

Switzer, Donna

From: Fikes, Cathy
Sent: Monday, March 20, 2023 10:42 AM
To: Agenda Alerts
Subject: FW: Housing Element - City Council Meeting

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/21/23

Agenda Item No.: 25(23-224)

From: VanDyke, Karen <karen.vandyke@adient-aerospace.com>

Sent: Friday, March 17, 2023 5:48 PM

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

Cc: Allen Passaquindici <allenquinn@hotmail.com>; Bernie Torbek <BTorbik@its.jnj.com>; Bernie Torbek <btorbik@gmail.com>; Edward Branam <edward.branam@safehold.com>; Jeff Hubbard <jhubbard@lee-associates.com>; Jennifer Kanowsky <jenniferkanowsky@hotmail.com>; Damon Kubas <dkubas@elitehoa.com>

Subject: Housing Element - City Council Meeting

Dear Honorable Mayor Strickland and Members of the City Council,

We are the Seagate Community Association Board Members and represent the 810 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.

First off, we are thankful that during the study session on November 1, 2022, the City Council suggested support for Option 3, as presented, which lowered proposed density in the Affordable Housing Overlay Zone from 70 dwelling units/acre to 35 dwelling units/acre in the industrial area south of Ernest Drive and north of Garfield Avenue in close proximity to the Seagate community. At the November 16, 2022 Planning Commission meeting, the Planning Commission recommended adoption of Option 3 to the City Council which included a recommendation that Parcels 393 and 394, at the northeast corner of Ernest Drive and Goldenwest Street, be excluded from the Affordable Housing Overlay Zone. The Seagate Board fully support this action by the Planning Commission and request that the City Council adopt Option 3, with Parcels 393 and 394 being excluded from the Affordable Housing Overlay Zone, for the 2021-2029 Housing Element Update.

What was not included in the Planning Commission action, and what the Seagate Board urge the City Council to approve, are objective design standards that prohibit balconies and roof decks 100 feet from Ernest Drive as indicated in previous written correspondence to the City. When asked about this request by the Planning Commission on November 16th, staff responded that she did not know if the 100 foot prohibition request was intended to be measured from the north side of Ernest Drive or the south side of Ernest Drive. To be clear, the request is that balconies and roof decks be prohibited within 100 feet from the street right-of-way edge moving south from Ernest drive. Balconies and roof decks in high density development provide residents with sometimes their only outdoor recreation spaces. These spaces frequently result in high activity and loud noise, such as music and voices, and odors, such as smoking and grilling, which carry far distances. A 100 foot separation from the rear property lines of Seagate homes would not provide a sufficient buffer to shield residents of the Seagate community from nuisance impacts of these high density developments.

Parking on Ernest Drive: Overnight parking on Ernest Drive was an issue for many Seagate Community Association residents when they moved into their home. As such, residents collected signatures and petitioned the City to prohibit overnight parking on Ernest Drive. We are concerned that, with the development of housing and incentives/concessions that may reduce parking requirements, new residents will request to park overnight on Ernest Drive. We request that the prohibition of overnight parking on Ernest Drive continue and not be reversed with the construction of any new housing.

The Seagate community has been reasonable in working with the City towards a certifiable Housing Element while balancing the need for the continued peaceful enjoyment of our homes. The request for a prohibition on balconies and

roof decks is reasonable, and the Seagate Board humbly request that the City Council adopt objective design standards that prohibit balconies and roof decks within 100 feet of the south side of Ernest Drive, and continue to prohibit overnight parking on Ernest Drive.

Thank you for your consideration of these reasonable requests which would allow for development of housing while minimizing potential impacts to the Seagate Community Association residents.

Sincerely,

Karen Van Dyke	President
Jennifer Kanowsky	Vice President
Bernie Torbik	Secretary
Jeff Hubbard	Treasurer
Allen Passaquindici	Director
Edward Branam	Director

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