

November 1, 2023

Jennifer Villasenor
Deputy Director of Community Development
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Re: 21673 Newland Street (APN 114-151-06)

Dear Jennifer,

I am writing to express our desire to see the city change the zoning of this parcel to be consistent with that of the general plan. As we understand, state law requires that the zoning for a property match the city's general plan. In this case, the general plan for our property on Newland referenced above is residential, but the zoning is industrial. Hometown has communicated with city planning staff our desire to see the city comply with the state law and change this parcel's zoning from industrial to residential. To remedy the situation, staff agreed to include our Newland property with a number of other properties in the city that were undergoing a comprehensive action to clean-up inconsistencies. The zoning clean-up process has been ongoing for the last 18 months. Since the Newland property lies within the Coastal Zone, the California Coastal Commission must also approve the zoning change thus adding more time to the process of correcting the zoning.

Hometown has been patient and cooperative with city staff in correcting the inconsistency, and we are requesting that the city diligently pursue completion of the process so that it can be forward on to the Coastal Commission for action.

Please feel free to contact me if you would like to discuss. I appreciate your time on this matter.

Thank you,



Matt Sears
Vice President
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