

## Moore, Tania

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**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:13 PM  
**To:** Agenda Alerts  
**Subject:** FW: Agenda item no. 22-906 Housing Element (11/1/22 city county meeting)  
**Attachments:** Aguilar letter to HB council 20221028.pdf

**From:** Jennifer Aguilar <mrsjenaguilar@gmail.com>  
**Sent:** Saturday, October 29, 2022 1:12 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Agenda item no. 22-906 Housing Element (11/1/22 city county meeting)

Please see attached. Thank you!

Jennifer Aguilar 714-803-8540

Sent from my iPhone

### SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

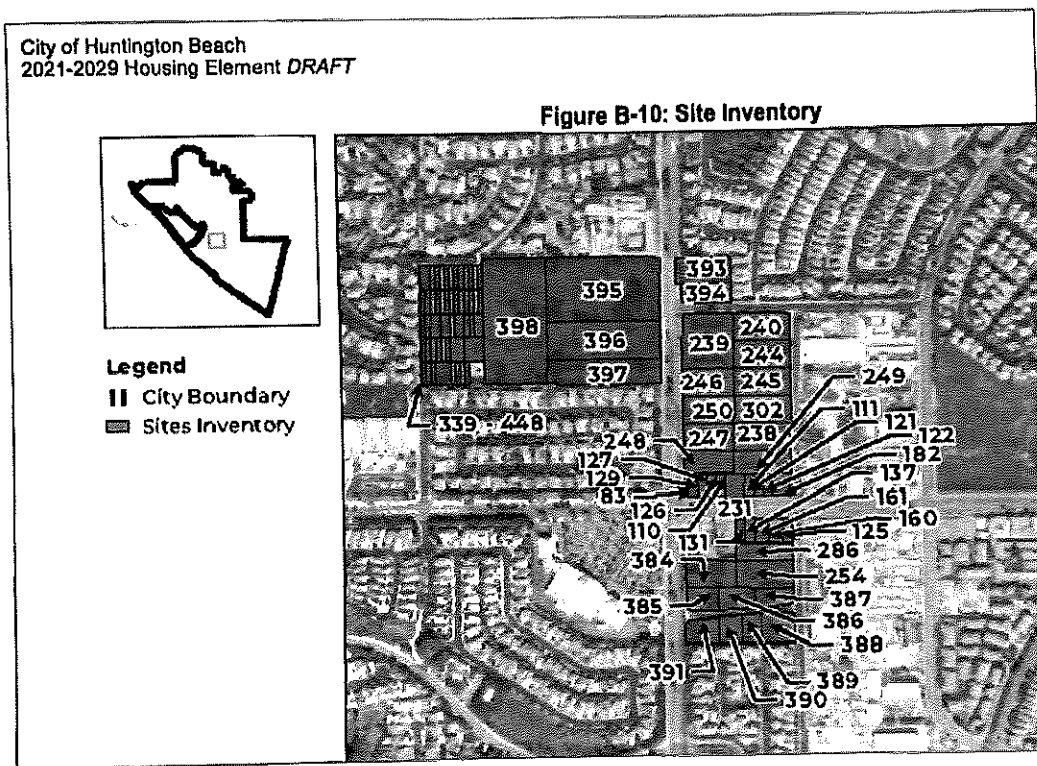
October 28, 2022

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?

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

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3. No greater density than the 25 du/ac HSSP area.
4. No more than 3 story buildings HSSP area.
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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: Jennifer Aguilar

Street Name Only/Email: Ashford Ln / jenoc312@gmail.com

Signature/Initials: JG Jil JA

Moore, Tania

From: Fikes, Cathy  
Sent: Saturday, October 29, 2022 1:13 PM  
To: Agenda Alerts  
Subject: FW: Agenda Item no.22-906 Housing Element

From: PETER MACIVER <loripeter\_24@msn.com>  
Sent: Saturday, October 29, 2022 12:29 PM  
To: CITY COUNCIL <city.council@surfcity-hb.org>  
Subject: Agenda Item no.22-906 Housing Element

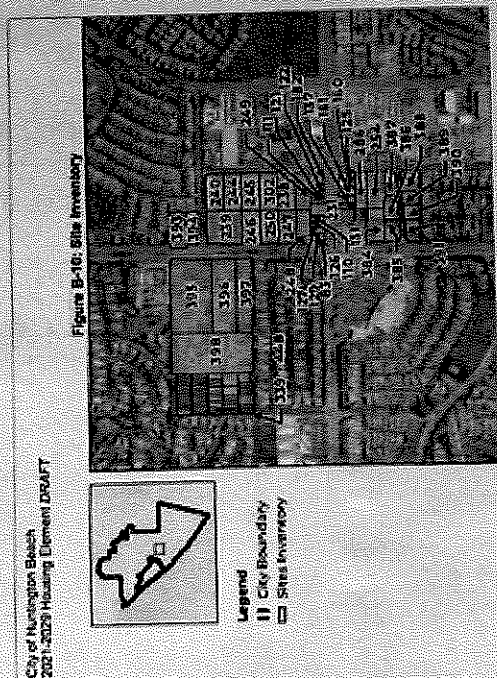
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## SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)



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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name:

PETER MACIVER

Street Name Only/Email:

STRATTON LN / LOB PETER 24@MSN.COM

Signature/Initials:

Peter Maciver

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:15 PM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** Thong Dinh <tdinh1254@gmail.com>  
**Sent:** Saturday, October 29, 2022 10:54 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

Sent from Mail for Windows

**SUPPLEMENTAL  
COMMUNICATION**

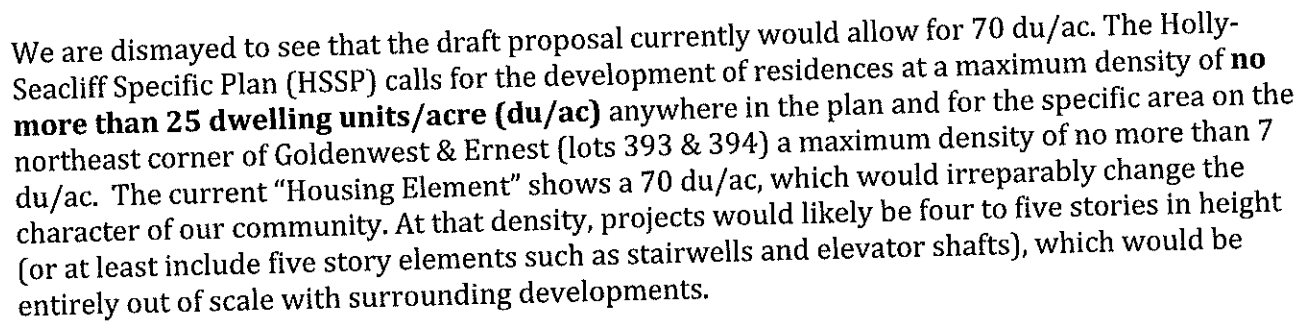
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Agenda Item No.: SS#4 (22-906)

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Name: Thong Dinh

Street Name Only/Email: Stratton Lane/tdinh1254@gmail.com

Signature/Initials: Thong Dinh/TD

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:17 PM  
**To:** Agenda Alerts  
**Subject:** FW: Proposed High Density Developments Near Seagate

**From:** Ingrid Lee <ingridlee222@gmail.com>  
**Sent:** Friday, October 28, 2022 2:12 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Proposed High Density Developments Near Seagate

Dear Council Members Delgleize, Posey, Carr, Peterson, Kalmick, Moser and Bolton,

My name is Ingrid Lee, and I live in the Seagate Community of Huntington Beach. This is regarding the proposed plan to put 70 units/acre behind the Sherwood area. I am concerned the crowding will increase conflict in our neighborhood - increased traffic, crime and pollution. I thought Huntington Beach was a Charter City. I don't quite understand. However, if we do have to build 13,000 units of affordable housing ( again, I don't believe these units will be cheap), can they be redistributed so that there can be townhomes behind Sherwood as opposed to high rise apartments?

Thank you for your consideration,  
Ingrid Lee

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

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**Sent:** Saturday, October 29, 2022 1:17 PM  
**To:** Agenda Alerts  
**Subject:** FW: Agenda item number 22-906  
**Attachments:** Agenda item NO. 22-906 housing element November 1 2022 city council meeting.pdf

**From:** Patrick D <patrickdibernardo@gmail.com>  
**Sent:** Saturday, October 29, 2022 8:24 AM  
**To:** patrickdibernardo@gmail.com  
**Subject:** Agenda item number 22-906

Council members,

Please consider the attached letter regarding the HSSP development. What is being proposed is simply out of control.

Thank you for your consideration,

Patrick Di Bernardo

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

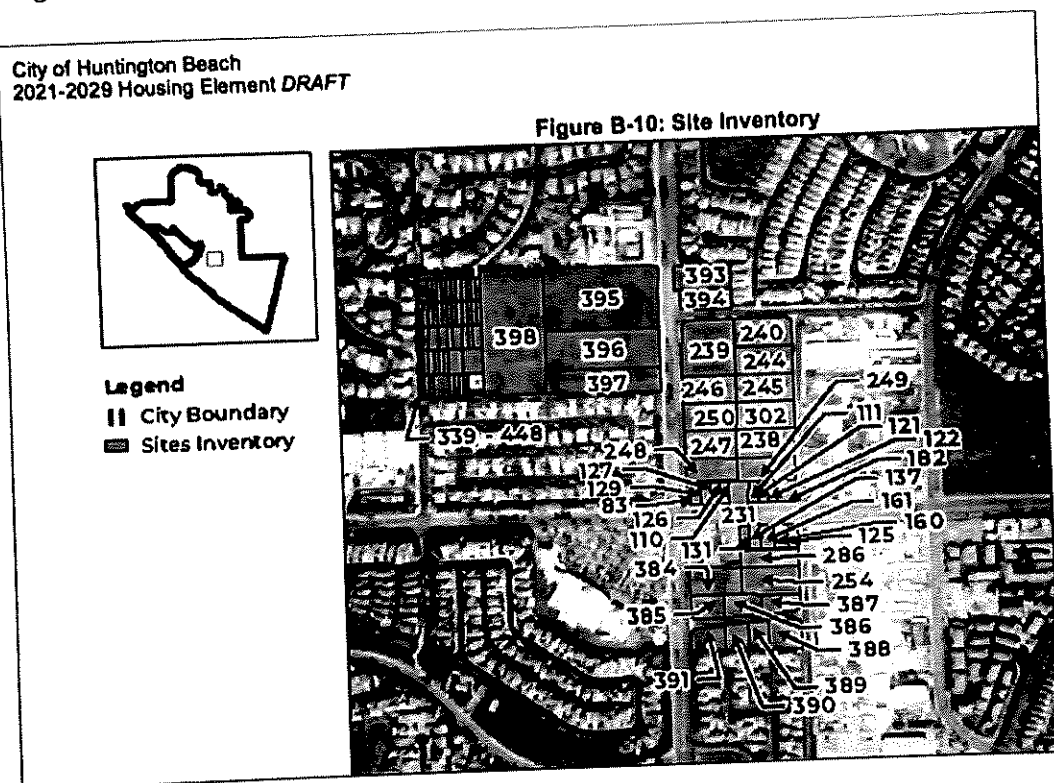
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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name:

Patrick Di Bernardo

Street Name Only/Email:

Calera Ln/ patrickdibernardo@gmail.com

Signature/Initials:

 P.D.



**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:18 PM  
**To:** Agenda Alerts  
**Subject:** FW: Seagate Housing Element concern  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** Effie Kee <treyeffie@yahoo.com>  
**Sent:** Saturday, October 29, 2022 7:37 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Seagate Housing Element concern

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-900)

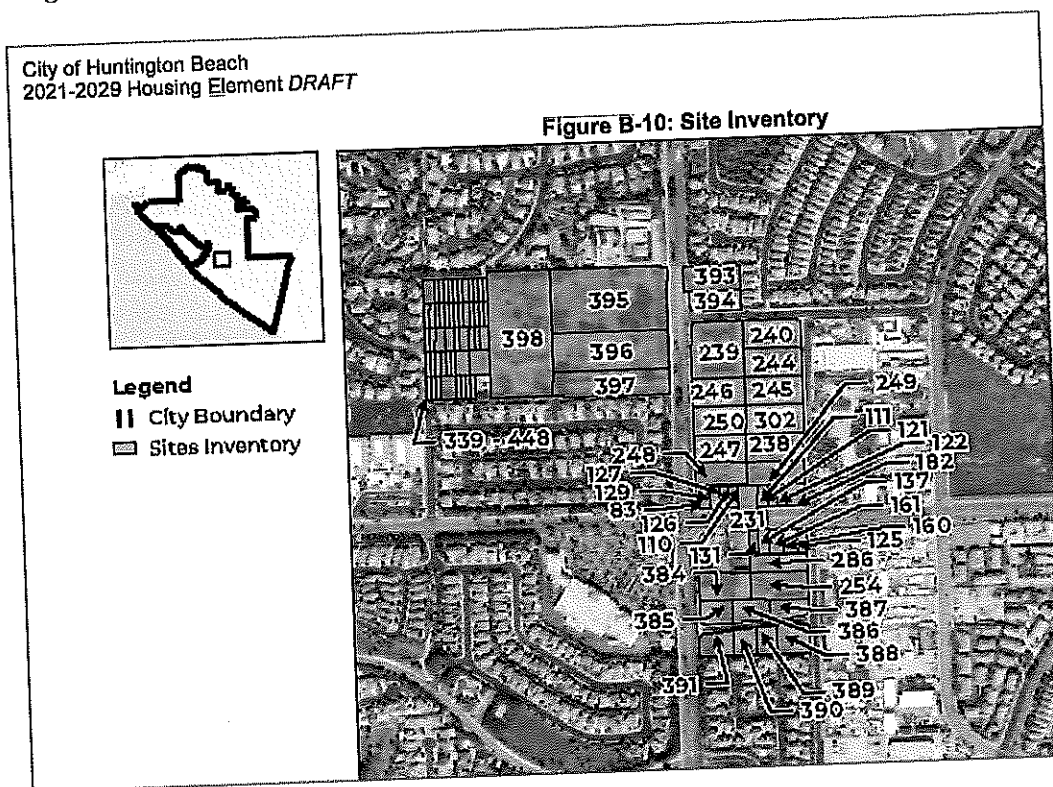
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Name: \_\_\_\_\_

Street Name Only/Email: \_\_\_\_\_

Signature/Initials: \_\_\_\_\_

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:19 PM  
**To:** Agenda Alerts  
**Subject:** FW: Holly-Seacliff Specific Plan (HSSP)  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** Agnes & Ted <oerr@yahoo.com>  
**Sent:** Friday, October 28, 2022 10:29 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Holly-Seacliff Specific Plan (HSSP)

As a long time resident of HB since 1977, I am against having high density housing which would add to the congestion and noise on Goldenwest and Gothard streets that have started to already be a problem as it has awoken me several times in the early hours of the morning. The beautiful community of Seagate and surrounding areas would be severely impacted.

Agnes Do

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

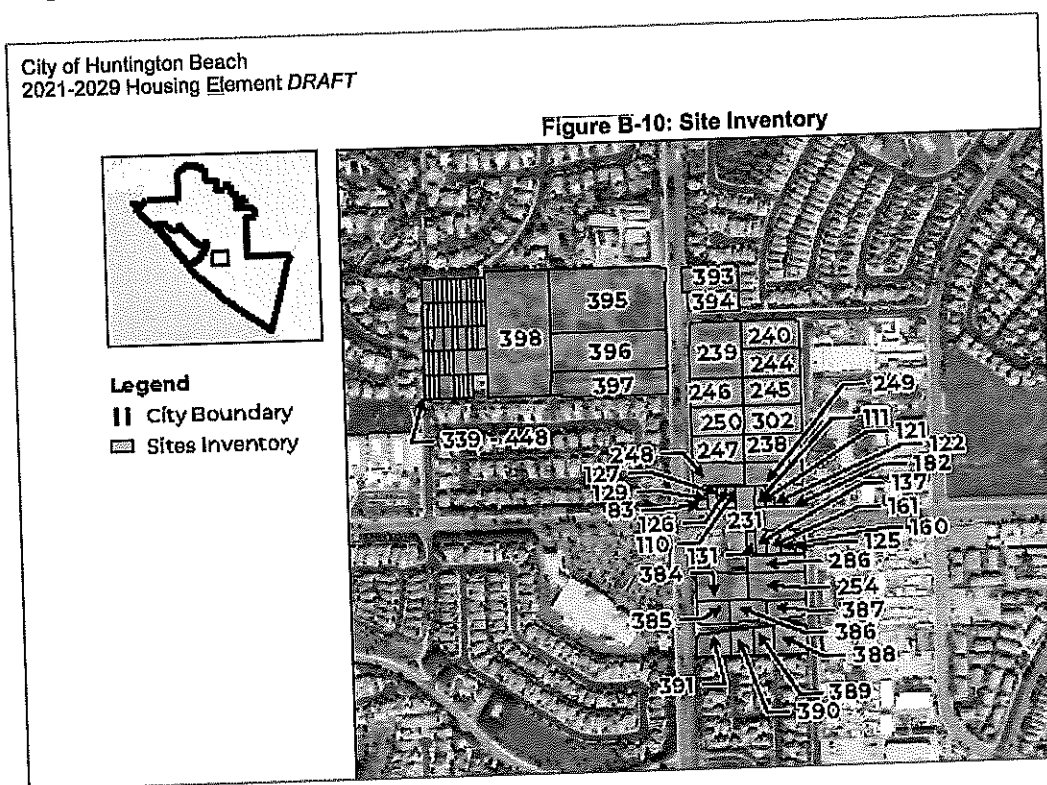
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Name: \_\_\_\_\_

Street Name Only/Email: \_\_\_\_\_

Signature/Initials: \_\_\_\_\_

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:19 PM  
**To:** Agenda Alerts  
**Subject:** FW: Regarding high density housing in HB  
**Attachments:** Letter - Seagate Housing Element kong.pdf

**From:** Eunice Kong <ekong712@gmail.com>  
**Sent:** Friday, October 28, 2022 8:20 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Regarding high density housing in HB

Please see attached letter regarding our concern for the proposed high density housing plan in the Huntington Beach Seacliff area.

Thank you,  
-Eunice and Brian Kong

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

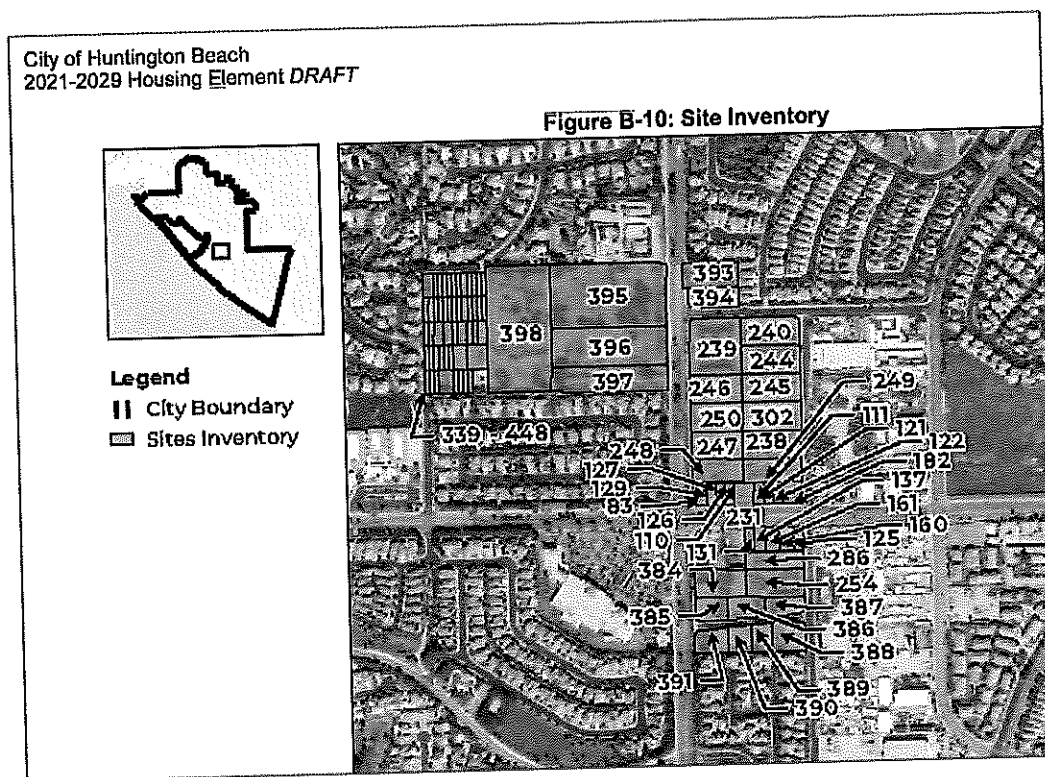
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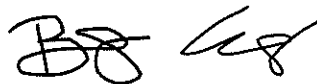
Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Brian and Eunice Kong

Street Name Only/Email: Siena Dr, Huntington Beach, ca, 92648  
Ekong712@gmail.com

Signature/Initials:

Handwritten signatures of Brian and Eunice Kong. The signature on the left is 'BK' and the signature on the right is 'EK'.

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:21 PM  
**To:** Agenda Alerts  
**Subject:** FW: High Density Housing Element  
**Attachments:** SCAN0198.PDF

**From:** Cassie Braun <cassie.bieggar@gmail.com>  
**Sent:** Friday, October 28, 2022 5:48 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** High Density Housing Element

As a Sea Gate resident and having two kids in Sea Cliff elementary I strongly disapprove of this high density proposal. Please see my attached letter that goes into further detail on my opposition. The community knows all about the 4th of July parade, the marathon, the Air Show and yet you have not talked at all to any of us of this drastic proposal that is going to take place and fundamentally change our community.

Thank you,  
Cassie Braun

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: 85#4 (22.900)

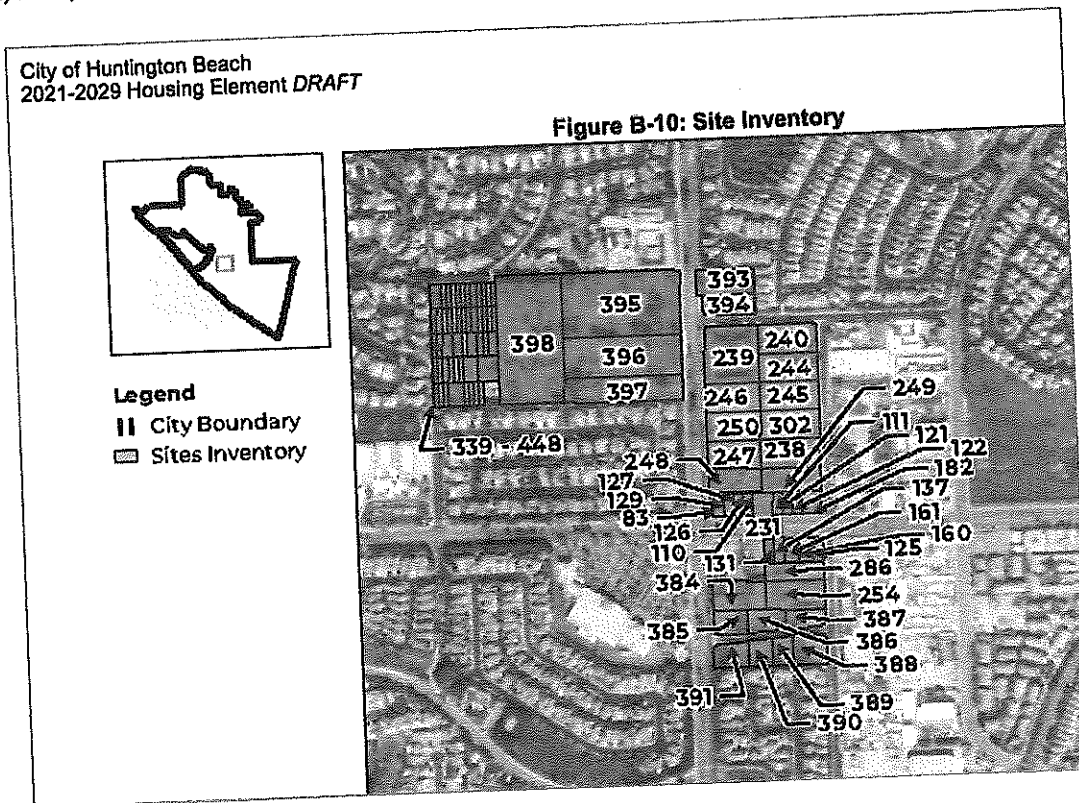
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3. No greater density than the 25 du/ac HSSP area.
4. No more than 3 story buildings HSSP area.
5. No roof decks or balconies that face Ernest Drive and within 100 feet of Ernest Drive.
6. Continue to not allow overnight parking on Ernest Drive.

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: Cassie Braun

Street Name Only/Email: Ashford Lane

Signature:



**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:21 PM  
**To:** Agenda Alerts  
**Subject:** FW: Huntington Beach Housing Element  
**Attachments:** Seagate Housing Element.pdf

**From:** Matt Braun <matt.braun4@gmail.com>  
**Sent:** Friday, October 28, 2022 5:32 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Huntington Beach Housing Element

Members of the City Council,

In advance of the Nov. 1 meeting on this topic, I'd like to make you aware of my views as a local resident of the Holly-Seacliff area.

Thank you,  
Matt Braun

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

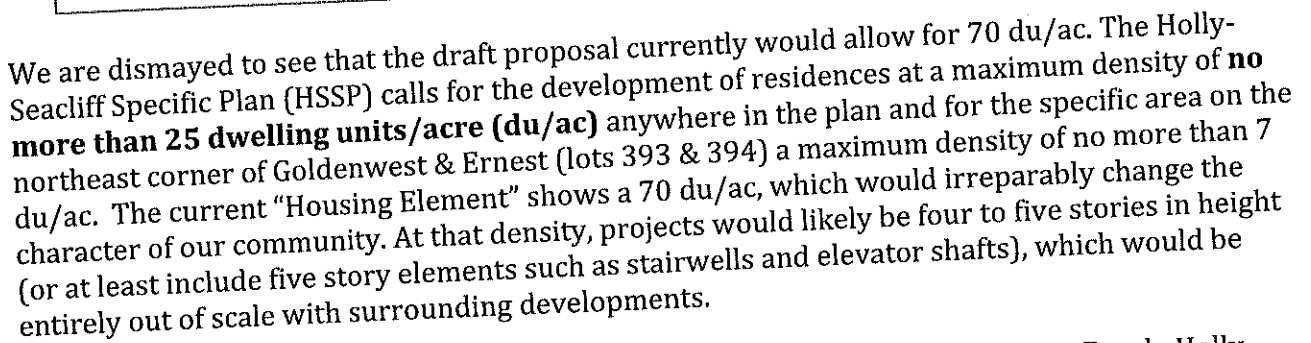
Agenda Item No.: SS #4 (22-900)

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 on the following lots with a 70 du/ac density: Lots 83, 110, 111, 121, 122, 126, 127, 129, 182, 231, 238, 239, 240, 244, 245, 246, 247, 248, 249, 250, 393, & 394.



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: Matt Braun

Street Name Only/Email: Ashford Lane

Signature: *Matt Braun*

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:24 PM  
**To:** Agenda Alerts  
**Subject:** FW: Please read before Nov 1st; request to modify impact to SeaGate communities from residential rezoning  
**Attachments:** HSSP development concerns.pdf

**From:** Davida Milo <davidajoan@yahoo.com>  
**Sent:** Friday, October 28, 2022 9:27 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Cc:** Davida Joan Milo - me <davidajoan@yahoo.com>; Villasenor, Jennifer <JVillasenor@surfcity-hb.org>; Zelinka, Al <Al.Zelinka@surfcity-hb.org>  
**Subject:** Please read before Nov 1st; request to modify impact to SeaGate communities from residential rezoning

Hello City Council Members,

I am a 25 year HB resident and have urgent concerns about the 70 du/ac residential rezoning proposed less than 100 feet from the end of my street.

May I request that you please read the attached letter containing my concerns/proposed alternatives before the next council meeting which will address this issue. I understand it is on the agenda November 1st.

Thank you for your time and consideration,  
Davida Milo

*- Davida Milo*  
davidajoan@yahoo.com

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22.906)



October 28, 2022

**SUBJECT: 2021-2029 HOUSING ELEMENT CANDIDATE SITES**

**TO: Our Huntington Beach Mayor and City Council Members:**

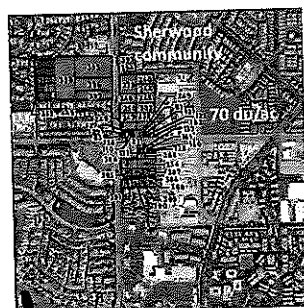
My name is Davida Milo, and I have lived in Huntington Beach for 25 years. Our current home of 18 years inside the Sherwood community is located in the Holly-Seacliff Specific Plan (HSSP). The plan made available to buyers when we purchased in 2004 calls for the development of a variety of uses but provides for residential uses at a maximum density of **no more than 25 dwelling units/acre (du/ac)**. My home is in a portion of the HSSP that is developed at a density of 7 du/ac. The plan acknowledges existing industrial area between Gothard Street to the east, Garfield Avenue to the south, Goldenwest Street to the west, and Ernest Drive to the north.

The first draft map of Housing Element candidate sites, released in the fall of 2021, showed a Housing Overlay at 35 dwelling units per acre across the full stretch of industrial area south of my home as shown below:



*Draft Housing Overlay Fall 2021 - 35 du/ac maximum:*

However, we very recently learned that map was revised *to show double the dwelling density in roughly half of the same area - 70 du/ac, which is a shocking proposal.*



*Current Draft Housing Overlay - 70 du/ac maximum:*

**The current proposal would completely and irreparably alter the character of our community that was committed to home buyers in the HSSP, and it should not be approved.** That density is totally out of context for Holly-Seacliff and is not in line with parameters provided in the plan for our low-density area when we bought this house. We live on Ambrose Lane, a short street that ends against Ernest Drive. Ernest is fewer than 10 homes away from us. A residential development of this density, in that small space, has clear potential and likelihood to be a much higher rise building than our low-density area. It would dramatically erode privacy for our and our neighbors' properties to have a building of significant height (required to accommodate the du/ac currently suggested) towering over our neighborhood.

I definitely understand the nonnegotiable CA state mandate to zone for additional housing development in HB and that it requires zoning for a minimum defined number of dwelling units. I feel strongly that refusing to plan is tantamount to sticking our heads in the sand. It subjects our city to dangerous financial and legal risk. I think efforts and HB budget dollars spent to attempt to refuse to cooperate (e.g. suing our state) is a *waste of HB city*

*employee time and our HB dollars.* Instead, I hope that HB efforts and budget can be more productively directed at developing best case solutions to comply and evolve our city effectively within these requirements.

No city stays the same forever. I realize that complying with this large housing zoning mandate is challenging. In my view, the best case is to propose plans to meet the mandate that provide the best possible outcome for as much of the HB resident population as possible. I'd welcome a well architected multi-family housing development (similar to existing Cape Ann community) adjacent to our community in place of the current industrial lots. I also hope each development will be subject to HB's *architectural review*.

**I strongly suggest that**

- **The du/ac ratio should be restricted to 30 du/ac maximum for development in Holly-Seacliff for any residential zoning, with a maximum of 3 stories for buildings.**
- **Adequate parking should be mandated for developers in Holly-Seacliff to accommodate future residents in line with HB municipal parking code for residential communities.**
- **Parking regulation must continue to prohibit overnight parking on Ernest.**
- **Rezoning along Ernest between Goldenwest to Garfield should stipulate a prohibition on balconies and roof decks since these structures would be a significant invasion of privacy into nearby homes and would introduce excess noise into adjacent low-density housing.**
- **Rezoning for residential use in Holly-Seacliff should include industrial areas in the first and current draft Housing Overlay to better accommodate the state housing allocation quantity with lower density in each area. *ALL* land south from Ernest down to Gothard that is bordered between Goldenwest and Gothard (on east and west respectively) should be included in this residential rezoning with this 30 du/ac limit applied.**
- **Rezoning should comply with state mandate in a way that will distribute rezoning across the total HB geography to share this burden and not subject any one HB area to disproportionate strain.**

In addition, I propose

- Rezoning for residential use in HB at higher densities above 30 du/ac should be reserved for areas adjacent to major HB corridors that already accommodate structures with heights of 4 stories or more. Building new higher-rise residential buildings would be more consistent with the character of areas along major HB corridors that *already have higher rise buildings.*
- Affordable housing quotas that are required of HB should be incorporated as modest percentages within each new construction and zoning plans. Low-income housing should not be singled out into separate buildings. A blend would allow reasonable access for lower income residents to live in quality communities while encouraging shared priorities amongst *all* residents to support a safe and well maintained community.
- Incentives should be considered to entice the developer to incorporate a small playground or green space within their development to maintain HB's reputation as a city with superior ratios of park space per capita. This helps to maintain our property value and HB's desirability for families.

I sincerely appreciate your time and attention to my concerns. Please contact me if you have additional requests for my input at [davidajoan@yahoo.com](mailto:davidajoan@yahoo.com).

Thank you,

Davida Milo

**Moore, Tania**

**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:24 PM  
**To:** Agenda Alerts  
**Subject:** FW: High Density Building Concerns HB

**From:** Jenny Buettner <shibuecouture@gmail.com>  
**Sent:** Thursday, October 27, 2022 11:33 AM  
**Subject:** High Density Building Concerns HB

To whom it may concern,

As a concerned resident for 55 years we are NOT in approval of the upcoming High Density Building being presented on November 1 & 15th.

I understand there is a vote coming up on the new proposed High Density Building near our Seagate community and we are among many of the concerned residents.

The impact of this proposed development will have an enormous traffic, litter, and real estate price impact on our city.

Currently, HB has too many HIGH Density areas that have caused many issues in our community (not to mention homelessness) and allowing for more HIGH density will turn us into an LA type of town.... our quaint, peaceful HB is turning into a hot mess with all the new developments being granted by the previous city councils.

Please **VOTE NO** on this and any future High Density Buildings.

Thank you!

--  
Jenny Buettner  
Shibue Couture  
Office: 877-270-3313

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

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**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Saturday, October 29, 2022 1:20 PM  
**To:** Agenda Alerts  
**Subject:** FW: Housing Dendity

**From:** Danny Nguyen <dan.mnguyen911@gmail.com>  
**Sent:** Friday, October 28, 2022 6:15 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Housing Dendity

Dear Honorable Mayor Delgleize and members of the City Council,

As a long time residents of Huntington Beach, we urged you and the council members to reconsider the housing project (better yet to stop the project).

The city of HB has been known as one of the best place to live in California.

The housing project is not only changing the look and the value of city of HB, the quality of life but it also affects various important factors such as crime rate increase, parking and traffic congestion, environmental effect like more noise & air pollution and over populate (we do not want the city to become the worst place to live in CA).

PLEASE STOP THE HOUSING PROJECT.

*Best Regards,*

Danny Nguyen.

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

**Moore, Tania**

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:26 AM  
**To:** Agenda Alerts  
**Subject:** FW: Bel Air HOA -- Board letter  
**Attachments:** 2210 BAH Board Letrter to City Council re Housing Element[1][1].pdf

**From:** Yasmin Daniels <yaz@bluepacificproperty.com>  
**Sent:** Monday, October 31, 2022 10:09 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Bel Air HOA -- Board letter

Good Morning,

Please see attached on behalf of the Bel Air HOA.

Should you have any questions, comments, or require additional information, please feel free to contact me. Thank you and have a wonderful rest of the day.

Yasmin Daniels, CCAM  
Community Manager  
Office: (714)641-0593  
Direct Line: (714)783-4288  
Email: yaz@bluepacificproperty.com  
[www.BluePacificProperty.com](http://www.BluePacificProperty.com)

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**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

October 28, 2022

SUBJECT: 2021-2029 HOUSING ELEMENT CANDIDATE SITES

Honorable Mayor and Members of the City Council:

We are the Bel Air Homeowners Association Board Members and represent the 102 homeowners in the Holly-Seacliff Specific Plan (HSSP). Many of our members are original homeowners that have lived in Huntington Beach for over 20 years. As part of the Seagate Community Association, we held a Town Hall meeting with nearly 75 homeowners on Sunday, October 23<sup>rd</sup> to address the proposed Housing Element. All but one of the homeowners in attendance were not even aware of the proposed changes to the areas immediately surrounding their community.

Our homes located in the HSSP were purchased with the understanding that the plan 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.**

Because of the low-density nature of the HSSP and its surrounding area, we are alarmed that such a high density would be considered in this area. **70 du/ac is ten times the density of our neighborhood and would irreparably change the character of our community.** It is entirely out of scale with the 25 du/ac maximum in the larger HSSP. 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. With density bonuses, projects would be even higher and more dense. This type of urban development has no context in the low density nature of the surrounding area and is not what Bel Air homeowners knowingly bought into when purchasing their homes. Of specific concern, we are dismayed to see that the draft proposal currently would allow for 70 du/ac at the northeast corner of Ernest Drive and Goldenwest Street directly adjacent to the backyards of homeowners that live on Ambrose Lane and Foxboro Circle. These homes would be negatively impacted by development at that density just over their back yard fences. Also concerning is that areas in the northwest & southeast of the City are not affected by the Housing Plan with any increase in density.

We are aware of the mandates the State has put on cities to meet their regional housing needs and support a reasonable certified Housing Element for the City of Huntington Beach and understand the consequences of not having one. We would fully support a Housing Overlay at a reasonable density not only on the industrial area shown in the latest draft, but on all the industrial area between Goldenwest/Ernest/Gothard/Garfield. We understand that options are being prepared to share with councilmembers and the community which reduce densities in the subject industrial area. The Bel Air Board of Directors would be in favor of any housing development the includes the following.

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 appreciate the City Council for holding a study session on November 1<sup>st</sup> to discuss the proposed Housing Element. We urge you to vote for an option that lowers allowable densities to make it more consistent with homes in the surrounding areas.

Thank you for your consideration, and please feel free to contact us.

Bel Air Homeowners Association  
Board of Directors

 President

DocuSigned by:

 - Vice-President

1068EE806D09449...

DocuSigned by:

 - Treasurer

0889BE381EAD451...

DocuSigned by:

 - Secretary

415B639C067247A...

DocuSigned by:

 - Director

75AFD008D539478...

**Moore, Tania**

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:25 AM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM No. 2-906 Housing Element (November 1, 2022 City Council Meeting)  
**Attachments:** Seacliff Plan.pdf

**From:** paul@americanvaloans.com <paul@americanvaloans.com>  
**Sent:** Monday, October 31, 2022 10:18 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Cc:** jessica.bunney@gmail.com  
**Subject:** AGENDA ITEM No. 2-906 Housing Element (November 1, 2022 City Council Meeting)

Dear City Council,

Other than voting I am not one to get too involved in city politics but this issue has made me reach out because of the proposal I am seeing. Please see the attached letter which reflects mine and my family's thoughts on this proposal in the city and we urge you to not allow such high density in our small part of town. It doesn't fit in with the neighborhood dynamics and we will be at the meetings fighting this, and also fighting it with our votes in future elections.

Sincerely,

**Paul Collier | Sr. VA Mortgage Consultant**  
Cell: (714) 904-4617  
Fax: (866) 342-6276  
Email: [paul@americanvaloans.com](mailto:paul@americanvaloans.com)



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**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS# 4 (22-906)



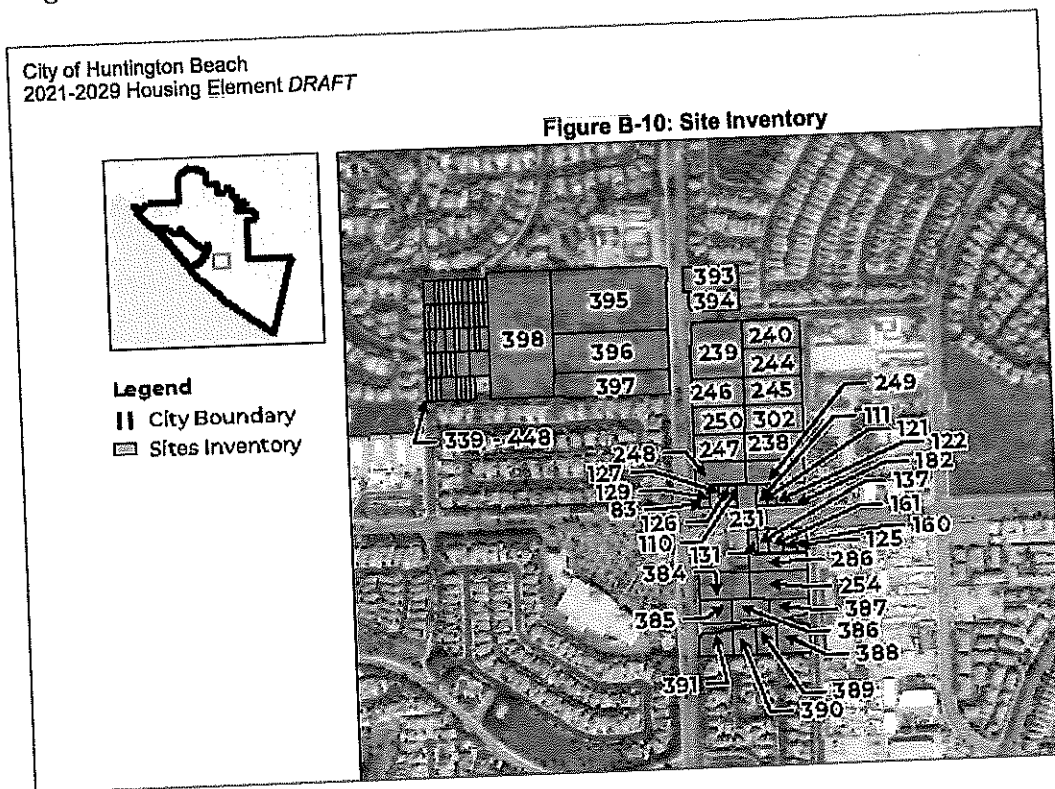
October 28, 2022

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: Paul Collier

Street Name Only/Email: Sinclair Ln. paul@americanvaloans.com

Signature/Initials:



**Moore, Tania**

**From:**  
**Sent:**  
**To:**  
**Subject:**

Fikes, Cathy  
Monday, October 31, 2022 10:26 AM  
Agenda Alerts  
FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

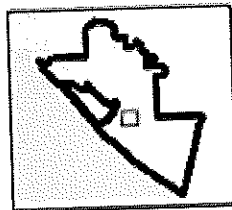
**From:** Melissa Johnson <mellyjohnson11@outlook.com>  
**Sent:** Monday, October 31, 2022 9:52 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

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:

City of Huntington Beach  
2021-2029 Housing Element DRAFT

**Figure B-10: Site Inventory**



**Legend**  
|| City Boundary  
■ Site Inventory



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.

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

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.

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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,  
Melissa and Jesse Johnson  
7681 Park Forest Drive, Huntington Beach, CA 92648

**Moore, Tania**

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:27 AM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

**From:** jiayluo@gmail.com <jiayluo@gmail.com>  
**Sent:** Monday, October 31, 2022 9:06 AM  
**Cc:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Re: 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 stair wells and elevator shafts), which would be entirely out of scale with surrounding developments.

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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 in the 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.

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

We urge the 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,

Jia Luo  
Seagate community resident

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:28 AM  
**To:** Agenda Alerts  
**Subject:** FW: SIGNED YOON - AMBROSE LN - AGENDA ITEM NO. 22-906 HOUSING ELEMENT  
**Attachments:** YOON-AMBROSE LN - AGENDA ITEM NO. 22-906 HOUSING ELEMENT\_10-31-2022.pdf

**From:** Your Grace <gkilyoon@gmail.com>  
**Sent:** Monday, October 31, 2022 9:05 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** SIGNED YOON - AMBROSE LN - AGENDA ITEM NO. 22-906 HOUSING ELEMENT

Dear Huntington Beach City Council:

Please see attached signed homeowners of AMBROSE LANE, Stewart and Grace Yoon of SEAGATE COMMUNITY ASSOCIATION, HB signed 6 measures in the above "Housing Element".

Thank you and regards,  
Grace and Stewart Yoon

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

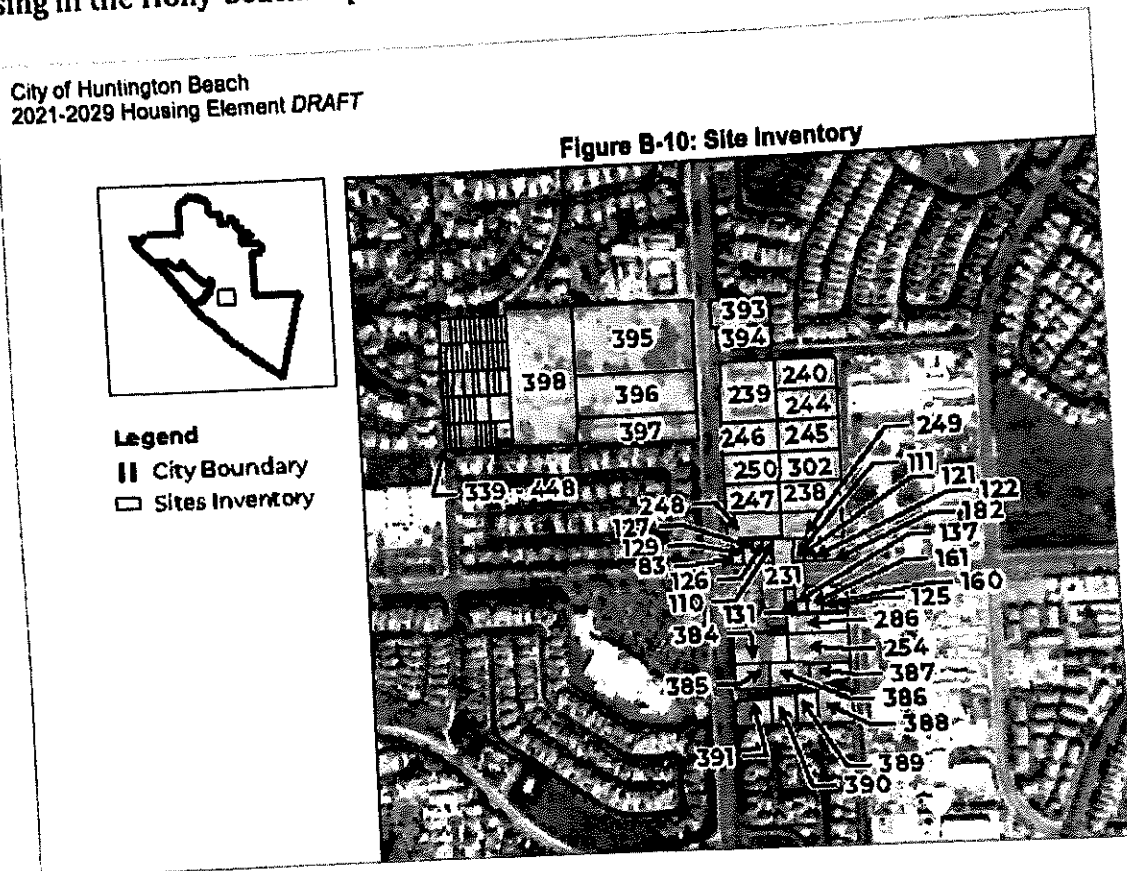
October 28, 2022

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.

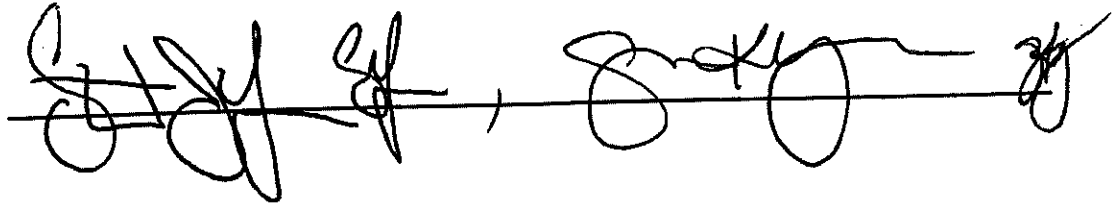
Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Stewart Yoon and Grace Yoon

Street Name Only/Email: Ambrose Lane / gkilyoon@gmail.com

Signature/Initials:

Handwritten signatures of Stewart Yoon and Grace Yoon, separated by a comma, written over a horizontal line.

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:30 AM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element Nov. 1, 2022 City Council Meeting  
**Attachments:** Letter HB CCouncil- Seagate Housing Element 103122.docx

**From:** James DelloRusso <jdell34@gmail.com>  
**Sent:** Monday, October 31, 2022 8:00 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** AGENDA ITEM NO. 22-906 Housing Element Nov. 1, 2022 City Council Meeting

Please forward the attached letter to all City Council Members today.  
Thanks.  
James DelloRusso

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

October 31, 2022

TO: Huntington Beach City Council (City.Council@surfcity-hb.org)  
SUBJECT: **AGENDA ITEM NO. 22-906 Housing Element (Nov. 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 **AFFRONTED BY** and **OPPOSE** 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 **OPPOSE** these proposals as they stand because:

1. 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.
2. The proposed "Housing Element" shows a 70 du/ac, which would irreparably change the character of our community.
3. The selected sites are not geographically dispersed within the City of Huntington Beach. Why were no parcels identified in the entire North West or South East quadrants of Huntington Beach identified?

**As homeowners, if any "Housing Element" proposals come to pass, we insist on the following 6 measures:**

1. No greater density than 7 du/ac in lots 393 & 394 (NE corner of Goldenwest & Ernest)
2. No more than 2 story buildings in lots 393 & 394 (NE corner of Goldenwest & Ernest)
3. No greater density than the 25 du/ac anywhere in the HSSP area.
4. No more than 3 story buildings anywhere in the 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.

These are calculations under which- IN GOOD FAITH- homeowners here have purchased their properties.

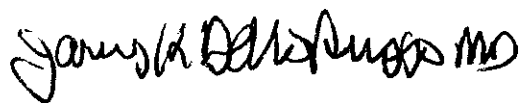
We urge City Council to vote for an option that lowers allowable densities in this part of the city.  
We urge the City Council to incorporate these 6 measures into the Housing Element to achieve that number one housing goal for Huntington Beach.

Sincerely,

Homeowner of Seagate Community Association Name: James DelloRusso Street

Name Only/Email: Garnet Lane                      jdell34@gmail.com

Signature/Initials:



**Moore, Tania**

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:32 AM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

**From:** H Muliadi <hmuliadi@gmail.com>  
**Sent:** Sunday, October 30, 2022 10:58 PM  
**To:** 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 stair wells and elevator shafts), which would be entirely out of scale with surrounding developments.

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 in the 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 the 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,

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

Harun Muliadi  
Ainsley Drive

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:32 AM  
**To:** Agenda Alerts  
**Subject:** FW: Oppose High Density Housing near Seacliff Elementary (ZTA 22-006, ZTA 22-007)

**From:** Jesse Biebesheimer <jbiebes@gmail.com>  
**Sent:** Monday, October 31, 2022 12:13 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Oppose High Density Housing near Seacliff Elementary (ZTA 22-006, ZTA 22-007)

Dear Members of the City Council,

As a long time resident of Huntington Beach, past graduate of Huntington Beach High School, and parent of two children at Huntington Seacliff Elementary School, I am writing to express concern about zoning changes that will have a profound impact on our neighborhood, schools, community, and quality of life.

Like many of my neighbors, I was surprised to learn about proposals for multiple high density housing developments in the Huntington Seacliff area. I am deeply concerned that this will increase congestion and traffic in the area. As a parent, I am worried about a massive influx of students to Huntington Seacliff Elementary School, Dwyer Middle School, and Huntington Beach High School. This will have a profound impact on classroom sizes and the quality of education for my children for years to come. These schools, already at capacity, cannot be expected to absorb hundreds of new students. No formal studies have been conducted to determine the impact on our schools. I am also concerned about construction traffic and noise immediately adjacent to Seacliff Elementary and the safety problems this will create.

The proposed developments simply do not fit with the character of our neighborhood, contradict decades of careful city planning, and will overwhelm our local schools.

**I strongly urge the Council to vote against the High Density Housing Overlays to the Ellis Goldenwest and Holly Seacliff Specific Plans.**

Sincerely,

Jesse Biebesheimer

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-900)

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:33 AM  
**To:** Agenda Alerts  
**Subject:** FW: Item No. 22-906 – 2021-2029 Housing Element Candidate Sites (November 1, 2022 City Council Meeting)  
**Attachments:** 2022-10-30 - Crystallaire CA, Inc. - Board Letter to the HB City Council re Housing Element.pdf

**From:** AL <alitevsky@gmail.com>  
**Sent:** Sunday, October 30, 2022 10:05 PM  
**To:** Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Carr, Kim <Kim.Carr@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; CITY COUNCIL <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>  
**Cc:** Mike Kubas <mike@elitehoa.com>; Louisa <vigor98@socal.rr.com>; Vivian Ng <vivianbng@aol.com>; Anna Straub <anna.straub1@icloud.com>; Keith Angel <keith.angel@avisionteam.com>  
**Subject:** Item No. 22-906 – 2021-2029 Housing Element Candidate Sites (November 1, 2022 City Council Meeting)

PLEASE SEE THE ATTACHED LETTER

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

# CRYSTALAIRE COMMUNITY ASSOCIATION, INC.

18720 Crystalair Lane  
Huntington Beach, California 92648

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October 30, 2022

**Via E-Mail Only:** [Barbara.delgleize@surfcity-hb.org](mailto:Barbara.delgleize@surfcity-hb.org); [Mike.posey@surfcity-hb.org](mailto:Mike.posey@surfcity-hb.org); [kim.carr@surfcity-hb.org](mailto:kim.carr@surfcity-hb.org); [erik.peterson@surfcity-hb.org](mailto:erik.peterson@surfcity-hb.org); [dan.kalmick@surfcity-hb.org](mailto:dan.kalmick@surfcity-hb.org); [natalie.moser@surfcity-hb.org](mailto:natalie.moser@surfcity-hb.org); [Rhonda.bolton@surfcity-hb.org](mailto:Rhonda.bolton@surfcity-hb.org); [city.council@surfcity-hb.org](mailto:city.council@surfcity-hb.org); [cfikes@surfcity-hb.org](mailto:cfikes@surfcity-hb.org)

Mayor of City of Huntington Beach  
Member of the City Council  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

RE: Item No. 22-906 – 2021-2029 Housing Element Candidate Sites (November 1, 2022  
City Council Meeting)

Honorable Mayor and Members of the City Council:

This letter is on behalf of Crystalair Community Association, Inc. ("Crystalair"), which represents over three hundred residents of Huntington Beach and comprises homeowners of ninety-eight single-family residences in the Holly-Seacliff Specific Plan ("HSSP"). Many of our members are original homeowners that have owned their properties within Crystalair in Huntington Beach for over twenty years.

As part of the Seagate Community Association, we participated in a Town Hall meeting with nearly seventy-five homeowners on Sunday, October 23<sup>rd</sup> to discuss the proposed Housing Element. All but one of the homeowners in attendance were not even aware of the proposed changes to the areas immediately surrounding their community.

Our homes located in the HSSP were purchased with the understanding that the city plan called for and allowed the development of residences at **a maximum density of no more than twenty-five (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.**

Because of the well-established low-density nature of the HSSP and its surrounding area, we are alarmed that such high density projects would be considered in this area. **Seventy (70) du/ac is 10 times the density of our neighborhood and, if allowed, it would irreparably and negatively change the character of our community.** It is entirely out of scale with the 25 du/ac maximum in the larger HSSP. At the proposed 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. With density bonuses, projects would be even higher and



more dense. These are not the densities our members reasonably expected to see when they invested in their homes within the HSSP.

The proposed high-density urban development has no context in the low density nature of the surrounding area and is not what Crystallaire homeowners reasonably relied on and knowingly bought into when purchasing their homes.

Of specific concern, we are alarmed and disappointed to see that the current draft proposal would allow for 70 du/ac at the northeast corner of Ernest Drive and Goldenwest Street directly adjacent to the backyards of homeowners that live on Ambrose Lane and Foxboro Circle. These homes would be negatively impacted by development at that density just over their back yard fences. Also concerning is that areas in the northwest and southeast of the city are not affected by the Housing Plan with any increase in density.

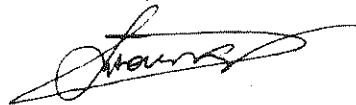
We are aware of the State mandates imposed upon cities to meet regional housing needs and the requirement to support a reasonable certified Housing Element for the City of Huntington Beach. We understand the consequences of non-compliance. We would fully support a Housing Overlay at a reasonable density not only on the industrial area shown in the latest draft, but on all the industrial areas between Goldenwest/Ernest/Gothard/Garfield. We understand that options are being prepared to share with Members of the City Council and the community, which options reduce densities in the subject industrial area. Crystallaire would be in favor of housing development within the following criteria:

1. No greater density than 7 du/ac in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
2. No more than two-story buildings in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
3. No greater density than the 25 du/ac in the HSSP area.
4. No more than three-story buildings in the 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 appreciate the City Council for holding a study session on November 1<sup>st</sup> to discuss the proposed Housing Element. We urge you to vote for an option that lowers allowable densities to make them consistent with the existing homes in the surrounding areas.

Thank you for your consideration, and please feel free to contact us through our management company Elite Property Services, Inc. at (714) 357-3159 if we can provide any additional input.

Sincerely,



Allan Litovsky, Esq.  
President of the Board of Directors  
Crystallaire Community Association

**Moore, Tania**

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:33 AM  
**To:** Agenda Alerts  
**Subject:** FW: SeaGate Housing Element

**From:** Yvi <yvica@gmail.com>  
**Sent:** Sunday, October 30, 2022 10:28 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** SeaGate Housing Element

Dear Mayor Delgleize and members of the city council,

My husband and I have been homeowners in the SeaGate community for the past 13 years. We purchased this as our first home together after we married and loved this neighborhood specifically for the family appeal and the great elementary school (Seacliff) that our future children would attend.

We recently learned that there are plans to develop high density housing adjacent to our neighborhood on the northeast and southeast corners of Goldenwest and Ernest. We understand that there is a need for more housing in Huntington Beach and are not opposed to it, but are appalled and dismayed that such high density housing would be considered in our area. Not only would it be completely out of character for our single family home neighborhood but it would most likely cause redistricting of the elementary school for the children in our tract (which is a main selling point for young families purchasing homes in this neighborhood).

We would like to see the following in the Housing Element.

- a. No greater density than 7 du/ac in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
- b. No more than 2 story buildings in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
- c. No greater density than the 25 du/ac HSSP area.
- d. No more than 3 story buildings in the HSSP area.
- e. No roof decks or balconies that face Ernest Drive and within 100 feet of Ernest Drive.

f. Continue to not allow overnight parking on Ernest Drive

Thankyou for your consideration in this important matter.

Respectfully,  
Yvi and Allen Gomez  
SeaGate Community homeowners

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)



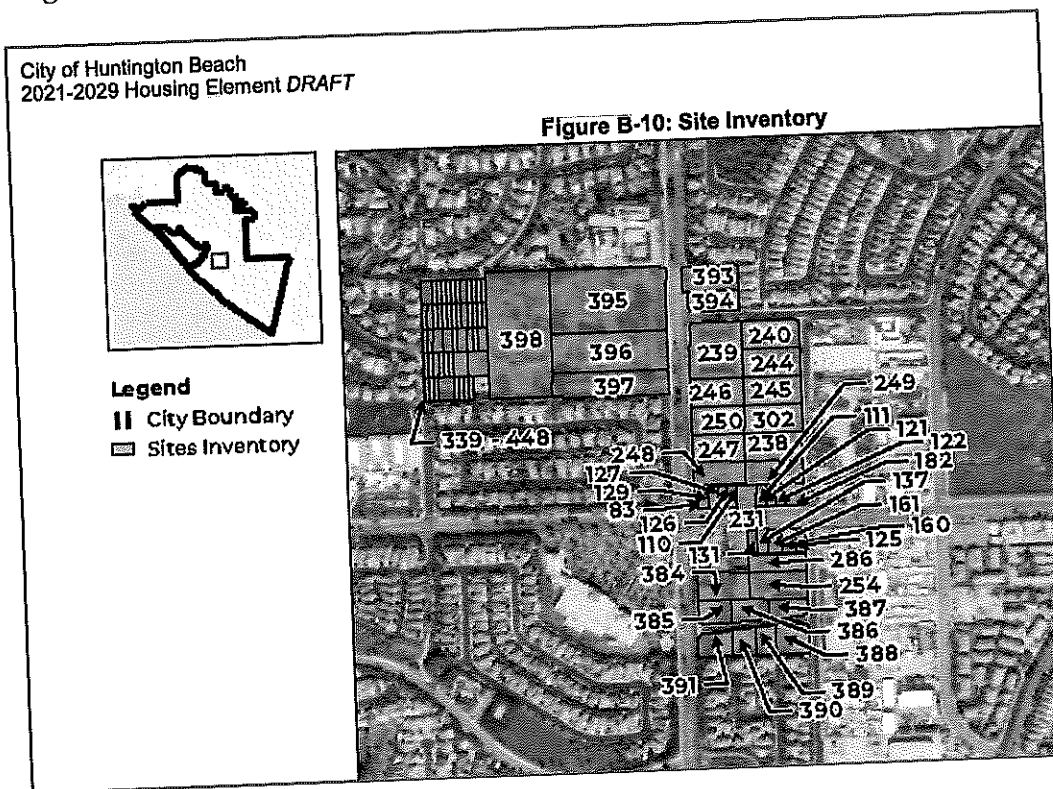
October 28, 2022

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)
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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: Yvi Gomez

Street Name Only/Email: Ashford Lane/ Yvi Gomez

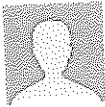
Signature/Initials: YCG

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:33 AM  
**To:** Agenda Alerts  
**Subject:** FW: Seagate Housing Element  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** Carol DiLibero <csiggy@hotmail.com>  
**Sent:** Sunday, October 30, 2022 9:47 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Seagate Housing Element



 Letter - Seagate Housing Element

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA  
You have received this email because [teamdilibero@gmail.com](mailto:teamdilibero@gmail.com) shared a document with you from Google Docs.

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SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

October 28, 2022

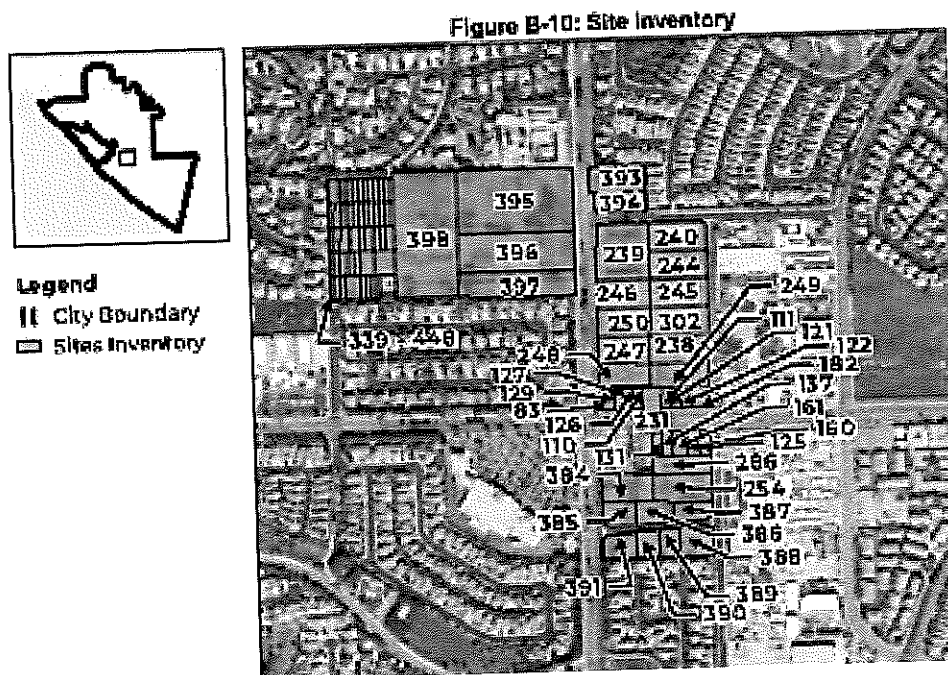
TO: Huntington Beach City Council (City.Council@surfcity-hb.org)

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:

City of Huntington Beach  
2024-2029 Housing Element DRAFT



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.

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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)
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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: CAROL DILIBERO

Street Name Only/Email: SHERWOOD DRIVE, [csiggy@hotmail.com](mailto:csiggy@hotmail.com)

Signature/Initials: *Carol DiLibero*



**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:33 AM  
**To:** Agenda Alerts  
**Subject:** FW: Outrage letter and request from Seagate and Crystallaire homeowner  
**Attachments:** Letter - Seagate Housing Element signed by Michelle Radcliffe.pdf

**From:** Michelle Radcliffe <mradcliffe99@yahoo.com>  
**Sent:** Sunday, October 30, 2022 9:12 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Outrage letter and request from Seagate and Crystallaire homeowner

Dear Council,

I hope that you will actually represent the concerns of our community and NOT go against the plan that we all relied on when choosing to live in HB.

Please see attached letter.

Thanks,

Michelle Radcliffe, J.D.  
Crystallaire and Seagate resident

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-900)

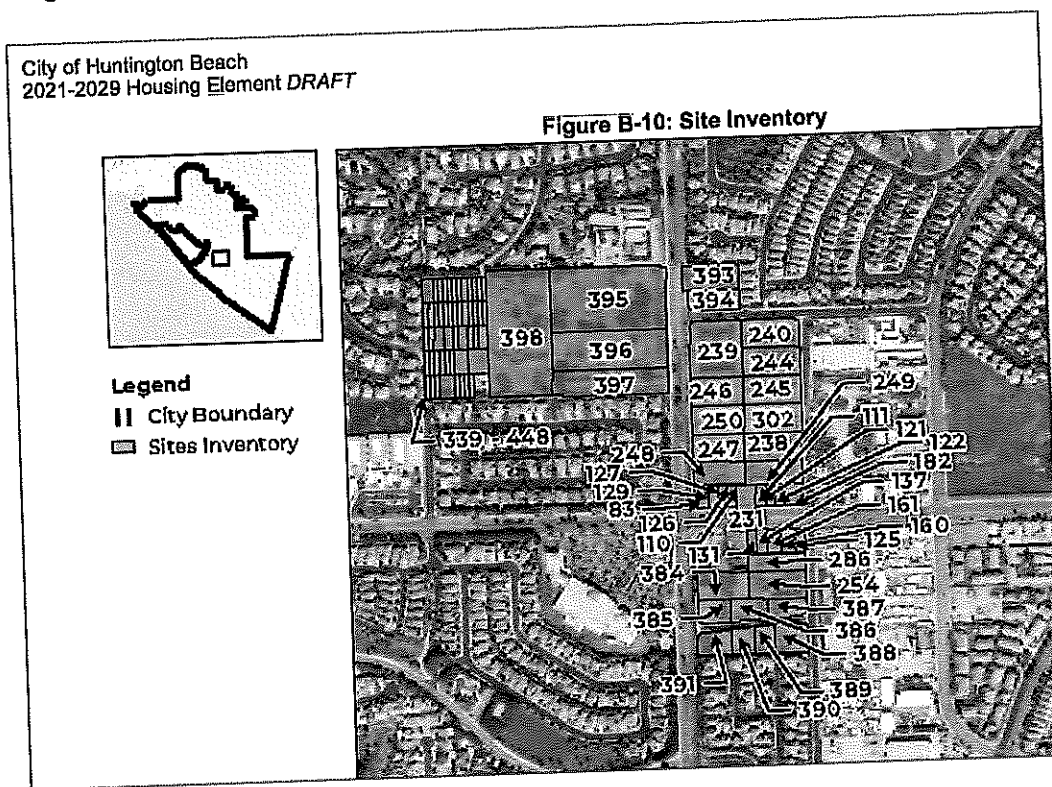
October 28, 2022

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: \_\_\_\_\_

Street Name Only/Email: \_\_\_\_\_

Signature/Initials: \_\_\_\_\_

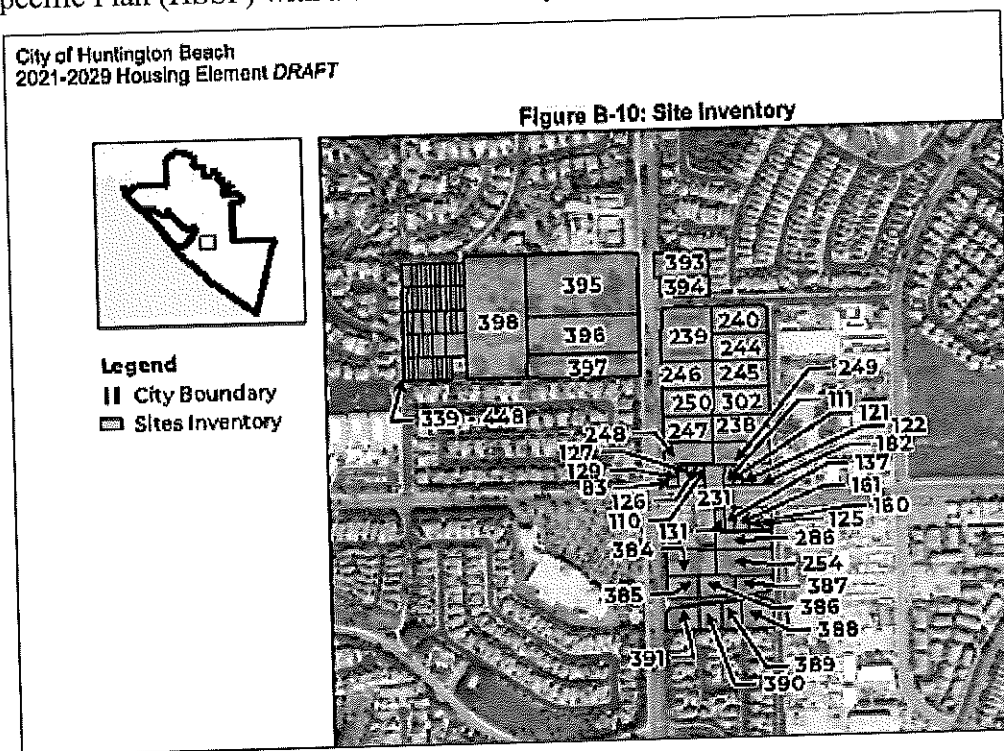
**Moore, Tania**

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:33 AM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

**From:** Guillermo Family <nojonuggets@gmail.com>  
**Sent:** Sunday, October 30, 2022 9:03 PM  
**To:** 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,

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Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

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.

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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. Preferably, please reconsider another area of Huntington Beach.

Sincerely,

Roy and Ashlee Guillermo

18736 Stratton Lane

Homeowners of Seagate Community Association, Huntington Beach

## Moore, Tania

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:34 AM  
**To:** Agenda Alerts  
**Subject:** FW: Call to Action

**From:** Paula Cook <pycook5@gmail.com>  
**Sent:** Sunday, October 30, 2022 8:21 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Call to Action

October 28, 2022

TO: Huntington Beach City Council ([City.Council@surfcity-hb.org](mailto: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.

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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.

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4. No more than 3 story buildings HSSP area.

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

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

Paula Cook  
Park Path Dr.

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:34 AM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

**From:** RG Haas <rghaas7@gmail.com>  
**Sent:** Sunday, October 30, 2022 7:09 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

Dear council member,

As an original homeowner in the Seagate community ( since 1998), I have been witness to steady growth in the HB community.

With it, increased traffic, noise, and a much less calmer atmosphere in general.

I am very opposed to the consideration of plans to adopt the proposed "housing element" and the high density housing plan. ("Holly-Seacliff Specific Plan)

This is completely out of line with the current structure and character of this community. Not only an increase in density of units but the associated elevation of structures.

As noted at a recent homeowners meeting:

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.

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**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

95#4 (22-906)



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:

R. Gordon Haas

Street Name Only/Email:

Foxboro Circle/ [rghaas@gmail.com](mailto:rghaas@gmail.com)

Signature/Initials:

RGH

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:37 AM  
**To:** Agenda Alerts  
**Subject:** FW: Concerns Regarding High Density Housing Development

**From:** F Spates <1jagpri@gmail.com>  
**Sent:** Sunday, October 30, 2022 4:00 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Concerns Regarding High Density Housing Development

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

1, 2022 City Council Meeting)

each we are OUTRAGED and



Huntington Beach Housing Element  
Housing in Huntington Beach"  
able density to 70 du/ac in the

Sent from my iPad

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:37 AM  
**To:** Agenda Alerts  
**Subject:** FW: Concerns Regarding High Density Plan

**From:** F Spates <1jagpri@gmail.com>  
**Sent:** Sunday, October 30, 2022 4:02 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Concerns Regarding High Density Plan

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)



1, 2022 City Council Meeting)

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Huntington Beach Housing Element  
Housing in Huntington Beach  
variable density to 70 du/ac in the

Sent from my iPad

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:39 AM  
**To:** Agenda Alerts  
**Subject:** FW: Agenda Item No. 22-906 Housing Element  
**Attachments:** Letter - Seagate Housing Element Ray Flynn.pdf

**From:** Raymond J Flynn <rjflynn.hb@gmail.com>  
**Sent:** Sunday, October 30, 2022 1:01 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Agenda Item No. 22-906 Housing Element

Agenda Item No. 22-906 Housing Element (Nov.1, 2022, City Council Meeting)

The signed PDF attached explains my objections to the proposed "Housing Element" and proposed high-density housing in the Holly-Seacliff Specific Plan.

Raymond J. Flynn

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

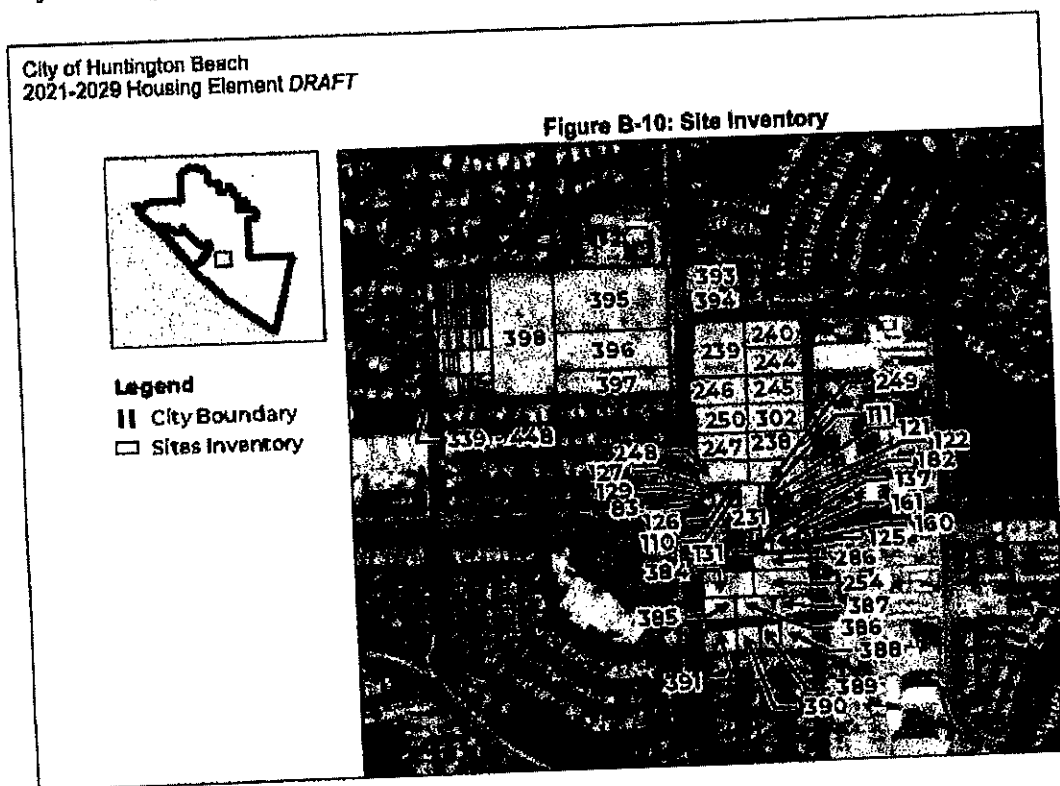
October 28, 2022

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,

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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.

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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: R J FLYNN

Street Name Only/Email: PROSPECT DR / rjflynn.hb@gmail.com

Signature/Initials: 

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:38 AM  
**To:** Agenda Alerts  
**Subject:** FW: Seagate Housing Element-Letter  
**Attachments:** Letter - Seagate Housing Element-10-30-2022.pdf

**From:** Keri Lee-Hanamura <kleehanamura@gmail.com>  
**Sent:** Sunday, October 30, 2022 3:04 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Seagate Housing Element-Letter

Hello,

Please find the attached letter regarding the proposed development within the Seagate Community.

Respectfully,  
Bryan Hanamura

SUPPLEMENTAL  
COMMUNICATION

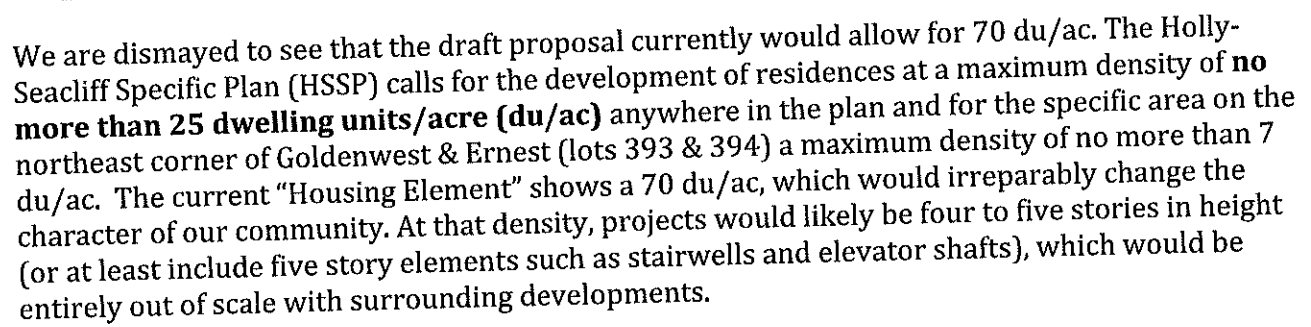
Meeting Date: 11/1/2022

1 Agenda Item No.: SS#4 (22-906)

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

Dear Honorable Mayor Delgleize and members of the City Council,

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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: Bryan and Keri Hanamura

Street Name Only/Email: Calera Lane/kleehanamura@gmail.com

Signature/Initials: BH and KJLH

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:38 AM  
**To:** Agenda Alerts  
**Subject:** FW: Letter - Seagate Element - Ilse deBruin/Shawn Hansen  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** Ilse de Bruin <ilsedbza@gmail.com>  
**Sent:** Sunday, October 30, 2022 3:51 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Letter - Seagate Element - Ilse deBruin/Shawn Hansen

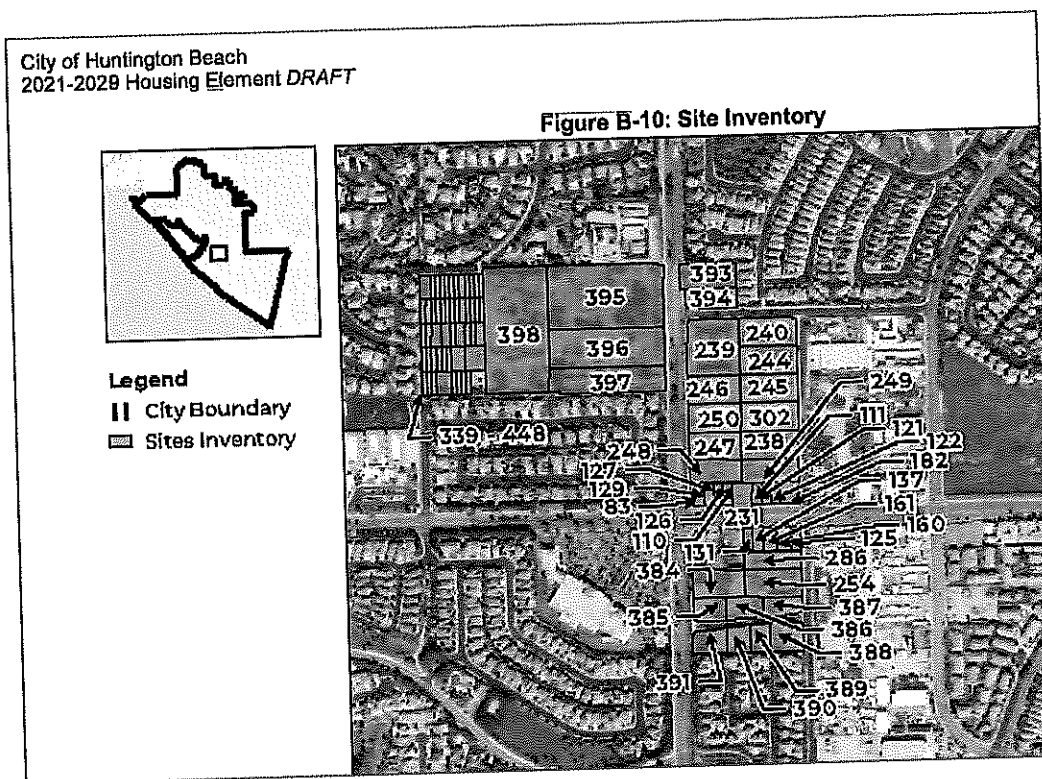
Please find signed letter attached  
Ilse

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

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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: Ilse deBruin

Street Name Only/Email: 18793 Roxbury Lane

Signature/Initials: Ilse DeBruin and Shaun Hansen

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:43 AM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)  
**Attachments:** Letter - Seagate Housing Element - SS.pdf

**From:** Sergey Sedykin <sshb67@msn.com>  
**Sent:** Saturday, October 29, 2022 2:17 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

October 28, 2022

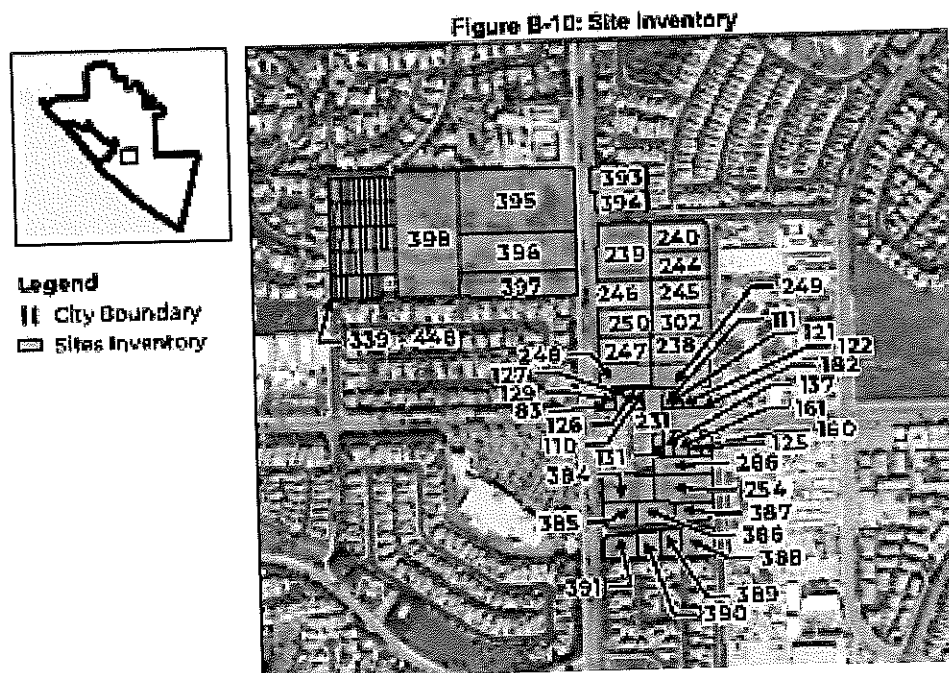
TO: Huntington Beach City Council (City.Council@surfcity-hb.org)

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:

City of Huntington Beach  
2021-2028 Housing Element DRAFT



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.

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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: Sergey Sedykin & Olga Sedykina

Street Name Only/Email: 7411 Siena Drive, Huntington Beach, CA 82648

Signature/Initials:

*S. Sedykin*  
*Olga Sedykina*

## Moore, Tania

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:42 AM  
**To:** Agenda Alerts  
**Subject:** FW: Opposition to Proposed Excessive High Density Housing in the Holly Seacliff Specific Plan Area

**From:** M. David Cole, MD <mdcole02@gmail.com>  
**Sent:** Saturday, October 29, 2022 3:54 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Opposition to Proposed Excessive High Density Housing in the Holly Seacliff Specific Plan Area

I would like to add my voice of opposition to the current plans, as listed below, to add excessive high density housing developments to the Holly-Seacliff Specific Plan area.

I COMPLETELY AGREE WITH POINTS A THOUGH D BELOW AND WILL BE MONITORING THE OPINIONS OF CITY COUNCIL MEMBERS AND THE OUTCOMES OF THIS ISSUE TO DECIDE HOW I VOTE IN FUTURE ELECTIONS.

Sincerely,  
M. David Cole, MD

- A. 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. It is entirely out of scale with the 25 du/ac maximum in the larger HSSP.
- B. 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?
- C. 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.
- D. We would like to see the following in the Housing Element.
- No greater density than 7 du/ac in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
  - No more than 2 story buildings in lots 393 & 394 (northeast corner of Goldenwest & Ernest)
  - No greater density than the 25 du/ac HSSP area.
  - No more than 3 story buildings HSSP area.
  - No roof decks or balconies that face Ernest Drive and within 100 feet of Ernest Drive.
  - Continue to not allow overnight parking on Ernest Drive

## SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-900)



**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:41 AM  
**To:** Agenda Alerts  
**Subject:** FW: Agenda Item No. 22-906 Housing Element  
**Attachments:** Letter - Seagate Housing Element Kerry Flynn.pdf

**From:** Kerry Flynn <kerry.flynn@gmail.com>  
**Sent:** Saturday, October 29, 2022 5:22 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Agenda Item No. 22-906 Housing Element

Agenda Item No. 22-906 Housing Element (Nov.1, 2022, City Council Meeting)

The signed PDF attached explains my objections to the proposed "Housing Element" and proposed high-density housing in the Holly-Seacliff Specific Plan.

Kerry Flynn

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Share and Care Always!  
Kerry Flynn

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

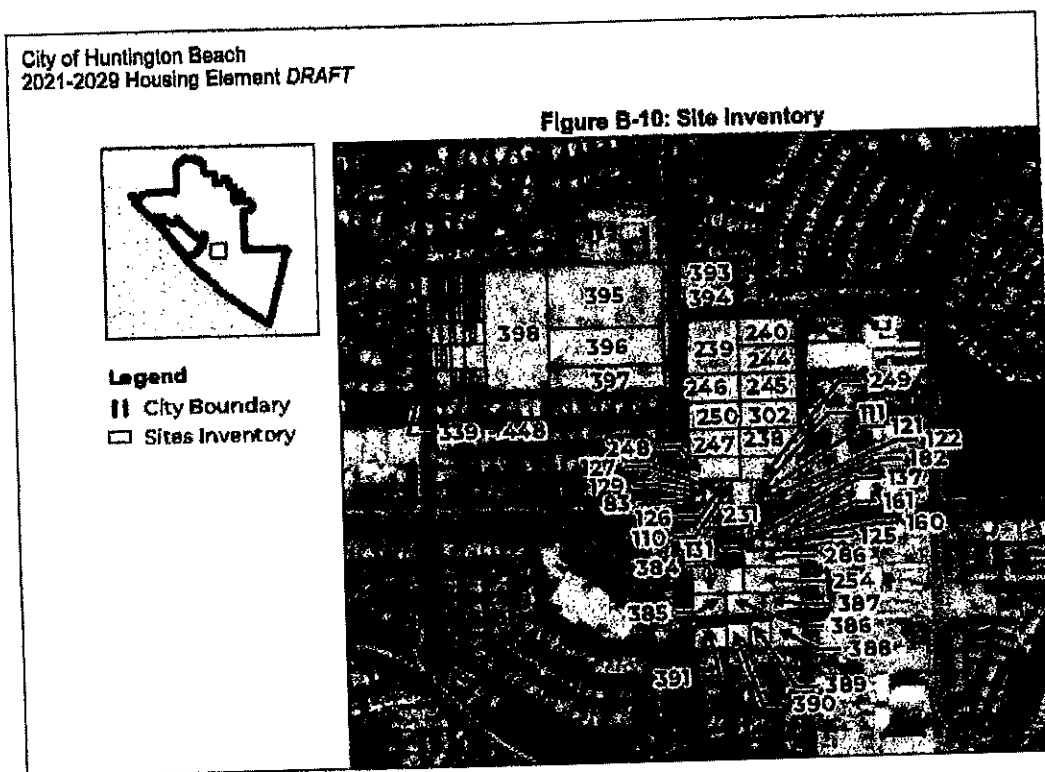
October 28, 2022

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: Kerry J. Flynn

Street Name Only/Email: Prospect Dr./kerry.flynn@gmail.com

Signature/Initials: Kerry Flynn (KJF)

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:40 AM  
**To:** Agenda Alerts  
**Subject:** FW: Housing project  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** Danny Nguyen <dan.mnguyen911@gmail.com>  
**Sent:** Saturday, October 29, 2022 7:59 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Housing project

Dear Honorable Mayor Delgleize and members of the City Council,

Please reconsider the proposal.

*Best Regards,*

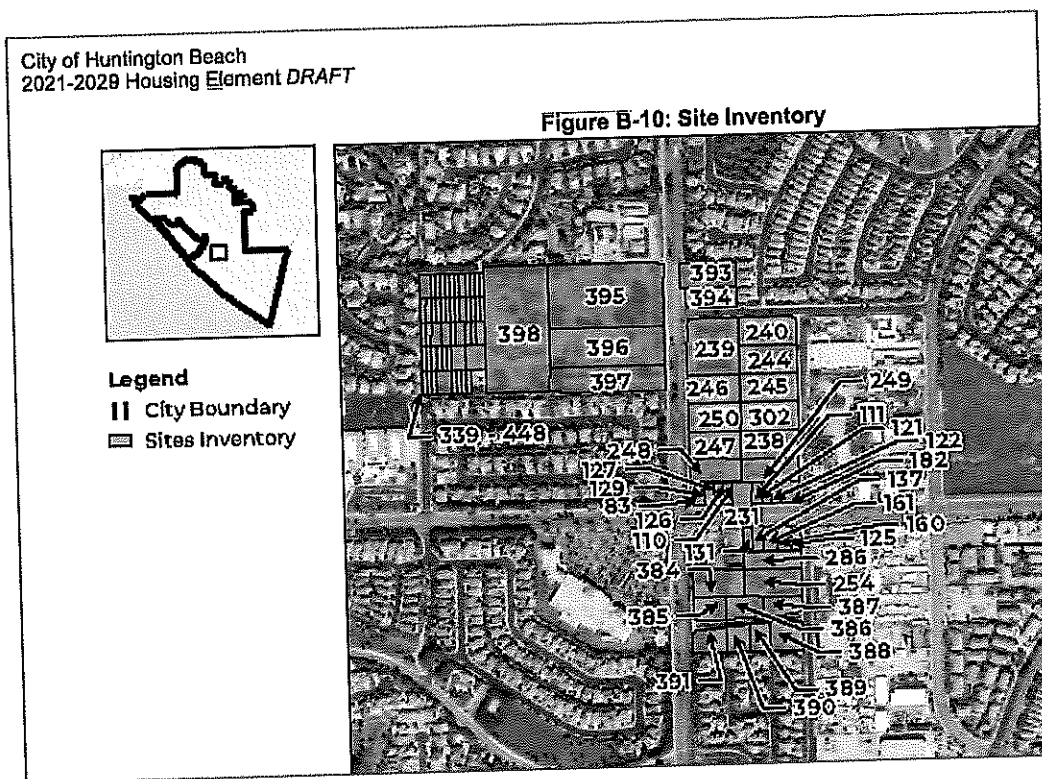
| Danny Nguyen.

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

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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: Danny Nguyen

Street Name Only/Email: Fairfax lane / dan.mnguyen911@gmail.com

Signature/Initials: DN

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:40 AM  
**To:** Agenda Alerts  
**Subject:** FW: Agenda Item 22-906  
**Attachments:** City letter 2.pdf

**From:** don smith <gbm503@gmail.com>  
**Sent:** Sunday, October 30, 2022 7:37 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Agenda Item 22-906

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4(22-906)

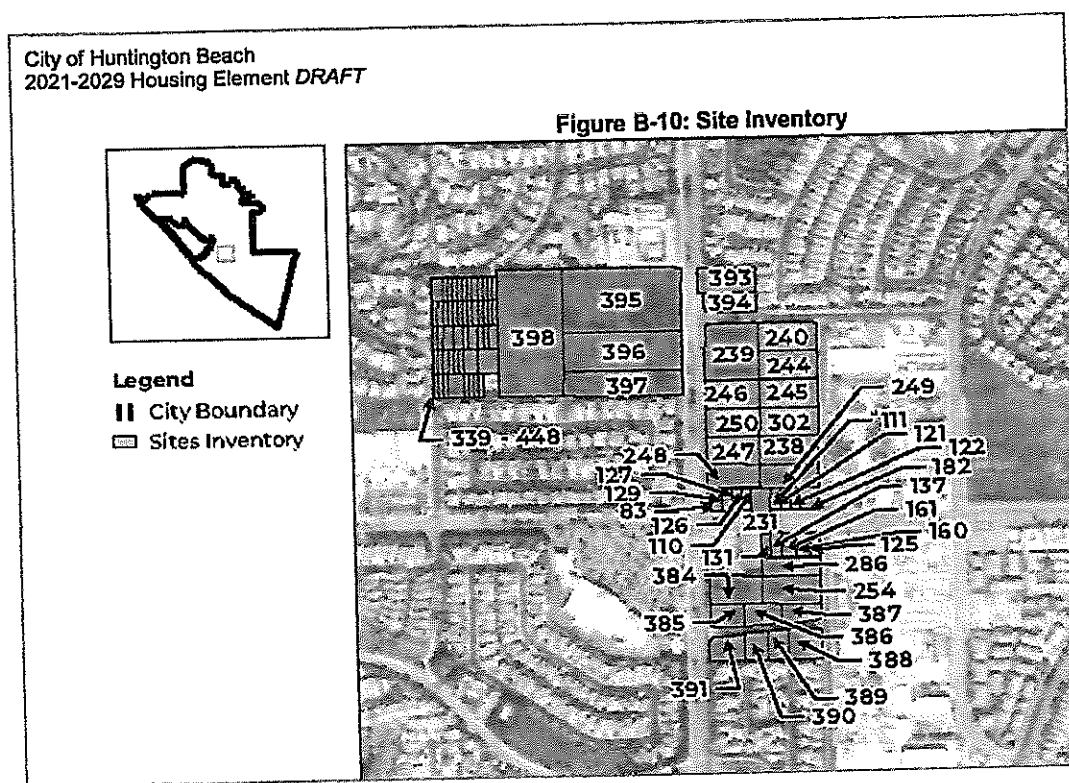
October 28, 2022

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,

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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: Mary Dyer

Street Name Only/Email: Latigo / Mypinkpad@gmail.com

Signature/Initials: Mary Dyer / M.D.

Also, please keep in mind the environmental impact of all these homes.

In H.B. we have already cutback the amount of days we can water our lawns. Think how much more water would be needed for all these new residences, where will it come from?

Our power grid is already overloaded, sometimes rolling black outs are needed. Many of our residents are cutting back use especially 4:00-11:00 PM to help keep the power grid afloat. Where will all the additional electricity come from?

Please consider the environmental impact along with the 6 measures listed above.

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:40 AM  
**To:** Agenda Alerts  
**Subject:** FW: Agenda Item 22-906  
**Attachments:** City letter 1.pdf

**From:** don smith <gbm503@gmail.com>  
**Sent:** Sunday, October 30, 2022 7:35 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Agenda Item 22-906

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022  
Agenda Item No.: SS#4 (22-906)

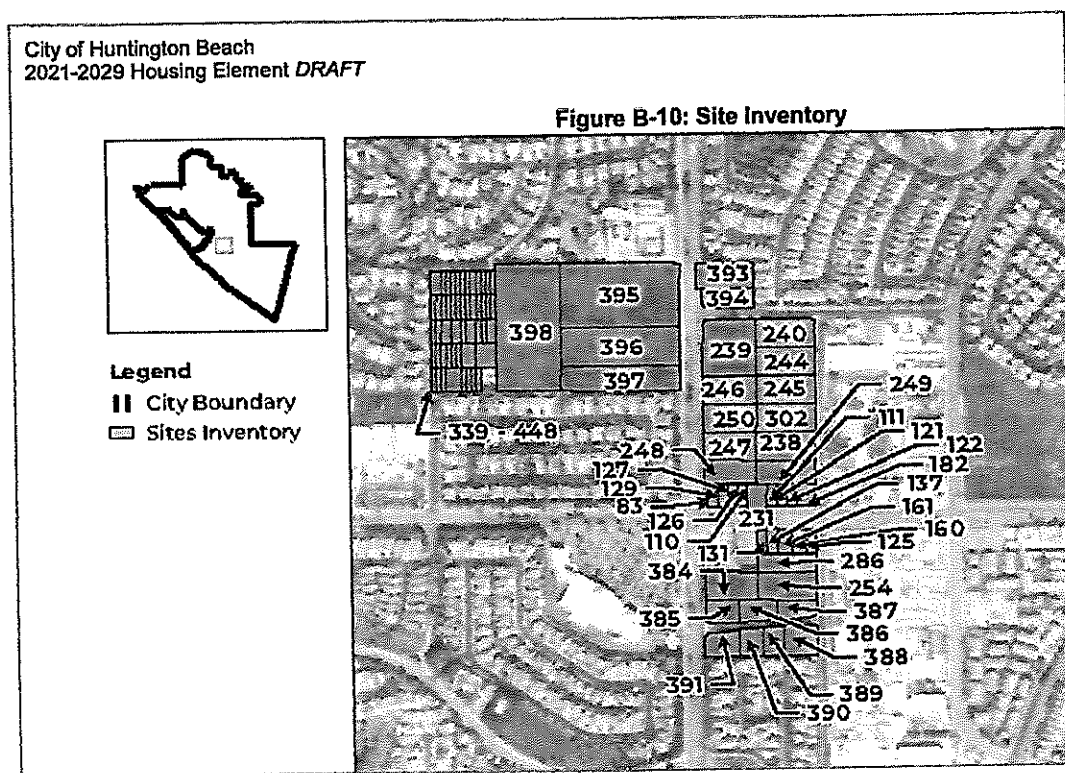
October 28, 2022

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

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

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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: Donald Smith

Street Name Only/Email: Latigo gbm503@gmail.com

Signature/Initials: Donald Smith DS

**Moore, Tania**

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:43 AM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

**From:** Marina Wishengrad <marinawishengrad@gmail.com>

**Sent:** Monday, October 31, 2022 10:37 AM

**To:** CITY COUNCIL <city.council@surfcity-hb.org>

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

Agenda Item No.: SS#41 (22-906)

Dear Honorable Mayor Delgleize and members of the City Council,

My husband and I purchased our home in the Seagate community a little over a year and a half ago. When we purchased our home, the main draw was Seacliff Elementary, and the quietness of the surrounding area. The draft proposal with 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 will GREATLY change the atmosphere of our neighborhood, and could risk the chances of our children attending Sea Cliff Elementary.

As a homeowner 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?

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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,  
Marins Wishengrad  
Homeowner of Seagate Community Association, Huntington Beach

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 11:04 AM  
**To:** Agenda Alerts  
**Subject:** FW: Carl J. Temple Seagate Resident Request  
**Attachments:** CJTemple102822.pdf

**From:** Temple Carl <temple1016@yahoo.com>  
**Sent:** Monday, October 31, 2022 10:52 AM  
**To:** Fikes, Cathy <CFikes@surfcity-hb.org>  
**Subject:** Carl J. Temple Seagate Resident Request

Dear Cathy,

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

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

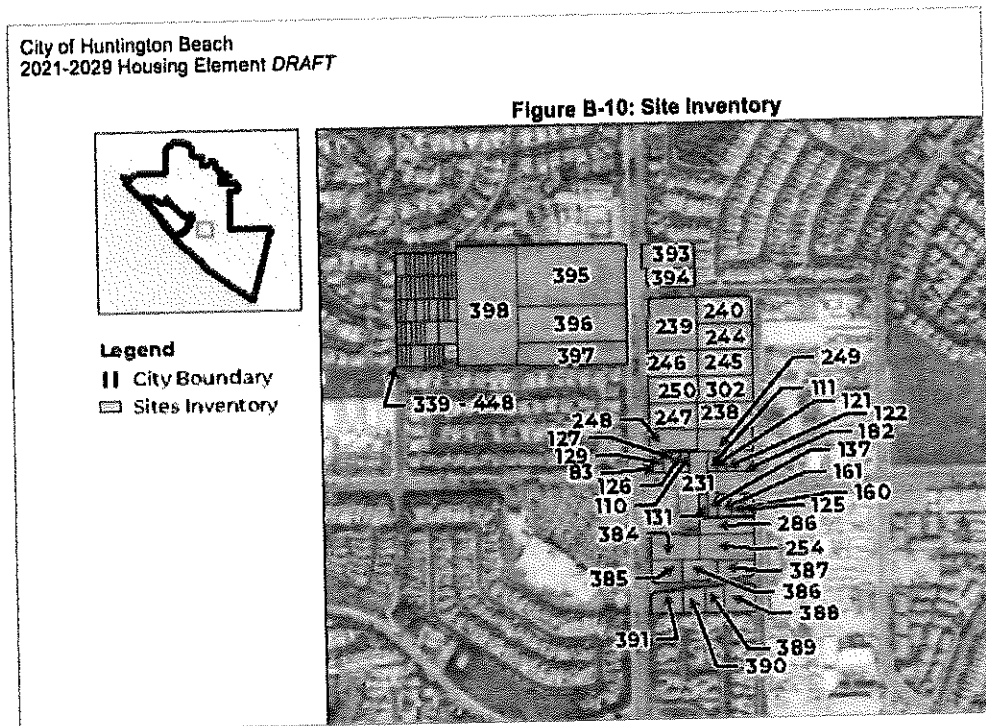
October 28, 2022

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

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

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We urge City Council to vote for an option that lowers allowable densities in this part of the city.  
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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name:

Carl J. Temple Cal C. Zyl

Street Name Only/Email:

Stratton Lane temple1016@yahoo.com

Signature/Initials:

Cal C. Zyl

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 11:08 AM  
**To:** Agenda Alerts  
**Subject:** FW: Approve Housing Element 6th Cycle

**From:** Homeless United Huntington Beach <homelessunitedhb@gmail.com>  
**Sent:** Monday, October 31, 2022 10:25 AM  
**To:** Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Carr, Kim <Kim.Carr@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>  
**Cc:** Fikes, Cathy <CFikes@surfcity-hb.org>  
**Subject:** Re: Approve Housing Element 6th Cycle

Dear Mayor Delgleize and City Council Members,

We at Homeless United Huntington Beach have been tracking the development of the Housing Element - 6th Cycle for nearly 2 years. It has taken that amount of time for most of us to **begin** to understand the importance of this document and what goes into it. We continue to learn things related to homelessness and affordable housing as a result of this document and its importance in solving these problems. We want to thank our elected officials, the Planning Department staff, county representatives for meeting with us and giving presentations to HUSB and public workshops for the past few years. These presentations never failed to inform us of the purpose of the Housing Element, what issues it addresses and what the consequences are to a jurisdiction that does not have an approved document in place.

We believe that the document, September 23, 2022 HE Version, is worthy of your support and ask that the city council approve it by November 15th. Delay and any major edits will cause serious penalties to the city.

The staff and consultants have done a magnanimous job in identifying more than sufficient sites to meet the demand for housing over the next 8 years in our city. Once this document is approved, it will be up to property owners to develop these properties that will reach the goals of providing affordable housing stock.

Thank you,  
Jenny Braithwaite  
Karen Carroll  
Shirley Detloff

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

Pat Goodman  
Gigi Jackson  
Laura Sire

Need Help - Give Help: 211 OC - County of Orange Social Services 24/7 Hotline or [www.211oc.org](http://www.211oc.org)  
City of Huntington Beach, Homeless Solutions [www.huntingtonbeachca.gov/homelessness/](http://www.huntingtonbeachca.gov/homelessness/)



[HomelessUnitedHB@gmail.com](mailto:HomelessUnitedHB@gmail.com)

[www.facebook.com/pg/HomelessUnitedHB/posts/](https://www.facebook.com/pg/HomelessUnitedHB/posts/)

*HUHB is a network of representatives from the faith communities, non-profits and advocates for those in need of clean, safe, affordable housing in our city. HUHB usually meets are held on the 3rd Thursday of every month, 7:00 pm, via Zoom. You may mail inquiries c/o CUMC, 6652 Heil Ave., Huntington Beach 92647*

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:39 AM  
**To:** Agenda Alerts  
**Subject:** FW: Housing Development  
**Attachments:** 061 Board Letter to City Council re Housing Element 221028.docx

**From:** Glen Williams <Glen\_Williams@CEI.com>  
**Sent:** Sunday, October 30, 2022 8:28 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Housing Development

**Glen Williams**  
Senior Project Manager

**CUPERTINO ELECTRIC INC.**  
8739 Dice Road | Santa Fe Springs, CA 90670  
T: (562) 641-2412 | C: (562) 201-3224 | **CELCOM**

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

October 28, 2022

SUBJECT: 2021-2029 HOUSING ELEMENT CANDIDATE SITES

Honorable Mayor and Members of the City Council:

We are the Cape Ann Homeowners Association Board Members and represent the homeowners in the Holly-Seacliff Specific Plan (HSSP). Many of our members are original homeowners that have lived in Huntington Beach for over 20 years. As part of the Seagate Community Association, we held a Town Hall meeting with nearly 75 homeowners on Sunday, October 23<sup>rd</sup> to address the proposed Housing Element. All but one of the homeowners in attendance were not even aware of the proposed changes to the areas immediately surrounding their community.

Our homes located in the HSSP were purchased with the understanding that the plan 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.**

Because of the low-density nature of the HSSP and its surrounding area, we are alarmed that such a high density would be considered in this area. **70 du/ac is ten times the density of our neighborhood and would irreparably change the character of our community.** It is entirely out of scale with the 25 du/ac maximum in the larger HSSP. 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. With density bonuses, projects would be even higher and more dense. This type of urban development has no context in the low density nature of the surrounding area and is not what Bel Air homeowners knowingly bought into when purchasing their homes. Of specific concern, we are dismayed to see that the draft proposal currently would allow for 70 du/ac at the northeast corner of Ernest Drive and Goldenwest Street directly adjacent to the backyards of homeowners that live on Ambrose Lane and Foxboro Circle. These homes would be negatively impacted by development at that density just over their back yard fences. Also concerning is that areas in the northwest & southeast of the City are not affected by the Housing Plan with any increase in density.

We are aware of the mandates the State has put on cities to meet their regional housing needs and support a reasonable certified Housing Element for the City of Huntington Beach and understand the consequences of not having one. We would fully support a Housing Overlay at a reasonable density not only on the industrial area shown in the latest draft, but on all the industrial area between Goldenwest/Ernest/Gothard/Garfield. We understand that options are being prepared to share with councilmembers and the community which reduce densities in the subject industrial area. The Bel Air Board of Directors would be in favor of any housing development the includes the following.

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)
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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 appreciate the City Council for holding a study session on November 1<sup>st</sup> to discuss the proposed Housing Element. We urge you to vote for an option that lowers allowable densities to make it more consistent with homes in the surrounding areas.

Thank you for your consideration, and please feel free to contact us.

Cape Ann Homeowners Association  
Board of Directors

Glen Williams – President  
Chris Musser - Vice-President  
Judy Durante – Treasurer  
Carla Dispalatro - Secretary  
Jennifer Kanowsky – Director

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 1:20 PM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element  
**Attachments:** Letter - Seagate Housing Element (Stratton Lane).pdf

**From:** wcseetoo@gmail.com <wcseetoo@gmail.com>  
**Sent:** Monday, October 31, 2022 12:11 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** AGENDA ITEM NO. 22-906 Housing Element

Hi City Council,

Please find the attached proposed letter from homeowner of Seagate Community Association, Huntington Beach.

Thanks,  
Wai-Cheng Seetoo

Sent from Mail for Windows

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

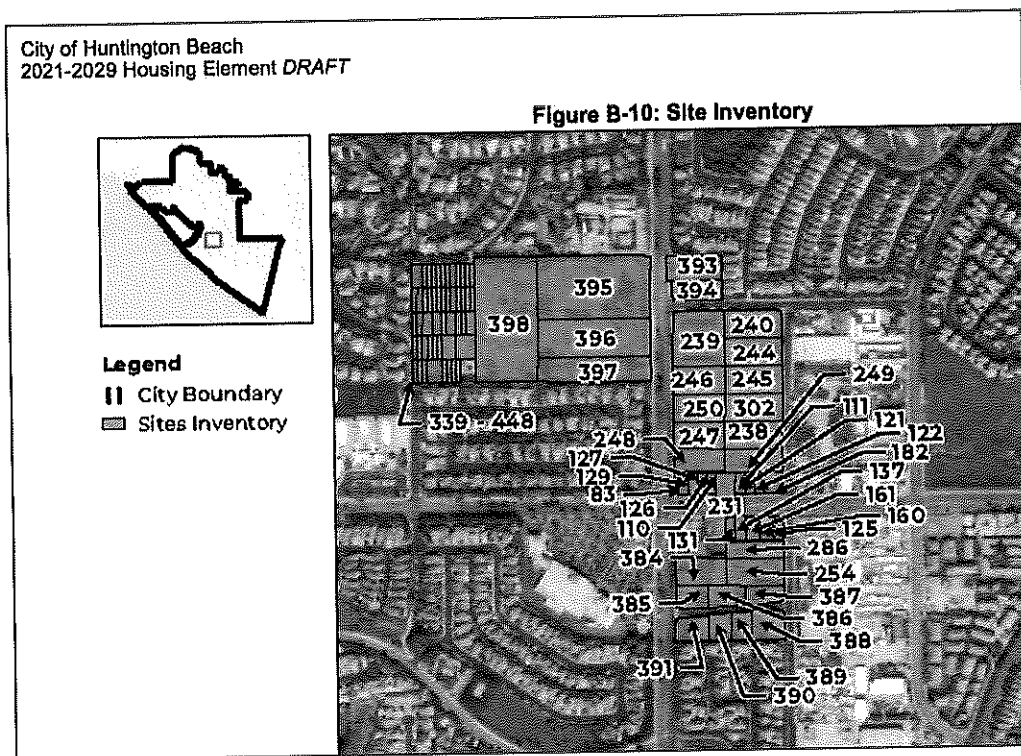
October 28, 2022

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: Wai-Cheng Seetoo

Street Name Only/Email: 18747 Stratton Lane

Signature/Initials: \_\_\_\_\_

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 1:19 PM  
**To:** Agenda Alerts  
**Subject:** FW: HB City Council Agenda Item 22-906 Housing Element  
**Attachments:** Pathak Bharat\_HB City Council Agenda Item, 22-906 Housing Element, 10-31-22.pdf

**From:** Bharat Pathak <jaimabp306@gmail.com>  
**Sent:** Monday, October 31, 2022 12:07 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** HB City Council Agenda Item 22-906 Housing Element

Honorable Mayor Delgleize and Respected City Council Members,

Please find the attached letter regarding the above subject matter. Thank you.

Respectfully,

Bharat Pathak  
SeaGate Community  
Latigo Drive, HB 92648

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

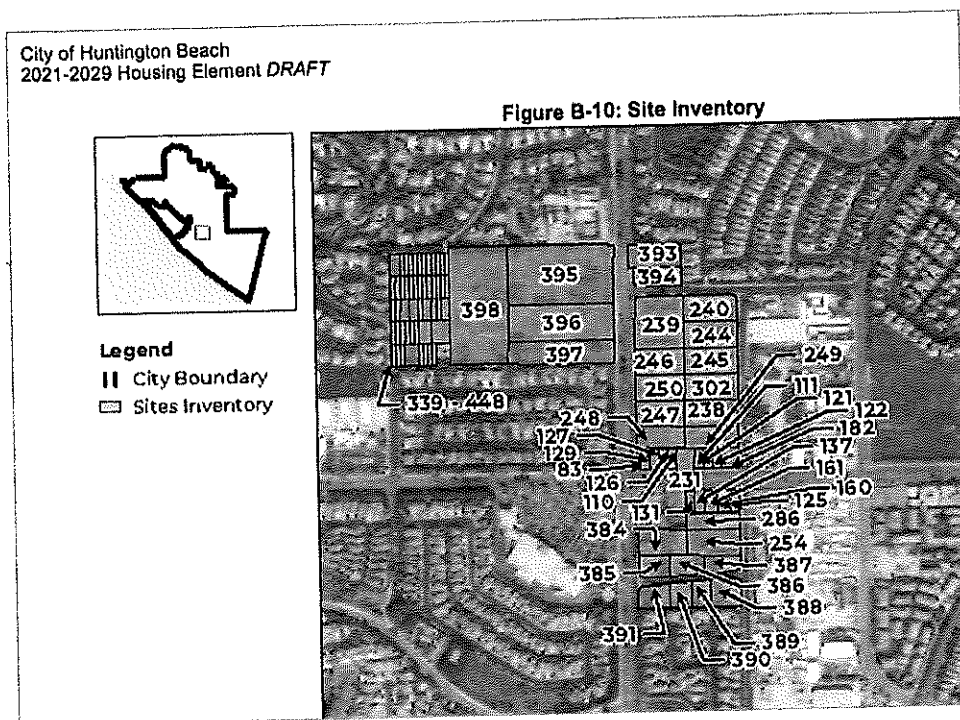
October 28, 2022

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

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

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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.

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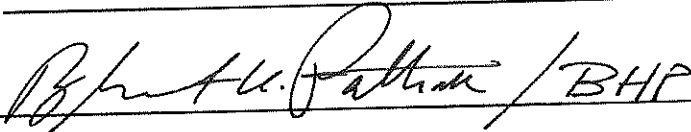
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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Bharat H. Pathak

Street Name Only/Email: Latigo Drive/jaimabp306@gmail.com

Signature/Initials:  / BHP

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 1:19 PM  
**To:** Agenda Alerts  
**Subject:** FW: Seagate Community Call-To-Action Letter (Signed)  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** Kamil Sliwinski <sliwinski@ymail.com>  
**Sent:** Monday, October 31, 2022 12:05 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Seagate Community Call-To-Action Letter (Signed)

Please see attached.

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

## Kamil Sliwinski

Digital Marketing Specialist

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📞 (714) 580-2059

✉️ [sliwinski@ymail.com](mailto:sliwinski@ymail.com)

📍 Orange County, CA



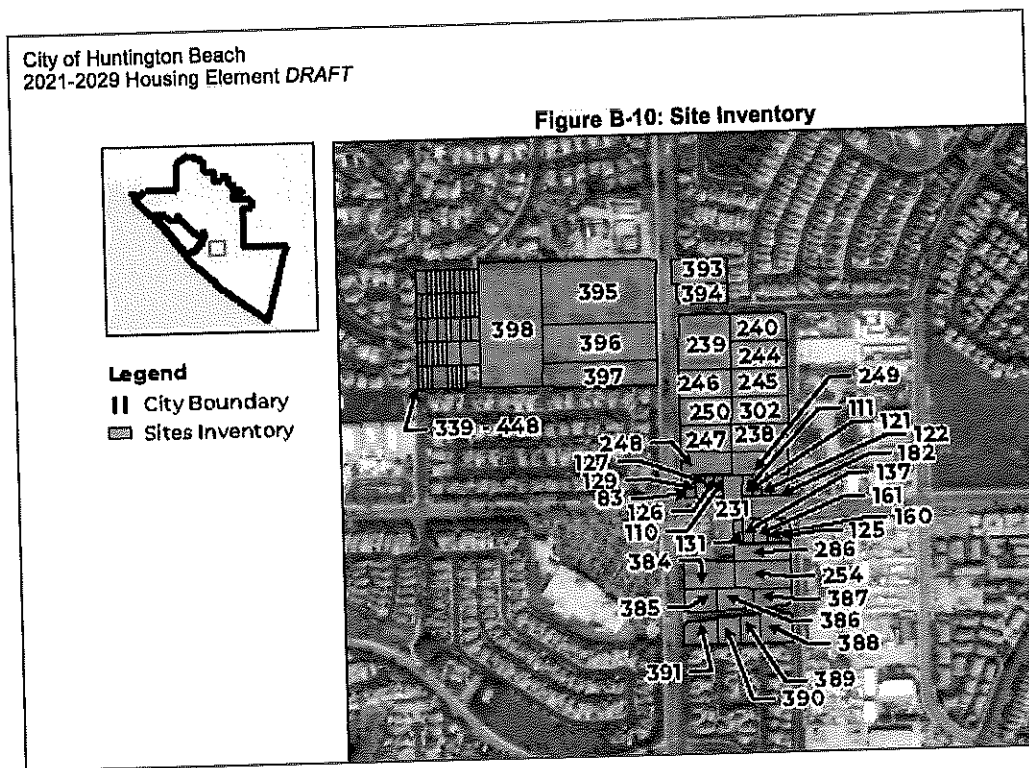
October 28, 2022

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

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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: Kamil Sliwinski

Street Name Only/Email: Breezy Lane

Signature/Initials: KS



**Moore, Tania**

---

**From:** Jun, Catherine  
**Sent:** Monday, October 31, 2022 11:51 AM  
**To:** Agenda Alerts  
**Cc:** Levin, Shannon; Fikes, Cathy  
**Subject:** FW: Carl J. Temple Seagate Resident Request  
**Attachments:** CJTemple102822.pdf

FYI

Catherine

**From:** Temple Carl <temple1016@yahoo.com>  
**Sent:** Monday, October 31, 2022 11:29 AM  
**To:** Jun, Catherine <catherine.jun@surfcity-hb.org>  
**Subject:** Carl J. Temple Seagate Resident Request

Dear Catherine,

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

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

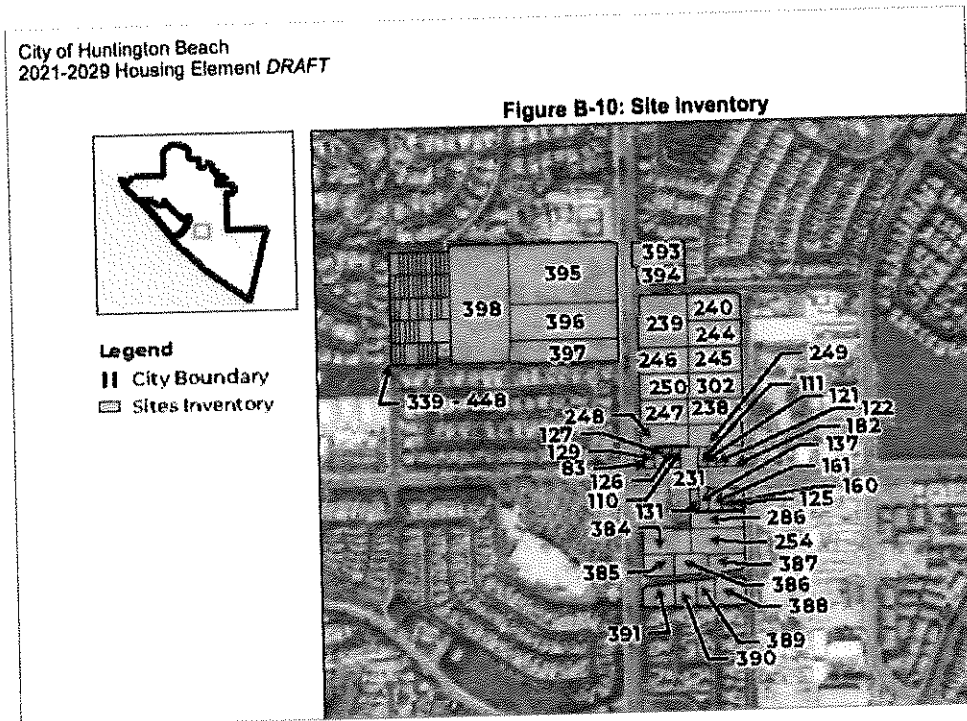
October 28, 2022

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,

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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

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 11:41 AM  
**To:** Agenda Alerts  
**Subject:** FW: Agenda Item No 22-906 Housing Element  
**Attachments:** IMG\_0856.pdf; IMG\_0857.pdf

**From:** Lena Vergara <lenakennedyv@gmail.com>  
**Sent:** Monday, October 31, 2022 11:39 AM  
**To:** Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>  
**Cc:** Fikes, Cathy <CFikes@surfcity-hb.org>  
**Subject:** Agenda Item No 22-906 Housing Element

Dear Mayor Delgleize and Council Members-

I am writing to express my opposition to the current draft proposal to add 70 du/ac to the Holly Seacliff Area.

Please see my attached signed letter.

Thank you

Lena Vergara

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

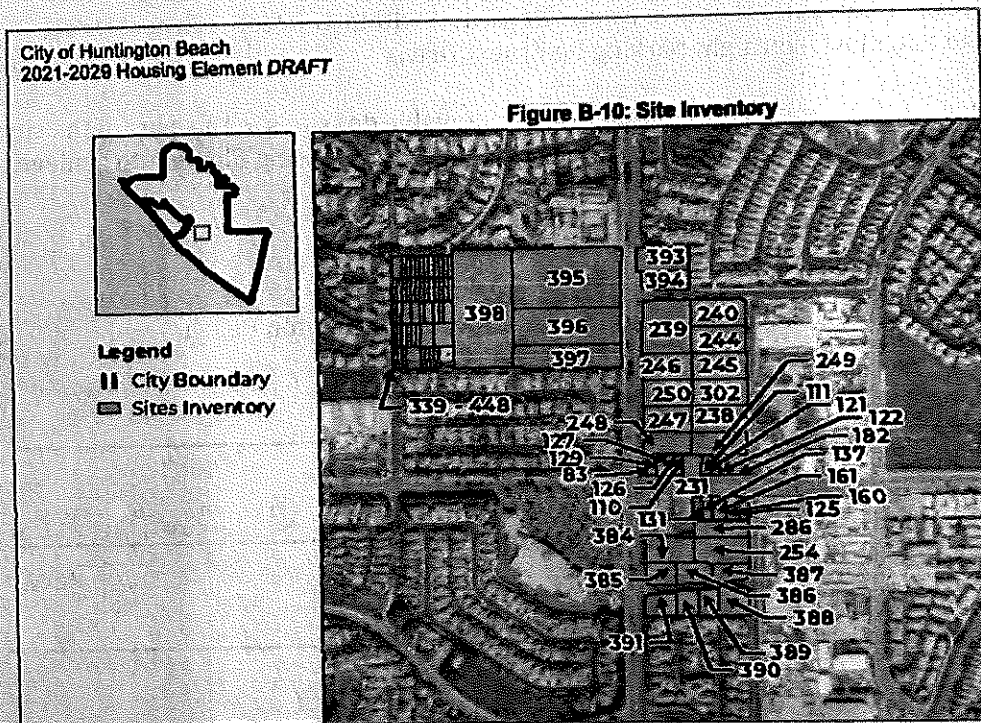
October 28, 2022

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

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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:

Lena Vergara

Street Name Only/Email:

6454 Forester Drive Hunt Bch

Lena.kennedy.V@gmail.com

92648

Signature/Initials:

Lena Vergara

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 11:35 AM  
**To:** Agenda Alerts  
**Subject:** FW: Huntington Beach Housing Element  
**Attachments:** 2210 SNA Board Letrter to City Council re Housing Element.docx

**From:** Matt Braun <matt.braun4@gmail.com>  
**Sent:** Monday, October 31, 2022 10:34 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>; Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Carr, Kim <Kim.Carr@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Zelinka, Al <Al.Zelinka@surfcity-hb.org>; Villasenor, Jennifer <JVillasenor@surfcity-hb.org>  
**Cc:** steve schultz <steve@schultzassociates.com>; Diane R Fullerton <dfulle1066@aol.com>; Scott Kien <skkien@yahoo.com>; Brian Knorr <hbsurfer1967@gmail.com>  
**Subject:** Huntington Beach Housing Element

Members of the City Council,

On behalf of the other board members and the hundreds of homeowners within the Sherwood homeowners association, I am submitting the attached letter that discusses our strong opposition to the current housing element proposal of 70 dwelling units/acre on the northeast corner of Goldenwest & Ernest and the area bounded by Goldenwest, Garfield, Ernest and Stewart that are entirely out of character with the established surrounding area. We are also including alternative solutions that we believe would help to maintain the character of the neighborhood while still allowing the city to meet the required housing element guidelines.

Thank you,  
Sherwood Homeowners Association

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22.906)

October 28, 2022

SUBJECT: 2021-2029 HOUSING ELEMENT CANDIDATE SITES

Honorable Mayor and Members of the City Council:

We are the Sherwood Neighborhood Association Board Members and represent the 234 homeowners in the Holly-Seacliff Specific Plan (HSSP). Many of our members are original homeowners that have lived in Huntington Beach for over 20 years. As part of the Seagate Community Association, we held a Town Hall meeting with nearly 75 homeowners on Sunday, October 23<sup>rd</sup> to address the proposed Housing Element. All but one of the homeowners in attendance were not even aware of the proposed changes to the areas immediately surrounding their community.

Our homes located in the HSSP were purchased with the understanding that the plan 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.**

Because of the low-density nature of the HSSP and its surrounding area, we are alarmed that such a high density would be considered in this area. **70 du/ac is ten times the density of our neighborhood and would irreparably change the character of our community.** It is entirely out of scale with the 25 du/ac maximum in the larger HSSP. 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. With density bonuses, projects would be even higher and more dense. We are very concerned that projects at that height could include windows, balconies, and/or roof decks that would negatively impact the privacy of Sherwood homeowners. This type of urban development has no context in the low density nature of the surrounding area and is not what Sherwood homeowners knowingly bought into when purchasing their homes. Of specific concern, we are dismayed to see that the draft proposal currently would allow for 70 du/ac at the northeast corner of Ernest Drive and Goldenwest Street directly adjacent to the backyards of homeowners that live on Ambrose Lane and Foxboro Circle. These homes would be negatively impacted by development at that density just over their back yard fences. Also concerning is that areas in the northwest & southeast of the City are not affected by the Housing Plan with any increase in density.

We are aware of the mandates the State has put on cities to meet their regional housing needs and support a reasonable certified Housing Element for the City of Huntington Beach and understand the consequences of not having one. We would fully support a Housing Overlay at a reasonable density not only on the industrial area shown in the latest draft, but on all the industrial area between Goldenwest/Ernest/Gothard/Garfield. We understand that options are being prepared to share with councilmembers and the community which reduce densities in the subject industrial area. The Sherwood Board of Directors would be in favor of any housing development the includes the following.

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 appreciate the City Council for holding a study session on November 1<sup>st</sup> to discuss the proposed Housing Element. We urge you to vote for an option that lowers allowable densities to make it more consistent with homes in the surrounding areas.

Thank you for your consideration, and please feel free to contact us.

Sherwood Neighborhood Association  
Board of Directors

Steve Schultz, President  
Diane Fullerton, Vice-President – Via phone  
Scott Kien, Treasurer  
Matt Braun, Secretary  
Brian Knorr – Director

FW: Hall Town Meeting - Nov 1st

Fikes, Cathy &lt;CFikes@surfcity-hb.org&gt;

Mon 10/31/2022 11:34 AM

To: Agenda Alerts &lt;AgendaAlerts@surfcity-hb.org&gt;

1 attachments (1 MB)

Letter - Seagate Housing Element (1).pdf

From: Ask Beth &lt;beth@bethmccloskey.com&gt;

Sent: Monday, October 31, 2022 11:02 AM

To: CITY COUNCIL &lt;city.council@surfcity-hb.org&gt;

Cc: Erik Walton &lt;erikwalton@firstteam.com&gt;

Subject: Hall Town Meeting - Nov 1st

Good morning,

Please see the attached letter signed on my behalf. I am a local real estate agent that has been working with Donna Horn in the Seagate neighborhood for over 20 years. Our concerns are listed in the letter and will be read aloud by Erik Walton who will be representing Donna and I as we are both out of town.

Thank you for your time in receipt of this information.

Warmest regards,  
-Beth



Beth McCloskey  
Huntington Beach Office  
Lic# 01930596 | (949) 933-1851  
beth@askbeth.com  
askbeth.com

McCLOSKEY &amp; Co.



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**CHRISTI**  
INTERNATIONAL REAL ES

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022Agenda Item No.: SS#4 (22-906)

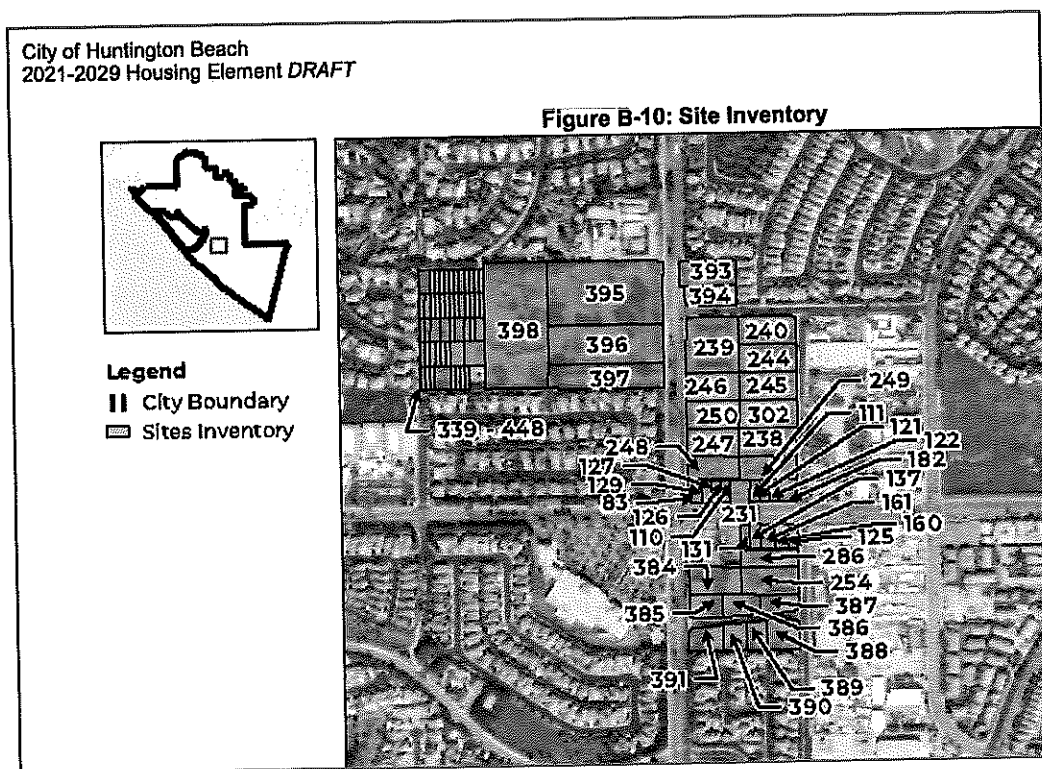
October 28, 2022

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

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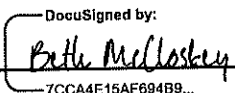

We urge City Council to vote for an option that lowers allowable densities in this part of the city. We urge the City Council to incorporate these 6 measures into the Housing Element to achieve that number one housing goal for Huntington Beach.

Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Beth McCloskey

Street Name Only/Email: beth@askbeth.com

Signature/Initials:  

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:33 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)  
**Attachments:** Letter - Seagate Housing Element - CLINES.pdf

**From:** Carrie Lines <carriealines@gmail.com>  
**Sent:** Monday, October 31, 2022 12:16 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

Please see attached letter, thank you.  
Carrie Lines  
Homeowner at Rockridge Drive, HB  
[carriealines@gmail.com](mailto:carriealines@gmail.com)

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

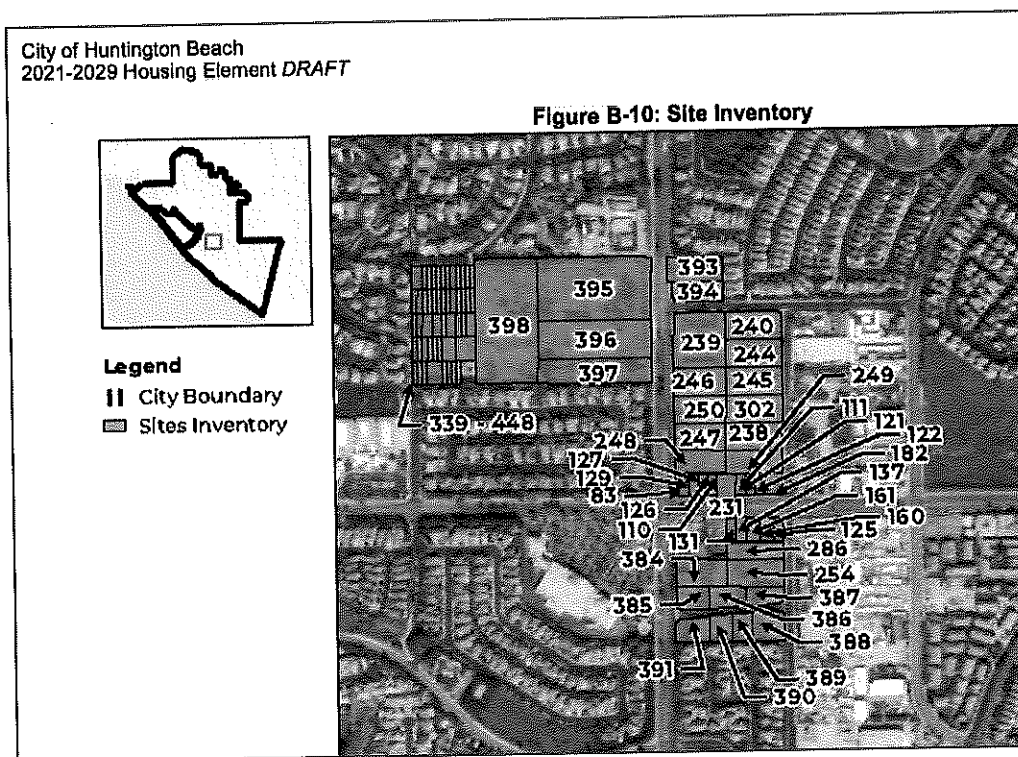
October 28, 2022

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,

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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.

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Carrie Lines

Street Name Only/Email: Rockridge Drive, carriealines@gmail.com

Signature/Initials: CL

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:33 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Letter - Seagate Housing Element  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** Brian <mr.brian.rowe@gmail.com>  
**Sent:** Monday, October 31, 2022 12:17 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Letter - Seagate Housing Element

Please review the attached letter in opposition to the proposed increase to housing density in the SeaGate neighborhood. Thank you,

Brian Rowe

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022  
Agenda Item No.: SS#4 (22-906)



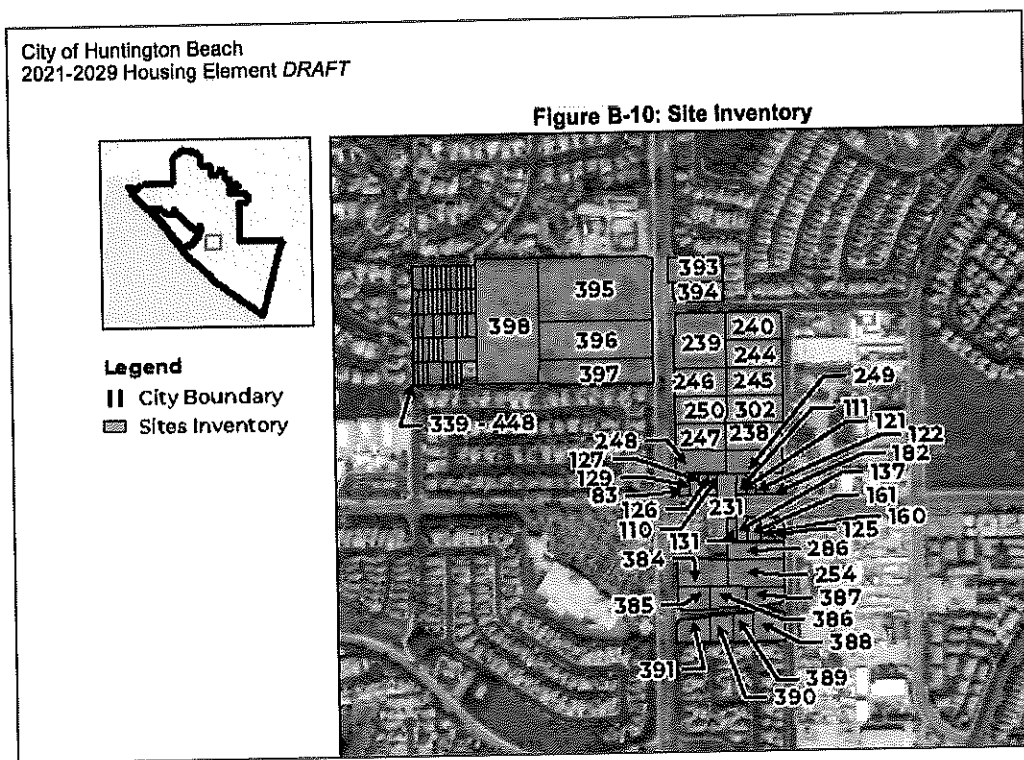
October 28, 2022

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: BRIAN ROWE

Street Name Only/Email: Sherwood Drive / mr.brian.rowe@gmail.com

Signature/Initials: BRIAN ROWE

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:33 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Approve Housing Element

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

From: laura sire <llaurajjane@yahoo.com>  
Sent: Monday, October 31, 2022 12:21 PM  
To: CITY COUNCIL <city.council@surfcity-hb.org>  
Cc: laura sire <llaurajjane@yahoo.com>  
Subject: Approve Housing Element

Dear Mayor Delgleize and City Council Members,

Hello there. This is Laura Sire. I'm writing as a proud member of Homeless United Huntington Beach. I've done research and work over the last couple of years with some of the HUSB members on the Housing Element, which has recently and finally been approved after 6 drafts. The hard work, perseverance, and patience of the City Staff, Planning Commission, and you our City Council, is to be commended for seeing this document through.

There is an excellent email written and submitted to you on behalf of the HE committee and penned by Pat Goodman. She has stated everything perfectly. I'm just adding my urgent request that you approve the September 23rd, 2022 HE version as it is written so that we will have no further delays or penalties from the state. The exhaustive document sets forth all the statistics and facts needed to confirm the obvious: We need affordable housing in our city that will accommodate all of its residents including all levels of income (and those unhoused) starting now and continuing into the next 8 years. It sets forth a plan for accomplishing this.

I came to Huntington Beach with my family at the age of 14. The city and housing needs have, of course, changed over the past 60 years. Those who oppose the HE do not appear to accept this change, and prefer to see it as a mandate, not the flexible plan that it is. Please be the forward thinking and fair-minded democratic governing body I know you to be. Approve this document which will provide a housing plan that will carry us into a better, brighter future.

Thank you,  
Laura Sire  
Member Homeless United Huntington Beach

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022  
Agenda Item No.: SS#4 (22-900)

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:33 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)  
**Attachments:** Letter - Seagate Housing Element - NLINES.pdf

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

From: Nicholas Lines <nlines177@gmail.com>  
Sent: Monday, October 31, 2022 12:27 PM  
To: CITY COUNCIL <city.council@surfcity-hb.org>  
Subject: Re: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

Sent from my iPhone

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

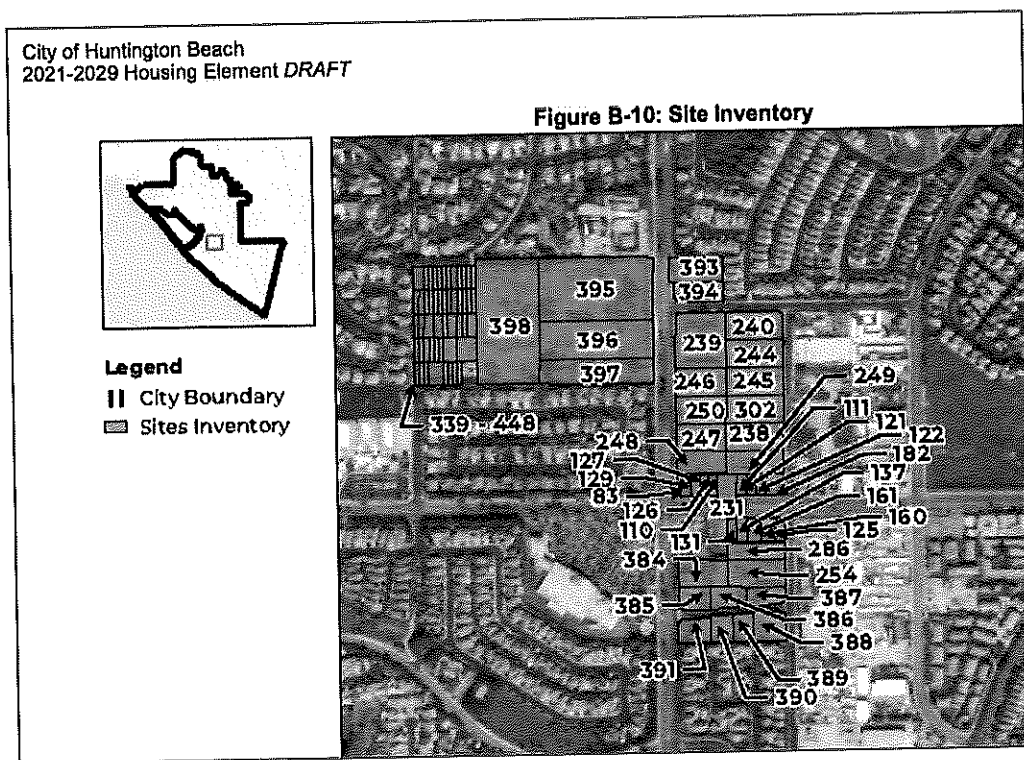
October 28, 2022

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

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

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Nicholas Lines

Street Name Only/Email: Rockridge Drive, nicholasblines@gmail.com

Signature/Initials:

NL

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:33 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)  
**Attachments:** [Untitled].pdf

**From:** Bunker, Gregory <Gregory.Bunker@disney.com>  
**Sent:** Monday, October 31, 2022 12:36 PM  
**To:** 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 Huntington Beach City Council,  
Please see attached in regard to the Holly Seacliff Specific Plan. If you have any questions I can be reached at the phone number listed below.

Thank you for your time,  
Greg Bunker  
714-743-8664

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

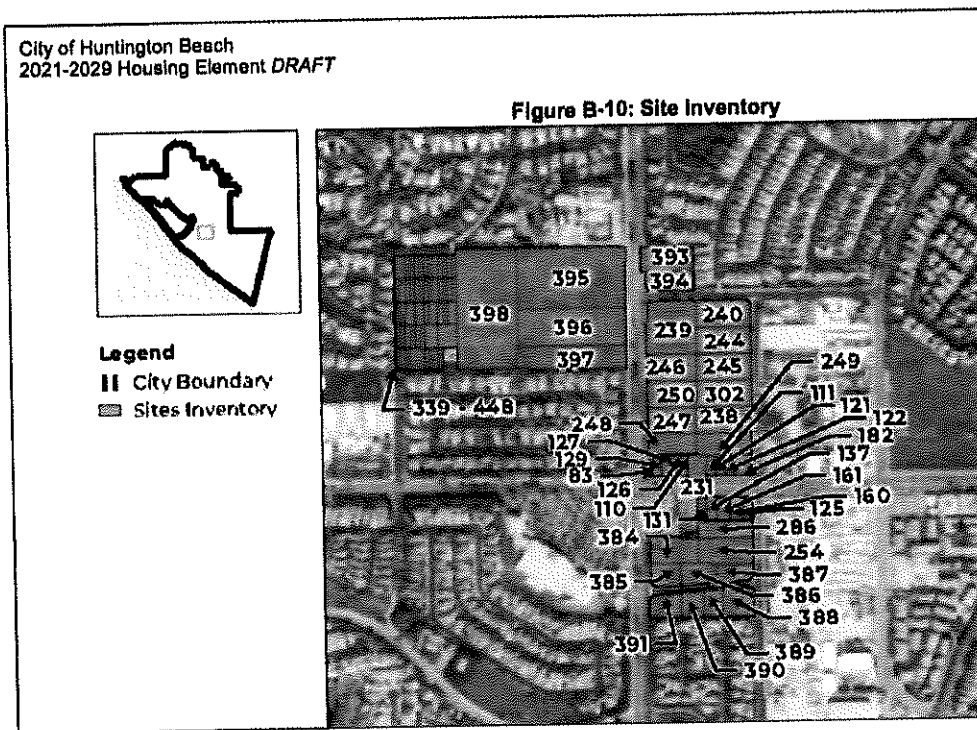
October 28, 2022

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

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Greg Bunker

Street Name Only/Email: Ashford Lane / Gregorybunker@aon.com

Signature/Initials: MB / MB

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:33 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Opposition to the Ellis-Goldenwest Specific Plan SP 7 RH Overlay

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

From: Sharon Komin <sharonkomin@gmail.com>  
Sent: Monday, October 31, 2022 12:50 PM  
To: CITY COUNCIL <city.council@surfcity-hb.org>  
Subject: Opposition to the Ellis-Goldenwest Specific Plan SP 7 RH Overlay

Mayor Delgleize, Councilmembers Bolton, Carr, Kalmick, Moser, Peterson and Posey,

Thank you for taking the time to hear my concerns. 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

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-609)

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:33 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Seagate Housing Element  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** Matt Sliwinski <macieksliw@yahoo.com>  
**Sent:** Monday, October 31, 2022 12:52 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Seagate Housing Element

Hello,

please find attached our letter regarding the above mentioned subject

Matt Sliwinski  
Breezy Lane, Huntington Beach.

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

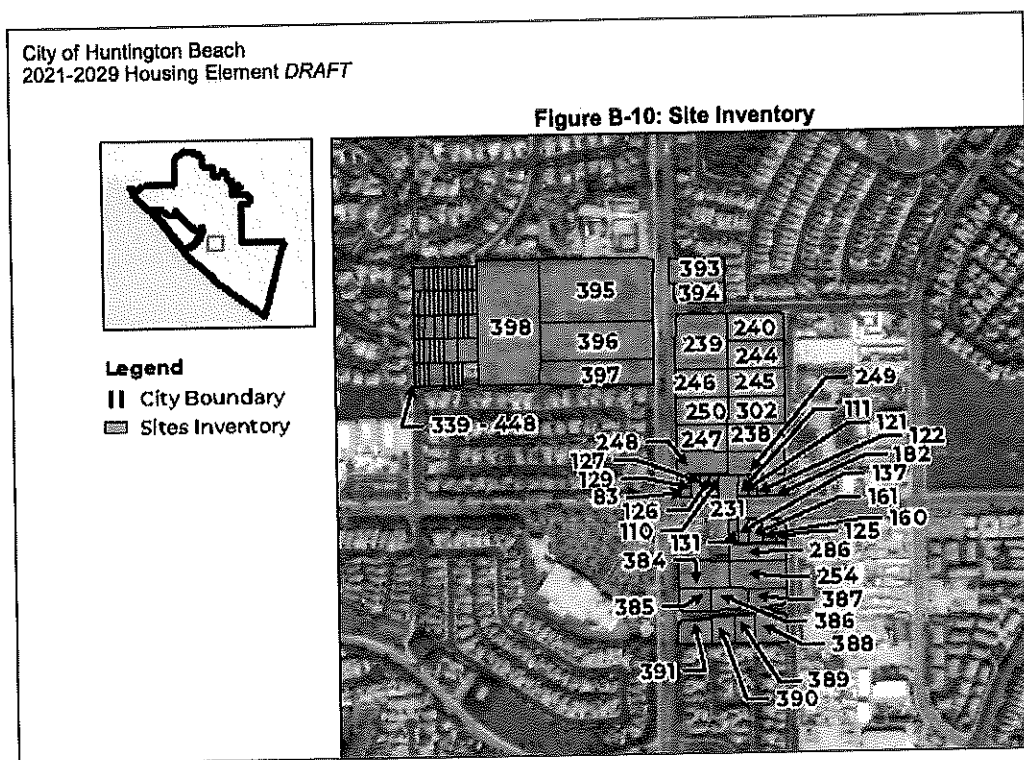
October 28, 2022

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

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Matt and Magdalena Sliwinski

Street Name Only/Email: Breezy Lane / macieksliw@yahoo.com

Signature/Initials: MS

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:33 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Concerns from a Seagate Resident  
**Attachments:** Letter%20-%20Seagate%20Housing%20Element.pdf.pdf

**From:** Barbara Angeles Luecha <barbangeles@hotmail.com>  
**Sent:** Monday, October 31, 2022 1:05 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Concerns from a Seagate Resident

Dear Huntington Beach City Council members,

Please consider the concerns of your Seagate neighbors regarding the new housing developments on Goldenwest. The attached letter highlights our desire to maintain a safe, family-friendly neighborhood. Please support our efforts to protect our children from being rezoned out of Seaclyff Elementary.

Sincerely,  
Barbara Luecha

Sent from my iPhone

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

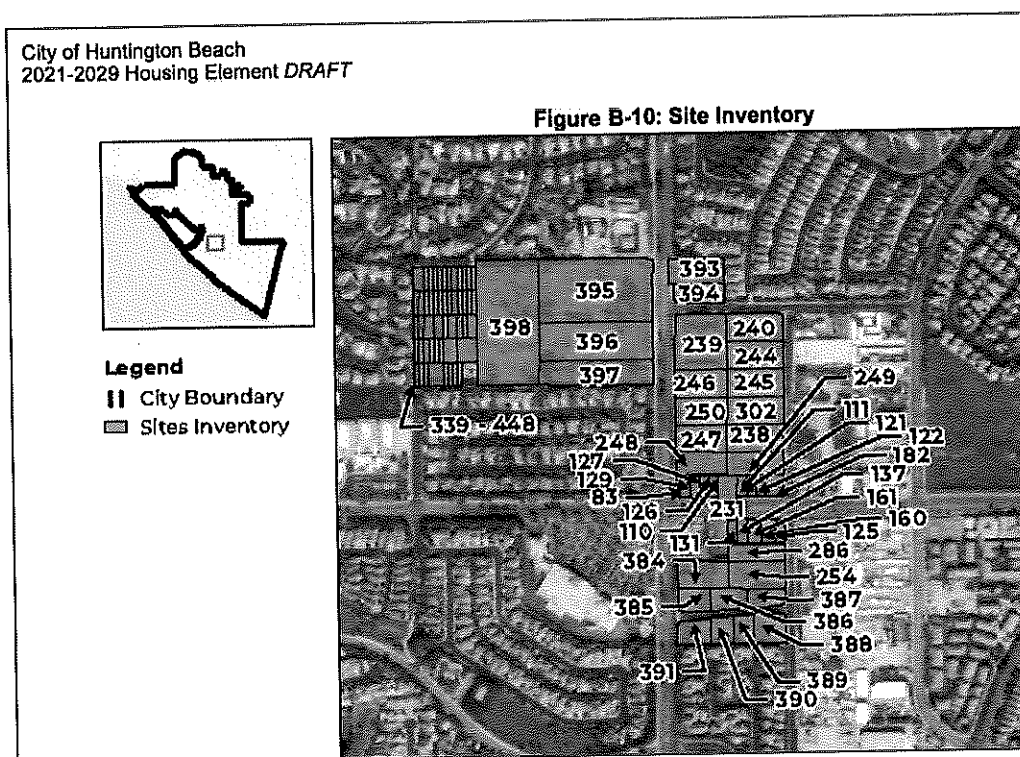
October 28, 2022

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: \_\_\_\_\_

Street Name Only/Email: \_\_\_\_\_

Signature/Initials: \_\_\_\_\_



**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:33 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element  
**Attachments:** Letter - Seagate Housing Element signed.pdf

**From:** Peter Hart <pahart1@gmail.com>  
**Sent:** Monday, October 31, 2022 1:46 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** AGENDA ITEM NO. 22-906 Housing Element

Dear members of the Huntington Beach City Council,

Please see the attached letter in regards to Agenda Item No. 22-906 and my concerns on the impact it will have with my development (Seagate) and the surrounding areas, as the plan sits today.

We are hopeful that the City Council will consider our concerns and input on this significant issue.

Respectfully,  
Peter Hart  
Ashford Lane - Seagate

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

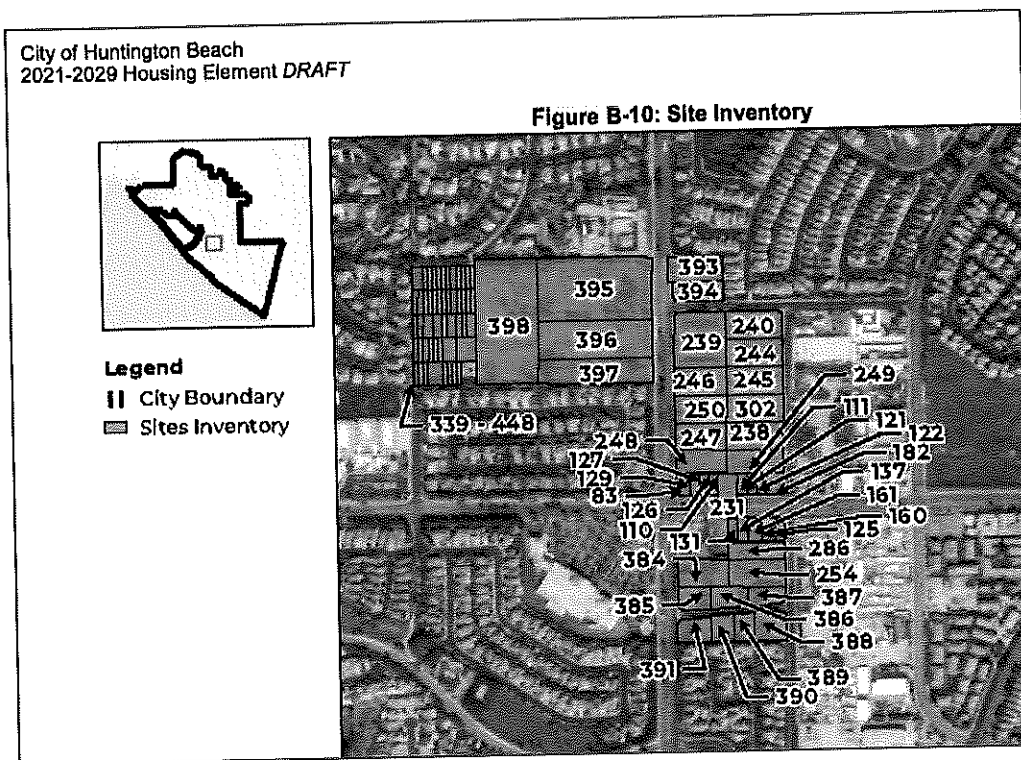
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We are dismayed to see that the draft proposal currently would allow for 70 du/ac. The Holly-Seacliff Specific Plan (HSSP) calls for the development of residences at a maximum density of **no more than 25 dwelling units/acre (du/ac)** anywhere in the 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.

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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: Peter Hart

Street Name Only/Email: Ashford Lane/hb-harts@socal.rr.com

Signature/Initials: *Peter Hart* PAH

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:34 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Letter - Seagate Housing Element.pdf  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** nataliearvesen <nataliearvesen@yahoo.com>  
**Sent:** Monday, October 31, 2022 2:07 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Letter - Seagate Housing Element.pdf

Kind regards,  
Natalie Arvesen

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SE#4 (22-906)

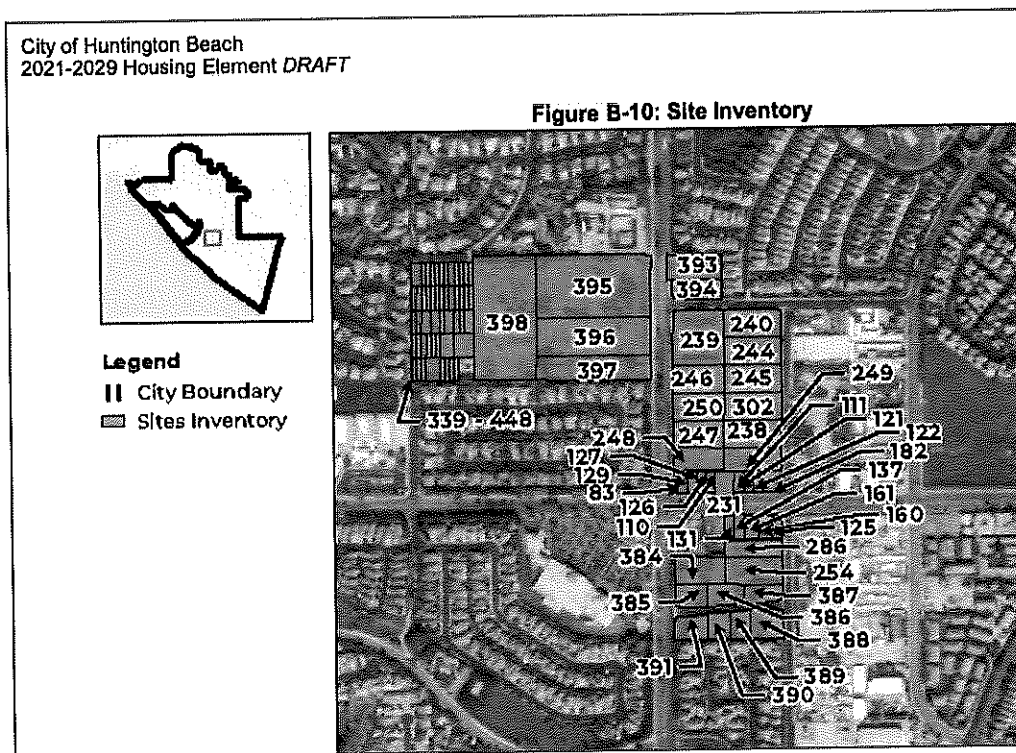
October 28, 2022

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

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

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: \_\_\_\_\_

Street Name Only/Email: \_\_\_\_\_

Signature/Initials: \_\_\_\_\_

**Moore, Tania**

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:34 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)  
**Attachments:** Steve City.pdf

**From:** stevefought@aol.com <stevefought@aol.com>  
**Sent:** Monday, October 31, 2022 2:14 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

October 28, 2022

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**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4(22-906)

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: Steve Fought

Street Name Only/Email: UPPER BAY DRIVE / [stevefought@aol.com](mailto:stevefought@aol.com)

Signature/Initials: see attached PDF for signature



October 28, 2022

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

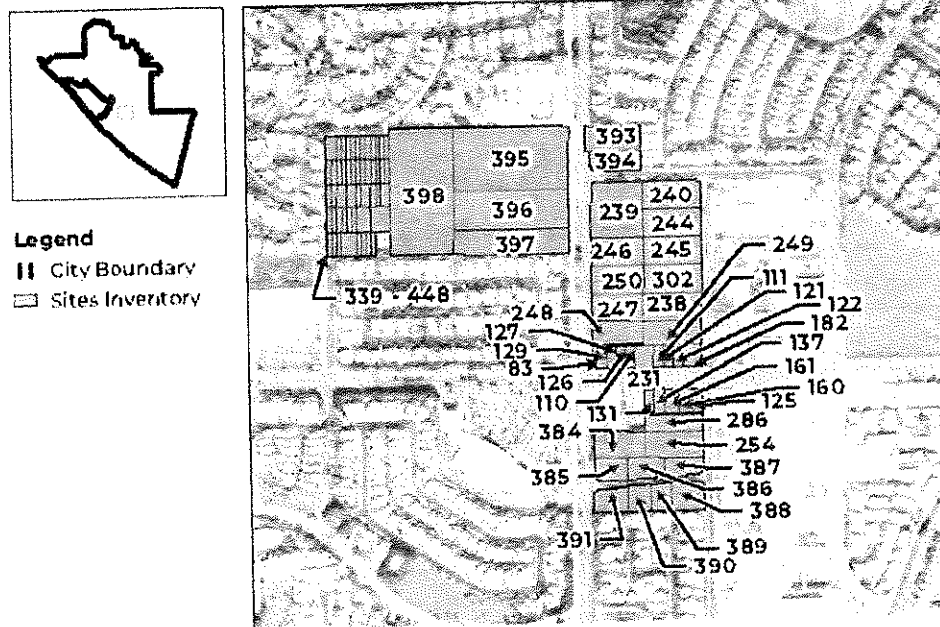
SUBJECT: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

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City of Huntington Beach  
2021-2029 Housing Element DRAFT

Figure B-10: Site Inventory



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Name: STEVE FOUGHT STEVE FOUGHT @ AOL.COM

Street Name Only/Email: UPPER BAY DRIVE

Signature/Initials:  / SF

**Moore, Tania**

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:34 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Cynthia - AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)  
**Attachments:** Cyn city.pdf

**From:** stevefought@aol.com <stevefought@aol.com>  
**Sent:** Monday, October 31, 2022 2:17 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Cynthia - AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

October 28, 2022

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

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**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

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We urge City Council to vote for an option that lowers allowable densities in this part of the city.

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Cynthia Fought

Street Name Only/Email: UPPER BAY DRIVE / [cyn7528@gmail.com](mailto:cyn7528@gmail.com)

Signature/Initials: see attached PDF for signature

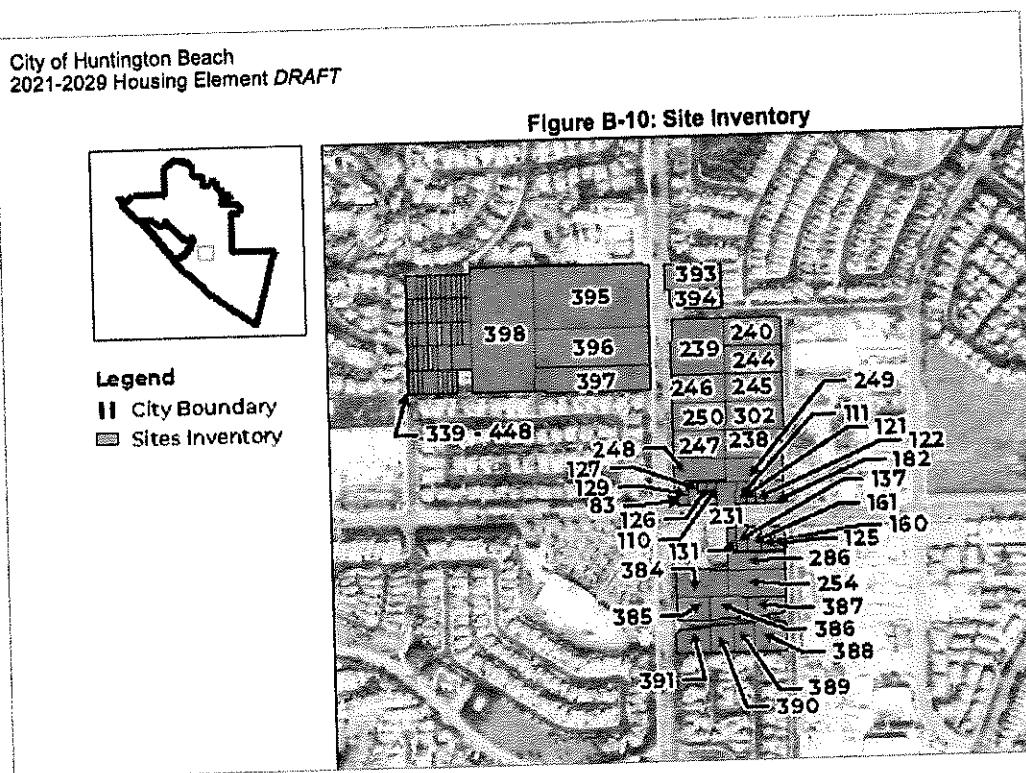
October 28, 2022

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: CYNTHIA FOUGHN

Street Name Only/Email: UPPER BAY DRIVE - CYN 7428 @ GMAIL.COM

Signature/Initials: Cynthia Foughn

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:34 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Letter regarding proposed High Density Housing  
**Attachments:** doc00017920221031132225.pdf

**From:** David Walling <dpwalling@aol.com>  
**Sent:** Monday, October 31, 2022 2:23 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Letter regarding proposed High Density Housing

Letter regarding proposed High Density Housing

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

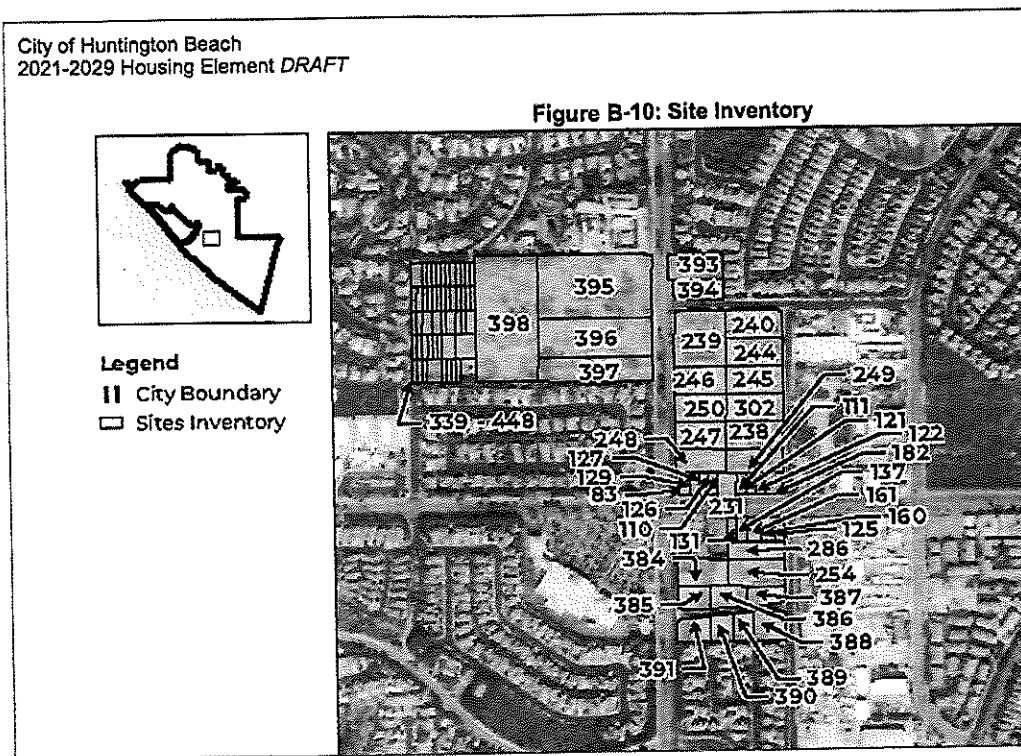
October 28, 2022

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,

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: David P. Walling

Street Name Only/Email: Rockridge Dr. DPWalling@201.com

Signature/Initials: David P. Walling

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:34 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Message from "cmAdmin01"  
**Attachments:** 20221031145752530.pdf

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

From: cityadministrator@surfcity-hb.org <cityadministrator@surfcity-hb.org>  
Sent: Monday, October 31, 2022 2:58 PM  
To: Levin, Shannon <Shannon.Levin@surfcity-hb.org>  
Subject: Message from "cmAdmin01"

This E-mail was sent from "cmAdmin01" (IM C4500).

Scan Date: 10.31.2022 14:57:52 (-0700)  
Queries to: cityadministrator@surfcity-hb.org

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS# 4 (22-900)

MEMBERS OF THE CITY COUNCIL

October 23, 2022

OF HUNTINGTON BEACH

C/O Cathy Fikes and Johanna Stephenson

2000 Main Street

Huntington Beach, CA 92648

RE: Proposed Rezoning of the Brindle-Thomas Property

Dear Members of the City Council:

I was born in an American Concentration camp in Heart Mountain Wyoming in 1943. My parents raised me to work hard to earn a living and to achieve the American dream of owning a home in a nice neighborhood. I did just that and by spending my entire life savings at the time to own a home on Edwards Hill expecting to live out a quiet life in a neighborhood that my wife and I selected because of the large lots, low density, the walking areas afforded by the equestrian walkways, great schools for my children and grandchildren. Huntington Beach so far has done a good job of zoning and maintaining a reasonable separation of homes and businesses and low and high density housing.

Responsible zoning is a must for any City to achieve its goals. I do understand that the State has some rules it pushes down the Cities that tries to equalize everything but that is not reality as it does not factor in the sacrifices and hard work that is required to own a nice home and also not all Cities are equal and not all Property Lots are not equal. For some people our life savings are represented in our house.

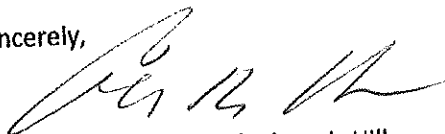
The Edwards Hill area where I live is specifically bordered on its approximately 3 5/8 sides (Edwards, Ellis, Goldenwest, Garfield) with Single Family housing. The Brindle Thomas property would be completely out of place and a major eyesore to the City if multi storied affordable housing units were allowed to be built.

One of The Planning Commission's primary role should be for responsible zoning to maintain the beauty of the City areas and use Transition Zones. This is not a transition plan but more like installing a City Park in the middle of the Redwood forest because some land is available because of a forest fire. All lots are not equal! The Planning Commissions proposal is so way out with this re zoning proposal it may warrant an investigation into who and why was this proposal made and why was it kept quiet for so long?

I am a long time resident and look forward to a few more years around the sun here but I ask the City Council to reject the proposal by the Planning Commission to rezone the Brindle Thomas Property as it would just be an eye sore on an otherwise beautifully designed and planned City. I believe the City Council and Planning Commission can find a better suited transition location for affordable housing than having to ReZone the Brindle Thomas location from its originally intended purpose.

Thanks for your consideration in this matter.

Sincerely,



Gary Okura, resident of Edwards Hill

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:34 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Proposed Holly-Seacliff Housing Development  
**Attachments:** Letter - Seagate Housing Element.pdf

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

From: Jennifer Rozolis-Hill <jenrozolishill@earthlink.net>  
Sent: Monday, October 31, 2022 3:00 PM  
To: CITY COUNCIL <city.council@surfcity-hb.org>  
Subject: Proposed Holly-Seacliff Housing Development

To Whom It May Concern,

We completely disagree with the new proposed housing development in the Holly-Seacliff area. It is an insanely large development that will negatively impact the quality of life for the surrounding neighborhoods. Attached please find the letter with details regarding this development.

Regards,

Thomas and Jennifer Rozolis-Hill

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

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

Meeting) Dear Honorable Mayor Delgleize and members of the City Council,

City of Huntington Beach  
2021-2029 Housing Element DRAFT

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?

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Sincerely,

Undersigned homeowners of Seagate Community Association, Huntington Beach

Name: Thomas and Jennifer Rozolis-Hill

Street Name Only/Email: Upper Bay Drive/jenrozolishill@earthlink.net

Signature/Initials: TRH, Thomas Rozolis-Hill, and JRH, Jennifer Rozolis-Hill

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:34 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Concerns on High Density Housing

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

From: F Spates <1jagpri@gmail.com>  
Sent: Monday, October 31, 2022 3:03 PM  
To: CITY COUNCIL <city.council@surfcity-hb.org>  
Subject: Concerns on High Density Housing

The Holly-Seacliff Specific Plan calls for the development of residences at a maximum density of no more than 25 dwelling units per acre anywhere in the plan and for the specific area on the northeast corner of Goldenwest and Ernest no more than 7 dwelling units per acre. The current "Housing Element" shows 70 dwelling units per acre which would irreparably change the character of our community and not be pleasing to the eye on Goldenwest or any neighbors backing up to this proposed out of place structure.

If a plan is approved to build on lots 393 & 394, we would like to see no more than 2 story townhomes in the lot behind us with no decks or balconies facing us.

Sent from m

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 3:34 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: Protest Hamptons Affordable Housing Plans

**From:** ruskeepop9798 <ruskeepop9798@aol.com>  
**Sent:** Monday, October 31, 2022 3:26 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Cc:** ruskeepop9798 <ruskeepop9798@aol.com>; nelpenter7@aol.com  
**Subject:** Protest Hamptons Affordable Housing Plans

October 28, 2022

Huntington Beach City Council  
2000 Main Street  
Huntington Beach, CA 92648

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

Dear City Council Members;

I am writing you to protest the development of property near my home for the purpose of affordable housing. The area where my family lives, along with several hundred other home owners, is not and never has been intended or zoned for structures with multi-resident occupancy in the design mode of large apartment houses or condominiums.

The City's master plan, created over 30 years ago, designated our area for large lots with homes of corresponding size. When purchasing our home it was clear to us that the City of Huntington Beach (herein after referred to as The City) intended to create an upscale neighborhood with enhanced property values in order to increase City tax revenues.

Now after 30 years, the City is attempting to break this fiscal covenant by infusing a financially upscale residential area with lower cost construction not originally envisioned or intended for our area. The City's community guidelines now in effect for several decades is being subverted to benefit The City's tax base and to monetize builders who otherwise could not afford to construct competitively priced housing within our city.

Our area of Huntington Beach was intended to be an equestrian area with miles of riding trails, equine exercise and exhibition rings and hundreds of stables. To plunk down a development consisting of low income housing into this unique enclave seems like a poorly conceived joke designed to heighten social rancor and raise one important question: Is there no other area in Huntington Beach for a social engineering project like this at a more affordable price?

More important, there is a massive safety issue to consider. Our community was designed decades ago with horse trails that substitute for sidewalks. This means that children walking to school do not have curbs as protective barriers from passing cars. This situation invites disaster and poses



enormous liability to the city in case of an accident. Does it seem logical that foot traffic should be increased in this area by building more housing?

I strongly urge The City to move this project to a different location in Huntington Beach where it will better balance and complement the adjacent community and possibly find a more supportive and safer infrastructure. Please uphold the promises made in our city's Master Plan and honor the promises made decades ago to Huntington Beach homeowners and citizens.

Sincere regards,

Terry & Penny Nelson  
6921 Derby Circle  
Huntington Beach, CA 92648

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 10:42 AM  
**To:** Agenda Alerts  
**Subject:** FW: Proposed building site

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

From: janet hermer <janethermer@msn.com>  
Sent: Saturday, October 29, 2022 3:41 PM  
To: CITY COUNCIL <city.council@surfcity-hb.org>  
Subject: Proposed building site

Hello,

I live in Greystone Keys and agree with the proposals set forth in the letter to which I am responding. Unfortunately I am out of the area on the dates of the meetings and so am unable to attend.

Thank you,  
Janet Hermer

Sent from my iPad

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

**Moore, Tania**

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**From:** Levin, Shannon  
**Sent:** Monday, October 31, 2022 4:18 PM  
**To:** agendaalerts@surfcity-hb.org  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

**From:** Diane Song <DMSONG@msn.com>  
**Sent:** Monday, October 31, 2022 3:57 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Cc:** Diane Song <dmsong@msn.com>  
**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 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 to "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

Diane Song

[Ashford/dmsong@msn.com](mailto:Ashford/dmsong@msn.com)

DS

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, October 31, 2022 6:22 PM  
**To:** Agenda Alerts  
**Subject:** FW: Opposition to the Ellis-Goldenwest and Holly Seacliff Specific Plan Overlay

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**From:** Frank <frankkomin@gmail.com>  
**Sent:** Monday, October 31, 2022 5:18 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Cc:** Sharon Komin <sharonkomin@gmail.com>  
**Subject:** Opposition to the Ellis-Goldenwest and Holly Seacliff Specific Plan Overlay

Mayor Delgleize, Council members Bolton, Carr, Kalmick, Moser, Peterson and Posey,

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.

Frank Komin

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

**Moore, Tania**

---

**From:** Kenneth Inouye <ken@kennethinouye.com>  
**Sent:** Monday, October 31, 2022 9:39 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** support of Huntington Beach's housing element

October 31, 2022

Dear Honorable members of the Huntington Beach City Council:

I am a resident of Huntington Beach and I support the implementation of a City wide housing plan which will provide for much needed housing while at the same time preserve the quality of life for the current residents of Huntington Beach.

Respectfully,

Kenneth K. Inouye  
19321 Worchester Lane  
Huntington Beach, CA. 92646

Sent from [Mail](#) for Windows

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Tuesday, November 1, 2022 8:08 AM  
**To:** agendaalerts@surfcity-hb.org  
**Cc:** Fikes, Cathy  
**Subject:** FW: SeaGate Housing Element  
**Attachments:** Letter - Seagate Housing Element.pdf

**From:** Allen Gomez <allengomez@gmail.com>  
**Sent:** Tuesday, November 1, 2022 6:34 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** SeaGate Housing Element

Mayor Delgleize and City Council members,

We would like to see the following in the Housing Element.

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

Thank you for your consideration.

Respectfully,  
Allen Gomez

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)



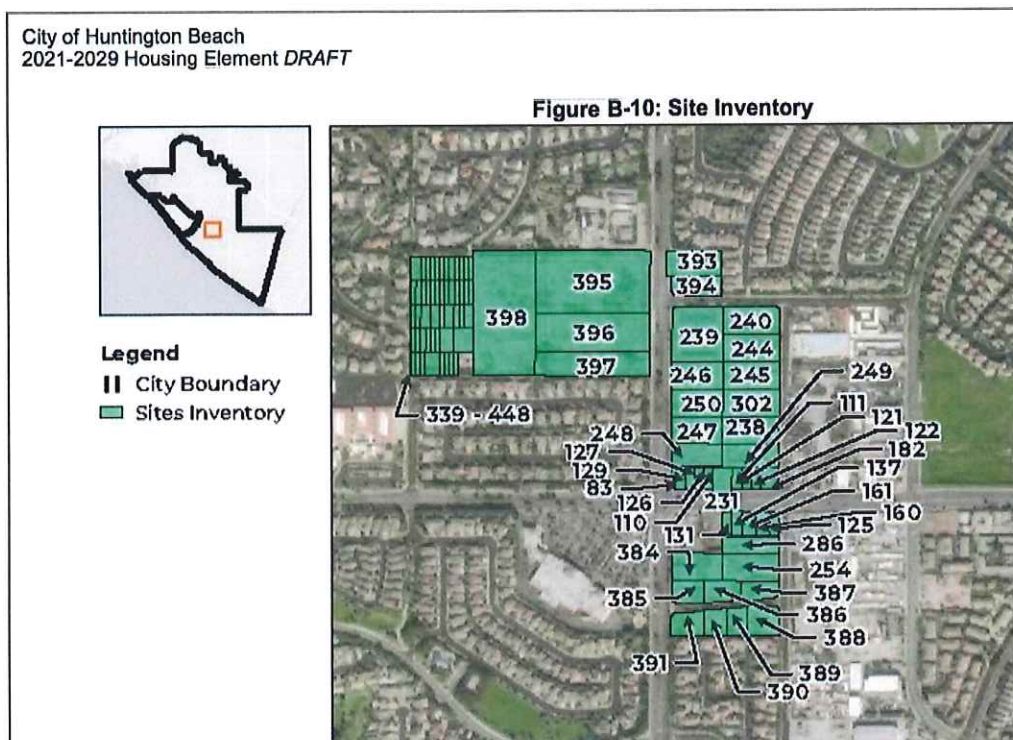
October 28, 2022

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.**

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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: \_\_\_\_\_

Street Name Only/Email: \_\_\_\_\_

Signature/Initials: \_\_\_\_\_

**Moore, Tania**

---

**From:** Levin, Shannon  
**Sent:** Tuesday, November 1, 2022 8:08 AM  
**To:** agendaalerts@surfcity-hb.org  
**Cc:** Fikes, Cathy  
**Subject:** FW: Seagate Community Issue  
**Attachments:** SC308\_Sales22103114430.pdf

**From:** Brandon Wishengrad <bwishengrad@gmail.com>  
**Sent:** Monday, October 31, 2022 1:11 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** Seagate Community Issue

Please see attached.

Thank you,

Brandon Wishengrad

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

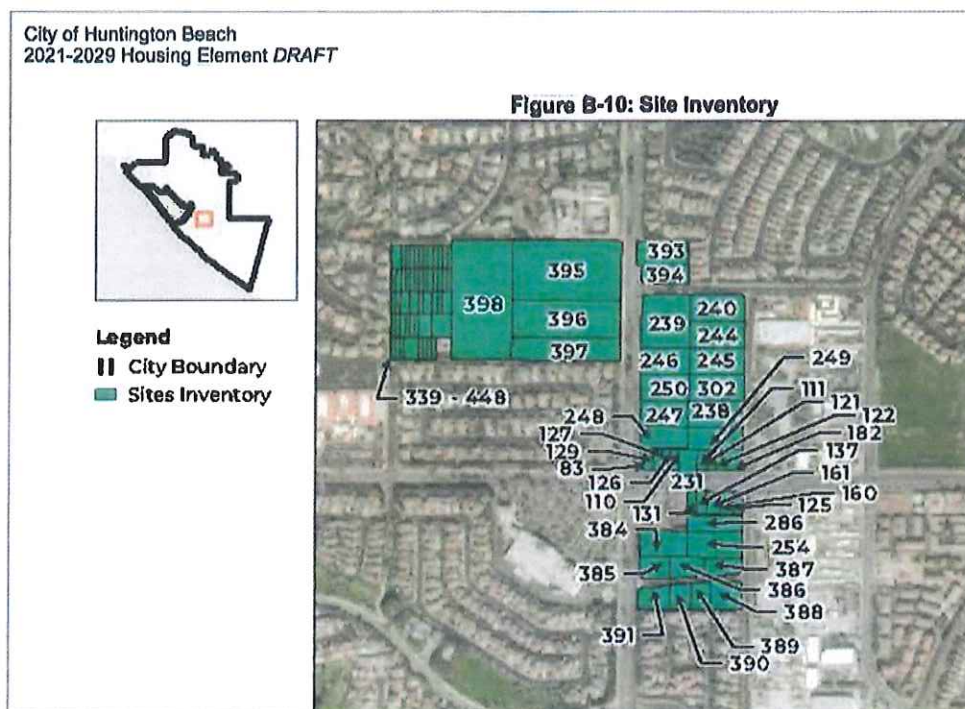
October 28, 2022

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:



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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: Brendon Wiskeyrad

Street Name Only/Email: Ashford Ln. bwiskeyrad@gmail.com

Signature/Initials: 



**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Tuesday, November 1, 2022 9:09 AM  
**To:** Agenda Alerts  
**Subject:** FW: Opposition to Bella Terra 7 story and Brindle Build

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

From: Dennis Pappas <ndoceanpappas@gmail.com>  
Sent: Tuesday, November 1, 2022 7:56 AM  
To: CITY COUNCIL <city.council@surfcity-hb.org>  
Cc: Dennis Pappas <ndoceanpappas@gmail.com>  
Subject: Opposition to Bella Terra 7 story and Brindle Build

Dear Huntington Beach City Council,

Please consider delaying the vote on these two developments; Bella Terra 7 Story-Burlington Coat Factory and the Brindle Property. We have not had enough public input nor do we have the infrastructure to support these builds. This can be a project or project for the new city council to deliberate.

Respectfully,

Thank you,

Patricia Pappas

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

**Moore, Tania**

---

**From:** MONICA SEHNERT <mmsehnert@msn.com>  
**Sent:** Tuesday, November 1, 2022 8:07 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Burlington Coat Factory and Brindle Property

Dear Huntington Beach City Council,

Please consider delaying the vote on these two properties; Burlington Coat Factory and Brindle Property till after the new city council has been established for the upcoming year. Our infrastructure is already strained and I fear this will overburden the existing one. Thank you for your consideration in this matter.

Respectfully,

Monica Sehnert

Sent from my iPad

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS #4 (22-906)

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Tuesday, November 1, 2022 9:30 AM  
**To:** Agenda Alerts  
**Subject:** FW: Agenda Item No. 22-906! Housing Element

**From:** Courtney McClellan <courtney.mcclellan@gmail.com>  
**Sent:** Tuesday, November 1, 2022 9:23 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Cc:** Courtney McClellan <courtney.mcclellan@gmail.com>  
**Subject:** Agenda Item No. 22-906! Housing Element

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

Beach Housing Element  
sing in Huntington Beach”  
e density to 70 du/ac in the  
d in this area.

sing Element.  
t corner of Goldenwest &





# 22 City Council Meeting)

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Tuesday, November 1, 2022 10:13 AM  
**To:** Agenda Alerts  
**Subject:** FW: AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)  
**Attachments:** Letter - Seagate Housing Element - list.pdf

**From:** Carrie Lines <carriealines@gmail.com>  
**Sent:** Tuesday, November 1, 2022 9:57 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** AGENDA ITEM NO. 22-906 Housing Element (November 1, 2022 City Council Meeting)

Please see attached letter from 5 homeowners in Seagate (emails included in letter).

Andrew Kwan  
Janai Kwan  
Thong Dinh  
Carolyn Lewis  
John W. Lewis

Thank you.

Carrie Lines  
Homeowner at Rockridge Drive, HB  
[carriealines@gmail.com](mailto:carriealines@gmail.com)

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)



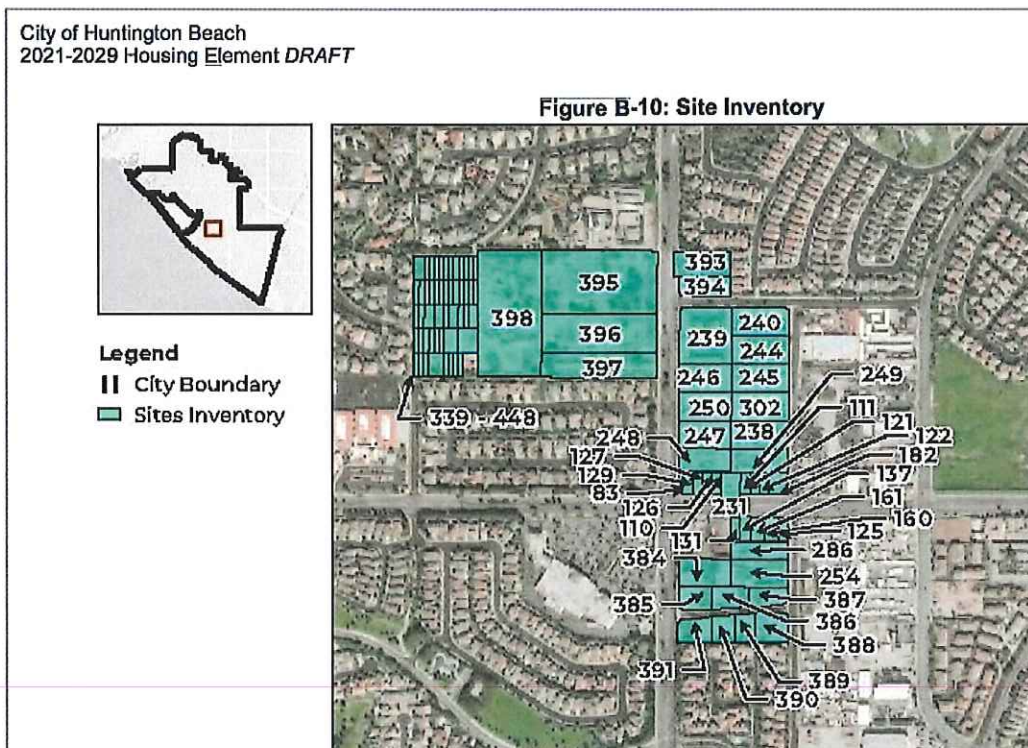
October 28, 2022

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,

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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.

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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: SEE ATTACHED LIST

Street Name Only/Email: SEE ATTACHED LIST

Signature/Initials: SEE ATTACHED LIST



NAME	STREET NAME	EMAIL	SIGNATURE
Andrew Kwan	7215 Sherwood H.B. 92648	akwan192@yahoo.com	[Signature]
Janei Kwan	7215 Sherwood Dr. H.B. CA 92648	janeimontoya@gmail.com	[Signature]
THONG DINH	18687 STRATTON LN HB CA 92648	TDINH1254@gmail.com	[Signature]
CAROLYN LEWIS	18716 STRATTON LN	SWLHOT57@aol.com	[Signature]
Carolyn Lewis	Huntington Bch CA 92648		
John W. Lewis	18716 STRATTON LN	SWLHOT57@aol.com	[Signature]
	Huntington Bch CA 92648		

NAME	STREET NAME	EMAIL	SIGNATURE
Andrew Kwan	7215 SHIPWOOD H.B. 92648	akwan192@yahoo.com	[Signature]
Janei Kwan	7215 Sherwood Dr. H.B. CA 92648	janeimontoya@gmail.com	[Signature]
THONG DINH	18687 STRATTON LN HB CA 92648	TDINH1254@gmail.com	[Signature]
CAROLYN LEWIS	18716 STRATTON LN HUNTINGTON Bch CA 92648	SWL140757@AOL.COM	Carolyn Lewis
John W. Lewis	18716 STRATTON LN HUNTINGTON Bch CA 92648	SWL140757@AOL.COM	John W Lewis

## Moore, Tania

---

**From:** Fikes, Cathy  
**Sent:** Tuesday, November 1, 2022 10:13 AM  
**To:** Agenda Alerts  
**Subject:** FW: HDD!  
  
**Importance:** High

---

**From:** Gary Tarkington <garytarkington@msn.com>  
**Sent:** Tuesday, November 1, 2022 9:57 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Subject:** HDD!  
**Importance:** High

ABSOLUTELY NO MORE HDD in Huntington Beach! We don't need it, and there are not enough resources to support it!!

Ann Tarkington  
Huntington Beach

### SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-900)

**Switzer, Donna**

---

**From:** delaine.bailey.1791@gmail.com  
**Sent:** Tuesday, November 1, 2022 10:17 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Oppose Approval of Bella Terra 7-Story Building / Burlington Coat Factory & Brindle-Thomas Overlay

Dear Huntington Beach City Council,

Please consider delaying the vote on these two developments; Bella Terra 7 Story-Burlington Coat Factory and the Brindle Property. We have not had enough public input nor do we have the infrastructure to support these builds. This can be a project or project for the new city council to deliberate.

Respectfully,

Delaine Bailey

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: 88#4(22.900)



**Switzer, Donna**

---

**From:** delaine.bailey.1791@gmail.com  
**Sent:** Tuesday, November 1, 2022 10:17 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Oppose Approval of Bella Terra 7-Story Building / Burlington Coat Factory & Brindle-Thomas Overlay

Dear Huntington Beach City Council,

Please consider delaying the vote on these two developments; Bella Terra 7 Story-Burlington Coat Factory and the Brindle Property. We have not had enough public input nor do we have the infrastructure to support these builds. This can be a project or project for the new city council to deliberate.

Respectfully,

Delaine Bailey

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: SS#4 (22-906)

**Moore, Tania**

---

**From:** Keith Dean <k.dean11@me.com>  
**Sent:** Tuesday, November 1, 2022 10:33 AM  
**To:** CITY COUNCIL  
**Subject:** The Holly-Seacliff Specific Plan (HSSP)  
**Attachments:** The Holly-Seacliff Specific Plan (HSSP).pdf

To: Huntington Beach City Council:

Response letter attached with regards to the The Holly-Seacliff Specific Plan (HSSP).

**Keith Dean**  
714.747.8980 - cell  
[K.Dean11@me.com](mailto:K.Dean11@me.com)

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/1/2022

Agenda Item No.: 88#4 (22-906)

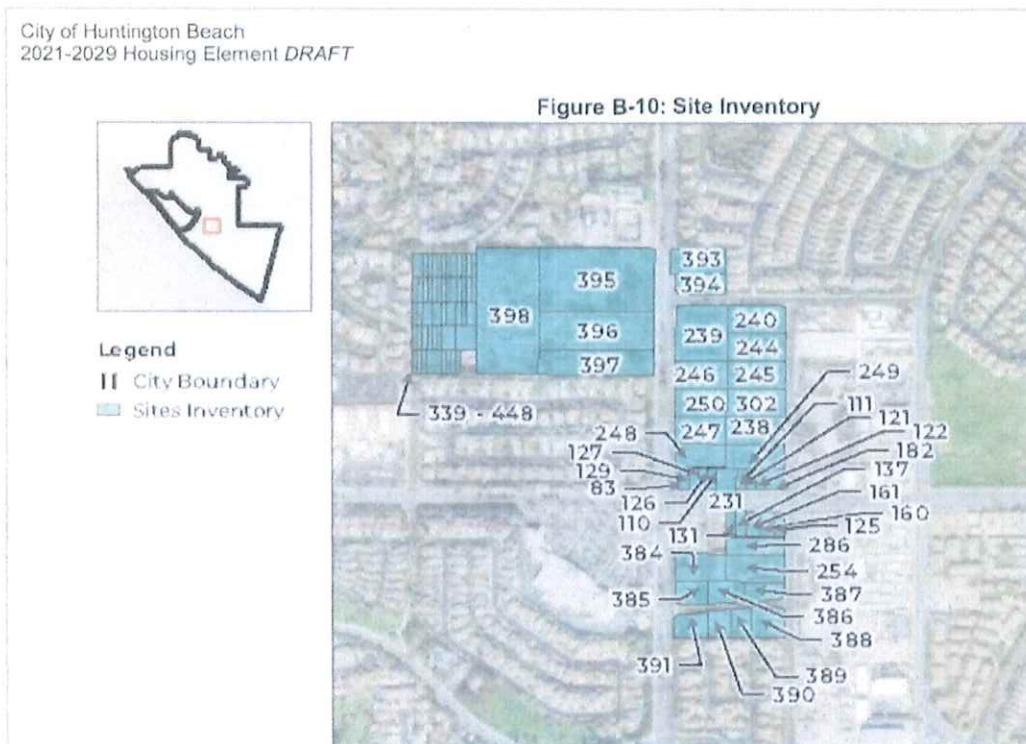
October 28, 2022

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: KEITH DEAN

Street Name Only/Email: FAIRFAX LANE / K.DEAN11@ME.COM

Signature/Initials:  KD

**Moore, Tania**

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**From:** Fikes, Cathy  
**Sent:** Tuesday, November 1, 2022 12:12 PM  
**To:** Agenda Alerts  
**Subject:** FW: HDD

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

From: Jeanne Paris <jeannemarieparis@yahoo.com>  
Sent: Tuesday, November 1, 2022 11:36 AM  
To: CITY COUNCIL <city.council@surfcity-hb.org>  
Subject: HDD

To the City Council,

Please reconsider all HDD approvals. Clearly the people of this beautiful city have made their opinions very clear.

There appears that this mandate from Sacramento may have been faulty.

We do not have the infrastructure to move forward with these unwanted plans.

Jeanne Paris

Sent from my iPhone

SUPPLEMENTAL  
COMMUNICATION

Meeting Date: 11/1/2022

Agenda Item No.: 88#4 (22-9026)