

**From:** [Emily Brindle](#)  
**To:** [Helper, Alyssa](#); [Aube, Nicolle](#)  
**Subject:** Affordable Housing /RH 30 Overlay Ellis-Goldenwest Specific Plan  
**Date:** Saturday, October 1, 2022 1:04:01 PM

---

Hello Ms. Helper and Aube,

I received the notification regarding the Overlay Affordable Housing/RH 30 Overlay for the Ellis-Goldenwest Specific Plan and wanted to respond to you regarding my concerns. My name is Emily Ann Brindle, I own the majority of the vacant land where the proposed Overlay Zone is being proposed within the Ellis-Goldenwest Specific Plan area. My late husband and I have owned the property since the 1970's. it was always our desire to work with the existing neighborhood and eventually see our property developed in harmony with our current neighbors. My property is currently zoned for Low Density Residential housing allowing 3 dwelling units per acre which would allow for the development of a similar housing type. My concern is that the proposed Overlay Zone will substantially increase the density well above the current allowed zoning and will change the character of the neighborhood. I'm sending you this email to let you know of my opposition with the proposed changes.

Respectfully submitted,

Emily Ann Ann Brindle

**From:** [Villasenor, Jennifer](#)  
**To:** [Matheus, Alyssa](#); [Aube, Nicole](#)  
**Subject:** FW: This evening agenda for re-zoning  
**Date:** Tuesday, October 11, 2022 11:24:42 AM

---

*Jennifer Villasenor*  
[City of Huntington Beach](#)  
(714) 374-1661  
[jvillasenor@surfcity-hb.org](mailto:jvillasenor@surfcity-hb.org)

**From:** Christina Salgado <krlca256@aol.com>  
**Sent:** Tuesday, October 11, 2022 10:21 AM  
**To:** Planning Commission <[planning.commission@surfcity-hb.org](mailto:planning.commission@surfcity-hb.org)>  
**Subject:** This evening agenda for re-zoning

Hello all,

As a long time resident of Huntington Beach I am writing to you today to ask to not re-zone the area by Goldenwest and Ellis for high density and low income. The area has been zoned for single family residences like the adjacent Edwards Hills houses and it should remain as so. Overpopulating that area will only bring more problems with traffic and crime.

Sincerely,  
Christina Silva-Salgado  
(714) 307-7101

**From:** [Villasenor, Jennifer](#)  
**To:** [Aube, Nicole](#); [Matheus, Alyssa](#)  
**Subject:** FW: High Density building  
**Date:** Tuesday, October 11, 2022 11:24:27 AM

---

*Jennifer Villasenor*  
[City of Huntington Beach](#)  
(714) 374-1661  
[jvillasenor@surfcity-hb.org](mailto:jvillasenor@surfcity-hb.org)

---

**From:** Lisa Williams <[lwilliamshb@yahoo.com](mailto:lwilliamshb@yahoo.com)>  
**Sent:** Tuesday, October 11, 2022 9:59 AM  
**To:** Planning Commission <[planning.commission@surfcity-hb.org](mailto:planning.commission@surfcity-hb.org)>  
**Subject:** High Density building

Good morning,

It was recently brought to our attention that there is a City of Huntington Beach Affordable Housing Plan Impact proposal that identifies the Thomas-Brindle property (Edwards Hill Community along Goldenwest Street between Ellis & Garfield) as a potential location to meet its affordable housing plan obligations. As citizens of Huntington Beach and homeowners in the Edwards Hill Community, we adamantly oppose this proposal. We are also dismayed that we were only made aware of this proposal last week and it is our understanding that a vote on this proposal will be taking place as soon as the middle of November.

Considering establishing high density housing in that location (Thomas-Brindle property) is not compatible with the residential community that would share its borders. High density housing, in other areas of California like Los Angeles and San Francisco, are located in downtown areas and/or industrial/commercial areas and/or shopping mall areas that are more conducive, desirable and earmarked for such building. Even smaller cities in California like Anaheim, Brea, Yorba Linda, etc. follow this model of zoning/location of high density affordable housing building. High density building in the Edwards Hill Community will negatively impact the property values of the single family homes in the area and highly increase the traffic, noise, and congestion in the quiet "rural meets city" family neighborhood. PLEASE DO NOT DO THIS!!!!

Unfortunately, our work schedules do not allow us to attend the Planning Commission meeting in person, but we wanted our voices heard!! We have lived in Huntington Beach for almost 30 years and in the Edwards Hill Community for over 20 years. We did not work this hard and raise our four children in this beautiful city of Huntington Beach only to have a very poor decision by the City Council negatively impact our living situation.

Thank you for your time and consideration. Please **don't allow** this high density affordable housing plan on the Thomas-Brindle property to pass.

Sincerely,

Andy & Lisa Williams

**From:** [Villasenor, Jennifer](#)  
**To:** [Matheus, Alyssa](#); [Aube, Nicole](#)  
**Subject:** FW: Dense housing on Edwards Hill  
**Date:** Wednesday, October 5, 2022 6:00:50 PM

---

FYI. Also, I will make sure to forward any emails that come to the PC to the both of you.

*Jennifer Villasenor*  
[City of Huntington Beach](#)  
(714) 374-1661  
[jvillasenor@surfcity-hb.org](mailto:jvillasenor@surfcity-hb.org)

---

**From:** Colleen Wilson <[cowilson4@gmail.com](mailto:cowilson4@gmail.com)>  
**Sent:** Wednesday, October 5, 2022 5:58 PM  
**To:** Planning Commission <[planning.commission@surfcity-hb.org](mailto:planning.commission@surfcity-hb.org)>  
**Subject:** Dense housing on Edwards Hill

I, for one, am opposed to the projected building on Edwards Hills. We need to slow down and take a deep breath. Our City's highways are congested—I can't understand why we would even consider dense housing. Look at all the housing on Edinger alone...takes forever to get down that street. I ask you to not change the zoning here. Years ago there was a request to change the zoning here and were told that it was designated for a park, etc. We need to SLOW down.

Colleen Wilson  
18941 Silverbit Lane  
Huntington Beach, CA 92648

**Date:** November 8, 2022

**Letter to:** Michael Gates, City Attorney, City of Huntington Beach, California  
City Council Members, City of Huntington Beach, California  
Planning Commission Members, City of Huntington Beach

**Regarding:** Opposition by resident homeowners of Huntington Beach, California  
to the “proposed” High-Density Residential Housing “Overlay Zoning” on SP7  
Also known as the Ellis-Goldenwest Specific Plan

Our names are Curt and Joanne Chivers,

We are resident homeowners of HB property since 1973. Joanne and I built a home on Edwards Hill (SP7) and raised our family there for over twenty years. We are still resident homeowners in Huntington Beach.

Joanne and I attended the first City of HB Council Meeting on October 18, 2022, after being told of this meeting by a neighbor. Due to a count of about sixty-five speakers our Mayor set the public speaking time to two minutes each. Joanne Chivers spoke for two minutes but could not finish. On November 1, 2022, our Mayor reduced the public speaking time to ninety seconds. I (Curt Chivers) did not nearly have enough time to speak on the night of November 1, 2022, at the HB City Hall Council Meeting.

We hope this letter will be read and considered. By our not being able to be heard, recorded, and filmed by the City of HB we are not part of the Cities “minutes” or “record”. Our inability to voice our concerns, positions, reasoning, etc., is the reason behind this letter.

**We are against this High-Density Residential Housing “Overlay Zoning” on SP7 (Edwards Hill). It is a very poor fit, inappropriate, wrong, and likely not legal.**

1. To break City Laws/Ordinances: # 2998, #3287, #3542, #3563, and #4149 and destroy zoning in a 30-year-old plus Community is wrong, and inappropriate. HB Planning approved a High-Density Housing Plan negatively impacting the Edwards Hill Community, public safety, schooling quality, property values, and more and, likely, did so illegally or mistakenly. See more on this below.

## 2. Quoting Title 22 Zoning Code-Overlay Districts

Chapter 226.04 Applicability and Zoning Map Designator:

- A. “The H High-Rise Overlay District may be combined **only** with the **RH High-Density Residential, CO Office Commercial, CG General Commercial, CV Visitor Commercial, IL Limited Commercial, and IG General Industrial districts.**” Attached. Please read it.

**(To my knowledge, no properties within the Ellis-Goldenwest Specific Plan area (SP7) are RH High-Density Residential nor any of the other Overlay Districts mentioned in Chapter 226.4.A. They never have been either, to my knowledge.)**

**This above H High-Rise Overlay District was likely done mistakenly or perhaps illegally.**

3. If the City of HB does not remove the High-Density Overlay from SP7 (Edwards Hill) and Approves High-Density on Edwards Hill, **the City of Huntington Beach, along with the State of California,**

**will be creating a “Known Material Fact”.** This fact must be disclosed to every potential property owner (Buyer) for any property in Huntington Beach. This “Known Material Fact” disclosure is a current State Law within the State of California. This disclosure may negatively impact property values in Huntington Beach. Licensed Real Estate Agents must disclose this Material Fact for all considered HB properties. Not just for Residential properties.

Edwards Hill properties are zoned Residential Low Density since June of 1989. These residential properties contribute more than 5.5 Million dollars in HB property taxes per year. **The City of HB along with the State of California may also be violating the HB City Ellis-Goldenwest Specific Plan Law** page 9 and page 35. Attached. Please read it.

The City did **no** Community Outreach to Edwards Hill homeowners nor to the eight Edwards Hill H.O.A.’s. The City performed **no** Impact Studies **at all** regarding the High-Density Overlay to SP7.

Our Mayor, Barbara Delgleize graciously apologized on the evening of October 18, 2022, regarding “no City or City Council Community Outreach”. We thank Barbara for the apology and the honest admission. We also wish to thank Erik Peterson, HB City Councilman, who opined his support for removing the Overlay High-Density Zoning from the Ellis-Goldenwest Specific Plan area during the HB City Council meeting of November 1, 2022.

The 317 Edwards Hill residential properties have all conformed and relied on these five City Ordinances/Laws, low-density zoning, setbacks, structure sizes, etc. We have all relied on and believed that the HB Ellis-Goldenwest Specific Plan Laws would work to protect this major investment and protect the Community.

HB Planning already Approved this High-Density zoning on Edwards Hill (SP7) using the “HB Zoning Overlay” or RH30 or Title 22 Zoning Code Overlay (or whatever the City calls it). The City Council is set to vote on it on November 15, 2022. This Approval itself may not be legal or was based on a mistake or an oversight. More on this below.

HB City will make its State Dwelling Unit Law “quota” without these approximate 550 dwelling units on Edwards Hill. The City will meet your “State Quota” without negatively affecting: the Edwards Hill Community, neighboring communities, public safety, and schools. You have the “options” to remove the High-Density Overlay from SP7. Thank you Planning, and you, Eric Peterson, for voicing these “removal” options on November 1, 2022.

This rezoning matter is not just about property values. It’s about HB homeowner’s retirements, paying for children’s college educations, leaving family inheritances, maintaining quality of public schools, public safety, protecting a family’s major investment, and much more. Adding High-Density and/or Low-Cost residential housing will negatively impact property values, reduce future purchase prices on Edwards Hill, and negatively impact the Seacliff Community.

The appropriate thing that the City can do is to remove the High-Density Zoning Overlay from the Ellis-Goldenwest Specific Plan. This should put the Ellis-Goldenwest Specific Plan back in its full effect. Estate Residential Zoning Laws should not be broken by either the City of HB or the State of California or both together. This entire quarter section should remain under the Adopted Laws of the Ellis-Goldenwest Specific Plan. HB Homeowners should be able to rely on, and have confidence in, HB Laws including the Ellis-Goldenwest Specific Plan.

Joanne and Curt Chivers care a lot about Huntington Beach, and we know what we are talking about regarding HB residential properties, their values, and the effects on their values.

**A little background on Joanne and Curt Chivers and a little more to think about.**

Joanne and I built a custom home on Edwards Hill in 1990. We were the first residents on Polo Circle. Curt Chivers was Owner/Builder of this Edwards Hill property, and he became deeply knowledgeable regarding the mandates of the Ellis-Goldenwest Specific Plan/Laws governing SP7. These City of Huntington Beach Community Development Department Ordinances: # 2998, #3287, #3542, #3563, and #4149 were Adopted by the City in June of 1989 Through April 2018. These laws govern approximately 317 estate residential properties zoned Low Density Residential. The City of HB defines Low Density as 3 dwellings per acre. This is, and has been, the Law for SP7, the Ellis-Goldenwest Specific Plan, known as Edwards Hill.

My wife, Joanne, and I are active Residential Real Estate Agents focused on Huntington Beach. We have been successful Agents on Edwards Hill since the 1990's representing over 140 Buyers and Sellers on Edwards Hill. We have also been successful Real Estate Agents for over 300 Buyers and Sellers of residential properties mostly in the Huntington Seacliff Communities. I mention this not as a "promotion" but as some credible proof of our experience and expertise regarding Huntington Seacliff property values and community design and needs. When it comes to talking about property values on Edwards Hill, the Huntington Seacliff area, and in HB, Joanne and I know what we are talking about. Real Estate Residential Appraisers even call us for our opinions.

Depending on how you decide the High-Rise High-Density matter on Edwards Hill, I confidently, but perhaps mistakenly, disclosed that the zoning for all of Edwards Hill was Estate Residential. I would say, "Here, read this Ellis-Goldenwest Specific Plan so you know what you are investing in". These homeowners became my friends and neighbors. Because of what the City is trying to do, and may in fact do, I was possibly misinforming my clients. I was possibly mistakenly confident in the City of HB and relied on the City's Ellis-Goldenwest Specific Plan/Law. I may have mistakenly informed my clients and friends. Please do the right thing and remove the High-Density Zoning Overlay from the Ellis-Goldenwest Specific Plan.

Please consider that if the City approves this high-density measure regarding Edwards Hill Properties your decision will become a "Known Material Fact" in "Realtor/Disclosure" legal speak. Not just for Edwards Hill properties but for all HB properties. What I just wrote is a fact.

Be aware that all California State approved Residential Real Estate Agents sign an Agency Relationship Agreement with their Clients before Representation Offers start. Under this State of California required Agreement Residential Real Estate Agents have a Fiduciary Responsibility to disclose all "Known Material Facts" to their clients that could have an impact on the property being considered. This is a fact. Please ask the HB Mayor, Barbara Delgleize. She is an HB residential Real Estate Agent and can confirm what I just wrote.

#### **My Possible Future Disclosure to HB Real Estate Buyers:**

A potential HB property buyer must understand that their decision to purchase a Huntington Beach property or community can be rezoned by the City of Huntington Beach. Rezoning of your property or community can be imposed by an Approval of a HB City Department or Commission followed by a vote by HB City Council to change the zoning of your property or community. This rezoning of your property or community may negatively impact your property value, public safety, schooling quality, school redistricting, traffic, parking, quality of life and other considerations. City, State, and Federal Government and their laws can change in the future and change the zoning of the property or community you are considering.

#### **In my professional opinion:**

**Putting High Density, High-Rise housing within the Ellis-Goldenwest Specific Plan (SP7) community will negatively impact the property values on Edwards Hill and in some cases very negatively impact property values on Edwards Hill.**

Rezoning a property or community from Low Density Estate Residential to High-Rise High-Density Residential will negatively impact the larger low-density communities nearby in many ways including public safety, schooling, and property values.

This High-Density High-Rise housing rezoning within the Ellis-Goldenwest Specific Plan will also negatively impact the local and surrounding Community. The City has **no** formal knowledge of specific impacts of this high-density high-rise housing will do to the local community or the surrounding communities. These are such impacts as: public safety, water, police, fire, crime, schooling quality, traffic, parking, re-districting of schools, and more. Future City and/or State Laws may also negatively affect the Edwards Hill Community.

We totally agree that the City of HB has a duty and responsibility to plan and help develop fair and appropriate housing developments from entry-level low-cost housing to high-end estate residential housing. We also feel, very strongly, that the Ordinances and Laws Adopted by the City should not be broken by anyone including the City of HB and/or the State of California. HB homeowners must be able to depend and rely on the City of HB Ordinances and Laws to maintain community design goals, public safety, traffic, school quality, and much more.

**Please do the right thing and remove the High-Density Zoning Overlay from the Ellis-Goldenwest Specific Plan (SP7).**

Sincerely,



Curt Chivers

Joanne Chivers

# Ellis – Goldenwest Specific Plan

Adopted by the City of Huntington Beach

June 1989

Ordinance # 2998

Page 9 (of 48)

## B. SPECIAL PERMITS

1. An application for a special permit requesting deviation from the provisions of this Specific Plan may be filed with the Department of Community Development, and such application shall be heard concurrently with the Conditional Use Permit and Tentative Tract Map applications. Deviation from the development standards up to 10 percent may be granted at the time of approval of the project by special permit. Special permits shall not be granted for exceeding maximum density or minimum project area. The Planning Commission may approve the special permit application in whole or in part upon a finding that the proposed deviation will:

a. Promote better living environment;

b. Provide better land planning techniques with maximum use of landscaping, site layout and design;

c. Not be detrimental to the general health, welfare, safety and convenience of the neighborhood or City in general, nor detrimental or injurious to the value of property or improvements of the neighborhood or of the City in general;

d. Be consistent with objectives of the Estate Residential development standards in achieving a project adapted to the terrain and compatible with the surrounding environment; and

e. Comply with state and/or federal law.

## APPENDIX B

### DESIGN GUIDELINES

The Ellis-Goldenwest Specific Plan contains an Estate Residential design theme which incorporates distinctive open space and equestrian amenities. The Design Guidelines provide continuity of design for common and private improvements within the Specific Plan area.

The purpose of the Design Guidelines is to provide criteria for developing a community theme which will create visually consistent streetscapes and a unique estate residential identity. The Design Guidelines consist of general requirements for landscaping, equestrian trails, signage, fencing and street lights.

#### A. LANDSCAPE

Plant materials are to consist of low-maintenance, low water-use trees, shrubs and ground covers. Landscape easements are to have informal staggered groupings of trees and shrub masses with generous areas of ground cover. Landscaping requirements shall be as follows:

##### 1. Arterial Highways and Intersections

- a. A minimum 25-foot wide landscape area shall be provided along all arterial highways (Ellis, Goldenwest, Garfield and Edwards).
- b. Landscaping shall consist of:
  1. Formal planting or informally spaced groups of two tree varieties.
  2. Street trees shall be provided at a minimum of one 36-inch box tree per 45 linear feet of street frontage. Additional trees may be included subject to the Park, Tree and Landscape Division.
  3. Shrub masses of five gallon size and extensive areas of flat grown or one gallon container stock ground cover and undulating areas of sodded turf.
- c. Equestrian trails shall be provided where required by the Ellis-Goldenwest Specific Plan in accordance with the standards in Section B: Equestrian Trails.

## Huntington Beach, California Municipal Code

## ZONING CODE

## Title 22 ZONING CODE—OVERLAY DISTRICTS

**Chapter 226 H HIGH-RISE OVERLAY DISTRICT**

## 226.02 High-Rise Overlay District Established

## 226.04 Applicability and Zoning Map Designator

## 226.06 Land Use Controls

## 226.08 Development Standards

**226.02 High-Rise Overlay District Established**

The H High-Rise Overlay District is established to allow taller, high-rise buildings at appropriate locations.

**226.04 Applicability and Zoning Map Designator**

A. The H High-Rise Overlay District may be combined only with the RH High-Density Residential, CO Office Commercial, CG General Commercial, CV Visitor Commercial, IL Limited Industrial, and IG General Industrial districts. The H District boundaries shall be shown on the zoning map by adding the "-H," high-rise overlay designator followed by a number indicating the maximum allowable height in feet, a slash, and then a number indicating the maximum number of building stories allowed, such as "CO-H-60/6."

B. Where no numbers are indicated on the zoning map, the height in both feet and stories shall be determined and specified during site plan review, consistent with the General Plan.

**226.06 Land Use Controls**

Any use permitted in the base zoning district shall be permitted in the H High-Rise Overlay District. The H High-Rise Overlay District shall not apply seaward of Pacific Coast Highway. (3334-6/97)

**226.08 Development Standards**

Development standards shall be those of the base district with which the H District is combined, and the following supplemental requirements shall apply which shall govern in case of conflict.

- A. **Building Height.** Development shall not exceed the building height restrictions indicated on the zoning map.
- B. **Lot Size.** A minimum lot size of 20,000 square feet and a minimum lot dimension of 135 feet in any direction are required for any proposed building height greater than the base district maximum height.
- C. **Yards.** The yard areas indicated below shall be required for all buildings exceeding the base district maximum. The yards shall be clear of all structures from the ground to the sky, except as otherwise permitted by provisions of this ordinance controlling building projections.

**Required Setback**

1. Yards abutting a street: 20 feet plus one foot for each foot above base district maximum height.
  2. Yards abutting an R district: 50 feet plus one foot for every two feet of building height above base district maximum height plus one foot for every 10 feet of building length facing the common property line.
  3. Yards abutting nonresidential district: Same as base district, minimum 10 feet.
- D. **Landscaped Buffer.** A minimum 10-foot landscaped buffer shall be provided around all buildings over base district maximum height.
- E. **Upper-Story Setback Adjacent to an R District.** No structure shall intercept a 1:1 or 45-degree daylight plane inclined inward from a height 15 feet above existing grade at the R District boundary.
- F. Within the coastal zone, public visual resources shall be preserved and enhanced.

**From:** [Matheus, Alyssa](#)  
**To:** [Aube, Nicole](#)  
**Cc:** [Villasenor, Jennifer](#)  
**Subject:** FW: HDD  
**Date:** Friday, October 21, 2022 7:25:23 AM

---

## Alyssa Matheus

Associate Planner

City of Huntington Beach | Community Development-Planning

2000 Main Street, Huntington Beach, CA 92648

P: (714) 536-5438

[Alyssa.Helper@surfcity-hb.org](mailto:Alyssa.Helper@surfcity-hb.org)

**From:** coral z <cj86zeno@gmail.com>  
**Sent:** Friday, October 21, 2022 4:12 AM  
**To:** Matheus, Alyssa <Alyssa.Matheus@surfcity-hb.org>  
**Subject:** HDD

Good morning. My name is Coraljean Zeno. I own a home at 8082 Windy Sands Circle, Huntington Beach 92647.

I recently saw the 2021-2029 planning map which indicates that locations in Yellow were "Candidate Housing Sites".

My house is located North of Slater and East of Beach. All of the current businesses that run along my community show as yellow and I'm trying to understand if that means that businesses like Chevron, The Donuttery, Salvation Army, Pizza Hut, etc will all be closed, the buildings taken down and then replaced by HDD.

Also, is the Quality Inn & Suites across Beach Blvd from us really turning into homeless housing?

Thank you for your time and consideration.

**From:** [Kelley, Jason](#)  
**To:** [Aube, Nicole](#)  
**Subject:** FW: Carl J. Temple Seagate Resident Request  
**Date:** Monday, October 31, 2022 3:52:20 PM  
**Attachments:** [CJTemple102822.pdf](#)

---

Jason Kelley

Planning Division

[JKelley@surfcity-hb.org](mailto:JKelley@surfcity-hb.org)

City of Huntington Beach

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals! **Please read all instructions for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at [permitcenter@surfcity-hb.org](mailto:permitcenter@surfcity-hb.org).**

**HB ACA Help Center – Instructions to read before you apply online:**

<https://huntingtonbeachca.gov/help-center/>

**HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

---

**From:** Temple Carl <temple1016@yahoo.com>  
**Sent:** Monday, October 31, 2022 11:30 AM  
**To:** Kelley, Jason <jkelley@surfcity-hb.org>  
**Subject:** Carl J. Temple Seagate Resident Request

Dear Jason,

I am pleased to introduce myself as a 33 year resident of the City of Huntington Beach. I have been a property owner for 33 years and an original owner in the Seagate neighborhood since 1997.

I am reaching out to you, City staff and the City Council members to reduce this proposed and outrageous density increase from current 25 dwelling units/acre in the Holly-Seacliff Specific Plan (HSSP) to 70 dwelling units/acre. This scale of development will do significant harm to the over 800 homeowners within the HSSP neighborhoods for decades to come.

it is clear the proposed zoning changes to the HSSP do not equitably include other geographic areas in the City. There are many other options that include already in place transportation infrastructure and would not dramatically increase traffic, noise in HSSP area.

It is unfair for City planners to propose this level of density in largely single-family neighborhood tracts where homeowners within Seagate may lose something as basic as sunlight due to multi-story, high density dwellings that may be proposed for current streets such as Ernest Avenue.

Please see the attached request and detail from our neighborhood owners. We urge you, other City staff and City Council members to continue to explore better geographic zoning options and immediately address this inequitable draft zoning plan for HSSP.

Sincerely,

Carl J. Temple  
[temple1016@yahoo.com](mailto:temple1016@yahoo.com)  
714.402.7922

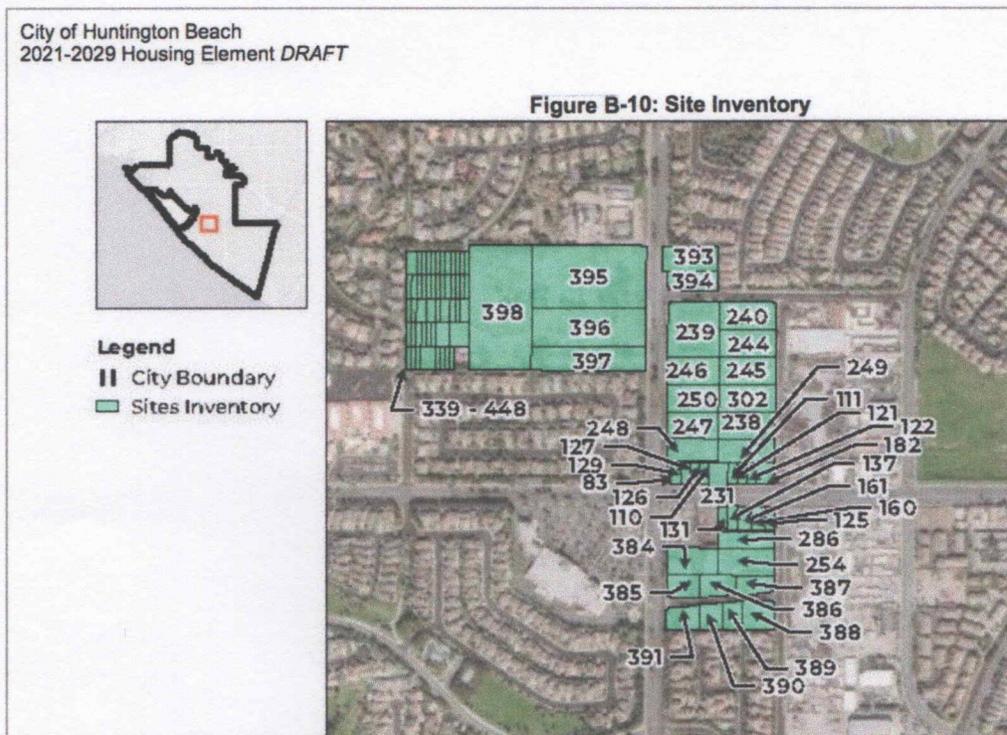
October 28, 2022

TO: Huntington Beach City Council (City.Council@surfcity-hb.org)

SUBJECT: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

Dear Honorable Mayor Delgleize and members of the City Council,

As homeowners of Seagate Community Association in Huntington Beach, we are **OUTRAGED** and **AGAINST** any plans to adopt the proposed "Housing Element" and the proposed high density housing in the Holly-Seacliff Specific Plan (HSSP) with a 70 du/ac density:



We are dismayed to see that the draft proposal currently would allow for 70 du/ac. The Holly-Seacliff Specific Plan (HSSP) calls for the development of residences at a maximum density of **no more than 25 dwelling units/acre (du/ac)** anywhere in the plan and for the specific area on the northeast corner of Goldenwest & Ernest (lots 393 & 394) a maximum density of no more than 7 du/ac. The current "Housing Element" shows a 70 du/ac, which would irreparably change the character of our community. At that density, projects would likely be four to five stories in height (or at least include five story elements such as stairwells and elevator shafts), which would be entirely out of scale with surrounding developments.

The selected sites are not geographically dispersed within the City of Huntington Beach. Holly Seacliff and Ernest/Goldenwest specific plans are being impacted unfairly compared to other predominantly single-family neighborhood tracts. Why were no parcels identified in the entire North West or South East quadrants of Huntington Beach identified?

We believe the stated number one housing goal per the Huntington Beach Housing Element "maintain and enhance the quality and affordability of existing housing in Huntington Beach" cannot be achieved if the city council votes to increase the allowable density to 70 du/ac in the HSSP. We are alarmed that such a high density would be considered in this area.

**As homeowners, we want the following 6 measures in the Housing Element.**

1. No greater density than 7 du/ac in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
2. No more than 2 story buildings in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
3. No greater density than the 25 du/ac HSSP area.
4. No more than 3 story buildings HSSP area.
5. No roof decks or balconies that face Ernest Drive and within 100 feet of Ernest Drive.
6. Continue to not allow overnight parking on Ernest Drive.

We urge City Council to vote for an option that lowers allowable densities in this part of the city. We urge the City Council to incorporate these 6 measures into the Housing Element to achieve that number one housing goal for Huntington Beach.

Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Carl J. Temple Carl C. Zyl

Street Name Only/Email: Stratton Lane temple1016@yahoo.com

Signature/Initials: Carl C. Zyl

**From:** [Bob Walsh](#)  
**To:** [housingelement@surfcity-hb.org](mailto:housingelement@surfcity-hb.org)  
**Subject:** Huntington Beach Housing Element Plan - Homeowner Concern  
**Date:** Wednesday, October 26, 2022 6:58:50 PM  
**Attachments:** [Huntington Beach Housing Element 2021 - Homeowner Concerns 7072 Foxboro.pdf](#)

---

Hi,

My name is Bob Walsh. My wife (Mary Walsh) and I own a home within the Holly Seacliff Specific Plan. I wish to formally submit my attached concerns with the Huntington Beach Housing Element Plan to be voted on by the city council on 11/15/22.

Please formally address these concerns in writing, make them available for the public on your website, and specifically address these during the workshop on 11/1/22.

Regards,

Bob Walsh  
7072 Foxboro Circle  
Huntington Beach, CA 92648

**Huntington Beach Housing Element 2021-2029**  
**Resident Concerns – 7072 Foxboro Circle, Huntington Beach, CA 92648**

1. We live in a master planned community that has clearly defined zoning and available density permitted per the Holly Seacliff Specific Plan. There are two parcels (APN 111-120-01 & 111-120-31) contiguous to our Sea Gate community of detached single-family homes which allow a maximum density of 7 units/acre per the specific plan. This specific plan was provided to each of us when we evaluated the purchase of our homes. Residents of our community pay a premium for the assurance that a master plan governs new development that directly impacts our quality of life. Evening doubling this permitted density would impact the quality of our residence lives and likely impact the values of their properties. The proposed tenfold increase appears as if the parties involved in preparing this proposed Huntington Beach Housing Element paid no consideration to the impact this would have on our community.
2. Compounding this egregious density increase is the lack of communication from the city to our community. We do not understand why our elected city officials chose not to proactively disclose this to us. During our neighborhood town hall discussion to review our concerns with this proposed Huntington Beach Housing Element, many residents stated they felt blindsided by our city and no resident amongst the group of 50-70 residents stated they were aware of this planned density change. Most only learned about it during our community town hall on 10-23-22 and only one stated she heard about it hours before the planning commission meeting on 10-11-22 when it was approved to be submitted for adoption by the city council.
3. We believe the stated number one housing goal per the Huntington Beach Housing Element “maintain and enhance the quality and affordability of existing housing in Huntington Beach”, cannot be achieved if the city council votes to increase the allowable density tenfold (to 70 units per acre from 7 units per the Holly Seacliff Specific Plan) for parcels contiguous and with single family detached homes in our neighborhood.

*Per the Huntington Beach Housing Element Plan.*

## F. Housing Goals and Policies

This section of the Housing Element sets forth the goals and policies the City intends to implement to address Huntington Beach’s housing needs.

### Housing Goal #1.

Maintain and enhance the quality and affordability of existing housing in Huntington Beach.

#### **Policy 1.1 Neighborhood Character**

Preserve the character, scale and quality of established residential neighborhoods.

4. Unlike our neighboring city, Newport Beach, which appears to have placed significant focus on community outreach and input for their Housing Element plan, the 1,171 page Huntington Beach Housing Element does not address how they conducted community outreach and sought input from the community.

*Per the Newport Beach Housing Element Plan Appendix B-1*

### **Newport, Together Sites Identification by Newport Beach Residents and Stakeholders**

*Newport, Together* is a community-based effort that included a Listen and Learn process to guide and inform a future General Plan Update. As a component of the General Plan Update, the Steering Committee identified the need to share information on the state-mandated Regional Housing Needs Assessment (RHNA) housing allocation for Newport Beach. A key activity during outreach meetings for Phase I included a presentation on RHNA and an activity designed to allow participants to create a heat map identifying potential locations to zone for state-mandated housing allocations. Completed in the Fall of 2019, the Listen & Learn process included digital engagement, a launch event, and a workshop series in each of the seven council districts. The heat map of potential rezoning locations developed by the community, shown below, was the starting point for the work of the Housing Element Update Advisory Committee (HEAUC).

## Huntington Beach Housing Element 2021-2029

### Resident Concerns

5. Did the city of Huntington Beach assemble a cross-functional Housing Advisory Committee with expertise in site analysis similar to Newport Beach?

*Per the Newport Beach Housing Element Plan Appendix B-1*

#### **Composition of the Housing Element Update Advisory Committee (HEUAC)**

The HEUAC was appointed by the Newport Beach City Council for their demonstrated knowledge and expertise of housing, funding/financing, due diligence, site design among other factors. The HEUAC included the following members;

- Larry Tucker, Chair – Real estate development, financing and law
- Jeff Bloom – Real estate financing, specializing in affordable housing financing
- Susan DeSantis – Planner and a former director of HCD
- Paul Fruchbom – Affordable housing developer
- Beth Kiley – Real estate appraiser
- Geoffrey LePlastrier – Licensed Architect
- Stephen Sandland – Licensed Architect
- Debbie Stevens – Planner and CEQA practitioner
- Michelle Thrakulchavee – Real estate development and financing

6. An evaluation of the Huntington Beach Housing Element Community survey summary (see attached), clearly states the following:
  - a. 50% of Huntington Beach residents who are looking for a new home prefer single family detached, whereas, zero stated they are looking for high density condominiums or apartments. Yet, the City of Huntington Beach Planning Department included zoning changes that would permit high density condominiums or apartments for almost every site identified in the housing element plan. Of those looking for single family detached homes, most prefer 3–4 bedroom homes per the survey results.
  - b. When asked “What types of multi-family apartment style building best provide housing for all residents in the community?” the highest response (33%) was for garden style courtyard apartment, while again zero stated the proposed high-density condo/apartment housing zoning included in the housing element plan.
  - c. When asked “What are some barriers or constraints to housing development in Huntington Beach?”, the highest response (30%) was the availability of land.
  - d. A review of the open-ended responses to “What is your vision for housing in Huntington Beach?”, reveals that the proposed housing element plan is not consistent with the community feedback.

## Huntington Beach Housing Element 2021-2029

### Resident Concerns

7. The Selection of Site Analysis does not provide any specific framework to key factors that should be considered such as impact to adjacent communities such as compatibility with the surround uses, infrastructure impact, and school capacity. Why has this not been defined? Excerpt from Newport Beach Housing Element clearly states framework of site selection.

#### *Per the Newport Beach Housing Element Plan Appendix B-1*

Based on the heat map developed by the community during the Listen & Learn, The HEUAC further identified “Focus Areas” for housing development, which are detailed in this document. Within each Focus Area, Subcommittees of the Committee assigned all nonvacant parcels a feasibility rating (“Infeasible”, “Potentially Feasible”, or “Feasible”) – analyzing the parcel’s propensity to redevelop during the planning period. For each of the Focus Areas, the HEAUC assigned area-specific Subcommittees to analyze all opportunity sites within the area for feasibility. Feasibility was assessed as follows:

- Feasible sites are those that appear that they could feasibly be redeveloped for housing or have housing added to the Parcel while the current use remains in whole or in part.
- Potentially Feasible sites are those that may work as housing, but due to the size and/or configuration of a Parcel, or the quality and functionality of existing improvements, a Parcel might be somewhat less likely to be a candidate for a housing use. Potentially Feasible sites may also include Parcels that would be infeasible standing alone, but if combined with adjacent the Parcel(s) could become part of a potential housing site.
- Infeasible sites are those that the Subcommittee determined would not work as housing due to existing improvements on the site, insufficient size, and or inefficiencies due to the configuration of the Parcel.

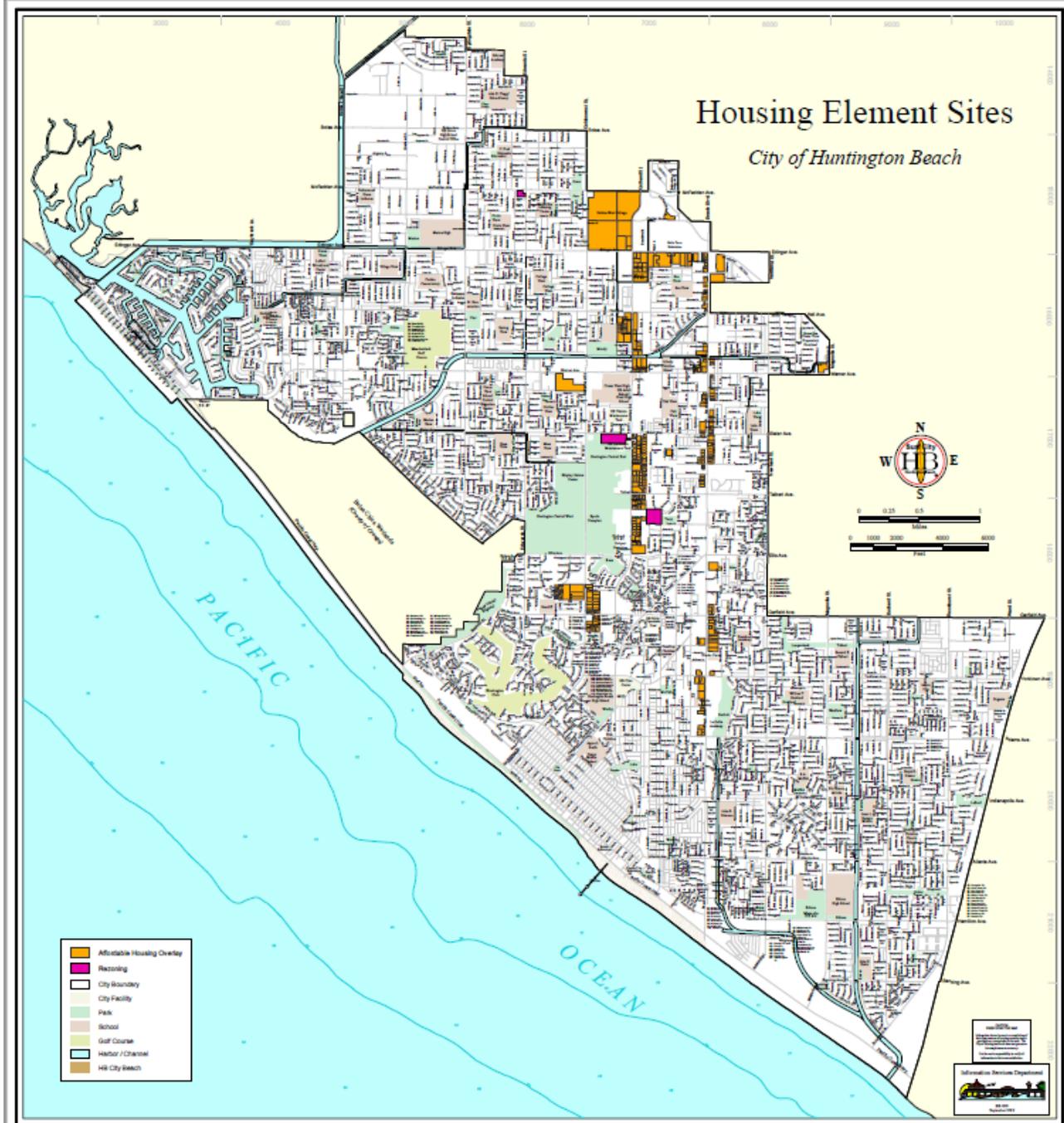
Each site was also evaluated by the Subcommittees considering factors such as:

- Access to schools and jobs
- Access to parks, services, health care facilities and grocery stores
- Proximity to infrastructure and utilities
- Likelihood or redevelopment and reuse
- Project feasibility based on existing site conditions and development features
- Funding/Financing and feasibility considerations

# Huntington Beach Housing Element 2021-2029

## Resident Concerns

8. A review Huntington Beach Housing Element plan selected sites reveals the following:
  - a. The selected sites are not geographically dispersed within the City of Huntington Beach.
  - b. Not one of the large industrial parcels along the East side of Gothard Road and bordering or in close to the Garfield intersection, which today negatively impact the property value of homes within the Holly Seacliff specific plan, are not included. Additionally, the undeveloped parcel on the NE corner of Gothard and Garfield is excluded. Why would these unsightly parcels be excluded when parcels contiguous to detached single family homes now allow for 70 units per acre?
  - c. Holly Seacliff and Ellis Goldenwest specific plans are being impacted unfairly compared to other predominantly single-family neighborhood tracts. Why were no parcels identified in the entire North East or South East quadrants of Huntington Beach identified?



## Community Survey

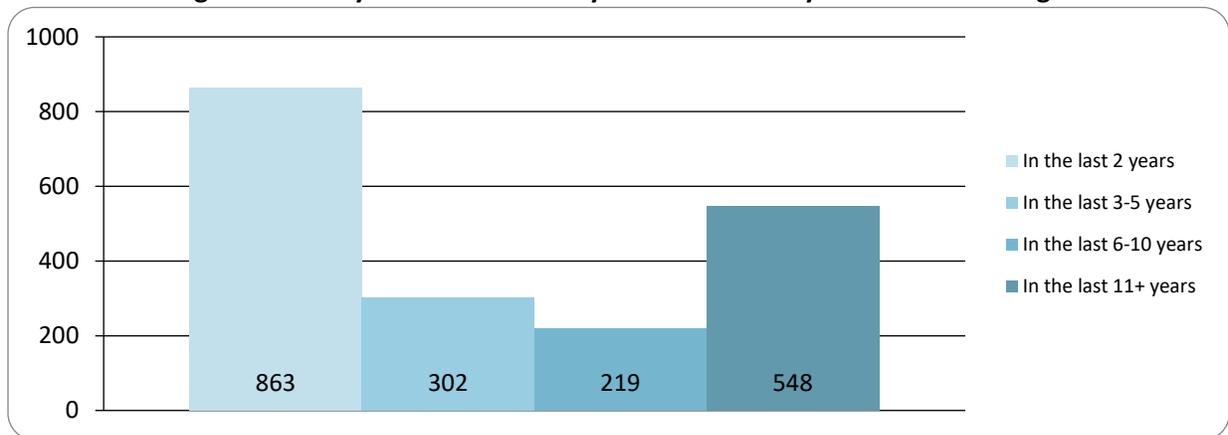
On April 28, 2021 the City of Huntington Beach launched an online community survey to gather additional feedback regarding potential housing needs, housing experiences, vision for future housing, which housing types and housing opportunities to include in the Housing Element. The survey also solicited feedback regarding potential barriers or constraints to housing access and the development of housing. The survey was live through April 28, 2021 to May 31 2021 and was available on the City’s webpage, <https://www.huntingtonbeachca.gov/housing-element-update/>. In total, there were 2,141 survey participants, below is a summary of their responses and the survey’s results.

### Slide 2: Housing Needs

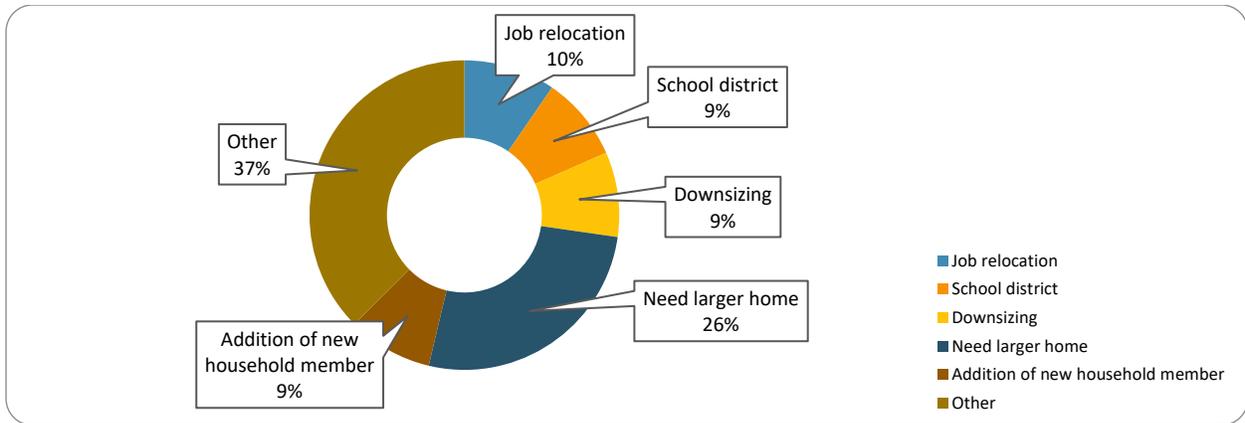
Participants were provided a variety of questions about housing experiences, housing constraints and housing types. The charts below identify all participant responses and display the total number and percentages of participants who ranked housing experience by number and percentage scale.

**Figure 1** displays data results for participant responses to when they looked for housing in Huntington Beach. Based on the data, participants were looking the most in the last two years as well as the last six to ten years. In **Figure 2** participants were asked why they were looking for housing and majority stated “other”(37 percent) following close with participants needing a “larger house”(26 percent) and job relocation(10 percent). People who were looking housing because of addition of new household member downsizing and school districts all had the same percentages (9 percent respectively).

**Figure 1: Have you or a close family member recently looked for housing?**

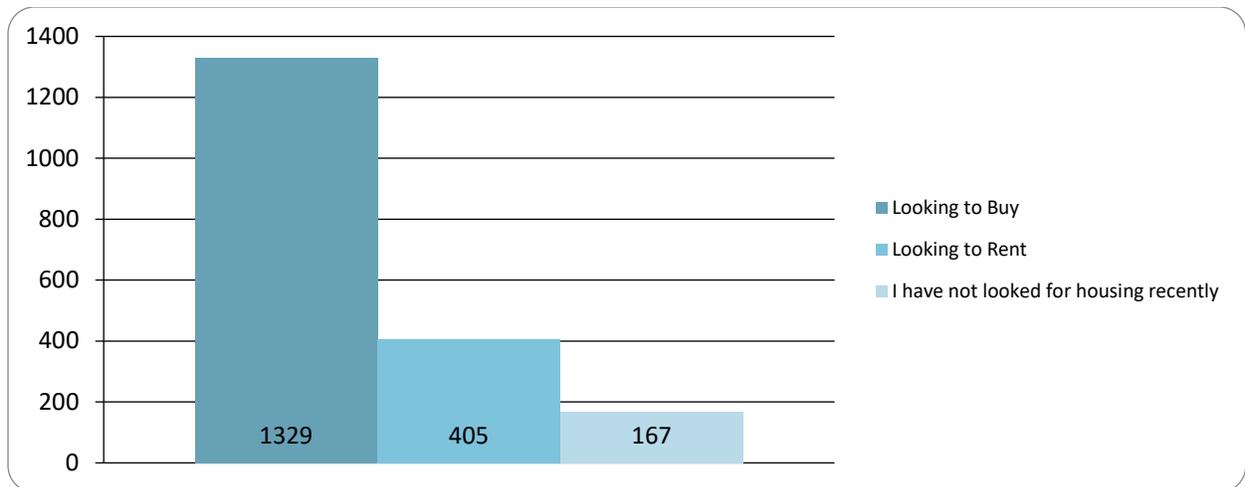


**Figure 2: Why were you looking for housing?**



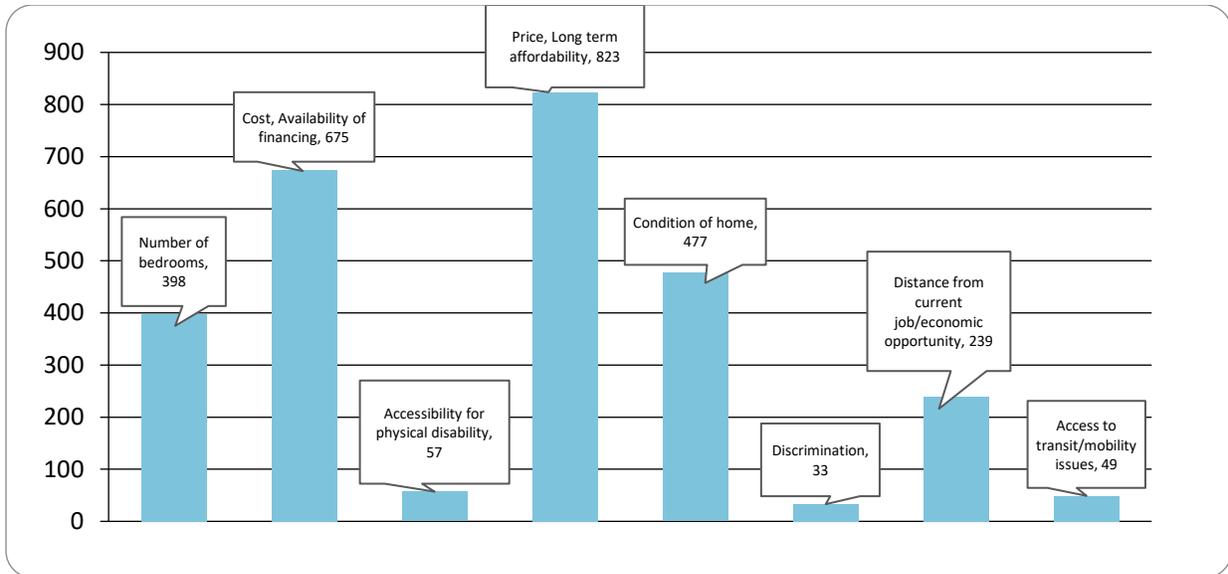
When participants were asked in **Figure 3** if they were looking for a unit to buy or rent, majority were looking to buy in the City of Huntington beach (1,329 participants) while 405 participants were looking to rent, and 167 participants had not looked for housing recently. **Figure 4** asked participants what barriers to finding appropriate housing when trying to buy a house, majority felt that price, long term affordability was biggest constraint(823 participants). Participants also felt that cost, availabilities of finance was another barrier in finding appropriate housing (675 participants). **Figure 5** asked participants what barriers to finding appropriate housing when trying to rent in Huntington Beach, participants felt that the cost of rent is too high(443 participants), cost of security deposit(242 participants) and number of bedrooms were the biggest constraints(398 participants).

**Figure 3: Where were you looking for a unit to buy or to rent?**

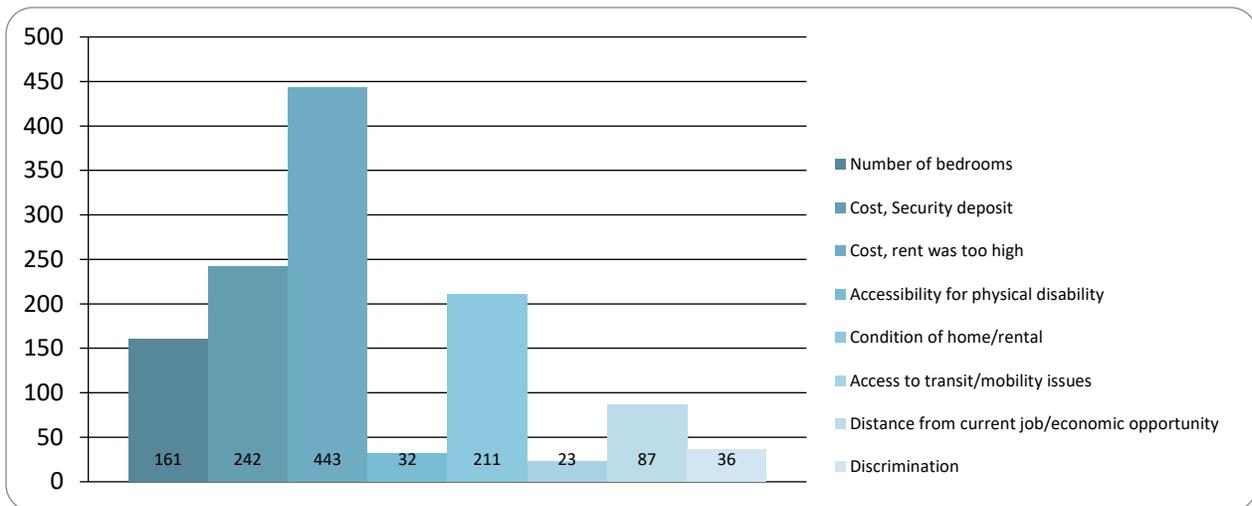


**Figure 4: If for sale, what were barriers to finding appropriate housing?**

City of Huntington Beach  
2021-2029 Housing Element Update

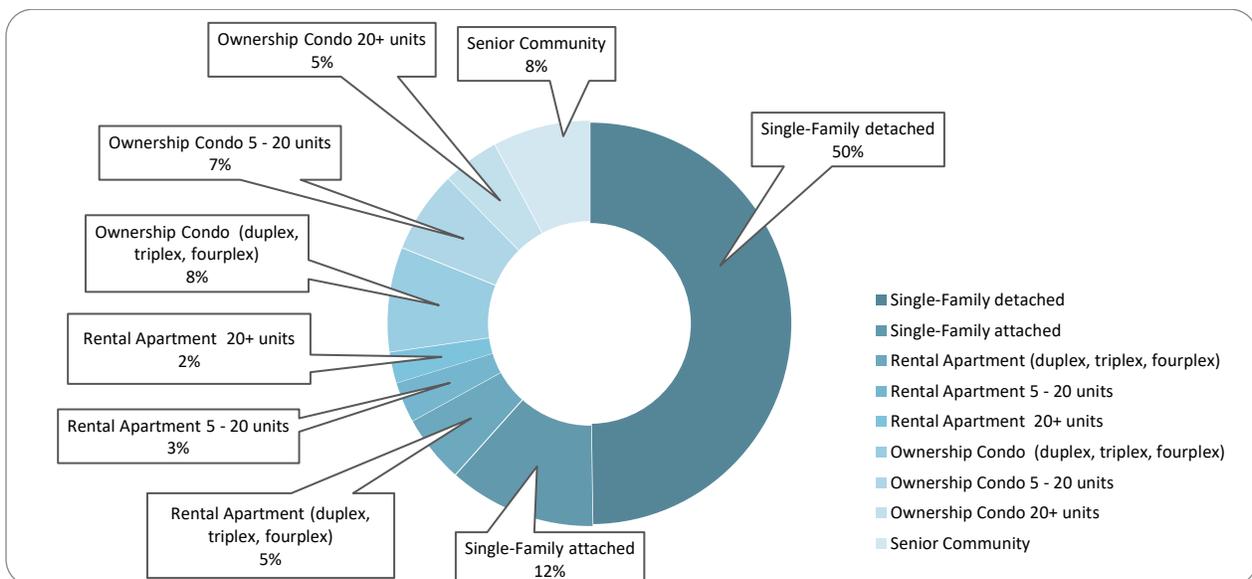


**Figure 5: If for rent, what were barriers to finding appropriate housing?**

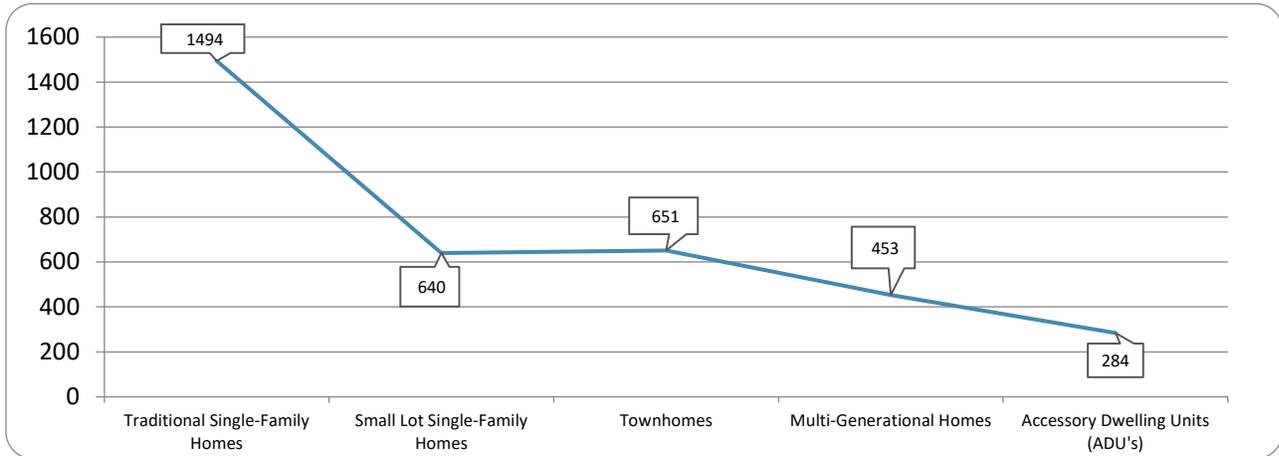


**Figure 6** asked participants if they were looking for a new home today, what type of housing they would consider and most of the participants felt that single family detached(50 percent) and single family attached(12 percent). **Figure 7** shows the data responses of the type of single-family housing best help Huntington Beach provide housing for all residents in the community and majority felt that tradition single family homes would be the best fit (1,494 people). **Figure 8** asked participants which type of Single-Family Homes best provide housing for Huntington Beach residents majority of the participants found that 3-4 bedrooms to be the most popular response(1,248 people). **Figure 9** displays the data of the types of multi-family housing that best help Huntington Beach provide housing for all residents in the community and the participants felt condominiums(1,078 people), apartments(752 people) and Mixed uses (582 people).

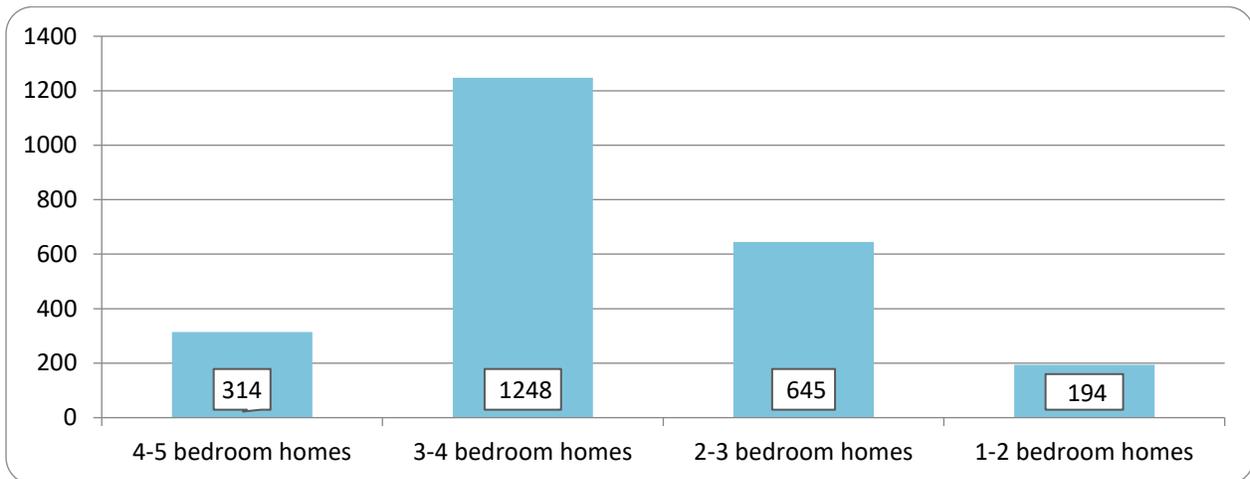
**Figure 6: If you were looking for a new home today, what type of housing would you consider?**



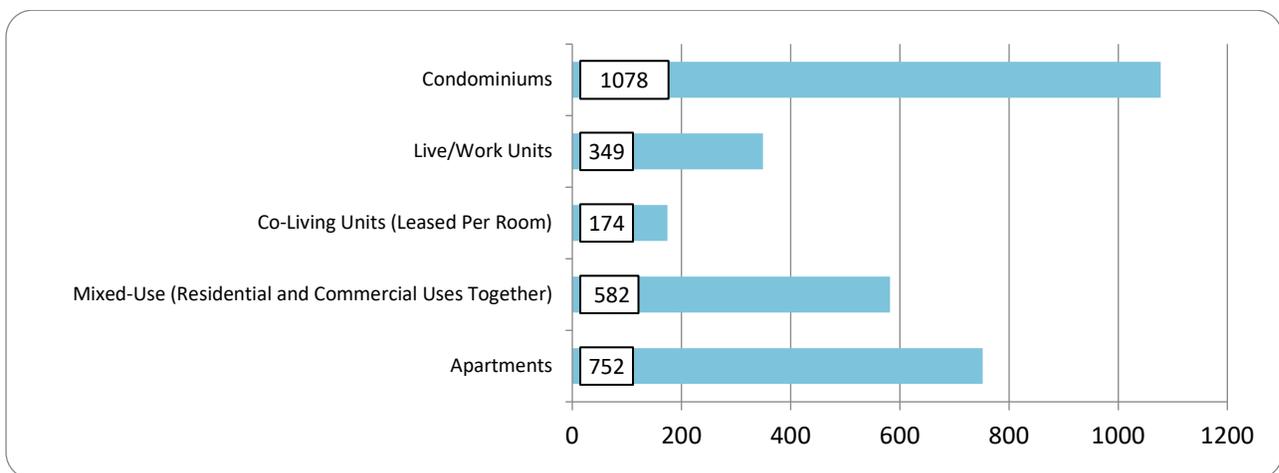
**Figure 7: What types of Single-Family Housing best help Huntington Beach provide housing for all residents in the community?**



**Figure 8: Which type of Single-Family Homes best provide housing for Huntington Beach residents?**

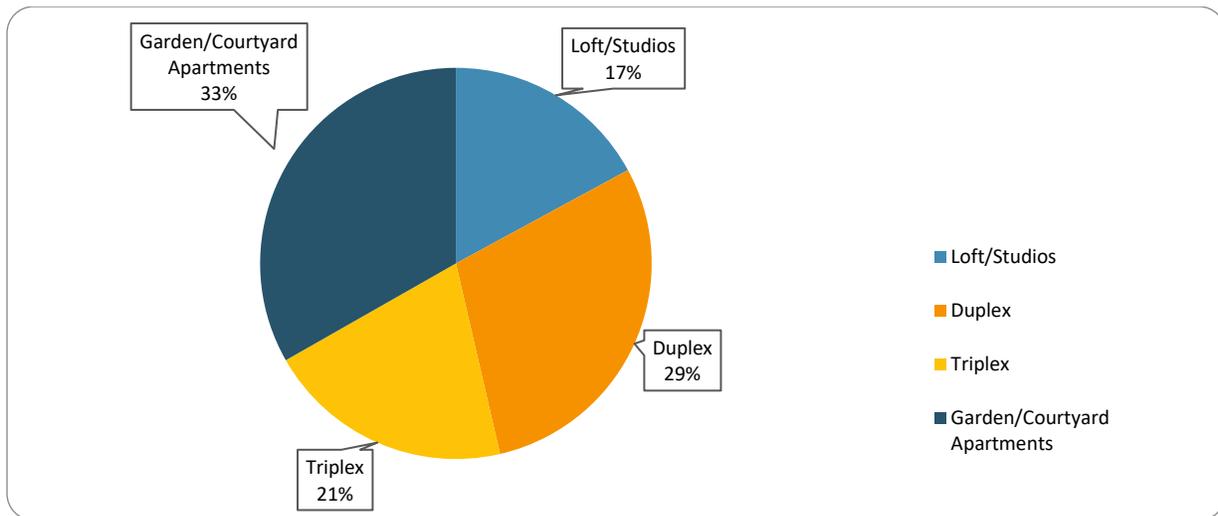


**Figure 9: What types of multi-family housing best help Huntington Beach provide housing for all residents in the community?**

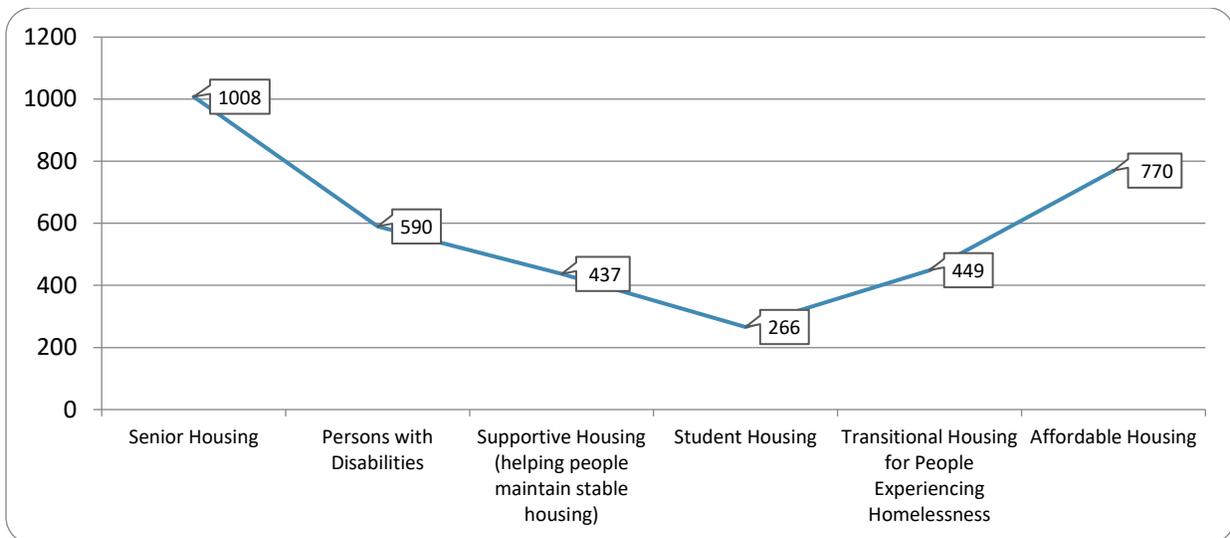


**Figure 10** showcases the statistics for the types of multi-family apartment style building that participants felt would best provide housing for all residents in the community, majority felt that garden/courtyard apartments(33 percent) would be the multi-family apartments in the community. **Figure 11** asks participants what special needs housing groups need additional housing in the City, majority felt senior housing(1,008 participants), affordable housing (770 participants) and persons with disabilities(590 participants) were the options participants felt were most important. **Figure 12** asked participants the type of barriers or constraints to housing development in Huntington Beach, majority felt that affordable land(30 percent), cost/fees(25 percent) and community opposition(19 percent).

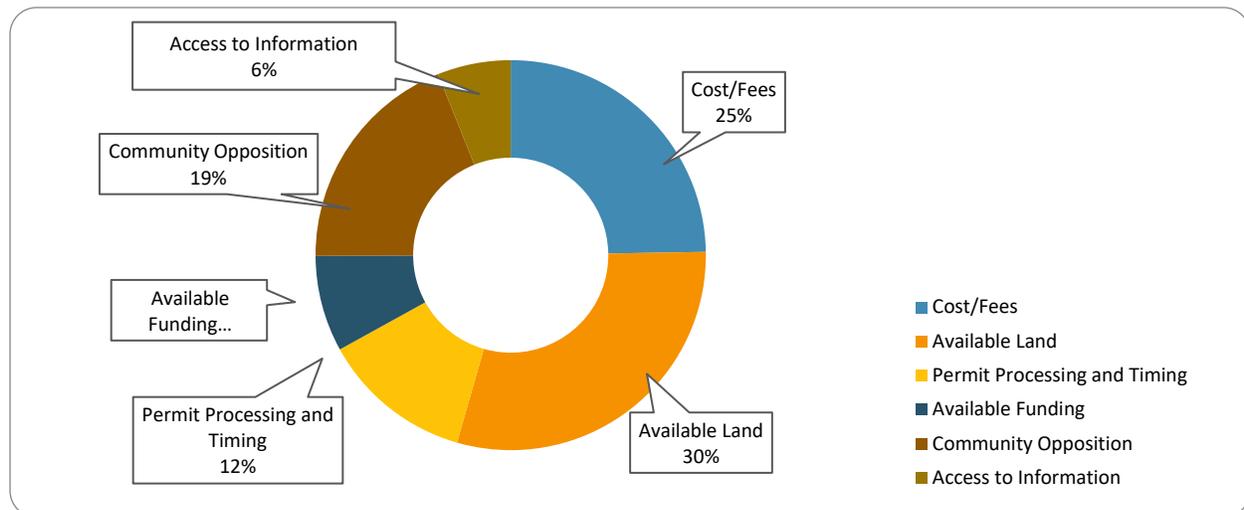
**Figure 10: What types of multi-family apartment style building best provide housing for all residents in the community?**



**Figure 11: Special needs housing groups are those who may require housing modifications or specific housing accommodations.**



**Figure 12: What are some barriers or constraints to housing development in Huntington Beach?**



### Slide 3: Vision- What is your vision for housing in Huntington Beach?

In Slide 3 the participants were asked what their vision for housing in Huntington Beach is in the form of an open ended response. A total of 832 responded on the slide and the answers provided a large range of ideas for their visions for housing in the City. Participants comments that are of similar opinion are listed as topics below with several public comments listed underneath. There is a separate appendix that contains all the responses,

- Single family homes
  - Affordable single family housing
  - Single family house
  - Single family dwellings, single family homes for families! Not apartments. Houses that people buy and live in making better neighborhoods
- No large housing/no multi family
  - No more multi residential buildings like bella terra and surround area. These are ugly monstrosities that bring crime and traffic. Stick with single family.
  - Keep the suburban style of housing. NO MORE HIGH DENSITY, multi-story units crammed close together and built right up to the curbs with no setbacks. These new high rise apartment buildings are causing major traffic issues and they are UGLY!
  - Less high density housing. More single family housing.
- Include more Multi-Family
  - More affordable units, multi level housing
- Lack of parking is a concern
  - There is a severe lack of parking in densely built neighborhoods so please consider that. I also see the need for more affordable housing and not huge houses that house few and disproportionately use scarce resources. Also, condo ownership which should be an entry level to owning a home is unattainable because HOA fees are outrageous. There are very few options for people to move except to leave the city.

- Good planning with open areas, abundant parking, recreation areas with multiple entrances and exits
- Housing with laundry facilities in individual units and ample parking for the units.
- Diverse mix of housing for every need (diversity and inclusion)
  - We need all types of housing. Affordable, multiuse, etc to meet the various needs of Huntington Beach
  - HB needs to become creative in finding and developing homes to satisfy all income and diverse groups.
  - a fair, inclusive, and diverse city with a variety of housing options.
- Less development/no more development
  - To remain as is. No more additional development in HB especially multi-family dwellings. HB is already much more crowded today than 18 years ago when we first moved here. We chose HB for the relaxed, suburban atmosphere it provided. Since then, hotels (e.g., the Hyatt, Paseo) and hundreds of new homes on the wetlands have been built. No more development in HB in order to maintain the clean, safe and close-knit city that it is/was!
- Affordable housing- families, senior, vets, lower wage workers, homeless
  - In order to meet the needs of the community housing would have to take a few forms; single-family, multi-family, apartment, etc., and hope this survey will give you clues on what format is best. At the moment I am priced out of housing due to the recent crazy increases in price, limited inventory, etc, and though I love HB not sure I can afford to live here much longer.
  - Affordable housing available for folks who working our city, without public opposition.
- Maintaining existing housing stock/ updating existing
  - We are already a large city with limited open space area. Expansion of housing should not be a priority. Improvement of existing housing should be considered but not gentrified to the point where there are no affordable options.
  - Single family homes that increase in value overtime. Improvements made to existing homes that increase property value.
- Maintaining the environmental
  - Improved open space near the coastal areas. Additional parks. Enhance landscaping on Beach, and a master plan for trees, green space and flowers in the city - where multi family housing is created. Require open space for large housing developments are created.
  - STOP DESTROYING THE ENVIRONMENT AND ECOSYSTEM THAT IS ALREADY ESTABLISHED HERE IN OUR CITY BY ADDING MORE HOUSING AND TAKING AWAY NATURAL HABITATS!
  - Majority single family homes to maintain the small coastal city atmosphere.
- Programs that help first time home buyers,
  - Programs that help first time home buyers availability for affordable housing and improvement of current apartments that are not up to par with livable standards, yet they are charging well over \$1,500 for an apartment.
  - More starter homes to ownership. More diversity. More welcoming of visitors to affordable housing on a short term basis. My parents moved to Fullerton in 1959 when I was age 3. They bought a brand new home on my dad's salary as a manager of a tire store. That probably couldn't happen today, without financial help from family, which may have benefitted from generational wealth. We need to give our younger generation a pathway to ownership.
- Keep/preserve small town feel/ Maintaining the culture of the community

- Huntington Beach should stay true to its existing culture, a suburban beach community where people come to raise a family with quality schools and abundant recreation. We have a moral obligation to protect this special culture since once lost can never be regained. There are plenty of areas to development high density apartments that are consistent with those communities. There is no reason to force the culture of Huntington Beach to change based on an over-reaching agenda from Sacramento.
- Maintain traditional single family neighborhoods to retain the style and culture of the city. Long term this keeps property values stable and the residents/citizens of the community will have good reason to support the city along with the elected officials.
- No low income housing/no homeless shelters
  - Less low income housing, less homeless shelters. More detached single family homes on traditional lots. Small lot homes have many of the disadvantages apartments.
  - Get rid of low income
  - Keep HB the relatively small beach community that it has been for decades. Low income and homelessness should not be the highest priority for our community. This is an issue for both the federal and state governments to deal with.
- Transportation /Traffic concerns /Road conditions
  - Mixed use residential and commercial. More green spaces and developed parks (parks are dated). Walking around bords Chica wetlands near Magnolia and Brookhurst. Huntington Beach should be more pedestrian and bike friendly. Roads have too many lanes and speed limits are too high
  - There isn't any land left to develop and the roads are absurdly crowded making this city not so great anymore. STOP CRAMMING MORE PEOPLE INTO A CROWED AREA !!!! It takes TOO long to drive a short distance already!!
  - I've lived here for 6 yrs., having lived further inland in OC for 30+ yrs. In that time, I've seen a remarkable decline in quality of life and will move out of the area when a time comes that I can't walk or bike to where I need to go. The traffic and drivers are out of control and enforcement is inconsistent at best. Roads are in disrepair. Parks no longer maintained at a desirable level seemingly because there is not enough manpower. We need much improved Infrastructure before more development!
  - HB, especially downtown, is already pedestrian and bike heavy. This is the direction we need to go. Creating spaces in HB that people can easily walk or bike to without the need for parking and driving. I would love to see more mixed use development happen in this city. Mixed use development allows people to live, eat, and play all within their immediate area. Mixed use development also gives the city much more tax revenue, rather than having just a single household on the lot.

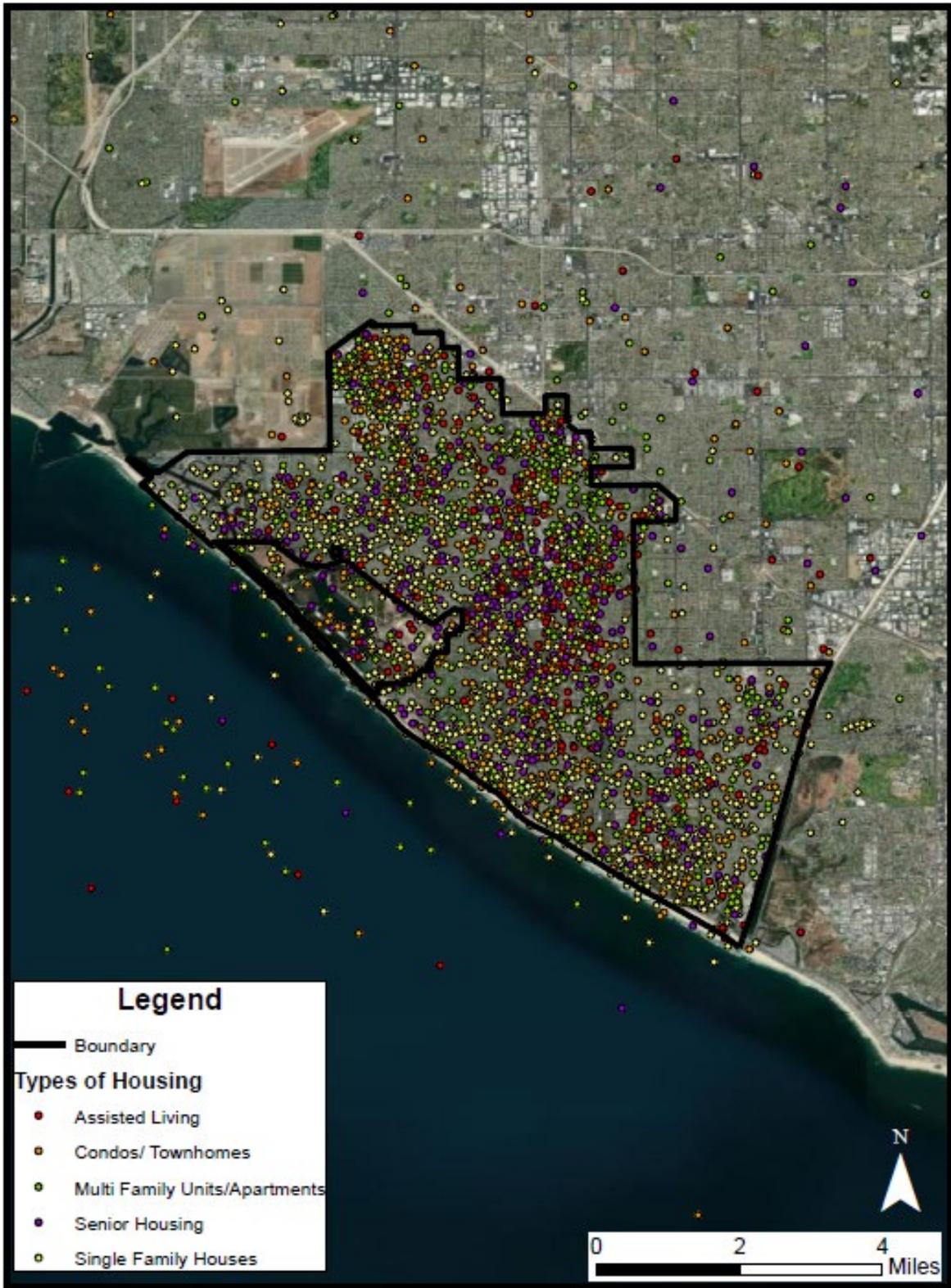
#### Slide 4: Potential Housing Locations

Participants were asked to identify areas that could be potential housing locations within the City in **Figure 12**. Figure 12 contains 5 different housing type which is indicated through various colors: red dots indicate assisted living housing, the orange dots indicate condos/townhomes, the green dots indicate multifamily units/apartments, the purple dots indicate senior housing and yellow indicates single family housing. In **Figure 12** there is an even disperse of types of housing within the boundaries of Huntington Beach as well

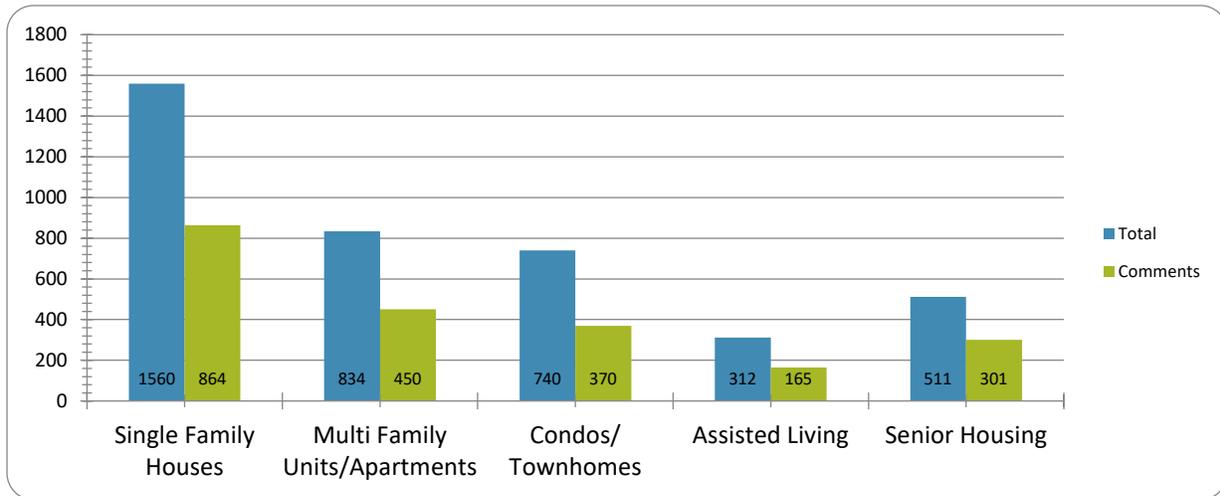
as outside of Huntington Beach. Although the majority of the participants placed housing within Huntington Beach, there were a few participants that felt that potential housing sites would be better suited outside of city limits. **Figure 13** displays the summary of the map markers, participants felt that single family houses(1,560 markers) was the best fit the community's needs. Multi family units/ apartments(834 markers) and condos/townhomes(740 markers) are types of housing that participants felt were a good fit in the community.

Figure 12: Map Marker

# Huntington Beach Potential Housing Locations



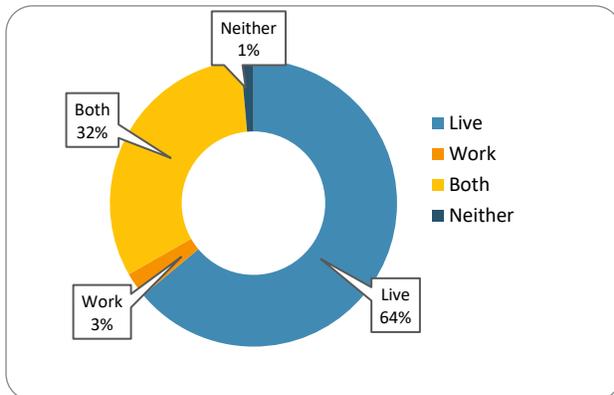
**Figure 13: Map Marker Summary**



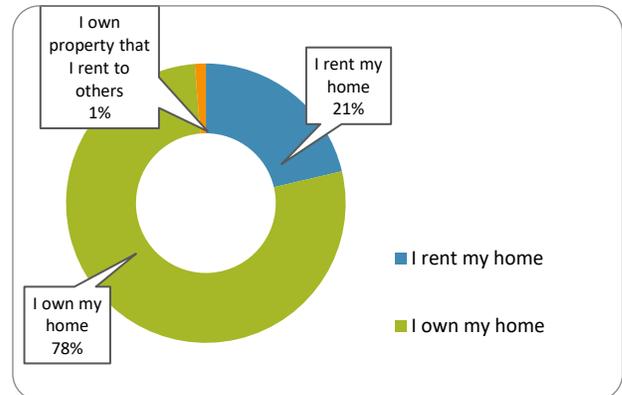
**Slide 5: Demographics**

The final slide included demographic questions to provide a deeper understanding of participants' background. The questions collected information about current residence, housing tenure, and business and property ownership. **Figure 14** displays the data for participants' who live in the City. Majority of survey participants live in Huntington Beach (64 percent). **Figure 15** identifies participant tenure; majority of survey respondents owned their home (78 percent). **Figure 16** identifies participants how many people are in their household in the City, 40 percent of participants lived with one other person. **Figure 17** identifies participants total income in Huntington Beach, majority of participants stated their annual income was greater than 133,901 (50 percent). **Figure 18** identifies participants interest in housing in Huntington Beach and majority of the participants were residents of the City (96 percent)

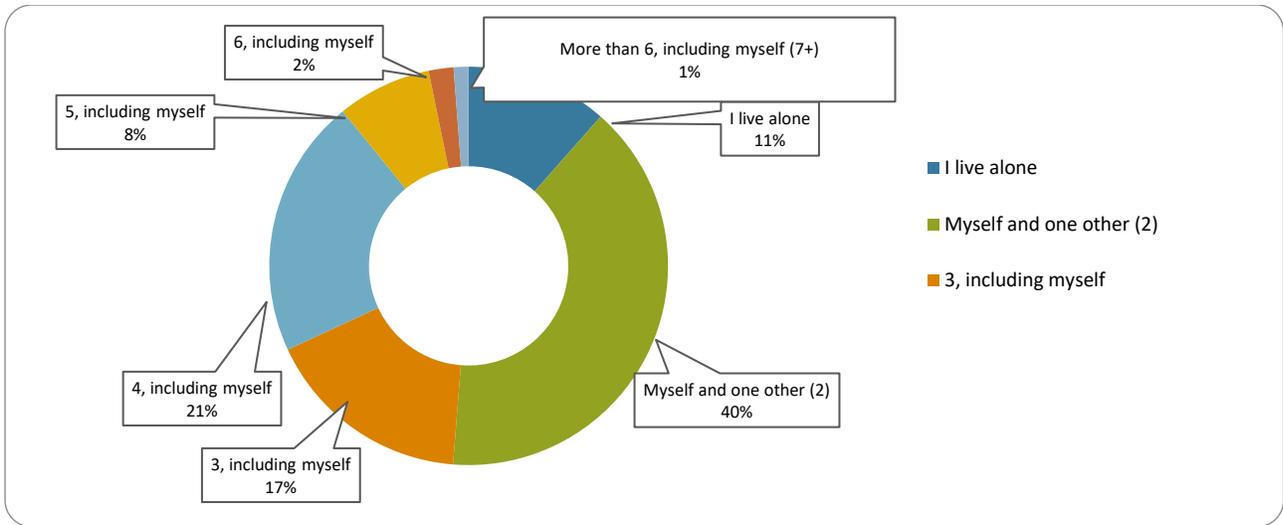
**Figure 14: Do you live or work in Huntington Beach?**



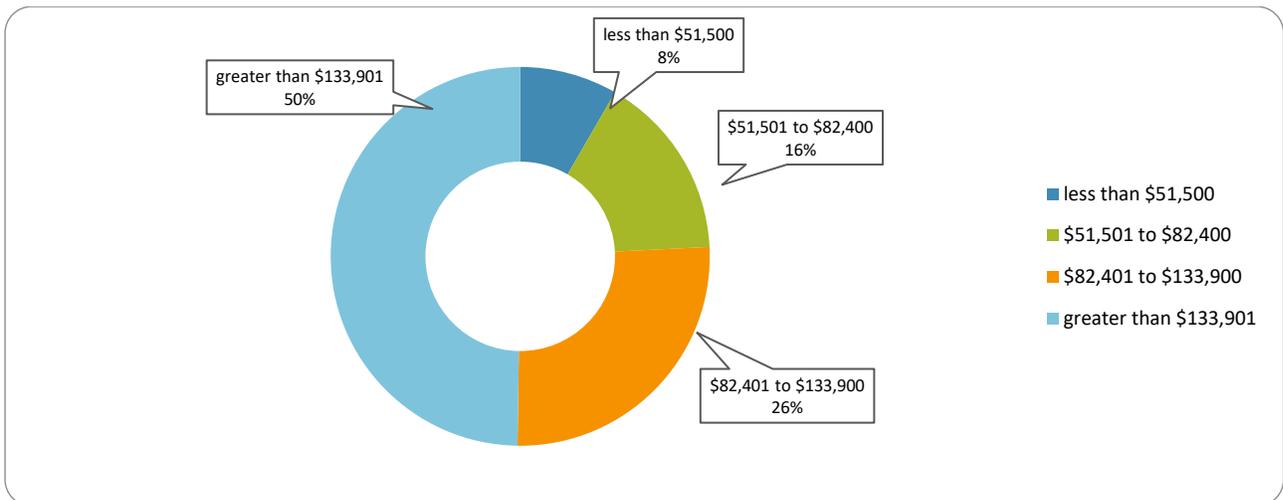
**Figure 15: Do you rent or own your home?**



**Figure 16: How many people are in your household?**

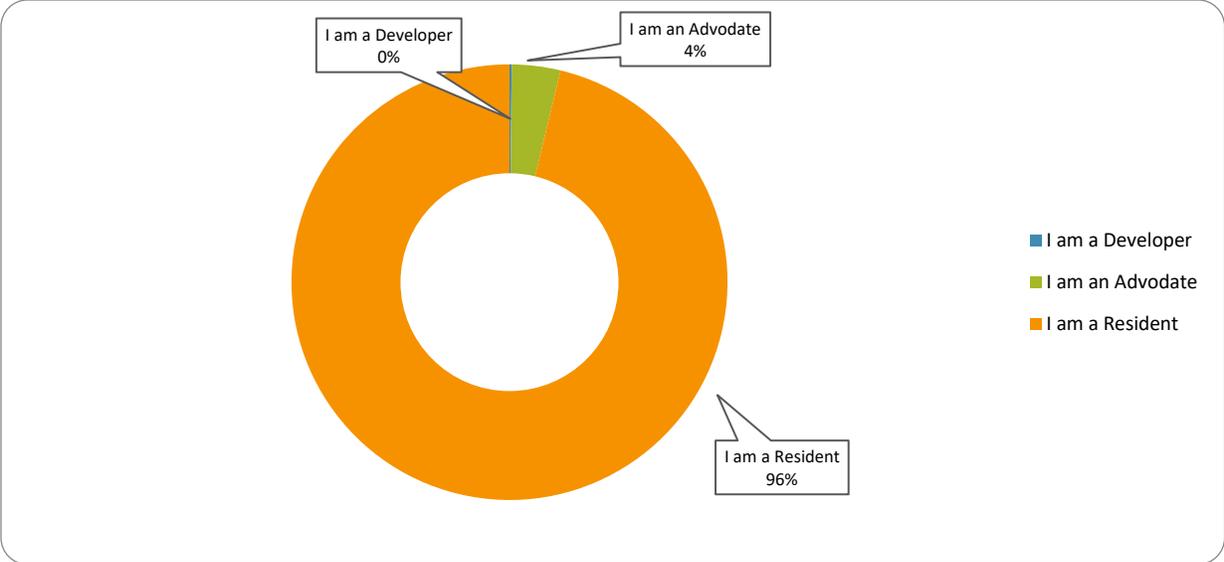


**Figure 17: What is your total household income?**



**Figure 18: What is your interest in housing in Huntington Beach?**

City of Huntington Beach  
2021-2029 Housing Element Update



# City of Huntington Beach

---

**COMPLETED**

IP address : 76.82.149.135  
Response ID : k6D7Bgu1  
Start time : Oct 31, 2022 16:26:49  
Completion time : Oct 31, 2022 16:27:52  
Time taken : 1 min 2 secs  
Collector : Housing

---

Page 1 : 6TH CYCLE HOUSING ELEMENT UPDATE

---

**PUBLIC COMMENTS****Q1.**

Field label	Response
First Name	Sharon
Last Name	Komin

---

**Q2. Email**

sharonkomin@gmail.com

---

### Q3. General Public Comment

As a 25 year resident of Huntington Beach, I am opposed to the Ellis-Goldenwest Specific Plan SP7 Overlay included in the High Density Housing Rezoning Overlay-ZTA 22-006 for multiple reasons:

-the proposed overlay violates the Ellis-Goldenwest Specific Plan that was adopted by the city in June 1989 and states very specifically that there will be only single family dwellings with a minimum lot size of 8,000 square feet and a minimum 15,000 net square feet for 20% of the lots

-high density housing will negatively impact the area schools with overcrowding as well as all HB schools that will have to be redistricted

-traffic and the inevitable shortage of parking at high density developments would be greatly increased with new streets going through our neighborhood which has no sidewalks and is utilized by many for exercise and activities

-it was disappointing that impacted residents were not made aware of a proposed plan that began last February

-recently developed high density housing on the Edinger corridor and at Beach & Ellis have, in my opinion, lacked a large enough minimum required set-back from the street as well as minimum required planting and soft scape to maintain the beauty of our city

In addition, I am also opposed to the Holly SeaCliff Overlay for the above reasons as well as keeping Goldenwest from becoming the same as Beach Boulevard.

Thank you again for your consideration of the above issues and the removal of the Ellis-Goldenwest and Holly Seacliff overlays which I am against.

Sharon Komin

## City of Huntington Beach

---

### COMPLETED

IP address : 172.117.228.241  
Response ID : fCCswk8q  
Start time : Oct 31, 2022 19:08:40  
Completion time : Oct 31, 2022 19:10:25  
Time taken : 1 min 45 secs  
Collector : Housing

---

Page 1 : 6TH CYCLE HOUSING ELEMENT UPDATE

---

### PUBLIC COMMENTS

#### Q1.

Field label	Response
First Name	Lawrence
Last Name	Yang

---

#### Q2. Email

lawyang588@gmail.com

---

#### Q3. General Public Comment

As a resident of Sherwood, I would like to know more information regarding this housing project. From what I have been reading from mailers, this is a high density project and I'm assuming that it would mean that the housing buildings would be quite tall, which would directly affect my house and my neighbors.

Where would I be able to receive some more information regarding this project?

# City of Huntington Beach

---

**COMPLETED**

IP address : 148.76.128.2  
Response ID : BGBUXSPI  
Start time : Nov 01, 2022 07:44:30  
Completion time : Nov 01, 2022 07:48:40  
Time taken : 4 mins 10 secs  
Collector : Housing

---

Page 1 : 6TH CYCLE HOUSING ELEMENT UPDATE

---

**PUBLIC COMMENTS****Q1.**

Field label	Response
First Name	Peter
Last Name	Hart

---

**Q2. Email**

pahart1@gmail.com

---

### Q3. General Public Comment

TO: Huntington Beach City Council (City.Council@surfcity-hb.org)

SUBJECT: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

Dear Honorable Mayor Delgleize and members of the City Council,

As homeowners of Seagate Community Association in Huntington Beach, we are OUTRAGED and

AGAINST any plans to adopt the proposed "Housing Element" and the proposed high density housing in the Holly-Seacliff Specific Plan (HSSP) with a 70 du/ac density:

We are dismayed to see that the draft proposal currently would allow for 70 du/ac. The Holly-Seacliff Specific Plan (HSSP) calls for the development of residences at a maximum density of no

more than 25 dwelling units/acre (du/ac) anywhere in the plan and for the specific area on the northeast corner of Goldenwest & Ernest (lots 393 & 394) a maximum density of no more than 7

du/ac. The current "Housing Element" shows a 70 du/ac, which would irreparably change the character of our community. At that density, projects would likely be four to five stories in height

(or at least include five story elements such as stairwells and elevator shafts), which would be entirely out of scale with surrounding developments.

The selected sites are not geographically dispersed within the City of Huntington Beach. Holly Seacliff and Ernest/Goldenwest specific plans are being impacted unfairly compared to other predominantly single-family neighborhood tracts. Why were no parcels identified in the entire North West or South East quadrants of Huntington Beach identified?

We believe the stated number one housing goal per the Huntington Beach Housing Element "maintain and enhance the quality and affordability of existing housing in Huntington Beach" cannot be achieved if the city council votes to increase the allowable density to 70 du/ac in the HSSP. We are alarmed that such a high density would be considered in this area.

As homeowners, we want the following 6 measures in the Housing Element.

1. No greater density than 7 du/ac in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
2. No more than 2 story buildings in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
3. No greater density than the 25 du/ac HSSP area.
4. No more than 3 story buildings HSSP area.
5. No roof decks or balconies that face Ernest Drive and within 100 feet of Ernest Drive.
6. Continue to not allow overnight parking on Ernest Drive.

We urge City Council to vote for an option that lowers allowable densities in this part of the city. We urge the City Council to incorporate these 6 measures into the Housing Element to achieve that

number one housing goal for Huntington Beach.

Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

# City of Huntington Beach

---

**COMPLETED**

IP address : 76.82.149.135  
Response ID : p7BUpvkY  
Start time : Nov 01, 2022 08:07:43  
Completion time : Nov 01, 2022 08:10:05  
Time taken : 2 mins 21 secs  
Collector : Housing

---

Page 1 : 6TH CYCLE HOUSING ELEMENT UPDATE

---

**PUBLIC COMMENTS****Q1.**

Field label	Response
First Name	Frank
Last Name	Komin

---

**Q2. Email**

frankkomin@gmail.com

---

### Q3. General Public Comment

My name is Frank Komin and I am a 25 year resident of the Edwards Hill quarter section. I would like to formally express my dissatisfaction with the proposed Ellis-Goldenwest Specific Plan as included in the High Density Housing Rezoning Overlay - ZTA 22-006. Likewise, I would like to express my dissatisfaction with the Holly Seacliff Specific Plan contained in the same overarching Rezoning Overlay. As such, I am urging each of you to disapprove these proposals for numerous reasons, including the following:

Each of these areas was never designed to accommodate high density housing. The existing infrastructure, including schools, traffic, parking, police, fire and medical services are clearly insufficient to support the flood of new residents into these neighborhoods.

My wife and I were diligent in evaluating all aspects of this area when we originally purchased our home and relied heavily on the Specific Plan that established clear guidelines for new construction and equestrian standards. This plan was re-approved numerous times by the City council. To suddenly change this feels like a breach of good faith, at a minimum.

As part of California State law and CEQA, there was clearly not an adequate EIR process performed that sufficiently informed the public of the project environmental impacts. The legislative intent of CEQA to "look before you leap" was never sufficiently accomplished in this case.

We never received any notification that this project was even being contemplated until we were notified by word of mouth from our neighbors.

The addition of the new streets needed to support the new housing project will create traffic congestion and introduce a variety of significant safety concerns.

I am hopeful that simply removing these two areas from the City's proposal would both satisfy California State guidance and avoid the potential for any unnecessary litigation at the same time. Again, I am urging your support to disapprove both the Ellis-Goldenwest and Holly Seacliff high density rezoning proposal.

**From:** [Bob Walsh](mailto:Bob.Walsh@surfcity-hb.org)  
**To:** [housingelement@surfcity-hb.org](mailto:housingelement@surfcity-hb.org)  
**Cc:** [gates4hb@gmail.com](mailto:gates4hb@gmail.com)  
**Subject:** Re: Huntington Beach Housing Element Plan - Homeowner Concern & Potential Litigation  
**Date:** Wednesday, November 9, 2022 10:21:23 PM  
**Attachments:** [Huntington Beach Housing Element 2021 - Homeowner Concerns 7072 Foxboro.pdf](#)

---

Hello,

I am in the process of hiring an attorney and I am prepared to sue the City of Huntington Beach for numerous issues related to the Huntington Beach Housing Element Overlay. Per government code Sec 65 09 4, I should have been informed of the housing element overlay as I live within 300 feet of parcels 393 & 394 that would change from 7 DU/AC to 70 DU/AC per the HB Housing Element Overlay approved by the planning commission in October. I and my entire Sea Gate community received no notice from the city and we are now scrambling to share our concerns before the HB City Council votes to accept this Housing Element Overlay that has a flawed EIR, utilized antiquated methods to calculate traffic impact, and does not properly address the impact of hazardous materials on the property located directly behind my home.

At the very least I would expect my concerns submitted on 10/26/22 (see below email) would be responded to. Can you please provide an explanation why my concerns were not addressed.

I am certainly willing to work with the City of Huntington Beach, however, when my carefully articulated concerns are not responded to it certainly motivates me to utilize litigation as a remedy.

Regards,

Bob Walsh  
7072 Foxboro Circle, Huntington Beach, CA 92648

On Wed, Oct 26, 2022 at 6:58 PM Bob Walsh <[walsh8047@gmail.com](mailto:walsh8047@gmail.com)> wrote:

Hi,

My name is Bob Walsh. My wife (Mary Walsh) and I own a home within the Holly Seacliff Specific Plan. I wish to formally submit my attached concerns with the Huntington Beach Housing Element Plan to be voted on by the city council on 11/15/22.

Please formally address these concerns in writing, make them available for the public on your website, and specifically address these during the workshop on 11/1/22.

Regards,

Bob Walsh  
7072 Foxboro Circle  
Huntington Beach, CA 92648

**Huntington Beach Housing Element 2021-2029**  
**Resident Concerns – 7072 Foxboro Circle, Huntington Beach, CA 92648**

1. We live in a master planned community that has clearly defined zoning and available density permitted per the Holly Seacliff Specific Plan. There are two parcels (APN 111-120-01 & 111-120-31) contiguous to our Sea Gate community of detached single-family homes which allow a maximum density of 7 units/acre per the specific plan. This specific plan was provided to each of us when we evaluated the purchase of our homes. Residents of our community pay a premium for the assurance that a master plan governs new development that directly impacts our quality of life. Evening doubling this permitted density would impact the quality of our residence lives and likely impact the values of their properties. The proposed tenfold increase appears as if the parties involved in preparing this proposed Huntington Beach Housing Element paid no consideration to the impact this would have on our community.
2. Compounding this egregious density increase is the lack of communication from the city to our community. We do not understand why our elected city officials chose not to proactively disclose this to us. During our neighborhood town hall discussion to review our concerns with this proposed Huntington Beach Housing Element, many residents stated they felt blindsided by our city and no resident amongst the group of 50-70 residents stated they were aware of this planned density change. Most only learned about it during our community town hall on 10-23-22 and only one stated she heard about it hours before the planning commission meeting on 10-11-22 when it was approved to be submitted for adoption by the city council.
3. We believe the stated number one housing goal per the Huntington Beach Housing Element “maintain and enhance the quality and affordability of existing housing in Huntington Beach”, cannot be achieved if the city council votes to increase the allowable density tenfold (to 70 units per acre from 7 units per the Holly Seacliff Specific Plan) for parcels contiguous and with single family detached homes in our neighborhood.

*Per the Huntington Beach Housing Element Plan.*

## F. Housing Goals and Policies

This section of the Housing Element sets forth the goals and policies the City intends to implement to address Huntington Beach’s housing needs.

### Housing Goal #1.

Maintain and enhance the quality and affordability of existing housing in Huntington Beach.

#### **Policy 1.1 Neighborhood Character**

Preserve the character, scale and quality of established residential neighborhoods.

4. Unlike our neighboring city, Newport Beach, which appears to have placed significant focus on community outreach and input for their Housing Element plan, the 1,171 page Huntington Beach Housing Element does not address how they conducted community outreach and sought input from the community.

*Per the Newport Beach Housing Element Plan Appendix B-1*

### **Newport, Together Sites Identification by Newport Beach Residents and Stakeholders**

*Newport, Together* is a community-based effort that included a Listen and Learn process to guide and inform a future General Plan Update. As a component of the General Plan Update, the Steering Committee identified the need to share information on the state-mandated Regional Housing Needs Assessment (RHNA) housing allocation for Newport Beach. A key activity during outreach meetings for Phase I included a presentation on RHNA and an activity designed to allow participants to create a heat map identifying potential locations to zone for state-mandated housing allocations. Completed in the Fall of 2019, the Listen & Learn process included digital engagement, a launch event, and a workshop series in each of the seven council districts. The heat map of potential rezoning locations developed by the community, shown below, was the starting point for the work of the Housing Element Update Advisory Committee (HEAUC).

## Huntington Beach Housing Element 2021-2029

### Resident Concerns

5. Did the city of Huntington Beach assemble a cross-functional Housing Advisory Committee with expertise in site analysis similar to Newport Beach?

*Per the Newport Beach Housing Element Plan Appendix B-1*

#### **Composition of the Housing Element Update Advisory Committee (HEUAC)**

The HEUAC was appointed by the Newport Beach City Council for their demonstrated knowledge and expertise of housing, funding/financing, due diligence, site design among other factors. The HEUAC included the following members;

- Larry Tucker, Chair – Real estate development, financing and law
- Jeff Bloom – Real estate financing, specializing in affordable housing financing
- Susan DeSantis – Planner and a former director of HCD
- Paul Fruchbom – Affordable housing developer
- Beth Kiley – Real estate appraiser
- Geoffrey LePlastrier – Licensed Architect
- Stephen Sandland – Licensed Architect
- Debbie Stevens – Planner and CEQA practitioner
- Michelle Thrakulchavee – Real estate development and financing

6. An evaluation of the Huntington Beach Housing Element Community survey summary (see attached), clearly states the following:
  - a. 50% of Huntington Beach residents who are looking for a new home prefer single family detached, whereas, zero stated they are looking for high density condominiums or apartments. Yet, the City of Huntington Beach Planning Department included zoning changes that would permit high density condominiums or apartments for almost every site identified in the housing element plan. Of those looking for single family detached homes, most prefer 3–4 bedroom homes per the survey results.
  - b. When asked “What types of multi-family apartment style building best provide housing for all residents in the community?” the highest response (33%) was for garden style courtyard apartment, while again zero stated the proposed high-density condo/apartment housing zoning included in the housing element plan.
  - c. When asked “What are some barriers or constraints to housing development in Huntington Beach?”, the highest response (30%) was the availability of land.
  - d. A review of the open-ended responses to “What is your vision for housing in Huntington Beach?”, reveals that the proposed housing element plan is not consistent with the community feedback.

## Huntington Beach Housing Element 2021-2029

### Resident Concerns

7. The Selection of Site Analysis does not provide any specific framework to key factors that should be considered such as impact to adjacent communities such as compatibility with the surround uses, infrastructure impact, and school capacity. Why has this not been defined? Excerpt from Newport Beach Housing Element clearly states framework of site selection.

#### *Per the Newport Beach Housing Element Plan Appendix B-1*

Based on the heat map developed by the community during the Listen & Learn, The HEUAC further identified “Focus Areas” for housing development, which are detailed in this document. Within each Focus Area, Subcommittees of the Committee assigned all nonvacant parcels a feasibility rating (“Infeasible”, “Potentially Feasible”, or “Feasible”) – analyzing the parcel’s propensity to redevelop during the planning period. For each of the Focus Areas, the HEAUC assigned area-specific Subcommittees to analyze all opportunity sites within the area for feasibility. Feasibility was assessed as follows:

- Feasible sites are those that appear that they could feasibly be redeveloped for housing or have housing added to the Parcel while the current use remains in whole or in part.
- Potentially Feasible sites are those that may work as housing, but due to the size and/or configuration of a Parcel, or the quality and functionality of existing improvements, a Parcel might be somewhat less likely to be a candidate for a housing use. Potentially Feasible sites may also include Parcels that would be infeasible standing alone, but if combined with adjacent the Parcel(s) could become part of a potential housing site.
- Infeasible sites are those that the Subcommittee determined would not work as housing due to existing improvements on the site, insufficient size, and or inefficiencies due to the configuration of the Parcel.

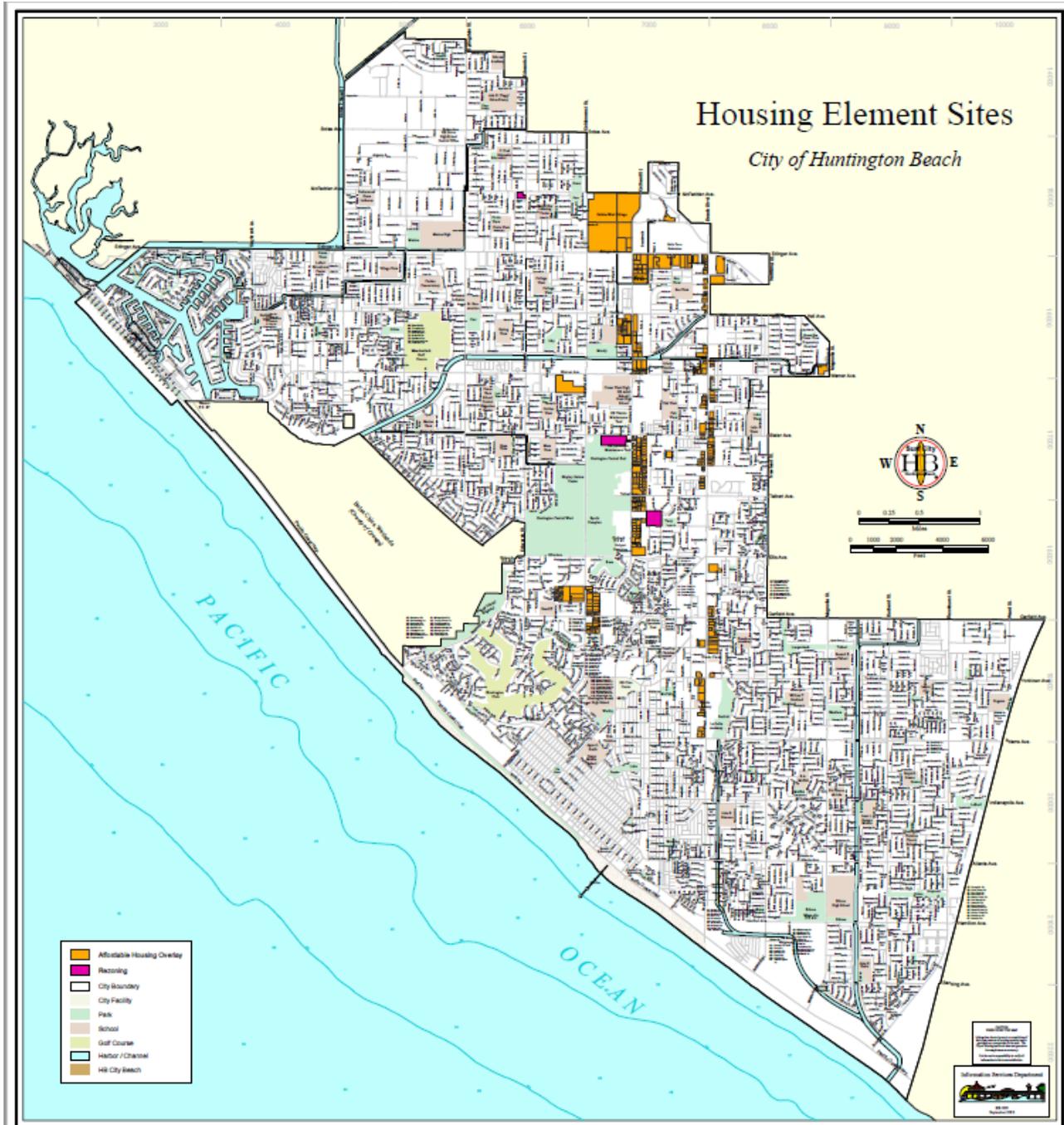
Each site was also evaluated by the Subcommittees considering factors such as:

- Access to schools and jobs
- Access to parks, services, health care facilities and grocery stores
- Proximity to infrastructure and utilities
- Likelihood or redevelopment and reuse
- Project feasibility based on existing site conditions and development features
- Funding/Financing and feasibility considerations

# Huntington Beach Housing Element 2021-2029

## Resident Concerns

8. A review Huntington Beach Housing Element plan selected sites reveals the following:
  - a. The selected sites are not geographically dispersed within the City of Huntington Beach.
  - b. Not one of the large industrial parcels along the East side of Gothard Road and bordering or in close to the Garfield intersection, which today negatively impact the property value of homes within the Holly Seacliff specific plan, are not included. Additionally, the undeveloped parcel on the NE corner of Gothard and Garfield is excluded. Why would these unsightly parcels be excluded when parcels contiguous to detached single family homes now allow for 70 units per acre?
  - c. Holly Seacliff and Ellis Goldenwest specific plans are being impacted unfairly compared to other predominantly single-family neighborhood tracts. Why were no parcels identified in the entire North East or South East quadrants of Huntington Beach identified?



## Community Survey

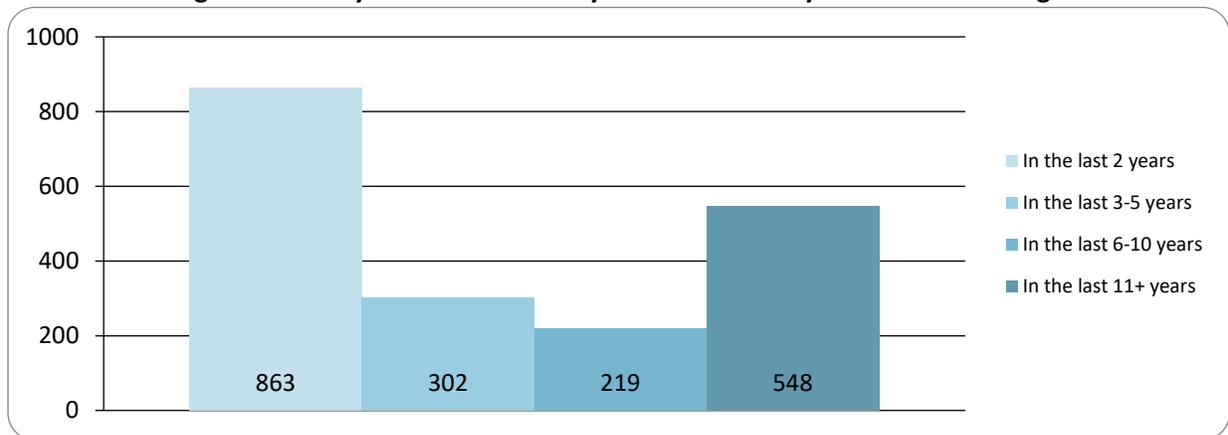
On April 28, 2021 the City of Huntington Beach launched an online community survey to gather additional feedback regarding potential housing needs, housing experiences, vision for future housing, which housing types and housing opportunities to include in the Housing Element. The survey also solicited feedback regarding potential barriers or constraints to housing access and the development of housing. The survey was live through April 28, 2021 to May 31 2021 and was available on the City’s webpage, <https://www.huntingtonbeachca.gov/housing-element-update/>. In total, there were 2,141 survey participants, below is a summary of their responses and the survey’s results.

### Slide 2: Housing Needs

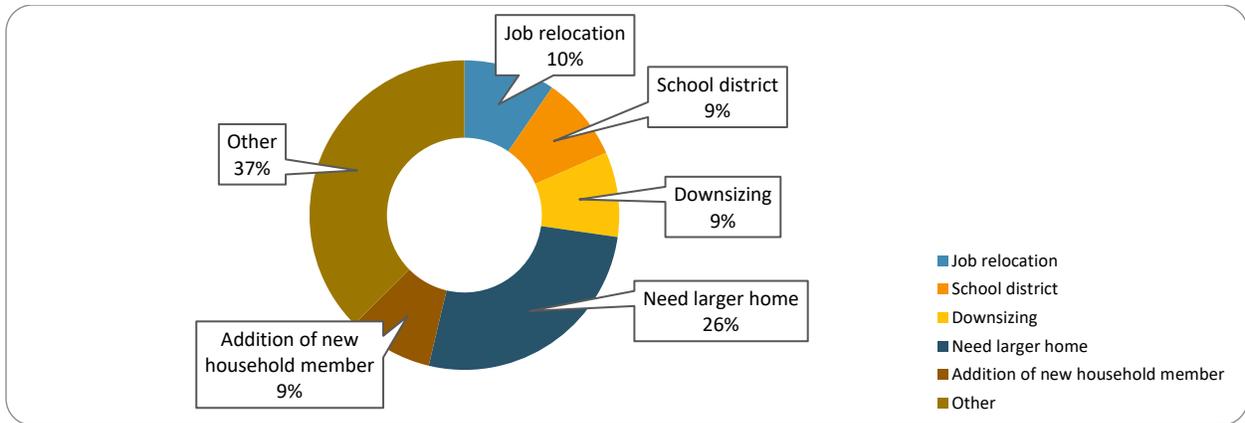
Participants were provided a variety of questions about housing experiences, housing constraints and housing types. The charts below identify all participant responses and display the total number and percentages of participants who ranked housing experience by number and percentage scale.

**Figure 1** displays data results for participant responses to when they looked for housing in Huntington Beach. Based on the data, participants were looking the most in the last two years as well as the last six to ten years. In **Figure 2** participants were asked why they were looking for housing and majority stated “other”(37 percent) following close with participants needing a “larger house”(26 percent) and job relocation(10 percent). People who were looking housing because of addition of new household member downsizing and school districts all had the same percentages (9 percent respectively).

**Figure 1: Have you or a close family member recently looked for housing?**

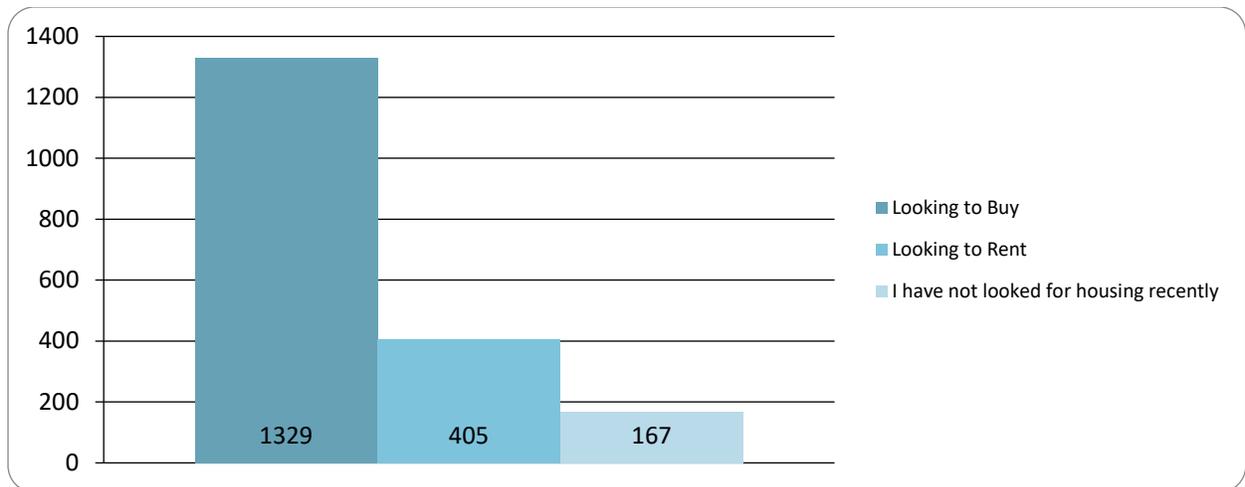


**Figure 2: Why were you looking for housing?**



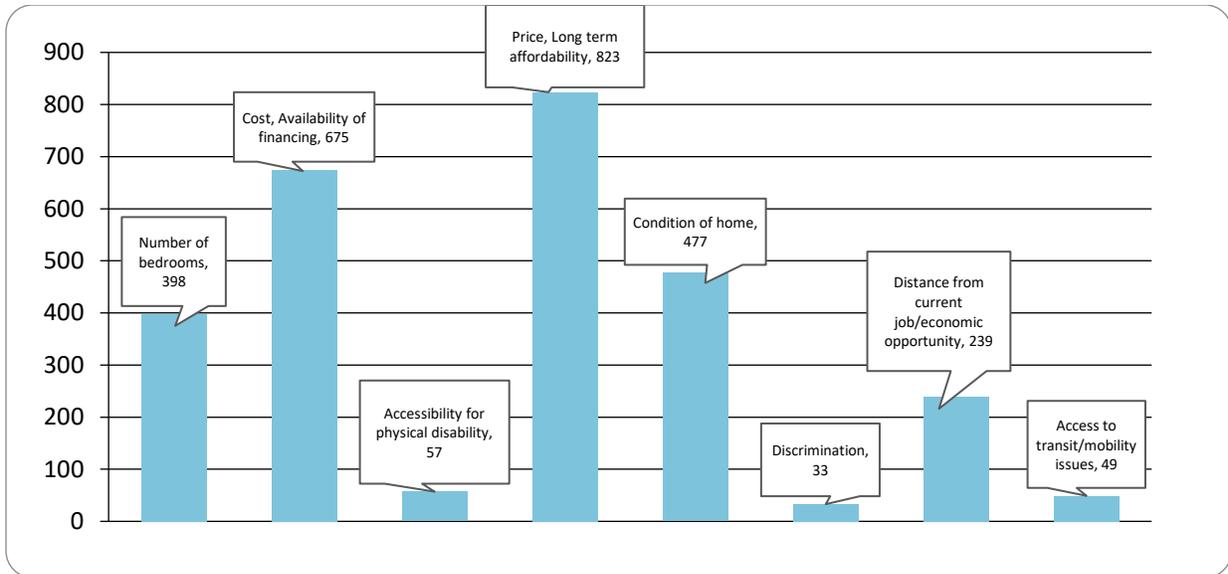
When participants were asked in **Figure 3** if they were looking for a unit to buy or rent, majority were looking to buy in the City of Huntington beach (1,329 participants) while 405 participants were looking to rent, and 167 participants had not looked for housing recently. **Figure 4** asked participants what barriers to finding appropriate housing when trying to buy a house, majority felt that price, long term affordability was biggest constraint(823 participants). Participants also felt that cost, availabilities of finance was another barrier in finding appropriate housing (675 participants). **Figure 5** asked participants what barriers to finding appropriate housing when trying to rent in Huntington Beach, participants felt that the cost of rent is too high(443 participants), cost of security deposit(242 participants) and number of bedrooms were the biggest constraints(398 participants).

**Figure 3: Where were you looking for a unit to buy or to rent?**

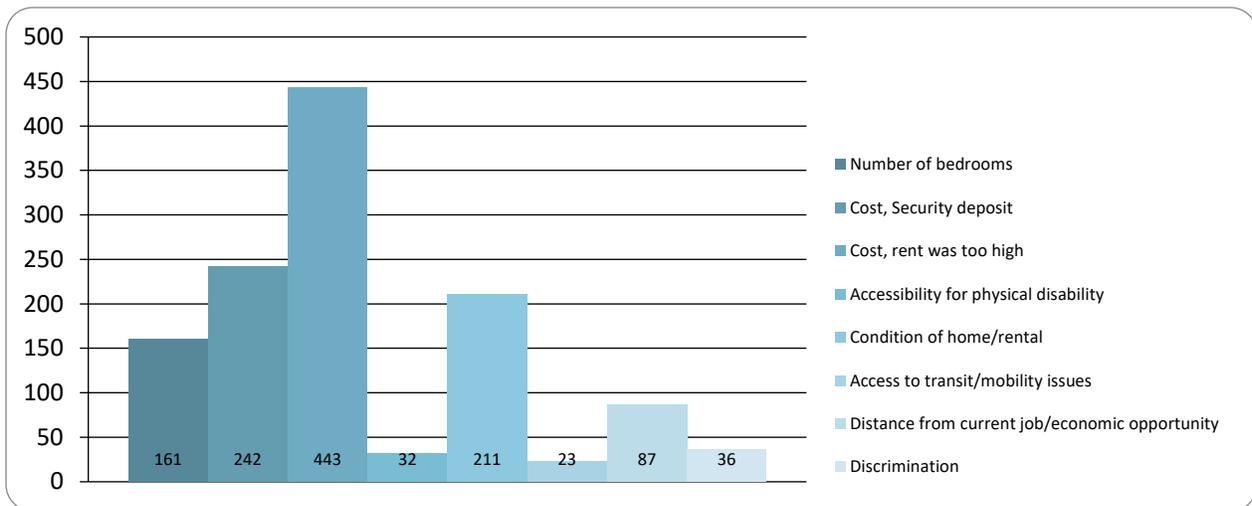


**Figure 4: If for sale, what were barriers to finding appropriate housing?**

City of Huntington Beach  
2021-2029 Housing Element Update

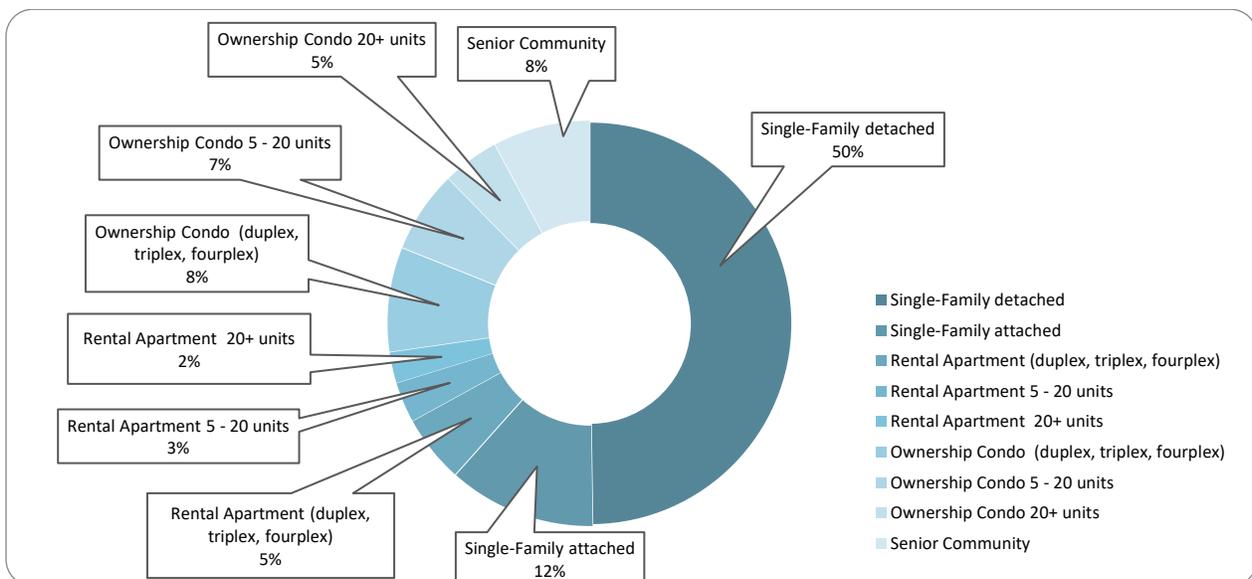


**Figure 5: If for rent, what were barriers to finding appropriate housing?**

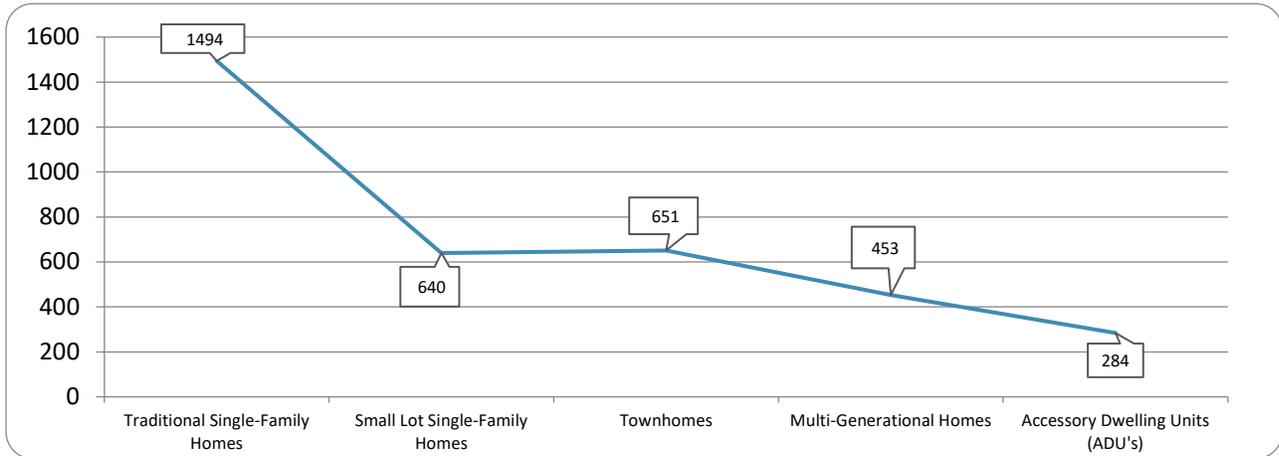


**Figure 6** asked participants if they were looking for a new home today, what type of housing they would consider and most of the participants felt that single family detached(50 percent) and single family attached(12 percent). **Figure 7** shows the data responses of the type of single-family housing best help Huntington Beach provide housing for all residents in the community and majority felt that tradition single family homes would be the best fit (1,494 people). **Figure 8** asked participants which type of Single-Family Homes best provide housing for Huntington Beach residents majority of the participants found that 3-4 bedrooms to be the most popular response(1,248 people). **Figure 9** displays the data of the types of multi-family housing that best help Huntington Beach provide housing for all residents in the community and the participants felt condominiums(1,078 people), apartments(752 people) and Mixed uses (582 people).

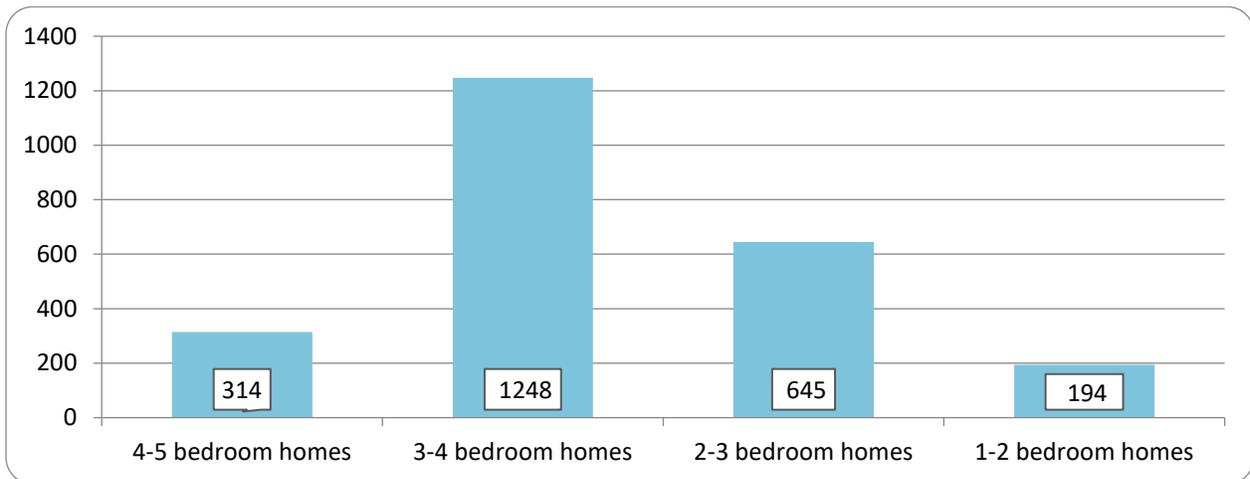
**Figure 6: If you were looking for a new home today, what type of housing would you consider?**



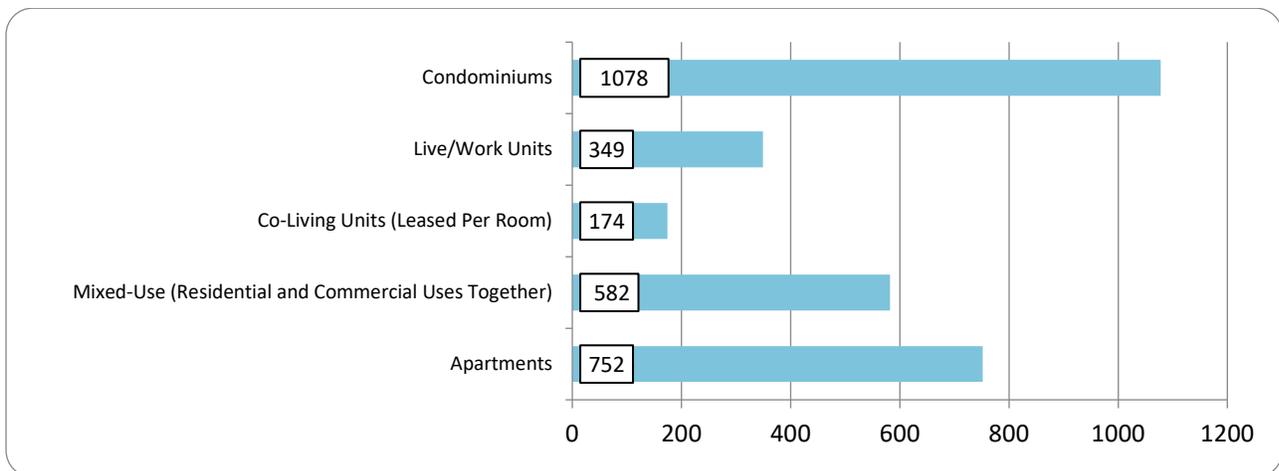
**Figure 7: What types of Single-Family Housing best help Huntington Beach provide housing for all residents in the community?**



**Figure 8: Which type of Single-Family Homes best provide housing for Huntington Beach residents?**

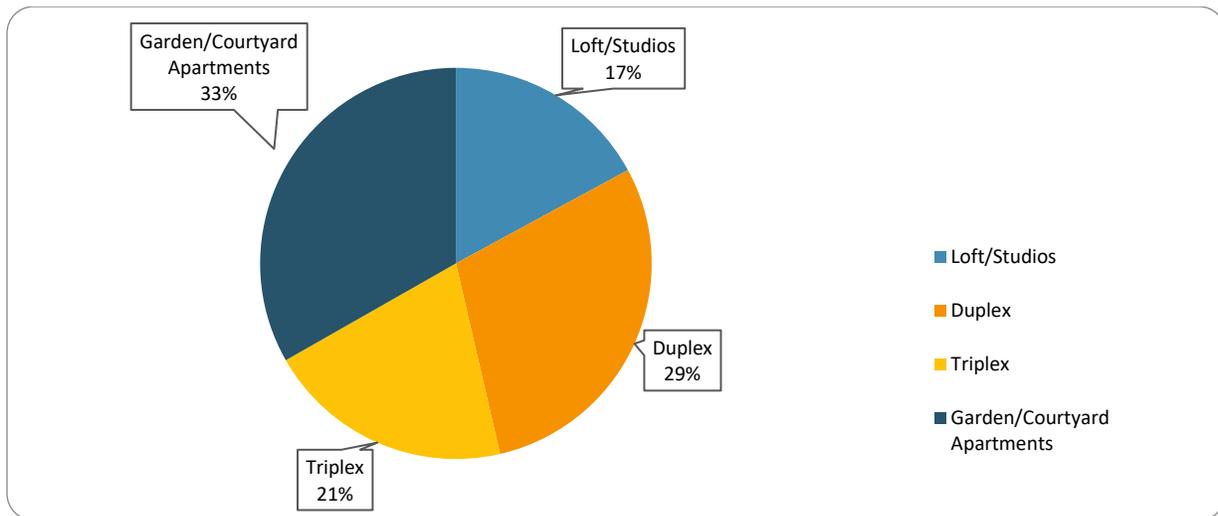


**Figure 9: What types of multi-family housing best help Huntington Beach provide housing for all residents in the community?**

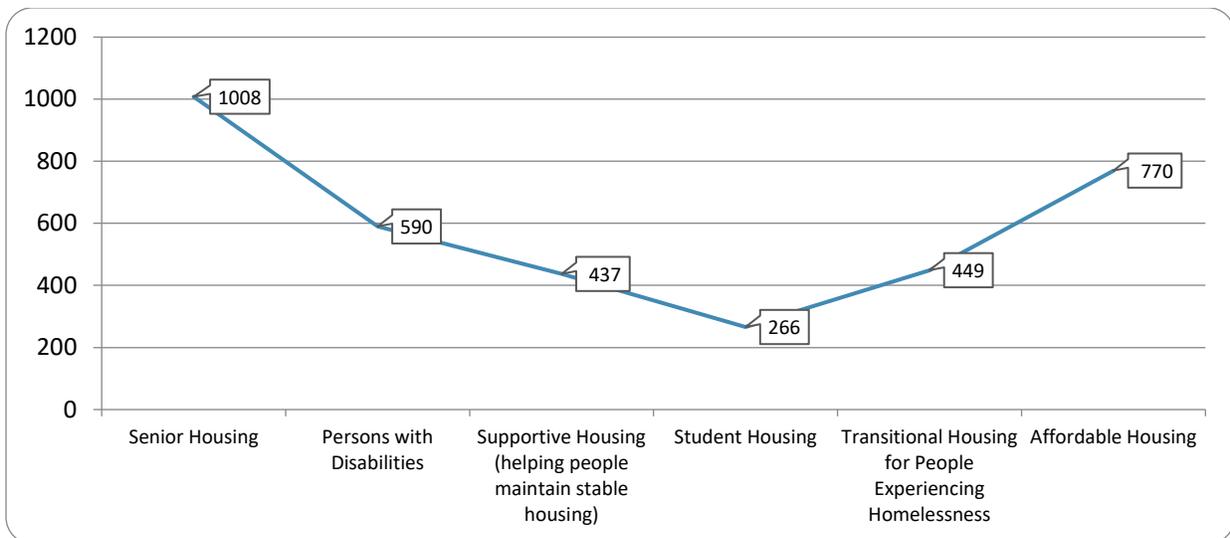


**Figure 10** showcases the statistics for the types of multi-family apartment style building that participants felt would best provide housing for all residents in the community, majority felt that garden/courtyard apartments(33 percent) would be the multi-family apartments in the community. **Figure 11** asks participants what special needs housing groups need additional housing in the City, majority felt senior housing(1,008 participants), affordable housing (770 participants) and persons with disabilities(590 participants) were the options participants felt were most important. **Figure 12** asked participants the type of barriers or constraints to housing development in Huntington Beach, majority felt that affordable land(30 percent), cost/fees(25 percent) and community opposition(19 percent).

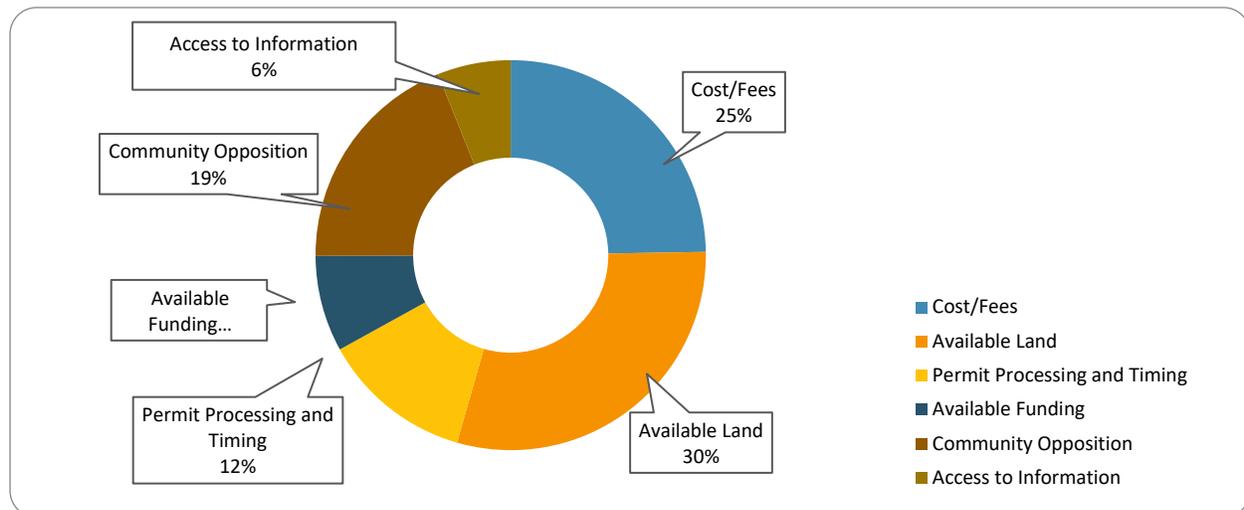
**Figure 10: What types of multi-family apartment style building best provide housing for all residents in the community?**



**Figure 11: Special needs housing groups are those who may require housing modifications or specific housing accommodations.**



**Figure 12: What are some barriers or constraints to housing development in Huntington Beach?**



### Slide 3: Vision- What is your vision for housing in Huntington Beach?

In Slide 3 the participants were asked what their vision for housing in Huntington Beach is in the form of an open ended response. A total of 832 responded on the slide and the answers provided a large range of ideas for their visions for housing in the City. Participants comments that are of similar opinion are listed as topics below with several public comments listed underneath. There is a separate appendix that contains all the responses,

- Single family homes
  - Affordable single family housing
  - Single family house
  - Single family dwellings, single family homes for families! Not apartments. Houses that people buy and live in making better neighborhoods
- No large housing/no multi family
  - No more multi residential buildings like bella terra and surround area. These are ugly monstrosities that bring crime and traffic. Stick with single family.
  - Keep the suburban style of housing. NO MORE HIGH DENSITY, multi-story units crammed close together and built right up to the curbs with no setbacks. These new high rise apartment buildings are causing major traffic issues and they are UGLY!
  - Less high density housing. More single family housing.
- Include more Multi-Family
  - More affordable units, multi level housing
- Lack of parking is a concern
  - There is a severe lack of parking in densely built neighborhoods so please consider that. I also see the need for more affordable housing and not huge houses that house few and disproportionately use scarce resources. Also, condo ownership which should be an entry level to owning a home is unattainable because HOA fees are outrageous. There are very few options for people to move except to leave the city.

- Good planning with open areas, abundant parking, recreation areas with multiple entrances and exits
  - Housing with laundry facilities in individual units and ample parking for the units.
- Diverse mix of housing for every need (diversity and inclusion)
  - We need all types of housing. Affordable, multiuse, etc to meet the various needs of Huntington Beach
  - HB needs to become creative in finding and developing homes to satisfy all income and diverse groups.
  - a fair, inclusive, and diverse city with a variety of housing options.
- Less development/no more development
  - To remain as is. No more additional development in HB especially multi-family dwellings. HB is already much more crowded today than 18 years ago when we first moved here. We chose HB for the relaxed, suburban atmosphere it provided. Since then, hotels (e.g., the Hyatt, Paseo) and hundreds of new homes on the wetlands have been built. No more development in HB in order to maintain the clean, safe and close-knit city that it is/was!
- Affordable housing- families, senior, vets, lower wage workers, homeless
  - In order to meet the needs of the community housing would have to take a few forms; single-family, multi-family, apartment, etc., and hope this survey will give you clues on what format is best. At the moment I am priced out of housing due to the recent crazy increases in price, limited inventory, etc, and though I love HB not sure I can afford to live here much longer.
  - Affordable housing available for folks who working our city, without public opposition.
- Maintaining existing housing stock/ updating existing
  - We are already a large city with limited open space area. Expansion of housing should not be a priority. Improvement of existing housing should be considered but not gentrified to the point where there are no affordable options.
  - Single family homes that increase in value overtime. Improvements made to existing homes that increase property value.
- Maintaining the environmental
  - Improved open space near the coastal areas. Additional parks. Enhance landscaping on Beach, and a master plan for trees, green space and flowers in the city - where multi family housing is created. Require open space for large housing developments are created.
  - STOP DESTROYING THE ENVIRONMENT AND ECOSYSTEM THAT IS ALREADY ESTABLISHED HERE IN OUR CITY BY ADDING MORE HOUSING AND TAKING AWAY NATURAL HABITATS!
  - Majority single family homes to maintain the small coastal city atmosphere.
- Programs that help first time home buyers,
  - Programs that help first time home buyers availability for affordable housing and improvement of current apartments that are not up to par with livable standards, yet they are charging well over \$1,500 for an apartment.
  - More starter homes to ownership. More diversity. More welcoming of visitors to affordable housing on a short term basis. My parents moved to Fullerton in 1959 when I was age 3. They bought a brand new home on my dad's salary as a manager of a tire store. That probably couldn't happen today, without financial help from family, which may have benefitted from generational wealth. We need to give our younger generation a pathway to ownership.
- Keep/preserve small town feel/ Maintaining the culture of the community

- Huntington Beach should stay true to its existing culture, a suburban beach community where people come to raise a family with quality schools and abundant recreation. We have a moral obligation to protect this special culture since once lost can never be regained. There are plenty of areas to development high density apartments that are consistent with those communities. There is no reason to force the culture of Huntington Beach to change based on an over-reaching agenda from Sacramento.
- Maintain traditional single family neighborhoods to retain the style and culture of the city. Long term this keeps property values stable and the residents/citizens of the community will have good reason to support the city along with the elected officials.
- No low income housing/no homeless shelters
  - Less low income housing, less homeless shelters. More detached single family homes on traditional lots. Small lot homes have many of the disadvantages apartments.
  - Get rid of low income
  - Keep HB the relatively small beach community that it has been for decades. Low income and homelessness should not be the highest priority for our community. This is an issue for both the federal and state governments to deal with.
- Transportation /Traffic concerns /Road conditions
  - Mixed use residential and commercial. More green spaces and developed parks (parks are dated). Walking around bords Chica wetlands near Magnolia and Brookhurst. Huntington Beach should be more pedestrian and bike friendly. Roads have too many lanes and speed limits are too high
  - There isn't any land left to develop and the roads are absurdly crowded making this city not so great anymore. STOP CRAMMING MORE PEOPLE INTO A CROWED AREA !!!! It takes TOO long to drive a short distance already!!
  - I've lived here for 6 yrs., having lived further inland in OC for 30+ yrs. In that time, I've seen a remarkable decline in quality of life and will move out of the area when a time comes that I can't walk or bike to where I need to go. The traffic and drivers are out of control and enforcement is inconsistent at best. Roads are in disrepair. Parks no longer maintained at a desirable level seemingly because there is not enough manpower. We need much improved Infrastructure before more development!
  - HB, especially downtown, is already pedestrian and bike heavy. This is the direction we need to go. Creating spaces in HB that people can easily walk or bike to without the need for parking and driving. I would love to see more mixed use development happen in this city. Mixed use development allows people to live, eat, and play all within their immediate area. Mixed use development also gives the city much more tax revenue, rather than having just a single household on the lot.

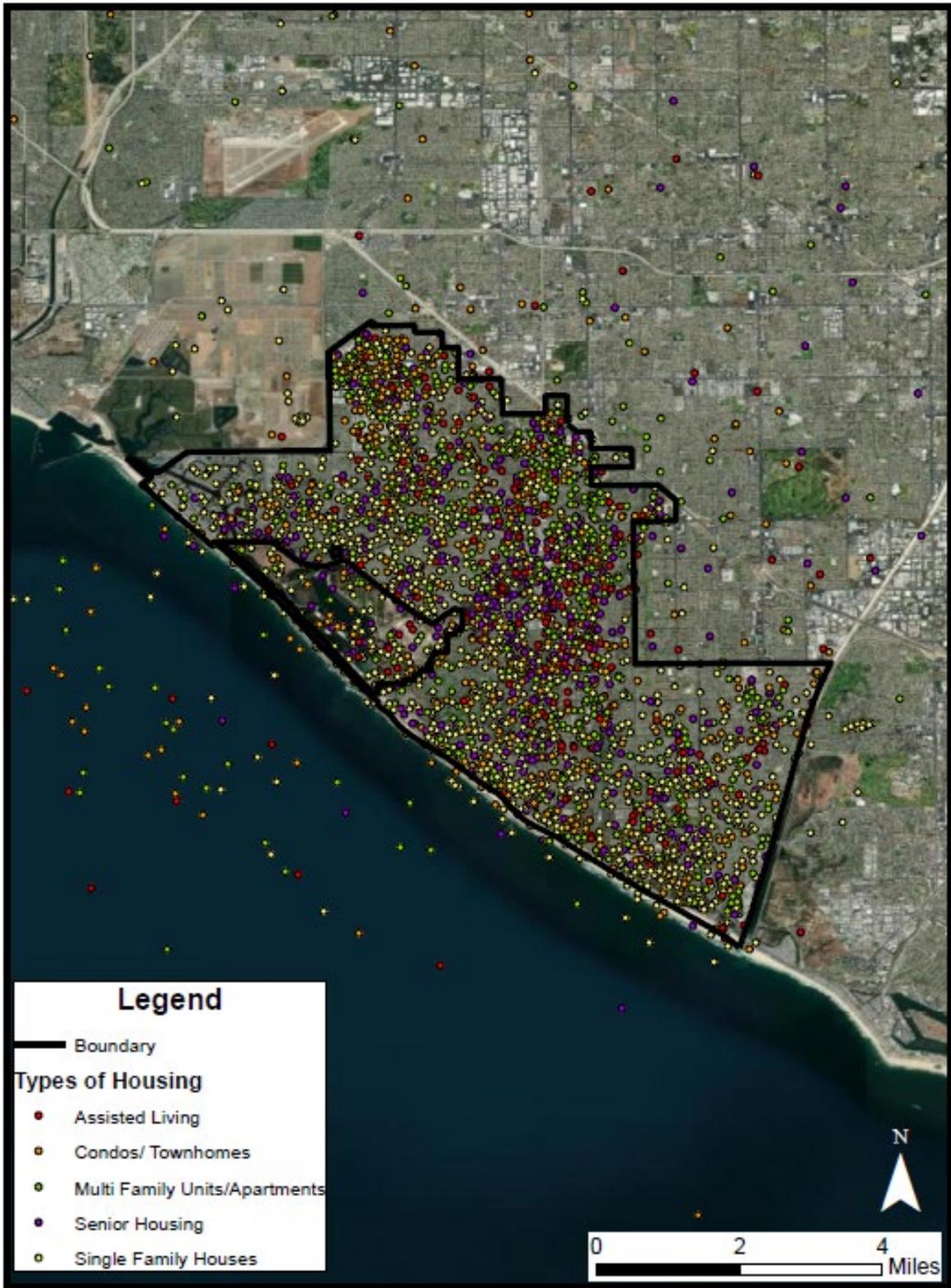
#### Slide 4: Potential Housing Locations

Participants were asked to identify areas that could be potential housing locations within the City in **Figure 12**. Figure 12 contains 5 different housing type which is indicated through various colors: red dots indicate assisted living housing, the orange dots indicate condos/townhomes, the green dots indicate multifamily units/apartments, the purple dots indicate senior housing and yellow indicates single family housing. In **Figure 12** there is an even disperse of types of housing within the boundaries of Huntington Beach as well

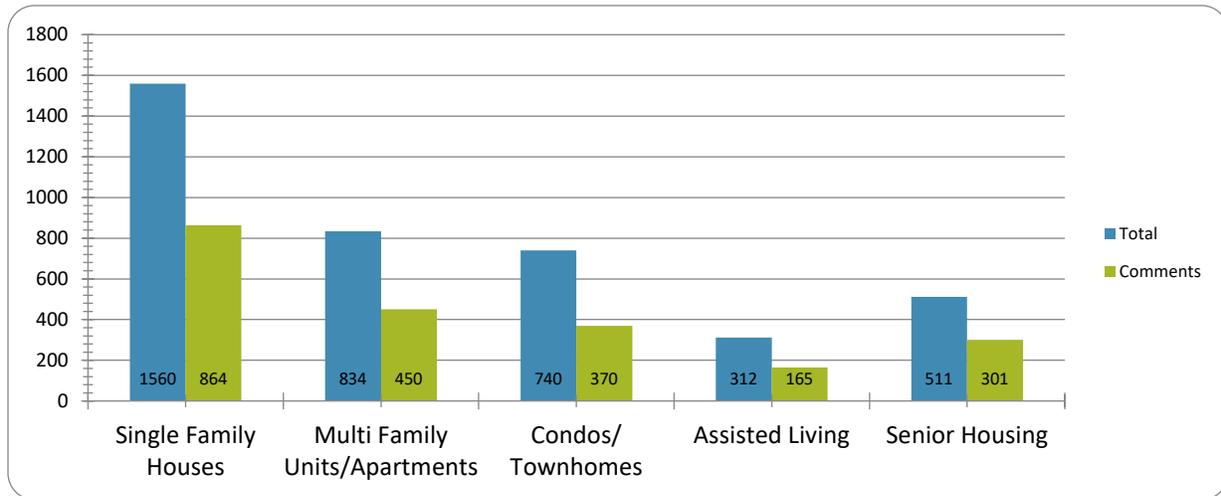
as outside of Huntington Beach. Although the majority of the participants placed housing within Huntington Beach, there were a few participants that felt that potential housing sites would be better suited outside of city limits. **Figure 13** displays the summary of the map markers, participants felt that single family houses(1,560 markers) was the best fit the community's needs. Multi family units/ apartments(834 markers) and condos/townhomes(740 markers) are types of housing that participants felt were a good fit in the community.

Figure 12: Map Marker

# Huntington Beach Potential Housing Locations



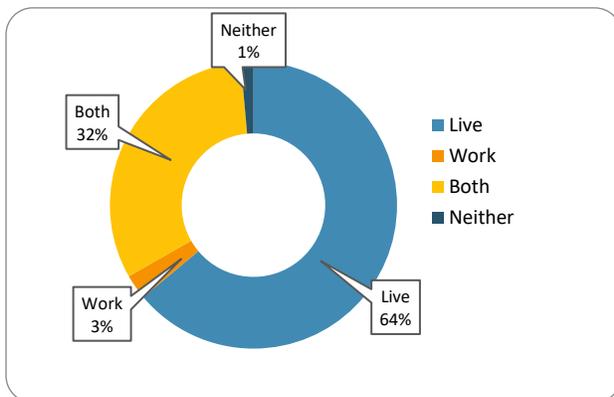
**Figure 13: Map Marker Summary**



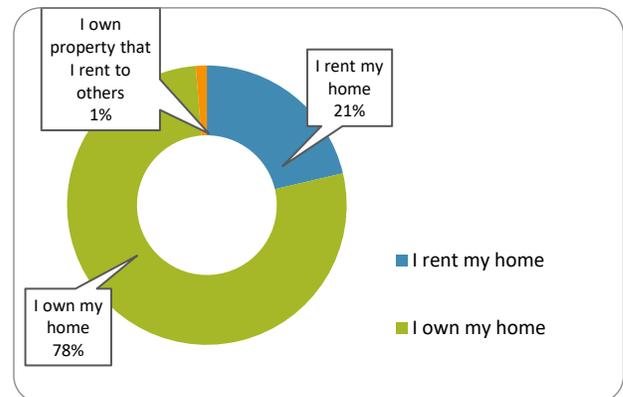
**Slide 5: Demographics**

The final slide included demographic questions to provide a deeper understanding of participants' background. The questions collected information about current residence, housing tenure, and business and property ownership. **Figure 14** displays the data for participants' who live in the City. Majority of survey participants live in Huntington Beach (64 percent). **Figure 15** identifies participant tenure; majority of survey respondents owned their home (78 percent). **Figure 16** identifies participants how many people are in their household in the City, 40 percent of participants lived with one other person. **Figure 17** identifies participants total income in Huntington Beach, majority of participants stated their annual income was greater than 133,901 (50 percent). **Figure 18** identifies participants interest in housing in Huntington Beach and majority of the participants were residents of the City (96 percent)

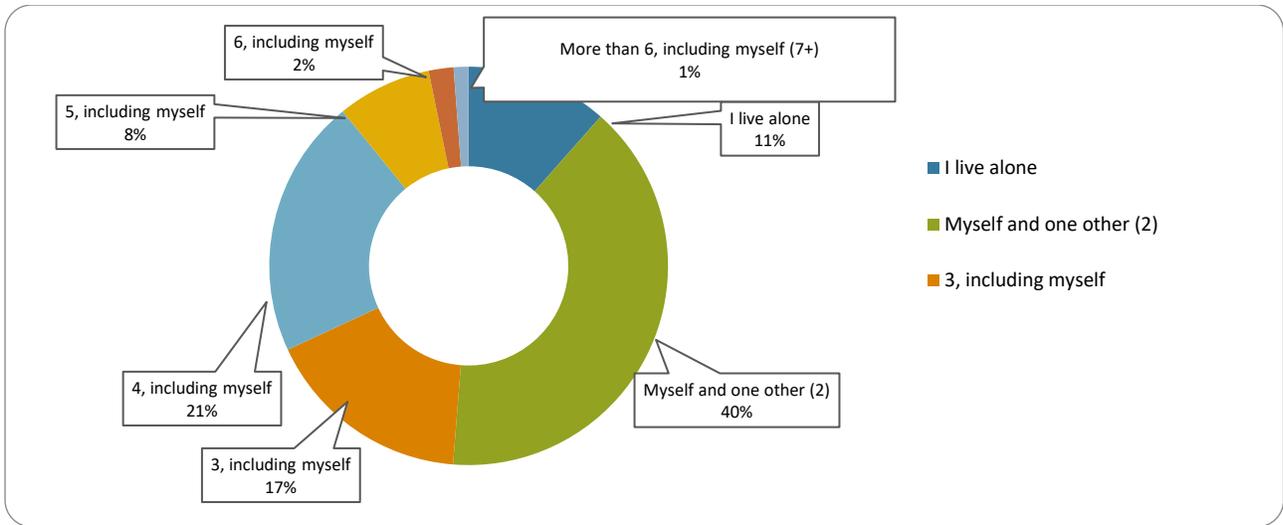
**Figure 14: Do you live or work in Huntington Beach?**



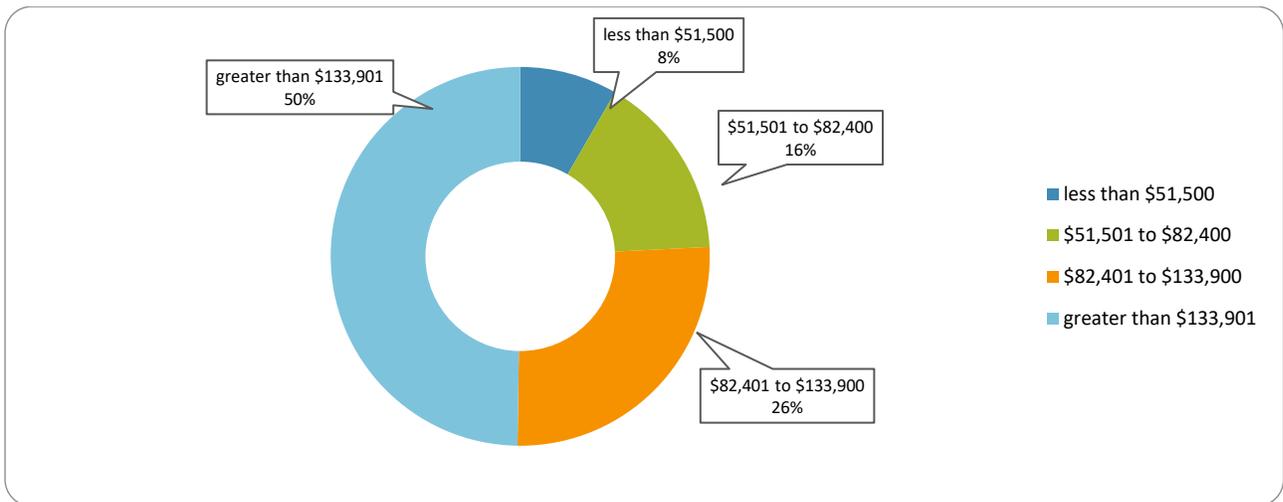
**Figure 15: Do you rent or own your home?**



**Figure 16: How many people are in your household?**

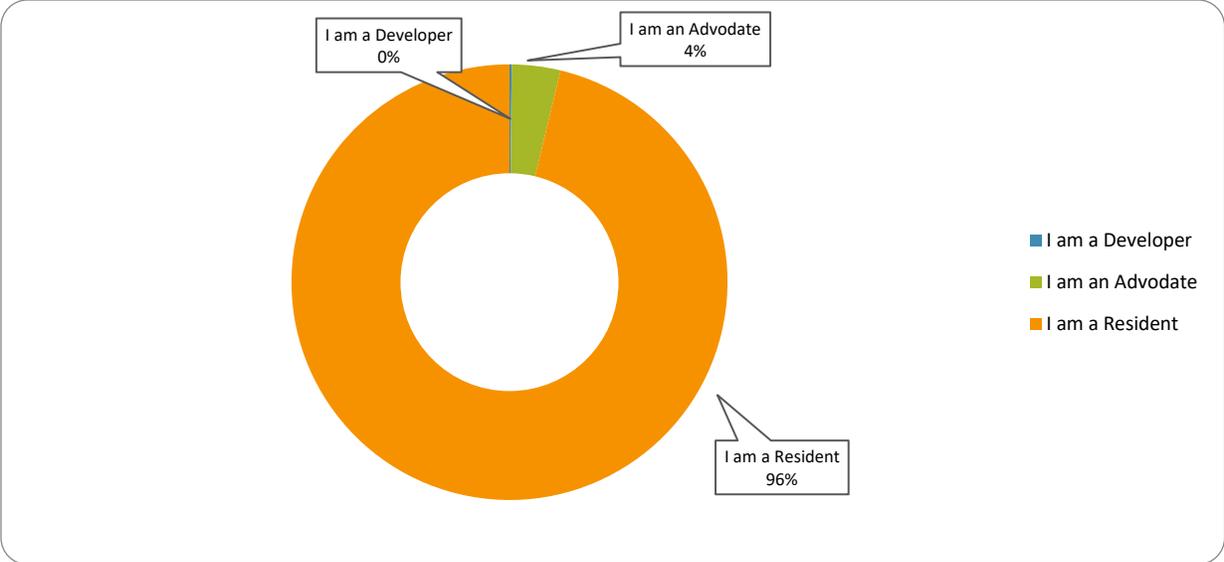


**Figure 17: What is your total household income?**



**Figure 18: What is your interest in housing in Huntington Beach?**

City of Huntington Beach  
2021-2029 Housing Element Update



**From:** [Niki Wetzel](#)  
**To:** [Aube, Nicole](#)  
**Subject:** Planning Commission Correspondence  
**Date:** Thursday, November 10, 2022 10:15:16 AM  
**Attachments:** [November 10.docx](#)

---

Hi Nicole,  
Thank you for ensuring that the attached is included as correspondence for the 11/16/22 Planning Commission meeting.

*Niki Wetzel*

November 10, 2022

**Subject: 2021-2029 Draft Housing Element – SUPPORT FOR OPTION 3 AT  
PLANNING COMMISSION SPECIAL MEETING OF 11/16/22**

Dear Chairperson Perkins and Members of the Planning Commission,

My name is Niki Wetzel, and I have lived in a home backing Ernest Drive in the SEAGATE community for 20 years. I have also been a municipal government planner in Los Angeles and Orange counties for the past 25 years.

I attended the 11/1/22 City Council study session on the Draft 2021-2029 Housing Element. Due to time constraints, most of my neighbors' (inclusive of two members of our HOA board) and my comments were not heard by the City Council before they deliberated and directed staff to discuss Option 3 (shown below) with the Planning Commission for further consideration. Because we were not heard before Council deliberations, the Council was not verbally reminded of and implored to include requests that are vital to myself and the SEAGATE community in their direction to staff. As such, I would appreciate if the Planning Commission would carefully consider the following at the 11/16/22 Special Meeting while forming their recommendation to City Council.

**Option 3: Mixed density within SP9 plus Frontier site to AHO-70 Overlay**

SP 9: approx. 21-acre site and accommodates 1,101 units (316 L, 160 M, 625 AM)



- SP 9 N/of Garfield: Reduces density to City's existing RH zone (35 du/ac max)
  - Capacity assumptions based on 30 du/ac
  - Development standards: City's existing RH zoning standards
  - Max. bldg. height: 35 feet
- SP 9 S/of Garfield: remains AHO-70
  - Development standards: proposed Chapter 229
  - Max. bldg. height: 4 stories
- May be completed within existing schedule and budget
- Removes SP 7 Overlay when combined with Option 2

Generally, I support Option 3, specifically the reduction in density from 70 dwelling units per acre (du/ac) in the industrial area between Ernest Drive and Garfield Boulevard. Option 3 reduces overall density in the Holly Seacliff Specific Plan (HSSP) while allowing for higher density south of Garfield Boulevard in walking distance to neighborhood-serving retail centers. Option 3 does not, however, incorporate these vital requests of myself and the SEAGATE community:

**1) Density on Sites 393 and 394:** While reduced from 70 du/ac in the existing Draft Housing Element, Option 3 proposes a density of 35 du/ac at the immediate northeast corner of Goldenwest Street and Ernest Drive on sites 393 and 394 in Appendix B of the Draft Housing Element. These sites are on the other side of a six-foot high block wall immediately adjacent to homes in the SEAGATE community that are developed at 7 du/ac. These sites are included in the HSSP at 7 du/ac, and **the City should honor the existing HSSP density of 7 du/ac for these parcels.**

**Objective Design Standards:** I further firmly request that, as indicated in the SEAGATE community written comments, objective design standards be included in the appropriate section of the Huntington Beach Municipal Code to:

- **Limit development to 2-stories on Sites 393 and 394**
- **Limit development to 3-stories within 100 feet of Ernest Drive**
- **Prohibit balconies and roof decks within 100 feet of Ernest Drive**

**Parking on Ernest Drive:** Overnight parking on Ernest Drive was an issue for myself and my neighbors when I moved into my home. As such, I collected signatures and petitioned the City to prohibit overnight parking on Ernest Drive. I am concerned that, with the development of housing and incentives/concessions that may reduce parking requirements, new residents will request to park overnight on Ernest Drive. **I request that the prohibition of overnight parking on Ernest Drive continue and not be reversed with the construction of any new housing.**

Thank you for your consideration of these reasonable requests which would allow for development of housing while minimizing potential impacts to the SEAGATE community.

Sincerely,  
Niki Wetzel