

From: [Dan Jamieson](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org
Subject: Comment re Item No. 11, Zoning Code - Discretionary Responsibilities, 6-16-26 council mtg.
Date: Friday, June 12, 2026 1:24:17 PM

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Dear City Council Members:

Thank you for considering Item No. 11, Zoning Code - Discretionary Responsibilities, at your June 16, 2026 meeting.

While a careful balance must be made between decisions made by the zoning administrator and the planning commission, I do feel that care must be taken to avoid zoning-administrator approvals that have major impacts on residential areas.

By way of example, in 2017 Huntington Beach proposed storing 900 new cars for an auto dealer on the old Navy railroad right-of-way. This 75-foot wide right-of-way directly abuts my backyard on Spa Drive, as it does another 60 homes along Spa Dr. We received notice of this proposal on a postcard (which included other items). The storage proposal was set to be heard by the zoning administrator in 10 days.

With great effort, my neighborhood rallied and some 60+ of us showed up at the meeting to protest. Many pointed out that the right-of-way was not zoned for auto storage. (And, as it later turned out, the city did not even own the land.)

Here's a link to the OC Register story covering the zoning administrator meeting:

<http://www.ocregister.com/articles/car-748600-wide-site.html>

The storage plan was quickly dropped. But this is the sort of thing that can have a major impact on residential areas, and should be subject to something more than just administrative approval. Had we lost the battle, the appeal fee was around \$3,500 if I recall. I see ZA appeals are now \$5,000-plus. You may want to reconsider this high fee as well, as it is beyond the reach (perhaps by design) of many residents who may want to challenge a decision.

Thank you for considering my comments.

Sincerely,

Dan Jamieson

Huntington Beach

From: [Perry Clitheroe](#)
To: supplementalcomm@surfcity-hb.org
Subject: Regarding Multiple Items for June 16
Date: Monday, June 15, 2026 3:39:42 PM

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Hello City Council,

Please adopt the general plan amendment in its current form, and please discuss the concerns of the Kennedy Commission that it may not be sufficient to comply with state law. Consider amending it or coming back at a future meeting with amendments to ensure our prompt compliance with California's Housing Element laws.

In California, 460 cities have erected stifling regulations on homebuilding. These regulations have led to a shortage of housing and an enormous surge in housing prices and rents. This surge has unfairly benefited incumbent landowners, and made it difficult for both families and business to start, grow and thrive in California. The Housing Element exists to counter the reality that local elections are dominated by voters who benefit from and vote to perpetuate this dynamic.

I urge you to recognize that the Housing Element has not only defeated you, but is a wise and earnest solution to the challenging dynamics local leaders face when trying to fairly govern land use. Instead of giving the people of Huntington Beach false hope that the government can prevent anything from ever changing in their neighborhood, tell them the truth. Tell them that we must comply with these laws, that many of the changes that will come are necessary, and that they are what is best for the city of Huntington Beach and for its residents.

On that note. I urge you to reconsider the cuts in the current budget. Consider passing one without the cuts on a 6-month authorization, and analyze the impact that the general plan amendment will have on our finances. Reducing staffing at the police department and community services causes a negative cycle. Reducing the quality of government services reduces property values and tax revenues, contributing to neglect and decay. Our anti-growth lawmaking has caused enough damage, please do not compound these harms.

Fortunately, the general plan amendment that you are being forced to adopt will raise revenues. If Streamline HB is applied to the city's land use and development, these revenues will be realized within a few years. Please consider these revenues as you consider the cuts to the police and to community services in the current budget proposal.

I think the experience Councilor Kennedy shared at a recent meeting is one you all should take to heart. He was originally opposed to Pacific City, but when it was completed he fell in love with the project. Many of you claim to be free market capitalists. Have you considered that the obsession with maintaining restrictive land use regulations is not defending Huntington Beach, but rather, holding Huntington Beach back from reaching its full potential?

Lastly, I urge you to refrain from placing more land use decisions under the authority of the Planning Commission and City Council. In my opinion, legislative bodies should write laws, and hire well qualified, professional, neutral arbiters to enforce them - the current role and authority of the Zoning Administrator is reasonable. If you don't like their decisions, update the laws. Planning Commissioners are unpaid or paid a small stipend, and even City Councilors are part time officials. We pay people who have many years of education and professional experience to make these decisions for a reason - trust them to do their job.

Thank you for your public service, and for reading this long email (if you did). I'm happy to discuss these issues at any time with any of you.

Happy Pride
-Perry Clitheroe

