Fwd: Proposed Sober Living Facility - Humboldt Island

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 7:42:19 AM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: FW: Proposed Sober Living Facility - Humboldt Island

FYI

From: ED CARPENTER <ejcarp@aol.com>
Sent: Monday, June 3, 2024 6:54 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Sober Living Facility - Humboldt Island

Dear Council Members:

We are writing to express our strong OBJECTION to the **proposed Sober Living Facility** near the intersection of Mistral and Wanderer at the tip of Humboldt Island in Huntington Harbour.

We purchased our waterfront home at 4032 Humboldt Drive in 1979, 45 years ago, and have witnessed the supersized residential remodels and rebuilds permitted in our island neighborhood. This added density has increased traffic, limited street parking, and crowded the alerted small residential lots. We live at the single access entrance to Humboldt Island at the intersection of Humboldt and Wayfarer. Noise and congestion here continues to grow.

Please DO NOT ALLOW a very large, oversized SLF to erode the character of our island, add to traffic and parking woes, further strain access at the island crossing, to say nothing of the problems inherent to a treatment facility of this kind. They are apparently profitable enough to invade a single family neighborhood, but they do not conform to existing development. You should REJECT this proposal, and set stronger guidelines.

Thank you for reviewing our position, and for your attention to this important matter.

Janis and Ed Carpenter
4032 Humboldt Drive
Huntington Beach, CA 92649
ejcarp@aol.com

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6-7-24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 10:19 AM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: FW: Proposed Sober Home Humboldt Island

Follow Up Flag: Follow up
Flag Status: Flagged

From: Levin, Shannon <Shannon.Levin@surfcity-hb.org>
Sent: Monday, June 3, 2024 10:17 AM
To: Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
Subject: FW: Proposed Sober Home Humboldt Island

FYI

From: greg.brondou trifecta-pharma.com <greg.brondou@trifecta-pharma.com>
Sent: Monday, June 3, 2024 10:09 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Re: Proposed Sober Home Humboldt Island

Dear City Council,

To our dismay we have found out that there is a **sober home** being proposed to be constructed on Humboldt island in Huntington Beach.

I live on Trindade island and we just had our nightmare experience with a Sober home on our island. The nickname for the home was the "Party House."

During the time that this Sober home was active we had robberies in the neighborhood linked to the home as well has several paramedic and ambulance calls due to overdoses.

We will not tolerate this planning decision and will fight it all the way. It is unbelievable that a Sober home would be planned for a residential area with families with children.

Please reconsider such a plan as we have families with children living nearby and we do not want them to have to deal with the repercussions of a Sober home.

Thank you

Best Regards,

Gregory Thomas Brondou
16221 Walrus Lane,
Huntington Beach, CA 92649

⑪
6-3-24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 10:20 AM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: FW: Mistr / Wanderer/ Humboldt Island / Objection

Follow Up Flag: Follow up
Flag Status: Flagged

From: Levin, Shannon <Shannon.Levin@surfcity-hb.org>
Sent: Monday, June 3, 2024 10:17 AM
To: Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
Subject: FW: Mistr / Wanderer/ Humboldt Island / Objection

FYI

From: Carolina Perez <carolperez8@yahoo.com>
Sent: Monday, June 3, 2024 7:56 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Mistr / Wanderer/ Humboldt Island / Objection

To whom it may concern,

I would like to express that I object to the following plans at Mistral and Wanderer. We were informed that there is an possible /intention to make this a **sober living facility**, This community and Island is home to many families, especially children. Not only it is not safe, but it's also a community with very expensive homes. We have taken care of the island for many many years and certainly do not want any type of business like a sober facility to be placed in the island. Thank you for your kind consideration and this matter.

If you have any questions, feel free to contact me anytime

Warm regards,
Mrs.Carolina Perez (Carol)
Humboldt Island

Beckman, Hayden

(12)

6.3.24

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 1:17 PM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: Fwd: Humboldt Island project

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 1:08:36 PM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: **FW: Humboldt Island project**

Fyi

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

From: MISTY ECKERT-SPRIGGS <eckertspriggs@gmail.com>
Sent: Monday, June 3, 2024 12:33 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Humboldt Island project

Sent from my iPhone

Dear city council members,

I am writing, in regards to, the Humboldt Island project.

After reviewing the proposed development plans, the square footage is concerning. This proposed monstrosity deviates from the character of surrounding homes and will impact the charm of our neighborhood.

Currently, I love sitting on my patio, listening and watching wildlife in our mature trees, with unobstructed views... this gives me peace. There are many things money can't buy.

This house will change that for me. I live across the street, a few houses down. I can bet these trees, will be removed, to build this house.

I don't want to live in a concrete jungle. One of the many reasons we moved here.

I love HB because we appreciate our parks, wetlands, beaches, and try to protect what 'wild' we have left in this impacted area.

I am hoping you can read this proposed project development and agree this structure does not belong here.

Thank you for your time.

Misty Eckert-Spriggs

③
6-3-24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 1:26 PM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: Fwd: Proposed Sober Home on Humboldt Island

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer

Begin forwarded message:

From: "Levin, Shannon" <Shannon.Levin@surfcity-hb.org>
Date: June 3, 2024 at 1:08:40 PM PDT
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Subject: FW: Proposed Sober Home on Humboldt Island

fyi

From: Caryn Kendra Slack <teamslack@msn.com>
Sent: Monday, June 3, 2024 11:26 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Sober Home on Humboldt Island

Dear City Council:

We have found out that there is a **sobor home** being proposed to be constructed on Humboldt island in Huntington Beach.

We live on Humboldt Island and have heard about the unfavorable experience with a Sober home on Trinidad Island. The nickname for that home was the "Party House."

During that time that the Sober home was active Trinidad Island had robberies in the neighborhood linked to the home as well has several 911 paramedic calls due to overdoses.

We can not tolerate this planning decision As parents with three children it is a poor decision to allow a Sober home in a residential area with families with children.

We are aware of the potential negative effect it could have on our children; they are regularly out and about with their neighborhood friends on this Island.

We do not want them to have to deal with these potential adverse consequences.

Thank you for this consideration.

Steve and Caryn Slack
3863 Humboldt Drive
Huntington Beach, CA 92649

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6-3-24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 2:07 PM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: FW: sober living facility on Humbolt Island HH

Follow Up Flag: Follow up
Flag Status: Flagged

From: Levin, Shannon <Shannon.Levin@surfcity-hb.org>
Sent: Monday, June 3, 2024 2:04 PM
To: Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
Subject: FW: sober living facility on Humbolt Island HH

FYI

From: Dave Colebank <d1j1c1@msn.com>
Sent: Monday, June 3, 2024 1:42 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: sober living facility on Humbolt Island HH

To whom it should concern,

I am in **opposition of that type of facility or any business in our residential neighborhoods in HH** . I am a 40 year resident and homeowner on Trinidad Island, and I still respect my city, my community and my neighbors. The reasons are obvious, but I can share them in writing as needed.

Thank you

Dave Colebank

15
6-3-24

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, June 3, 2024 2:08 PM
To: Beckman, Hayden
Cc: Cortez, Joanna
Subject: FW: Re. Conditional Use Permit NO. 23-019/Coastal Development NO. 23-007 (Phan Residence) Mistral Dr.

Follow Up Flag: Follow up
Flag Status: Flagged

From: Levin, Shannon <Shannon.Levin@surfcity-hb.org>
Sent: Monday, June 3, 2024 2:05 PM
To: Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
Subject: FW: Re. Conditional Use Permit NO. 23-019/Coastal Development NO. 23-007 (Phan Residence) Mistral Dr.

From: Sheryl Hawkinson <sherylhawkinson@yahoo.com>
Sent: Monday, June 3, 2024 1:22 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: Rande Hawkinson <randeh@caltexas.com>; Sheryl Hawkinson <sherylhawkinson@yahoo.com>
Subject: Re. Conditional Use Permit NO. 23-019/Coastal Development NO. 23-007 (Phan Residence) Mistral Dr.

City Of Huntington Beach
Re. Conditional Use Permit NO. 23-019/Coastal Development NO. 23-007 (Phan Residence)
Attn. Joanna Cortez

It is with great concern I write this letter.

As a home owner directly impacted by construction of a 3 story, 8,655 sq. ft. home across the street from my home, I ask this project not be approved. After reviewing the monstrosity to be built, I am concerned it will look more like a commercial building and negatively impact the harmony and value of our community. I am also concerned as to the **weight bearing capacity of a 3 story home** on our man made island as well as the impact it will put on the homes directly next to and behind this lot.

Why such a large home? According to our CC&R's Clause 4 General Restrictions Land Use and Building Type:

All lots shall be used for private, single family residence purposes only. I have attached Clause 4 to this email for your review.

CLAUSE IV

General Restrictions

1. Land Use and Building Type.

All lots shall be used for private family residence purposes only. No building shall be constructed, erected, placed or maintained on any lot, except one building designed by a licensed architect and erected for occupancy by a family, and one private garage and not less than two (2) parking spaces provided, however, said garage may include such additional number of parking spaces shall be first approved in writing by the Architectural Review Committee.

Again, I request this massive commercial looking building NOT be approved.

Sincerely,

Sheryl Hawkinson

3827 Mistral Dr.
Huntington Beach, CA 92649

Please Confirm Receipt of this email.

Beckman, Hayden

16

6-4-24

From: Ramos, Ricky
Sent: Tuesday, June 4, 2024 9:32 AM
To: Wayne Carvalho (waynec@csgengr.com); Beckman, Hayden; Cortez, Joanna
Subject: FW: Concerns regarding Humboldt Island Development

From: Levin, Shannon <Shannon.Levin@surfcity-hb.org>
Sent: Tuesday, June 4, 2024 9:23 AM
To: Ramos, Ricky <rros@surfcity-hb.org>
Subject: FW: Concerns regarding Humboldt Island Development

Good morning, Ricky
Please see the thread below to submit a comment to ZA.

Thank you.
Shannon

From: McKeon, Casey <Casey.McKeon@surfcity-hb.org>
Sent: Tuesday, June 4, 2024 9:06 AM
To: Levin, Shannon <Shannon.Levin@surfcity-hb.org>
Subject: Fwd: Concerns regarding Humboldt Island Development

Good morning Shannon.

Can you please forward Victoria's email to the ZA?

Thank you.

Casey McKeon
City Council Member
City of Huntington Beach
714-536-5553

Begin forwarded message:

From: victoria <vjbeatty@gmail.com>
Date: June 4, 2024 at 9:02:00 AM PDT

To: "McKeon, Casey" <Casey.McKeon@surfcity-hb.org>
Subject: Re: Concerns regarding Humboldt Island Development

Good morning Casey,

I'm trying to resend my opposition letter to the zoning commission but I've been given different emails, none of which work. Could you give me a current email that I can send for the meeting tomorrow? Thank you so much. Victoria Beatty

On Sun, Jun 2, 2024, 6:53 PM McKeon, Casey <Casey.McKeon@surfcity-hb.org> wrote:

Thank you Victoria.

Casey McKeon
City Council Member
City of Huntington Beach
714-536-5553

On Jun 2, 2024, at 6:46 PM, victoria <vjbeatty@gmail.com> wrote:

Casey,
thank you so much for your email. Gracie gave me The email to use for our concerns regarding the Humboldt Island property. I will definitely be at the zoning meeting on Wednesday. If there's someone else I should email in the interim, please let me know.

Thank you!

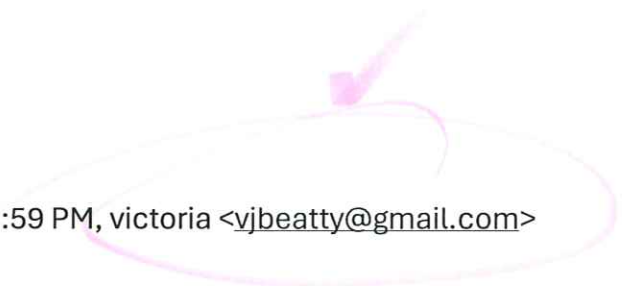
On Sun, Jun 2, 2024, 6:30 PM McKeon, Casey <Casey.McKeon@surfcity-hb.org> wrote:

Hi Victoria, the CUP/CDP is scheduled for the Zoning Administrator hearing on Wed 6/5 and not City Council.

Please see attached agenda and let me know if you have any questions.

Thank you.

Casey McKeon
City Council Member
City of Huntington Beach
714-536-5553



On Jun 2, 2024, at 3:59 PM, victoria <vjbeatty@gmail.com> wrote:

I am writing to express my concerns regarding the proposed conditional use permit for the Phan residence at 3798 Mistral Drive, Huntington Beach, CA 92649. This new owner wants to demolish an existing two-story single-family residence and construct a 8,655 three story building for residential and business purposes. This structure would not only destroy the overall appeal of our island but would be such a deviation from the architectural style of the neighborhood that it would negatively impact the aesthetic appeal and value of our community. This "over build" would deter new buyers from our island as it would never blend with the current floor plans.

The off-water homes on Humboldt Island range in size from 1800 to 3500 sf. Throughout our island there are only 16 original floor plans keeping the area cohesive. As we do not have a park or greenbelts throughout the island to break up the housing areas, keeping the off-water homes, especially those that reside in the middle of the island, at a reasonable size and scale is a must for homeowners privacy. Not to mention prospective buyers who choose Huntington Harbour for its beauty and tranquil location.

My family and I have lived in this neighborhood for 25 years. It has always been a safe and secure island where people enjoy privacy and a safe community. Kids walk and ride their bikes to school, residents walk around the inner portion of the island with their children, care givers and dogs. If you were to walk around the island, you would be forced to walk past this structure and deal with whatever a

development that size is going to be used for. Not to mention the additional parking, noise and disruption it would bring to all of the residents in the area. Is that really fair to the existing residents of Humboldt Island who have made this area one of the most desirable neighborhoods in Huntington Beach? An area that, due to its charm and appeal, has attracted many homeowners who have helped make Huntington Beach the beautiful and successful city it is?

I urge you to reconsider the project's scale and purpose to ensure it aligns with the character of our neighborhood. Thank you for your attention to this matter.

Sincerely,

Victoria Beatty

17

6-4-24

Beckman, Hayden

From: Cortez, Joanna
Sent: Tuesday, June 4, 2024 10:32 AM
To: Beckman, Hayden
Subject: Fwd: Conditional Use Permit No. 23-019/Coastal Development Permit No. 23-007 (Phan Residence)

Not sure if you received this one.

Joanna Cortez

From: Lucy Der Yeghiaian <lucyhay70@sbcglobal.net>
Sent: Tuesday, June 4, 2024 8:54:36 AM
To: Cortez, Joanna <Joanna.Cortez@surfcity-hb.org>
Subject: Re: Conditional Use Permit No. 23-019/Coastal Development Permit No. 23-007 (Phan Residence)

Where do we submit our name to be able to speak at the hearing on 6/5/24 at 1:30pm.

Thanks,

On Tuesday, June 4, 2024 at 08:53:30 AM PDT, Lucy Der Yeghiaian <lucyhay70@sbcglobal.net> wrote:

We are writing to express our concerns regarding the proposed Conditional Use Permit No. 23-019/Coastal Development Permit No. 23-007 (Phan Residence). After reviewing the plans, we believe the project is disproportionately large and does not conform to the character and scale of the surrounding homes.

The proposed development significantly deviates from the existing architectural style and density of our neighborhood. This inconsistency could negatively impact the aesthetic harmony and overall value of our community.

We urge you to reconsider the project's scale to ensure it aligns with the character of our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Dr Wayne and Lucy Dodakian
16572 Wanderer Lane
Huntington Beach, CA 92649

(18)
6.4.24

Beckman, Hayden

From: De Coite, Kim
Sent: Tuesday, June 4, 2024 1:23 PM
To: Beckman, Hayden
Subject: FW: Concerns Regarding Humboldt Island Development

Follow Up Flag: Follow up
Flag Status: Flagged



Kimberly De Coite
Senior Administrative Assistant
Community Development

Office: (714) 536-5276
kdecoite@surfcity-hb.org



2000 Main Street, Huntington Beach, CA 92648

From: Moore, Tania <Tania.Moore@surfcity-hb.org> **On Behalf Of** supplementalcomm@surfcity-hb.org
Sent: Tuesday, June 4, 2024 12:46 PM
To: De Coite, Kim <KDeCoite@surfcity-hb.org>
Subject: FW: Concerns Regarding Humboldt Island Development

I think this may have meant to go to you.

Tania Moore, CMC
Senior Deputy City Clerk
City Clerk's Office
714-536-5209
tania.moore@surfcity-hb.org

From: Pam Crecelius <pamcrecelius@yahoo.com>
Sent: Tuesday, June 4, 2024 10:41 AM
To: supplementalcomm@surfcity-hb.org
Subject: Fw: Concerns Regarding Humboldt Island Development

Dear Honorable Mayor and City Council Members:

We are writing this letter to you to express our opposition to the proposed approximately 8,655 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 single-family residences.

In your document "Attachment NO.1, Findings and Conditions of Approval, Conditional Use Permit NO. 23-019" your statement in section 1., sentence 1 states "...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.

A three-story, 8,600 sq.ft., 7 bedroom, 6 bathroom, 3 car garage structure would resemble a hotel, not the nearby homes in our small community. We believe this massive proposed project would have a 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. This will put significant weight on the surrounding areas with possible undesirable settlement issues.

Since we have moved onto Humboldt Island, several homes have been demolished and rebuilt. We are encouraged about the investments in the beautification of our neighborhood. Hopefully, the City Council will move 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

(1a)
6.4.24

Beckman, Hayden

From: Ramos, Ricky
Sent: Tuesday, June 4, 2024 4:10 PM
To: Wayne Carvalho (waynec@csgengr.com); Beckman, Hayden; Cortez, Joanna
Subject: FW: Home Proposal on Humboldt Island

Follow Up Flag: Follow up
Flag Status: Flagged

From: Levin, Shannon <Shannon.Levin@surfcity-hb.org>
Sent: Tuesday, June 4, 2024 2:40 PM
To: Ramos, Ricky <rrios@surfcity-hb.org>
Subject: FW: Home Proposal on Humboldt Island

From: McKeon, Casey <Casey.McKeon@surfcity-hb.org>
Sent: Tuesday, June 4, 2024 2:39 PM
To: Caryn Kendra Slack <teamslack@msn.com>
Subject: Re: Home Proposal on Humboldt Island

I have forwarded your email to the Zoning Administrator.

Casey McKeon
City Council Member
City of Huntington Beach
714-536-5553

On Jun 4, 2024, at 2:04 PM, Caryn Kendra Slack <teamslack@msn.com> wrote:

Mr. McKeon:

As we continue to think about all of this, it is becoming deju vu for the Slacks. We moved to Huntington Beach from Salt Lake City in 2018. This sort of problem existed in the neighborhood we lived in back in Utah!

Some thoughts to ponder that we would like to respectfully be considered:

1. The design of this McMansion is out of place and destroys the character of the neighborhood. It is too big with three floors. This can lead to a sense of detachment among residents, as well as a lack of community spirit, and destroys the character of the island.
2. The design of this house lacks consideration to the surrounding environment. The use of space in the house like huge walk-in closets, oversized storage, game room, and several empty rooms are proposed with very little regard to the insufficient use of resources, the high energy usage, the high-water usage, the change of local climate.
3. The design disregards the "buffer" zone (not just the basic setbacks) between the houses and creates additional the unnecessary feel of suburb sprawling. This can make the neighbors around this McMansion feel less welcoming with much less privacy and contribute to a sense of overcrowding from the streets.
4. The detailing such as turrets, columns and the oversized rooms and bathrooms do not have the focus on sustainability, promotion of green space and destroys the character of 1970's designs. This new kind of architecture is not only visually unappealing but can also be a source of conflict within the rest of the neighborhood.
5. The negative impact of McMansions can also be seen in their effect on property values. While it is often assumed that larger homes will lead to higher property values, this is not always the case. In many instances, the presence of McMansions can actually decrease the value of surrounding homes. This is because McMansions can detract from the character of the neighborhood, leading potential buyers to seek out other areas that feel more cohesive and welcoming.
6. Structurally, it might be a push for building massive foundations on manmade islands.
7. This oversized house might be appropriate for a 1-ac lot and not for a regular sized lot in Huntington Beach. Although it may look grand and impressive, the upkeep and usage are not at all sustainable and livable with lack of parking for at least 12 cars.

We have attached news clippings from Utah and California to show this exists in other neighborhoods. This does provide solace that our situation is not unique. Maybe we can also learn from other communities paths of how to solve the dilemma.

<https://www.sltrib.com/news/2024/05/01/park-city-billionaires-home-plans/>

<https://archive.sltrib.com/article.php?id=54806161&itype=CMSID>

<https://www.latimes.com/archives/la-xpm-2007-jul-23-na-mcmansions23-story.html>

<https://beverlypress.com/2011/08/%E2%80%98mcmansions%E2%80%99-turn-into-hot-issue-in-beverlywood/>

<https://beverlypress.com/2014/12/melrose-residents-protest-mcmansions/>

Thank you for your time and energy to this matter.

Please let us know if you have any questions or concerns.
Steve and Caryn Slack

From: McKeon, Casey <Casey.McKeon@surfcity-hb.org>
Sent: Monday, June 3, 2024 8:34 PM
To: Caryn Kendra Slack <teamslack@msn.com>
Subject: Re: Proposed Sober Home on Humboldt Island

No problem whatsoever.

Casey McKeon
City Council Member
City of Huntington Beach
714-536-5553

On Jun 3, 2024, at 8:17 PM, Caryn Kendra Slack <teamslack@msn.com> wrote:

Thank you sir for the prompt response. Your assistance is appreciated.
Caryn Slack

From: McKeon, Casey <Casey.McKeon@surfcity-hb.org>
Sent: Monday, June 3, 2024 7:23 PM
To: Caryn Kendra Slack <teamslack@msn.com>
Subject: Re: Proposed Sober Home on Humboldt Island

Hi Caryn, see responses below in blue:

Hello Mr. McKeon:

Thank you for this clarification.

As you know, sober living environments or alcohol and drug free housing are not required to be licensed by DHCS.

However they may be subject to other types of permits, clearances, business taxes or local fees which may be required by the cities or counties in which they are located.

My follow up questions are below:

1. *What measures, if any, are in place if a home owner operates a look-a-like sober living home in an approved single family dwelling without any Special Use Permit (SUP) or Conditional Use Permit (CUP), since there are no state requirements to be licensed for this sort of operation?*

If there is a suspected sober living or group home facility in a single-family home, a person should make a report with Code Enforcement who will conduct an investigation. If a facility is operating without City permits, such as a SUP, a Notice of Violation and further corrective actions may be issued.

*This is our concern in your reply: **The CUP/CDP is scheduled for the Zoning Administrator hearing on Wed 6/5. The proposal is for a single-family dwelling, not a sober living facility.***

2. How we understand: This is a request for Conditional Use Permit for a single family dwelling. Why would a single family want a CUP (which is a permit for 7 or more residents - not related)? Why is a single family dwelling applicant asking for a CUP?

The Conditional Use Permit (CUP) in this case is to allow for habitable area above the second story top plate (i.e. – a third story) pursuant to Section 210.07(M) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

Can you help me understand please.
Thank you for your time. Slacks

Casey McKeon
City Council Member
City of Huntington Beach
714-536-5553

On Jun 3, 2024, at 2:44 PM, Caryn Kendra Slack
<teamslack@msn.com> wrote:

Hello Mr. McKeon:
Thank you for this clarification.
As you know, sober living environments or alcohol and drug free housing are not required to be licensed by DHCS.

However they may be subject to other types of permits, clearances, business taxes or local fees which may be required by the cities or counties in which they are located.

My follow up questions are below:

1. *What measures, if any, are in place if a home owner operates a look-a-like sober living home in an approved single family dwelling without any Special Use Permit (SUP) or Conditional Use Permit (CUP), since there are no state requirements to be licensed for this sort of operation?*

This is our concern in your reply: The CUP/CDP is scheduled for the Zoning Administrator hearing on Wed 6/5. The proposal is for a single-family dwelling, not a sober living facility.

2. How we understand: This is a request for Conditional Use Permit for a single family dwelling. Why would a single family want a CUP (which is a permit for 7 or more residents - not related)? Why is a single family dwelling applicant asking for a CUP?

Can you help me understand please.
Thank you for your time. Slacks

On July 20, 2020, the Huntington Beach City Council adopted the Group Homes Ordinance [Ordinance Nos. 4214, 4212, 4215, 4216, and 4213] approving amendments to the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Municipal Code (HBMC) which established a set of regulations for Group Homes, Sober Living Homes, and Residential Care Facilities affecting Residential Districts citywide.

REGULATIONS

The Ordinance regulations require Group Homes, including Sober Living Homes, to obtain permits to operate in a manner consistent with the nature of the single-family residential neighborhoods in which they are located. The following summary outlines the permit requirements for each facility type:

1. A Group Home or Sober Living Home with six (6) or fewer

residents:

- In all Residential districts, requires a ministerial Special Use Permit (SUP) from the Community Development Director; and
- Any SLH shall be one thousand (1000) feet from any other property that contains a GH, SLH, or RCF pursuant to HBZSO Chapter 230.28.
- Applications will be reviewed on a first-come, first-served basis.

2. A Group Home or Sober Living Home with seven (7) or more residents:

- Not permitted in the RL (Residential Low Density) zone
- In all other Residential Districts, requires a Conditional Use Permit (CUP) from the Planning Commission; and
 - o An Operator's Permit that complies with Huntington Beach Municipal Code (HBMC) Section 5.110; and
 - o The GH or SLH (with 7 or more residents) shall be one thousand (1000) feet from any other property that contains a GH or SLH.
 - o An applicant for a GH or SLH may seek relief from strict application of the above requirements by applying for reasonable accommodation pursuant to Huntington Beach Municipal Code (HBMC) Chapter 17.77.
 - o Applications will be reviewed on a first-come, first-served basis.

From: McKeon, Casey <Casey.McKeon@surfcity-hb.org>

Sent: Monday, June 3, 2024 1:28 PM

To: Caryn Kendra Slack <teamslack@msn.com>

Subject: Re: Proposed Sober Home on Humboldt Island

Hi Steve and Caryn, where are people seeing that this is planned for a sober living home? I understand there was a Facebook post but I checked with City staff and there is no permit for a sober living facility.

The CUP/CDP is scheduled for the Zoning Administrator hearing on Wed 6/5. The proposal is for a single-family dwelling, not a sober living facility.

Please see attached agenda and let me know if you have any questions.

Thank you.

Casey McKeon
City Council Member
City of Huntington Beach
714-536-5553

On Jun 3, 2024, at 11:26 AM, Caryn Kendra Slack
<teamslack@msn.com> wrote:

Dear City Council:

We have found out that there is a sober home being proposed to be constructed on Humboldt island in Huntington Beach.

We live on Humboldt Island and have heard about the unfavorable experience with a Sober home on Trinidad Island. The nickname for that home was the "Party House."

During that time that the Sober home was active Trinidad Island had robberies in the neighborhood linked to the home as well has several 911 paramedic calls due to overdoses.

We can not tolerate this planning decision As parents with three children it is a poor decision to allow a Sober home in a residential area with families with children.

We are aware of the potential negative effect it could have on our children; they are regularly out and about with their neighborhood friends on this Island.

We do not want them to have to deal with these potential adverse consequences.

Thank you for this consideration.

Steve and Caryn Slack
3863 Humboldt Drive
Huntington Beach, CA 92649

20
6.4.24

June 6, 2024

Dear Honorable Mayor and City Council Members:

Subject: Conditional Use Permit No. 23-019/Coastal Development Permit No. 23-007(PHAN RESIDENCE)

The purpose of this letter is to express my opposition to the proposed approximately 8700 sq. ft. residence at 3798 Mistral Drive, Huntington Beach. While I understand people have property rights, I believe this massive, proposed project would have a deleterious impact on our neighborhood.

The proposed structure is simply too large for our neighborhood. There are no residences on Humboldt Island that are even close in size to this home. I searched for the largest square footage and comparable corner locations. The square footage ranged from 2088 to 3854 sq. ft. for off water homes. This is nowhere near the current request. Please see the attached figures of other neighborhood houses.

The current design is 3 stories with a balcony. Again, there are no off the water 3 story homes on the island. This is out of place and destroys the character of the neighborhood. The noise, light and invasion of privacy of this current design would be detrimental to the neighborhood. A few houses on the water have a 3rd floor balconies, but these face towards the water, not towards the neighborhood homes.

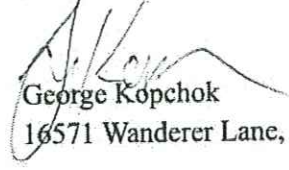
Structurally, the overall weight and footprint of the house, pool and surrounding patio, and its effect on this sand based, manmade island is of concern. It is unclear if the surrounding homes and neighboring trees would withstand this weight, especially during an earthquake.

This plan calls for a potentially seven (7) bedroom structure with a three-car garage. There is not enough parking space to support parking this many bedroom home. This sounds more like a Motel 6 than a single-family residence.

Finally, I believe the negative impact of this current design may also be seen in their effect on property values. While it is often assumed that larger homes will lead to higher property values, this is not always the case. In many instances, the presence of oversized and out of place homes can actually decrease the value of surrounding homes. This is because they can detract from the character of the neighborhood, leading potential buyers to seek out other areas that feel more cohesive and welcoming.

I am hopeful that the council can get this project rejected as is and request the applicant submit a modified plan with a reduction in square footage and mass.

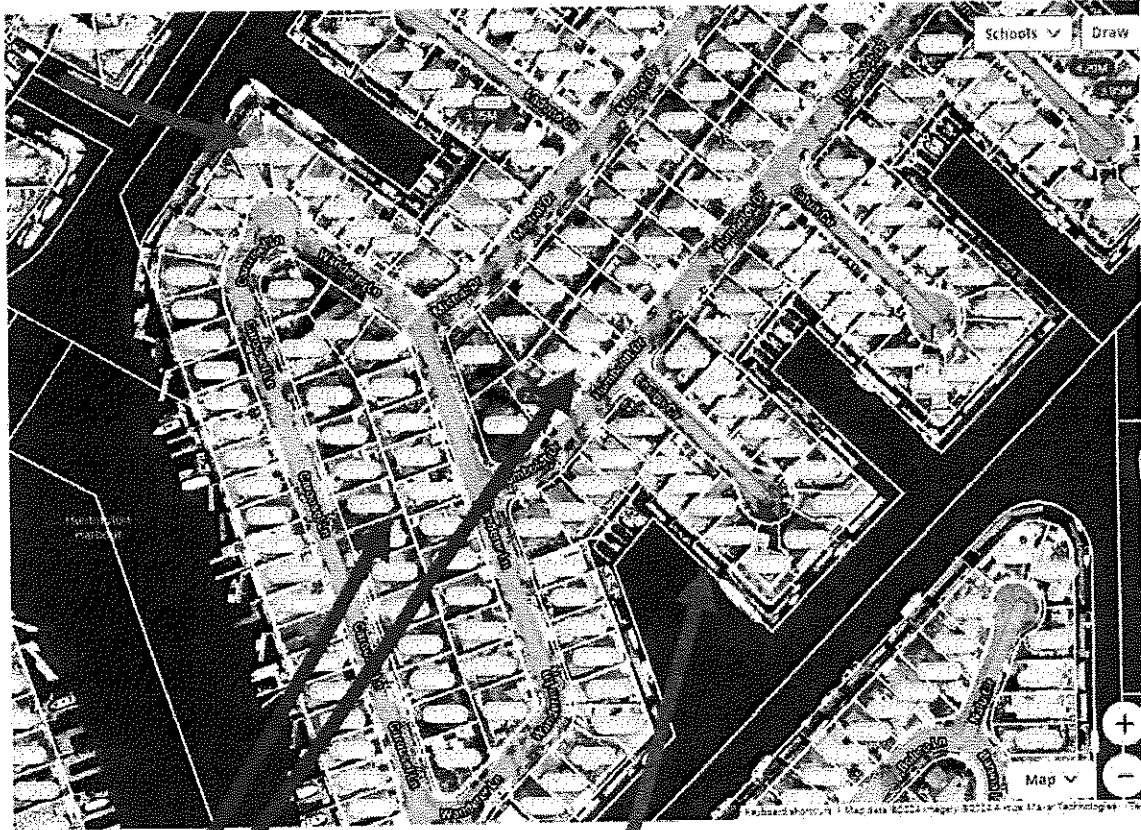
Thank you,


George Kopchok

16571 Wanderer Lane, Huntington Beach, CA

June 6, 2024

Comparable Off and On Water Humboldt Island Homes



OFF WATER HOMES

ON WATER HOMES

June 6, 2024

Current House at No 23-007 (Off Water Home)



2088 sq. ft.

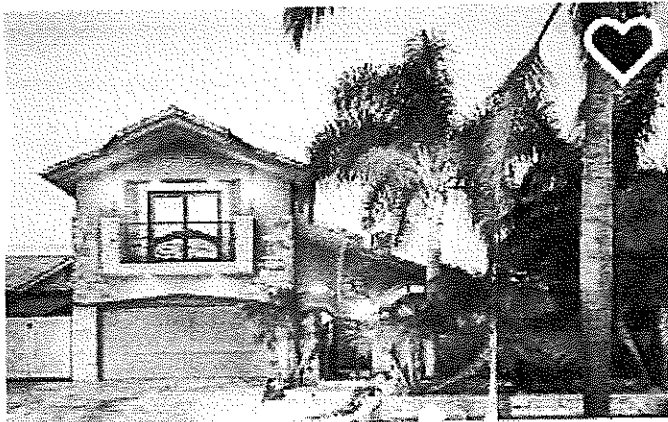
4 bds 3 ba 2,088 sqft - Off market
3798 Mistral Dr Huntington Beach

Neighboring Houses, Off Water



2,523 sq. ft.

4 bds 3 ba 2,523 sqft - Off market
3609 Humboldt Dr Huntington Beach

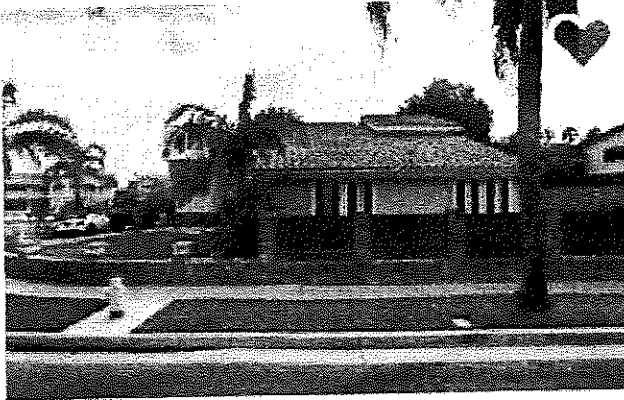


2,900 sq. ft.

4 bds 3 ba 2,900 sqft - Off market
3862 Mistral Dr Huntington Beach

June 6, 2024

Corner Lot, Off water



2,427 sq. ft.

4 bds 3 ba 2,427 sqft - Off market...
16552 Carousel Ln. Huntington Beach...

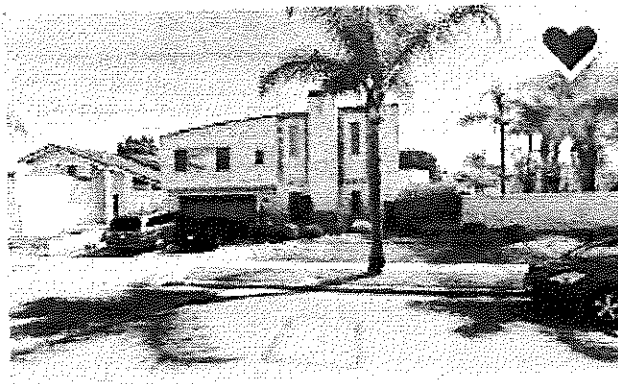
Corner Lot Adjacent to Pham House, Off Water



3,316 sq. ft.

4 bds 3 ba 3,316 sqft - Off market...
3791 Humboldt Dr. Huntington Beach...

Corner Lot, Off water



3,854 sq. ft.

4 bds 4 ba 3,854 sqft - Off market...
16712 Carousel Ln. Huntington Beach...

From: [Ramos, Ricky](#)
To: [Cortez, Joanna](#)
Subject: FW: Concerns regarding the renovation at 3798 Mistral Drive, Huntington Beach 92649
Date: Monday, June 10, 2024 11:25:49 AM

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

From: Victoria Beatty <vjbeatty@gmail.com>
Sent: Saturday, June 8, 2024 9:24 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Concerns regarding the renovation at 3798 Mistral Drive, Huntington Beach 92649

Good Morning,

I am writing to express my concerns regarding the “over build” on Humboldt Island of the house at 3798 Mistral Dr. This home is currently under 2100 square feet, and the new owners want to build a monstrosity at almost 8700 square feet. This is an off-water home. This rebuild would be up to four times as large as other off-water homes. This renovation would affect every homeowner on the island. The plans show that this home would have upwards to seven bedrooms. Where are all these people going to park? There’s a fire hydrant directly in front of the property. That takes up quite a large amount of available parking that must be respected. The property directly behind this home has a massive tree that is a nesting ground for herons. A remodel of this size would disturb that and negatively affect the birds. This home is also a corner lot. The design and size of this home would affect the privacy of every home around it.

The owner of this property indicated that he simply wants a home for his wife and three children. He expressed that he had another home in the Midwest that was even larger than this one. He failed to mention that that property sat on several acres. If the purpose of this renovation is simply to build a single family residence, why would anyone make an investment this size off-water? He bought the property three years for approximately \$1.5 million. The renovation is estimated to be over \$4 million. There has never been an off-water home on Humboldt Island that has sold for \$5.5 million. If this property was simply a single-family home, that would be a terrible investment. Obviously, there has to be a way to profit from such an investment. Otherwise this owner would purchase a home on the water. With on-water homes, there is a much better chance of making a profit in the future.

It is obvious this home will have a commercial component. Whether he rents it to the state, or runs some type of business through it. No one in their right mind would make such an investment in a home unless there was a way to get their money back. If you approve this project, then what? Is the city going to allow people to build these McMansions everywhere destroying the architecture and allure of Huntington Harbour? Are we simply going to let this prestigious area become another concrete jungle? Don’t we have enough of those developments in Huntington Beach already?

Let’s face it, anyone who would buy this property in the future would be using it for commercial purposes. That’s the only way they would see any return on their investment. Is that really fair to the current residents who have worked together as a community to keep Huntington Harbour the beautiful area it is today?

I hope you take some of these consideration when discussing this project.

Thank you.

Victoria and Sean Beatty
16621 Wanderer Ln.

Sent from my iPad

From: [Ramos, Ricky](#)
To: [Cortez, Joanna](#)
Subject: FW: Petition against Phan Residence Humbolt Island
Date: Monday, June 10, 2024 11:26:16 AM

From: Kathy Ker <kathyker4@gmail.com>
Sent: Saturday, June 8, 2024 9:49 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Petition against Phan Residence Humbolt Island

Dear Planning Commission,

We moved to Huntington Harbour almost 5 years ago and have fallen in love with the city and our little Humbolt island community.

The most compelling and important characteristics of living here is how quiet is it (you can hear a pin drop) and the friendliest of our neighbors.

To us, this proposed new home threatens those attributes. We are very concerned that this home has been designed at 8655 square feet, not as a single family residence but for commercial purposes. Reviewing the architectural plans, one can see that it could easily be used as a sober living facility or as an Airbnb property. We believe their ultimate intention has not been disclosed.

One of the reasons we moved away from our previous home was due to a sober living facility that opened right behind our home. Without our knowledge or approval, the entire neighborhood changed. It was disheartening to leave a home that we had loved for 10 years.

We dealt with noise, traffic, excessive cigarette smoking and personal safety concerns for as long as we could until we could not take it any longer.

This proposed home has all the markings of a perfect communal living space. Humbolt Island and all the Harbour Island homes were intended to be single family residences. As a community without an active homeowners association, we look to the city council and planning commission to provide the guidance and protection to keep our communities values and standards whole.

We ask that you not approve this permit request as it will be a very slippery slope. If we

allow one property the right to build its footprint to 3 to 4 times that of a normal home, we run the risk of more and more potential homeowners seeing Humbolt Island as the place to get away with building without restriction.

Whether size or purpose, Humbolt Island should and needs to remain a single family community.

Respectfully,
Kathy & Michael Ker
3889 Mistral Drive

--

Kathy Ker
kathyker4@gmail.com
949.981.6614

--

Kathy Ker
kathyker4@gmail.com
949.981.6614

From: [Ramos, Ricky](#)
To: [Cortez, Joanna](#)
Subject: FW: 3798 Mistral Drive, Huntington Beach, CA 92649
Date: Wednesday, June 12, 2024 7:46:41 AM

From: Kathee Miller <katheej58@yahoo.com>
Sent: Tuesday, June 11, 2024 7:45 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: 3798 Mistral Drive, Huntington Beach, CA 92649

Dear Council,

I am writing to express my concerns regarding the proposed project at 3798 Mistral Drive, Huntington Beach, CA 92649. After reviewing the plans and related documentation i am opposed to this project.

This project does not conform to our existing single family residential neighborhood. The average size of homes is 3000-5000 square foot with the larger homes being on the water. This project is requesting to build 8,655 square feet which is double the size of the average home in this area. Contrary to what is stated in the CPU request, this is very clearly not proportional in size and scale to the surrounding homes. This is disproportionately large and does not conform to the surrounding homes. They are also requesting a third floor and none of the off-water homes in this neighborhood have a third floor. This will negatively impact our neighborhood and the values of existing properties.

The CUP appears to suggest that this project is exempt from the CEQA and other environmental compliance. The assumption is based on the notion that the proposed project is, in fact, a single-family home, and that the property complies with low density requirements. Based on the proposed build, there is, at a minimum,(a) a question as to the intended use of the property and (b) a question regarding the "density" of an 8-bedroom home of this size, easily capable of housing 16 adults, and a corresponding number of automobiles in already crowded street parking. This proposed floor plan is designed in a "dormitory" fashion with limited open space and other space easily converted to bedroom space, post inspection. Environmental regulations aside, the proposed build and incompatible mass and scale will have a negative, and perhaps damaging, impact on energy usage, water usage and weight/water table considerations. The latter is of particular concern given the nearness of the sea walls on both the main channel homes and the homes on Mistral.

During high tide times the area where this house is located floods from curb to curb. The water table is around five feet. Given the size and weight of this project it could have a negative impact on the seawall. If this project is permitted to be built I would like a guarantee from the city, architect, builder and owner of the project that there will be zero impact on the aging seawall now or down the road.

Humboldt Island is also governed by CC&R's which run with the subject property, as well as the properties of all other homeowners on the Island. The CC&R's only permit one and two-story houses in this area. This proposed third-story is in violation of the CC&R's.

The proposed project is in no way compatible proportionately, in scale or character to adjoining properties. This will have a negative impact on the neighborhood, especially the immediate surrounding neighbors. Some have lived here for many years and with this project will have their privacy destroyed. Their once quiet family neighborhood will be gone.

For these reasons i am requesting this project will be denied or at a minimum reduced to a two story.

Sincerely,

Kathee Miller

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