
From: Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
Sent: Wednesday, March 11, 2026 8:31 PM
To: Cortez, Joanna <Joanna.Cortez@surfcity-hb.org>; Ramos, Ricky <rramos@surfcity-hb.org>; Bos, Jill <Jill.Bos@surfcity-hb.org>
Subject: Fwd: appeals

Jennifer

Begin forwarded message:

From: "Burns, Pat" <Pat.Burns@surfcity-hb.org>
Date: March 11, 2026 at 8:23:18 PM PDT
To: "Lopez, Michelle" <Michelle.Lopez@surfcity-hb.org>
Cc: "Hopkins, Travis" <thopkins@surfcity-hb.org>, "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>, "McKeon, Casey" <Casey.McKeon@surfcity-hb.org>
Subject: Re: appeals

The appeal of CUP 24-008...I would like to amend my appeal.

The real problem;

The site proposes 4 units, (2) four-bedroom units and (2) three-bedroom units. They are calling the (2) three-bedroom units Accessory Dwelling Units. Per city code an Accessory Dwelling Unit must be part of a single-family dwelling unit on the same lot, in this case there are (2) accessory dwelling units on the same lot. I believe this is a multifamily dwelling unit project. The current zoning only allows three units given the parcel size. The parcel is 8920 ft.² RM zoning allows 15 units per acre which is 2904 ft.² required per unit, this site should only allow three units. Using multifamily parking requirements for three and four-bedroom units each unit would require 2.5 parking spaces +1/2 space for guest parking, each unit would require three

parking spaces or a total of 12 required parking spaces, this project only provides 6 parking spaces. If we consider the front units single-family those units would require 4 parking spaces and if you consider section 231.1 8D

.11 Accessory Dwelling Units require one extra parking space which would require a total of 10 parking spaces (this interpretation would not be consistent with our code because you can only put one single-family dwelling unit on a single parcel).

The code limits an Accessory Dwelling Unit to a maximum size is 650 ft.² this project proposes two 1200 square-foot accessory dwelling units.

The ZA may have the authority to approve the CUP above 25' but is going 33+ft high community friendly along with the project in its entirety. Does the ZA take that into account when deciding these things?

Pat Burns

Sent from my iPad

On Mar 9, 2026, at 4:00 PM, Burns, Pat <Pat.Burns@surfcity-hb.org> wrote:

I am appealing both these CUP's. CUP 24-011_MND 24-002: The wall height seems low. Should it be higher for sound deflection? Cup 24- 008: Why the height of 33.5 feet? Does this need to be so high.

I would like both these projects referred to and reviewed by our Planning Commission in their entirety.

Pat Burns

Councilman

City Council

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CITY OF HUNTINGTON BEACH

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