

**RESPONSE TO COMMENTS
FOR
DRAFT MITIGATED NEGATIVE DECLARATION NO. 16-
002**

- I. This document serves as the Response to Comments on the Draft Mitigated Negative Declaration (MND) No. 16-002. This document contains all information available in the public record related to the draft MND for General Plan Amendment No. 16-001, Zoning Map Amendment No. 16-002, Tentative Tract Map No. 18147, Conditional Use Permit No. 16-031 as of July 3, 2018, and responds to comments in accordance with Section 15088 of the California Environmental Quality Act (CEQA) Guidelines.

This document contains five sections. In addition to this Introduction, these sections are Public Participation and Review, Comments, Responses to Comments, and Appendices. The Appendices include: Appendix A – Comments; Appendix B – Responses to Comments; and Appendix C – Errata to Draft MND No. 16-002.

The Public Participation section outlines the methods the City of Huntington Beach used to provide public review and solicit input on the Draft Mitigated Negative Declaration No. 16-002. The Comments section contains those written comments received from agencies, groups, organizations, and individuals as of May 14, 2018. The Response to Comments section contains individual responses to each comment.

It is the intent of the City of Huntington Beach to include this document in the official public record related to the Draft Mitigated Negative Declaration No. 16-002. Based on the information contained in the public record, the decision-makers will be provided with an accurate and complete record of all information related to the environmental consequences of the project.

II. PUBLIC PARTICIPATION AND REVIEW

The City of Huntington Beach notified all responsible and interested agencies and interested groups, organizations, and individuals that Draft Mitigated Negative Declaration No. 16-002 had been prepared for the proposed project. The City also used several methods to solicit input during the review period for the preparation of the Draft Mitigated Negative Declaration No. 16-002. The following is a list of actions taken during the preparation, distribution, and review of the Draft Mitigated Negative Declaration No. 16-002.

1. An official 20-day public review period for the Draft Mitigated Negative Declaration No. 16-002 began on April 19, 2018 and ended on May 8, 2018. Public comment letters were accepted by the City of Huntington Beach through May 14, 2018.
2. Notice of the Draft Mitigated Negative Declaration No. 16-002 was published in the Huntington Beach Wave on April 19, 2018. Upon request, copies of the document were distributed to agencies, groups, organizations, and individuals.

3. Page 1 Notice of Draft Mitigated Negative Declaration No. 16-002 was provided by mail to property owners and occupants within 1,000 ft. radius of the project site and interested parties on April 17, 2018.
4. Notice of Draft Mitigated Negative Declaration No. 16-002 was posted on the internet on the City of Huntington Beach website
<https://huntingtonbeachca.gov/government/departments/planning/environmental-reports/environmental-report-view.cfm?ID=53> on April 18, 2018.

III.COMMENTS

Copies of all written comments received on Draft Mitigated Negative Declaration No. 16-002 as of May 14, 2018 are contained in Appendix A of this document. All comments have been numbered and are listed on the following pages. Responses to Comments for each comment which raised an environmental issue are contained in this document.

IV.RESPONSE TO COMMENTS

The Draft Mitigated Negative Declaration No. 16-002 was distributed to responsible agencies, interested groups, organizations, and individuals. The report was made available for public review and comment for a period of 20 days. The public review period for the Draft Mitigated Negative Declaration No. 16-002 began on April 19, 2018 and expired on May 8, 2018. The City of Huntington Beach accepted comment letters through May 14, 2018.

Copies of all comments received as of May 14, 2018 are contained in Appendix A of this report. Comments have been numbered with responses correspondingly numbered. Responses are provided in Appendix B and presented for each comment which raised a significant environmental issue.

Several comments do not address the completeness or adequacy of the Draft Mitigated Negative Declaration No. 16-002, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of the California Environmental Quality Act (CEQA). Such comments will be forwarded to all appropriate decision makers for their review and consideration. Responses to comments are contained in Appendix B of this document.

APPENDIX A COMMENTS ON THE DRAFT MND

Below are the original comment letters which have been bracketed to isolate the individual comments. Comments that raise significant environmental issues are provided with responses. Comments that are outside of the scope of the CEQA review will be forwarded for considerations to the decision makers as part of the project approval process or to the applicant for their information.

COMMENT LETTERS RECEIVED DURING THE DRAFT MND COMMENT PERIOD		
<i>No.</i>	<i>Commenter/Organization</i>	<i>Abbreviation</i>
INDIVIDUALS		
1	Andrew Romer, May 7, 2018	ROM
2	John Fugatt, May 8, 2018	FUG
3	John Piersma, April 30, 2018	PIE
4	Mary Jean Piersma, May 7, 2018	PIE
5	Joe Lascola, April 30, 2018	LAS
6	Michael and Jeanette Preece, April 29, 2018 & May 13, 2018	PRE
7	Charlotte Fegley, May 2, 2018	FEG
8	Richard Sturm, May 1, 2018 & May 2, 2018	STU
9	John Welch, May 2, 2018	WEL
10	Trisha Quezada, April 26, 2018, May 3, 2018 & May 4, 2018	QUE
11	Gary Elmer, April 25, 2018 & May 8, 2018	ELM
12	Alan Adamo, May 3, 2018	ADA
13	Omar and Amanda Tayeb, May 7, 2018	TAY
14	Ellysia Gallagher, May 8, 2018	GAL
15	Louann Kramer, May 7, 2018	KRA
16	Dan Jamieson, May 14, 2018	JAM
17	Neighborhood Letters No. 1 – 57, May 5, 2018	NL

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

Attn.: Jessica Bui, Assistant Planner (714) 536-5271

RECEIVED
MAY 07 2018
Dept. of Community Development

Subject: MITIGATED NEGATIVE DECLARATION NO. 2016-002

Proposed Sea Dance Residential Development

Ms. Bui,

Please consider the following comments on the proposed MITIGATED NEGATIVE DECLARATION NO. 2016-002, (Sea Dance Residential Development):

1. In the section SURROUNDING LAND USES AND SETTING it states that "...except for the City Park and adjacent school field, there is currently no public access to the site and most of the site is fenced or gated." That is incorrect. The public accesses the parking lots and the semi-circular driveway for overflow parking. Parking space is very limited in the tract, especially on street sweeping days. ROM-1
2. In the section OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) it states "None." As discussed herein, it is likely that The City of Westminster, the Midway City Sanitation District, the city's own water and sewer departments, and the Orange County Sanitation District will be affected, and will likely need to be consulted. ROM-2
3. In the section 2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED, the following items should have been checked and thoroughly and accurately addressed within the MND:
 - Air Quality
 - Greenhouse Gas Emissions
 - Hydrology and Water Quality
 - Noise
 - Population and Housing
 - Public Services
 - Recreation
 - Transportation and Traffic
 - Utilities and Service Systems.ROM-3
4. In the Section 3.0, DETERMINATION, it is stated that "I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect ROM-4

in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared. I disagree with that assessment. If the items listed above are appropriately addressed, it will be clear that the proposed mitigation measures are inadequate, and instead that the proposed project will have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

5. In Section 5.1 AESTHETICS, part a) it states that "The proposed project would not have a substantial adverse effect on a scenic vista." And "No view blockage to any visual resources would occur as a result of the proposed project." I believe that in particular the residents of 5781, 5791, and 5801 Sands Drive, and even the residents of the houses that front Hammon Lane would disagree. They bought their homes with a view of the park, and the view of the park is part of value of those homes. How will construction of houses on parkland directly across the street not have an impact on their scenic vista? How will that be mitigated? ROM-5
6. In Section 5.1 AESTHETICS, part c) it states that "Buildout of the proposed project would not degrade the visual character of the site or its surroundings." That is not true. Converting scarce open space within the northern part of Huntington Beach to higher density housing than in the surrounding area will significantly degrade the character of the site. ROM-6
7. In the same section it states that "...existing dwellings in the neighborhood are designed in a nondescript architectural style." That is not only untrue but insulting. The homes are constructed in a single-story style known as Mid-Century Beach Bungalow. That style is characteristic of large areas of Northern Huntington Beach. ROM-7
8. In the same section it states that "...Mitigation Measure AES—1 is recommended, which requires a permit for the proposed tree removal and submittal of a landscape plan to ensure that trees are replaced at a minimum 2:1 ratio with species to be approved by the City..." The proposed measure will allow the removal of 46 existing, healthy, mature trees currently scattered across the 8.75 acre site, and replace them with 92 sticks (36-inch box) within a 1.07 acre site. Notwithstanding the absurdity of expecting that tiny immature trees will mitigate the removal of mature trees, placing 92 immature saplings, should they actually survive and mature, on 1.7 acres, will result in not a park but a tiny forest. The proposed mitigation measure is inadequate. Instead, the existing trees within the existing park should be protected, and the development should be modified to accommodate preservation of the remaining trees to the maximum extent possible. ROM-8
9. In the same section it states that "Although the site is entirely developed, [It is not!] approximately four acres of the existing property consist of open space uses. The proposed project will result in a reduction in the amount of open space from current conditions." That the proposed project will result in a significant reduction in the amount of scarce open space ROM-9

from current conditions is entirely true. How will that be mitigated? This little Franklin Park consists of the only open space in the northern part of Huntington Beach. The loss of open space is significant. The development of the project site is not consistent with the character of the surrounding residential community, notwithstanding that the document states otherwise. The project will degrade the existing visual character and quality of the site and its surroundings. Impacts as described will be significant and must be mitigated.

10. In Section 5.1 AESTHETICS, part d) it states that "Implementation of the project would introduce additional sources of light and glare including light from residential structures, the proposed park, street lighting, vehicle headlights at the proposed access points to the site along Hammon Lane, and parked vehicles along the proposed private street and driveways. That is true. It will add a lot of additional lighting that will add glare which is a significant impact. It is proposed as a mitigation measure that all exterior lighting on all new structures be directed downward, be of low intensity, and be energy efficient, and that all windows facing existing single-story homes be masked to avoid illuminating currently non-illuminated homes (i.e. those backing up to the park and school.)

Row-10

11. In Section 5.3 AIR QUALITY, parts a) through d): The analysis is based upon the developer's engineer's data which are unsubstantiated. It is recommended that an independent air quality assessment be prepared. That study should address:

- Dust, which will be generated by the contractor's activities and will, if not mitigated, cause injury, detriment, nuisance, or annoyance to the public, and will endanger the comfort, repose, health or safety of the public, and will cause injury or damage to property. Dust can be mitigated by strict watering and monitoring, and that should be required as a mitigation measure. Please bear in mind that the surrounding homes were not constructed with air conditioning. We open our windows for natural ventilation. Who will pay for the cleanup of all the construction-induced dust which will be deposited inside our homes? How will the long-term damage to our lungs from inhaling the dust be mitigated?
- It is stated: "While the project may create objectionable odors during construction, these are short-duration, and will cease once the construction phase of development is completed." How will these acknowledged objectionable odors be mitigated?
- It is stated: "...most sources of construction odor are from diesel exhaust and the presence of sulfur and the creation of hydrocarbons during combustion as well as volatile compounds within paint and other coatings. How will these objectionable sulfur compounds and the creation of hydrocarbons during combustion as well as volatile compounds within paint and other coatings be mitigated?
- The proposed development will generate a lot of heat, from dense buildings absorbing and re-radiating thermal energy, from the addition of a significant increase in paved

Row-11

surfaces buildings absorbing and re-radiating thermal energy, from at least 90 automobiles parked outside, absorbing and re-radiating thermal energy and from the local discharge of seasonal heat from 53 furnaces and 53 air conditioners. How will that be mitigated? It has already been stated that the existing homes were not built with air conditioning. We open our windows to let the cool ocean breezes through. Our ability to do that will be affected by the creation of a heat island in our midst. How will that be mitigated?

12. In Section 5.4 BIOLOGICAL RESOURCES it states that "There are no endangered, rare, or threatened species designated by the US Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or California Native Plant Society (CNPS) known to occur on-site." That is incorrect. On-site seasonally there are hawks that nest in the large trees on the southern edge of Franklin school. Immediately across the street at 5801 Sands Drive, owls nest in the large palm trees. These birds of prey are migratory, threatened species whose jurisdiction is under the US Fish and Wildlife Service (USFWS). Those birds rely upon the vermin infesting the park for part of their diet. The loss of the mature trees in the park will deprive the hawks of homes, and the construction activities will disturb the owls. How will that be mitigated?

com-12

13. Also in Section 5.4, it states that "The Monarch butterfly (*Danaus plexippus*) is known to roost in gum trees (*Eucalyptus* spp.) ... and was observed on the site..." Without a year-round study it cannot be truthfully claimed that "Monarchs are not known to winter in the project area ..." We observe them in our backyards every year. Removal of the gum trees will impact the Monarch butterfly and must be mitigated. "An updated arborist report documenting all existing trees ..." will not mitigate the habitat loss. A "...landscape plan prepared by a qualified landscape architect ..." will not mitigate the significant habitat loss due to tree removal.

com-13

14. In Section 5.4 BIOLOGICAL RESOURCES d) it states that "Potentially Significant Impact Unless Mitigated. No identified wildlife corridors or native wildlife nurseries occur within the boundaries of the project site." That is not correct. The site is within the well-known Pacific Flyway, and as such receives twice annual avian traffic, including Canada Geese. It also states "... the project site is fully urbanized ..." That is not correct. An 8-acre open space is not fully urbanized. It also states "... the site does not provide a regional linkage between wildlife habitats that are otherwise separated ..." That is not true. The site does function as a wildlife movement corridor for both the avian species mentioned previously, and the significant local population of predators. We have observed coyotes and raccoons. Project implementation as proposed will interfere substantially with the movement of those native resident and migratory wildlife species.

com-14

15. In Section 5.4 BIOLOGICAL RESOURCES d) it also states that the existing "... trees along with ornamental shrubbery on the site may provide suitable nesting habitat for a variety of native birds." They do. But implementation of the recommended Mitigation Measure BIO-2, potential impacts to nesting birds would not be reduced to less than significant levels as claimed because the native birds like to nest in mature trees and shrubbery that allow some sense of protection from predators. It might be decades before the lost habitat supports the numbers of birds that now enjoy the existing habitat.

ROM-15

16. In Section 5.7 GREENHOUSE GAS EMISSIONS it states that "... significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make determinations regarding air quality impacts." Yet there are no recent criteria specifically established by SCAQMD for residential developments. The proposed MND uses "proposed" criteria that are 10 years old. It is recommended that the SCAQMD be consulted for written, final criteria, that are based upon relevant local existing air quality instead of the approach incorrectly taken within the proposed MND.

ROM-16

17. In the same section it is acknowledged that "... it was estimated the proposed project would emit 959 MT of CO₂e during construction and about 815 MT per year of CO₂e during operation, including off-site traffic impacts. Operational emissions and construction emissions amortized over 30 years amount to a total of 847 MT per year of CO₂e for the life of the project..." That is a lot of air pollution! That is a significant impact to the residents and mitigation should not be required. The project does not demonstrate consistency with the strategies, actions, and emission reduction targets of the City of Huntington Beach Greenhouse Gas Reduction Program. How can it? It proposes converting scarce open space into a pollution-generating site!

ROM-17

18. In Section 5.9 HYDROLOGY AND WATER QUALITY a) through e): Post-Construction Runoff and Erosion it states that "Impacts would be less than significant. That is not true. Currently the 8+ acre site contributes some runoff from the hard surfaces, but most of the site is either landscaped or formerly landscaped and absorbs rainfall. The proposed development will contribute substantially more runoff due to the significant increase in hard surfaces (paving, roofs, driveways, sidewalks, and patios). You acknowledge that "Implementation of the proposed project would result in an increase in the percentage of impervious surface at the site by approximately 22 percent (from 3.59 acres to 5.51 acres). "Why is this important? It will all flow onto Hammon Lane, which regularly floods in even small rainstorms. Retarding the runoff will not help during the floods such as have been experienced in this neighborhood. The flooding is especially pronounced on Hammon Lane between Sands Dr. and Stardust Dr. The proposed project will substantially increase the rate or amount or surface runoff in a manner which would result in flooding off-site. How will the additional flooding be

ROM-18

mitigated? The runoff from the proposed improvements will exceed the capacity of existing storm water drainage system. Has a flooding study been performed? The existing small storm drains are inadequate to handle the existing runoff, so will be overtaxed by the additional runoff. Additional storm drain improvements will be required. The storm drains will need to be engineered and constructed prior to the proposed site modifications on the Franklin Park site, so it is appropriate that the Environmental Impact Report be prepared for that storm drain improvement.

19. In Section 5.10 LAND USE PLANNING: The 8.75-acre park site is Public use with an underlying designation of Residential Low Density [P(RL)] in the General Plan, and zoned Public- Semipublic (PS). How will the loss of the 8.75-acre park site be mitigated? The proposed change of use violates General Plan Land Use and Housing Element Goals and Policies; specifically Goal LU-I because the proposed residential development is NOT coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community. It does not address the community's needs to preserve the existing PUBLIC open space.

ROM-19

20. The proposed change of use violates General Plan Land Use and Housing Element Goals and Policies; specifically Goal LU-4, because the range of housing types proposed to be available to future and existing residents, significantly deviates from the neighborhood character. The proposed housing units are more than twice the size of the existing housing and most are proposed to be 2-stories in a neighborhood of 1-story housing.

ROM-20

21. The proposed change of use violates General Plan Land Use and Housing Element Goals and Policies; specifically Goal LU-6, which states that "Neighborhood school sites adapt over time to meet the changing needs of the community." The proposed development does not meet the changing needs of the community. The community needs a large, well-maintained public park. The community does not need high-density housing instead of open space.

ROM-21

22. In the same section it states that "In spite of the deviations from lot size and width, the proposed site layout and residential dwelling designs will be compatible with the surrounding neighborhood." That is not true. It states that "Of the 53 lots proposed, a total of 52 lots range in size between 3,870 and 5,921 square feet, which is less than the minimum required 6,000 square feet." The smallest lot in the neighborhood is 6000 feet. The smallest house size in the proposed development is more than twice the size of the typical house in the neighborhood. How is that compatible with the surrounding neighborhood? It is not.

ROM-22

23. The proposed change of use violates General Plan Land Use and Housing Element Goals and Policies; specifically Policy HE 3.2 which states: "Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments." The proposed change in use from public open space incorporates ZERO affordable units. The

ROM-23

developer instead is paying cash to the city. How does the cash payment meet Policy HE 3.2? This is one of the most affordable communities within Huntington Beach. The developer claims that the construction of the 54 houses on Franklin Park will raise our property values. How will that aid the affordability of housing in Huntington Beach?

24. The proposed change of use violates General Plan Land Use and Housing Element Goals and Policies; specifically Goal ERC-1: "Adequately sized and located parks meet the changing recreational and leisure needs of existing and future residents." When the WSD maintained the school grounds, we enjoyed access to the entire site including the playground equipment. Our community needs have not been met since the Head Start fenced the playground equipment and abandoned maintenance of all but that 1.52-acre part maintained by the city. This neighborhood needs adequately sized and located parks meet the changing recreational and leisure needs of existing and future residents. We do not agree that counting acreage in Central Park as adequately located. The ERC Element of the General Plan establishes a parkland acreage standard of five acres for every 1,000 Huntington Beach residents to ensure the community has enough parkland to serve the population. That parkland acreage needs to be in our neighborhood. The recreational and leisure needs of the existing and future residents can only be met by a much larger park that is currently maintained by the city. The proposed reduction to a 1.01 acre postage stamp sized park is entirely inadequate.

ROM-24

25. In Section 5.12 NOISE, it states that "The existing school buildings ... are not a contributing source of noise in the neighborhood." That is true. The construction of the proposed houses, and the residents, will contribute substantial noise that is entirely out of character of this neighborhood. Noise generated by the proposed residential uses WILL be significantly different than existing noise conditions in the area because there is no noise generated by the existing open space. Noise will be generated by 54 air conditioning units churning out heat extracted from those houses, the operation of 3 to 4 automobiles per house will generate a lot of noise, leaf blowers, loud music, etc. How will these new sources of noise be mitigated?

ROM-25

26. In Section 5.13 POPULATION AND HOUSING, The proposed project will induce substantial population growth in OUR area, and notwithstanding the analysis presented it will have a significant impact on our local population density, and demand for public services. The proposed project would require a zone change from PS to RL in order to permit the proposed residential development, thus it is clear that the proposed residential development is NOT within the residential growth anticipated by the General Plan. The proposed project will result in a significant impact regarding population growth within our neighborhood.

ROM-26

27. In Section 5.14 PUBLIC SERVICES part a): In order to maintain acceptable service ratios, response times or other performance objectives for fire services, please note that there are NO city of Huntington Beach Fire Stations nearby. Our neighborhood fire services are furnished

ROM-27

by the Westminster Fire Department, who should be consulted to determine if the proposed project will be expected to result in the construction of new or physically altered fire facilities.

28. In Section 5.14 PUBLIC SERVICES part b): it is stated that "...the construction of 53 residential units are anticipated to potentially increase the City's population by 137 people, which is not considered substantial." First, let it be clear that the estimate of 137 residents is way too low. The proposed houses are enormous, and will contain 5 or 6 bedrooms. Who expects a buyer to put 2.5 people in a 4 bedroom house? A better estimate would be based upon the number of bedrooms proposed and multiplying that by 1.5 or even 2, resulting in a more reasonable population estimate of 432. The large, concentrated population will have a severe impact upon the existing neighborhood.

ROM-28

It is well-known that increased population density is accompanied by higher crime rates. This is a low-crime rate area of the city. The Police Department data demonstrate that. Yet it is still claimed that "Payment of the DIF for law enforcement services would ensure the Huntington Beach Police Department has enough financial support to ensure the adequacy of its facilities and staff." How long will that money last and how can we be assured that it will be applied to increased patrols in our neighborhood and not spent elsewhere?

29. In Section 5.14 PUBLIC SERVICES part c): It is acknowledged that "... would result in an increased demand for school services." Please explain how construction of the proposed houses will mitigate the destruction of a school?

ROM-29

30. In Section 5.14 PUBLIC SERVICES part d) it is acknowledged that "The increase in population would result in an increased demand for parks and recreational services." It is also acknowledged that "By increasing population by 137 persons, the proposed development would require 0.69 acres of parkland to meet the established standards in accordance with the HBZSO and the Quimby Act." So by ordinance, instead of decreasing the existing parkland by 0.45 acres, the parkland should be increased. Claiming to meet the General Plan standards of five acres for every 1,000 residents by counting Central PARK, which is a long way from our neighborhood, is not a rational explanation. The proposed project does not comply with the minimum requirements of Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance and does not comply with the goals and policies of the General Plan. Impacts of the proposed development would be significant. The only legal mitigation for the proposed development is an INCREASE in the park size.

ROM-30

31. In Section 5.15 RECREATION part a) through c) the proposed project will increase the use of existing neighborhood parks and other recreational facilities (the existing open space) such that substantial physical deterioration of the facility will occur or be accelerated. It is acknowledged that the estimated 137 additional persons will use "... local and regional parks

ROM-31

as well as other recreational facilities.” How will REDUCTION rather than an increase in parkland “...not cause existing facilities to further deteriorate...”? The proposed project’s mini park and park improvements will not result in beneficial effects to the existing neighborhood park amenities because the nature of the proposed improvements are no better than and are certainly lesser than the existing. And it’s on a smaller plot of land! In part c) it states that “Implementation of the proposed project would not replace an existing park with residential or other non- recreational land uses...” What nonsense. It is a replacement of parkland and public open space with houses. The proposed park “improvements” WILL NOT provide enhanced amenities for existing park users. The proposed project WILL significantly affect existing recreational opportunities within the City and WILL result in NO beneficial effect to the parkland for the neighborhood. Impacts to other existing recreational opportunities would be significant.

32. Section 5.16 TRANSPORTATION/TRAFFIC addresses the operating Level of Service (LOS) of signalized intersections. The residents of this neighborhood are concerned about the effect of the increase in 505 more daily automobile trips estimated the Sea Dance Traffic Impact Analysis prepared by Kunzman Associates, Inc., dated August 15, 2017. Where will those cars go? Of the signalized intersections, only that at Croupier Dr. on Springdale St. was addressed. But most traffic into and out of the neighborhood is via either Hammon Lane and via Chinook Dr. The increase in traffic will affect the City of Westminster. The intersection of Hammon Lane at Westminster Bl. is already very congested, and the additional traffic may require installation of a traffic signal. Where is that addressed in the study? The intersection of Chinook Dr. at Westminster Bl. is already very congested, and the additional traffic may require installation of a traffic signal. Where is that addressed in the study? Will it take another death (as at Croupier Dr.) to get these intersections signalized?

33. Section 5.16 TRANSPORTATION/TRAFFIC part f) states that “The current site provides for approximately 28 on-street parking spaces along Sands Drive and Hammon Lane for the use of Franklin Park. That’s not really true, because the street sweeping ordinance prohibits street parking on a regular basis. There is already a deficit of parking space in the neighborhood. A cursory view of the parking lot at the Franklin School Park will reveal many cars parked there. The proposed development will result in additional demand for un-met parking space and the residents of Tropicana Lane, Hacienda Dr., Riviera Dr., Nevada Dr., and Spa Dr. will find that their ability to park in front of their homes will be significantly impeded. The proposed mitigation by additional on-street parking spaces will be inadequate. There is no point in claiming that “...the applicant will allow for the public to utilize the private street for on-street parking for park users...” because the existing residents WALK to the park already, through the existing open-spaces. The inadequate parking available in the existing

neighborhood will not be bettered by construction of the proposed development. It will be a significant public impact.

34. In Section 5.18 UTILITIES AND SERVICE SYSTEMS it states that "...wastewater collection services are provided to the site by the Orange County Sanitation District (OCSD)." That is not true. The wastewater collection services are provided to the site by the City of Huntington Beach. The OCSD operates Trunk Sewers, into which the collection system empties. The OCSD's facilities are not nearby. The existing City of Huntington Beach sewer serving the Franklin School is an 8-inch diameter Vitrified Clay Pipe (VCP). That same pipe drains all of the sewage from Nevada Dr., Riviera Dr., Thunderbird Cir., Sands Dr., Tropicana Ln., and much of Hacienda Dr., and Stardust Dr. There is no redundancy in the system. That 8-in VCP pipe connects to a 12-in VCP pipe that drains the entire neighborhood to the south between the homes located at 5732 and 5742 Spa Drive. There should be an engineering study required prior to now to confirm adequate sewer system capacity to the proposed development. If that is not done how will the inevitable sewage backups be mitigated? According to Jeff Boschert at the National Clay Pipe Institute, between 1958 and 1967 factory-applied joints for 4 inch through 12 inch VCP was composed of Polyvinyl Chloride. Those joints are notorious for failure. It should be expected that the VCP joints in the existing system are leaking, and the pipes will soon need to be either replaced or lined. This is a significant impact. If an upgrade in the 56-year-old sewer system is required, an Environmental Impact Report should be prepared for that system capacity increase.

ROM-34

35. In Section 5.18 UTILITIES AND SERVICE SYSTEMS there is inadequate analysis of the negative impact to our neighborhood's water system. The existing neighborhood's water is supplied by the City of Huntington Beach from the Aldrich R. Peck reservoir at 14501 Springdale St. The network of pipes in the neighborhood is at least 56 years old, and is made of asbestos-cement pipe. The water pipe that currently connects to the Franklin Park is only sized to convey fire flow to protect the school buildings, and not to supply 54 additional houses. This is a significant impact. There should be an engineering study required now to confirm adequate water system capacity to the proposed development. Without reducing the service pressures to the existing homes. If an upgrade in the 56-year-old system is required, an Environmental Impact Report should be prepared for that system capacity increase.

ROM-35

36. In Section 5.19 MANDATORY FINDINGS OF SIGNIFICANCE as described in the paragraphs above, the project HAS the potential to degrade the quality of the environment, substantially reduce the habitat of wildlife species, cause a wildlife population to drop below self-sustaining levels, threaten to eliminate both plant and animal communities, and reduce the number or restrict the range of endangered animals. The proposed mitigation measures are inadequate and should be revisited. An Environmental Impact Report should be prepared to adequately address the issues that have been discussed above.

ROM-36

Please respond in writing to each of my comments. Please do not combine responses to similar comments by others.

Thank you.

A handwritten signature in black ink, appearing to read "A. E. Romer". The signature is fluid and cursive, with the first name "Andrew" and last name "Romer" clearly distinguishable.

Andrew E. Romer
14321 Hacienda Dr.
Huntington Beach, CA 92647-2116

Bui, Jessica

From: John Fugatt <John.Fugatt@csulb.edu>
Sent: Tuesday, May 08, 2018 12:19 PM
To: Bui, Jessica
Subject: Comments for draft Negative Declaration 16-002

Jessica, I am writing in support of the Sea Dance Residential Development in North Huntington Beach. I am a resident at 14311 Riviera Drive.

The plan looks great to me. I went to a public meeting held by the developer where among the complaints were the fact that the current park would be decreased from 1.5 acres to 1 acre. I suggested to the builder that one way to mitigate that complaint by the local residents would be to make some minor improvements to the greenbelt which was the old railroad tracks behind our development. A packed dirt walkway with grass and a few park benches would not cost a lot and would provide more than a half-acre of park space to mitigate the loss on the site (from Rancho to Springdale).

As with the park, I would suggest the city then would take over the maintenance of the green space.

John Fugatt
Director, Student Financial Services
California State University, Long Beach
562 985-8302 Phone
562 985-8282 Fax



Bui, Jessica

From: Piersma, John L <john.piersma@ralphs.com>
Sent: Monday, April 30, 2018 9:34 PM
To: Bui, Jessica
Cc: Piersma, John L
Subject: Opposition to the Franklin Development

Jessica,

We strongly oppose the placement of 53 homes in the former Franklin School area.

It's not the homes we oppose, it's the number of homes. In addition the park size is being reduced by 33% to 1 acre (down from 1.53 acres) Now we will have at least 200+ more people from the new homes along with the original neighborhood using a park that is smaller.

We recommend reducing the number of homes and increasing the size of the park (not reducing it) to accommodate the additional people that will be using the park.

Let me know if you would like more information or if you would like to discuss further.

Thanks,

John

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Bui, Jessica

From: James, Jane
Sent: Monday, May 07, 2018 1:35 PM
To: Bui, Jessica
Subject: FW: Franklin/Tri Pointe development

FYI

Jane James | Planning Manager
City of Huntington Beach
Department of Community Development
714.536.5596 | jjames@surfcity-hb.org

From: Piersma, MaryJean [<mailto:mpiersma@libertychristian.org>]
Sent: Monday, May 07, 2018 11:44 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Franklin/Tri Pointe development

To the Planning Commision of my City of Huntington Beach,

My name is Mary Jean Piersma and I live in the track where the proposed Franklin School development will take place.

We had our community meeting last Monday as you know and we received all the details of the new project.

I just wanted to let you know I am not opposed as a community member to the development. We already gave up in our hearts the existence of a much needed prime school property as the ex-Franklin School property. That was a sad moment!

Having given up that, we look to something new, however I believe what I dislike about the whole development is the amount of 2 story homes, the lack of 1 story homes with yards that is the definer of our track and foremost the complete reduction of our park.

As many voiced that night, that's where our kids grew up and played, and we still use the park for all kinds of things. Now, the park is reduced to nothing and 200 plus people more will be using it. That is truly unacceptable.

I also foresee that if these issues are not solved all those new home buyers, as they move in, will always be seen as intruders in their little "gated/separated/isolated" community, and that is not what we really want. We want to welcome them as we welcome each person in our neighborhood. I believe the past issues with this development inevitably will throw a black shadow of resentment on these new precious families coming in.

I am appealing to you as a person with the authority to do something about this. We all know it will be a financial loss for the developer, but it's a bigger loss for us!

Please see it in your heart as a persons who works for all communities in HB to speak up and secure a change in the development that will represent the desires of our track.

I thank you in advance for what you will do to help us all in this situation.

Thanks very much.

Sincerely,

Mary Jean Piersma
5931 San Souci cir.

Plt-2

HB, 92647

Sent from my iPad

Bui, Jessica

From: Franklin School <franklin92647@yahoo.com>
Sent: Monday, April 30, 2018 1:29 PM
To: Rick Wood
Subject: Fwd: Franklin School Redevelopment.

Sent from my iPhone

Begin forwarded message:

From: Joe Lascola <joelascola@gmail.com>
Date: April 30, 2018 at 12:41:53 PM PDT
To: franklin92647@yahoo.com
Subject: Franklin School Redevelopment.

Hi Marlo,

I reside on Riviera Drive. I just recently found out late last week about the community meeting being held today. As much as I would like to attend the meeting; I am just not going to be able to attend. I apologize for this last minute communication; but figured it would be better to get my comments to you quicker rather than later.

First a little background on me. I live at 14351 Riviera Drive. I also happen to be in the industry. I have been working with many of the premier landscape architectural firms in the area since the mid 1980's. I have also had the pleasure to work with Bassenian Lagoni on many projects over years while working at Land Concern LTD and Summers Murphy Partner's. Let me just establish that I am not anti-development in any way shape or form and as a design consultant I have had to be in the position of being on the firing line by cranky homeowner's.

I am NOT a cranky homeowner but I do want to be sure my investment is protected. I have downloaded the documents from the City of Huntington beach and plan to go through the information in greater detail. Just at quick glance; I offer the following. Over all I am supportive of the project as presented. The floor plans and elevations are nice (as expected from any Bassenian Lagoni design) and will transition with the surrounding architecture.

If I had a wish list / things for you to consider to make the project better (from a surrounding homeowner point of view) I offer the following for consideration..

1) If possible it would be nice if the original lineal park shape could be maintained verses pushing it all to one corner of the property. This would be beneficial for on several levels. This would help buffer the transition from the primary single story architecture to the majority 2 story proposed structures. This may not be feasible without impacting unit count... so understand if that won't fly.

LAS-1

2) For the units that are along Sands Drive. While the single story units will blend nicely; there will be an obvious reduced lot / density increase that is visually obvious as the lot widths are narrower than surrounding existing units. Suggestion would be to possibly have the unit lots that face sands to be compatible with the surrounding / across the street units (60 wide) Then transition to your narrower lots in-tract. This would be suggestion if the lineal park can not be

LAS-2

maintained.

3) For the park. Will there be play equipment or is it intended as a passive park? Will there / can there be animal waste disposal stations? BBQ Grills?

LAS-3

4) Realize this is a tall request; but to reduce the building massing of the two story plan 2 units; would it be possible to set back the second story when over a garage more like the plan 3?

LAS-4

5) I am certain the demolition of the school will have it's challenges with asbestos abatement and possibly other toxic material challenges. Just curious if there are any plans to possibly save the brick veneer and use some it for raised planters / seawalls in the park? Possibly entry monuments or even pilasters or caps for the perimeter walls?. Sure would be nice if there was a way to re-purpose some of that brick.

LAS-5

Sorry for a such a long email and for not having the ability to attend the meeting this evening. I look forward to the project moving forward and hope to have the opportunity to participate in future community meetings.

Thank you for the opportunity to provide some input. Please feel free to email reply or give me a call should you have any questions about my input.

Sincerely,

Joe Lascola
Cell: 714-642-4471

Bui, Jessica

From: Franklin School <franklin92647@yahoo.com>
Sent: Sunday, April 29, 2018 12:14 AM
To: Rick Wood
Subject: Fwd: Franklin School Site

FYI

Sent from my iPhone

Begin forwarded message:

From: mjpreece@verizon.net
Date: April 28, 2018 at 5:12:02 PM PDT
To: franklin92647@yahoo.com
Subject: Franklin School Site

Marlo,

We will be attending the meeting on Monday.

We are very much in favor of this project! Our daughter attended Franklin until it closed. She is now 35 years old! The property, as you well know, is decrepit. Graffiti is everywhere and vagrants are there now. We really want to see redevelopment.

I am concerned about several things, don't know if they are your company's issues or the City's.

1. Lot "A" is indicated for a private street, public utilities and emergency vehicle access purposes.

This description might have been true when the site was used for a school. The previous developer found this area is owned by the city. Three existing homes are adjacent to Lot "A". My home being one of those. We want to know the plan you have in mind for this area?

PRE-1

2. I feel the use of a study of population and housing produced by the State of California, Department of Finance indicating 2.59 persons per unit is not accurately apply to your project. That study was NOT for single detached homes only. That study included single detached homes, single attached homes, 1-4 unit, 5 + units, and mobile homes!! To base many facets of the report on projected additional 137 persons (53 x 2.59) is inaccurate, particularly with 35 out of the 53 homes having 4 bedrooms.

PRE-2

3. The Traffic study appeared to be done during the summer months (No schools in session). All schools that service these homes are located to the east of Springdale and toward the south on Springdale (Stacey/Clegg, Schroeder, Marina). Hammon to Spa Drive to Calneva to Croupier will be heavily impacted. The signal at Croupier at Springdale was actually installed after multiple accidents at that corner, including the death of an infant in 2010.

PRE-3

We will also send out concerns to the City of Huntington Beach.

Michael and Jeanette Preece

Bui, Jessica

From: mjpreece@verizon.net
Sent: Sunday, May 13, 2018 8:16 PM
To: Bui, Jessica
Subject: Sea Dance Development

Jessica Bui | Assistant Planner City of Huntington Beach | Planning Division

We, like many others in our community, are long term residences. Our daughter attended Franklin until it closed. She is now 35 years old! The school property, as you well know, is decrepit. Graffiti is everywhere and vagrants are there now. The Westminster School District has not cared for the property properly. Being that the property is in the city of Huntington Beach, the city should have demanded more of WSD.

PRE
-4

Now the residents are demanding that Our City care about this property and us.

We are concerned about several things. Some details in the report are inaccurate, misleading and/or unrealistic.

1. Attachment No. 3 Project Plans Sheet1 and Sheet 35. All parcel numbers of existing adjoining properties are incorrect! This is just something I spotted. Are these documents checked thoroughly for accuracy?

2. I feel the use of a study of population and housing produced by the State of California, Department of Finance indicating 2.59 persons per unit is not accurately apply to this project. That study was NOT for single detached homes only. That study included single detached homes, single attached homes, 1-4 unit, 5 + units, and mobile homes!! To base many facets of the report on a projected additional 137 persons (53 x 2.59) is inaccurate, particularly with 35 out of the 53 homes having 4 bedrooms.

PRE
-5

3. The Traffic study appeared to be done during the summer months (No schools in session). All schools that service these homes are located to the east of Springdale and toward the south on Springdale (Stacey/Clegg, Schroeder, Marina). Hammon to Spa Drive to Calneva to Croupier will be heavily impacted. The signal at Croupier at Springdale was actually installed after multiple accidents at that corner, including the death of an infant in 2010.

PRE
-6

4. Lot "A" is indicated for a private street, public utilities and emergency vehicle access purposes. This description might have been true when the site was used for a school. The previous developer found this area is owned by the city. Three existing homes are adjacent to Lot "A". My home being one of those. We want to know the plan you have in mind for this area?

PRE
-7

5. Reduction of Park space. Decreasing the park by .45 acres is 19,602 square feet lost!! That's about 1/3 of a football field. Approximately a 30% decrease in the park's size. Additionally, an increase of 53 homes, over 200 residents, and more traffic will be the current residents' burden to bear. **Did the City of Huntington Beach consider the Naylor Act (Educations Code Sections 17485-17500)?** Why didn't the city consider purchasing land for a city owned park? Property taxes collected from the new homes would have covered the costs and all necessary city services. Your response to another resident regarding the builder, "In terms of the park, they are going above and beyond minimum requirements." Well, the builder is NOT meeting minimum requirements in terms of the Project by creating a PUD. We as residents would not be allowed to build on a lot less than 6000 sq. ft., let alone two story houses.

PRE
-8

Michael and Jeanette Preece
14501 Calneva Lane

Bui, Jessica

From: Charlotte Fegley <lfegley@verizon.net>
Sent: Wednesday, May 02, 2018 6:07 AM
To: Bui, Jessica
Subject: Franklin School Redevelopment

Lolly Fegley
5872 Hacienda Dr
Huntington Beach, Ca
lfegley@verizon.net

Jessica Bui
Assistant Planner
Huntington Beach
Planning Division
2000 Main St, Huntington Beach Ca
City of Huntington Beach
714-536-5271

Dear Jessica Bui,

My name is Lolly Fegley, I've lived at the above address for 48 years, which I love. I'm writing you to plea for a larger park in this redevelopment project. It's my understanding we have approximately 450 homes in this tract and we're getting ready to add 53 more. I find it unacceptable that more than 500 homes will have such a tiny park. Kids need room to run and be kids and the rest of us need a place to walk to and enjoy the outdoors and our beautiful weather in Huntington Beach. Even us adults are heavy users of the park, a lot of us walk our dogs daily for exercise and the park is our destination. FEG-1

Also, the size of these new homes are not consistent with our existing homes, we are a predominately 1-story family home tract and 80% of these homes are going to be 2-story.

Please reconsider the size of the park and size of the new homes and make it more inline with what is currently here.

Best Regards,
Lolly Fegley

Bui, Jessica

From: Richard Sturm <richardsturm@gmail.com>
Sent: Tuesday, May 01, 2018 1:48 PM
To: Bui, Jessica
Subject: Franklin Park Project

Dear Ms. Bui,

I am a resident of Huntington Beach who lives near Franklin Park and the adjacent former Franklin Elementary School.

Last night, many of my neighbors and I attended a community meeting hosted by Tri Pointe Homes, the developer behind the Sea Dance Residential Development.

Tri Point was not able to confirm if you were present at the meeting, so I thought I would summarize the meeting for you.

While a majority in attendance agreed in principle that a housing development *should* be considered for the site, a loud majority was also opposed to the giving up any park land in the process. As you may know, the proposal calls for the loss of nearly a half an acre of a park that our tax dollars pay to maintain.

In our neighborhood, there are numerous children – that's why many of us purchased our homes in the first place. Park land is **underserved** in our community and giving up any park land for profits is unconscionable.

Personally, I am in favor of exploring new housing for the site, but I am 100% opposed to giving up any park land to that end.

Please do not allow this project to move forward without restoring at least 1.52 acres of our park land.

Thank you,

Richard Sturm

STU-1

Bui, Jessica

From: Rick Wood <Rick.Wood@TriPointeHomes.com>
Sent: Wednesday, May 02, 2018 9:18 AM
To: Bui, Jessica; James, Jane
Subject: FW: Franklin Park Project

FYI



RICK WOOD Vice President of Project Management
5 Peters Canyon , Suite 100, Irvine, CA 92606
p. 949.478.8638 f. 949.478.8601
Rick.Wood@TriPointehomes.com
Visit us on:

From: Delgleize, Barbara [mailto:Barbara.Delgleize@surfcity-hb.org]
Sent: Wednesday, May 2, 2018 9:14 AM
To: Rick Wood <Rick.Wood@TriPointeHomes.com>
Subject: FW: Franklin Park Project

You might want to see the thread of this email.



Barbara Delgleize
City Council Member
City of Huntington Beach
Work 714.536.5553
Cell: 714.421.0103
Barbara.Delgleize@SurfCity-HB.org
2000 Main Street. Huntington Beach, CA 92648

From: Richard Sturm <richardsturm@gmail.com>
Date: Wednesday, May 2, 2018 at 8:21 AM
To: "Posey, Mike" <Mike.Posey@surfcity-hb.org>, CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Re: Franklin Park Project

Dear Mayor Posey,

Thank you for your reply. I must respectfully disagree with your conclusion. The residents understand that ownership lies with the Westminster School District, but we also understand that our elected city officials also have final say as to whether this project moves forward. And of course, maintaining 1.5 Acres of parkland that our community has enjoyed since 1972 can and should be a stipulation for approval, requiring the developer to strike a better deal with the School District.

STU-2

Mayor Posey, one point that was made clear clear at the meeting is that Tri Pointe homes had the option of NOT including a park at all, and that they could have "bought their way out" of that city requirement.

STU-3

Surely you don't support development over park space our kids use on a daily basis? We can have both - and a majority of those that were in attendance are in favor of developing the property, but against taking away any land that the city recognizes as a park.

Would you be willing to meet with your constituents to hear our concerns?

Thank you,

Richard Sturm

On Wed, May 2, 2018 at 7:42 AM, Posey, Mike <Mike.Posey@surfcity-hb.org> wrote:

Mr. Sturm,

Your question is probably better directed to the School District. The district owns the land and not the City.

Mike Posey

Mayor

City of Huntington Beach

2000 Main St.

Huntington Beach, CA 92648

From: Richard Sturm [<mailto:richardsturm@gmail.com>]

Sent: Tuesday, May 01, 2018 1:38 PM

To: CITY COUNCIL

Subject: Franklin Park Project

To: Mike Posey, Mayor

Erik Peterson, Mayor Pro Tempore

Jill Hardy, Council Member

Lyn Semeta, Council Member

Patrick Brenden, Council Member

Barbara Delgleize, Council Member

Billy O'Connell, Council Member

Dear Huntington Beach City Council,

I am a resident of Huntington Beach who lives near Franklin Park and the adjacent former Franklin Elementary School.

Last night, many of my neighbors and I attended a community meeting hosted by Tri Pointe Homes, the developer behind the Sea Dance Residential Development.

Tri Point was not able to confirm if any city representatives were present at the meeting, so I thought I would summarize the meeting for you.

While a majority in attendance agreed in principle that a housing development *should* be considered for the site, a loud majority was also opposed to the giving up any park land in the process. As you may know, the proposal calls for the loss of nearly a half an acre of a park that our tax dollars pay to maintain.

In our neighborhood, there are numerous children – that's why many of us purchased our homes in the first place. Park land is **underserved** in our community and giving up any park land for profits is unconscionable.

Mr. and Ms. Council Member, could you please provide a statement on how you stand on giving land that is dedicated to parks?

I would appreciate your candid answer so that I may share it with our stakeholders

Thank you,

Richard Sturm

P.S. As we organize our community effort to oppose the taking of any of the Franklin Park land, would you consider joining us at a future meeting so that you can hear from your constituents on this matter?

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Bui, Jessica

From: wel727@aol.com
Sent: Wednesday, May 02, 2018 2:28 PM
To: Bui, Jessica
Subject: Re: Franklin School Site Project - Comments

Jessica,

Thank you for the opportunity to comment. My household is very much in favor of this project as proposed by the developer at meeting. We understand the difficulties in the construction process (dust, noise, etc.), but feel the long term effects are positive for the neighborhood. I heard plenty of misinformation voiced at the meeting on Monday 4/30 and know of substantial amounts of neighbors who share the same views as mine. We have noted drug deals taking place on the abandoned property as well as as kids breaking into the school and posting them on social media. Please keep us informed as to the meetings and progress of the project. Again, thank you for allowing me to comment on this issue.

WEL-1

Regards,
John Welch

Sent from my iPhone

On May 2, 2018, at 1:21 PM, Bui, Jessica <jessica.bui@surfcity-hb.org> wrote:

Hello,

Per our phone conversation, please feel free to e-mail me any comments regarding the project or the mitigated negative declaration.

Thanks,

Jessica Bui | Assistant Planner
City of Huntington Beach | [Planning Division](#)
714-374-5317 | jessica.bui@surfcity-hb.org

Bui, Jessica

From: James, Jane
Sent: Thursday, April 26, 2018 5:14 PM
To: Bui, Jessica
Subject: FW: Franklin School Site Project
Attachments: Franklin School Site Project Meeting RSVP

Follow Up Flag: Follow up
Flag Status: Completed

Jessica – please contact party below and answer questions. Let me know if you need help on any issues. Also, include correspondence in staff reports. Thanks.

Jane James | Planning Manager
City of Huntington Beach
Department of Community Development
714.536.5596 | jjames@surfcity-hb.org

From: De Coite, Kim
Sent: Thursday, April 26, 2018 5:07 PM
To: James, Jane
Subject: FW: Franklin School Site Project

Kimberly De Coite
Administrative Assistant
Department of Community Development
714-536-5276
kdecoite@surfcity-hb.org

From: Quezada, Trisha [HMA] <TQuezada@hmausa.com>
Sent: Thursday, April 26, 2018 12:30 PM
To: De Coite, Kim <KDeCoite@surfcity-hb.org>
Cc: trishag@gmail.com; michaeliquezada@gmail.com
Subject: Franklin School Site Project

Hello,

I live in the neighborhood near the Franklin School site that's going to be developed by TriPointe Homes. I know there is a meeting on the 30th regarding the proposed development and I RSVP'ed and sent a note with my concerns to the developer. I wanted to also send those to the City Planning department in hopes that they would be shared with the person responsible for this project.

I've attached my original email and pasted the text of that note below. Thank you in advance for your consideration.

TEXT OF ORIGINAL EMAIL
Hello Marlo,

Thank you for providing this opportunity for neighborhood residents to gain additional information about this project. It's been a bit worrying that there hasn't been any information available online other than the very brief blurb on the city planning website. We appreciate the information and 2 of us will be attending the meeting.

In the meantime, I do have a few concerns about the project:

1. Traffic mitigation – with the addition of ~106 additional cars into the neighborhood, what is your plan for mitigating the traffic risks? We live on Chinook near the stop sign at the transition to Tropicana and it is run by people consistently. As in, they don't even slow down. I'm very concerned that the ingress/egress points for the new streets will be via the Chinook side and that we will see even more people running those stop signs. This is of particular concern as the park is on that side and many children cross the street at either of the stop signs on a regular basis. Are speed bumps, narrowing the vehicle path way, or otherwise emphasizing the stop signs so that it will be safer for children to cross to the park being considered? QUE-1
2. The Park – it's not clear from the information we received in the mail if the park will be accessible to the whole neighborhood or if it will be contained within the new development. The park area sees quite a bit of use from the community, our children included. It would be very upsetting if access to the park was restricted in any way and frankly I'm not pleased that it's being made smaller though we'd welcome an upgrade to the play area as that has needed work for many years now. QUE-2
3. Will the newly developed houses/streets be behind a gate? One of the most recent letters made a small mention of this potentially being a gated community (privately owned streets). We are very strongly opposed to that concept so I'd like some clarification on this point. Placing a gated community in the middle of the existing neighborhood will significantly disrupt the existing community. Gated communities by nature are exclusionary and classist – especially coupled with the fact that it appears that the new homes will be significantly larger than those in the existing community – and that is not an attitude that we can or should welcome to our community or any existing community. One of the main reasons we purchased a house in this area was due to the lack of gated communities and the greater opportunity for a diverse and flexible neighborhood. QUE-3

Thank you for your consideration and I look forward to hearing or receiving your response to our concerns.

Regards,



Trisha Quezada

Sr. Manager, Distribution Operations & Systems

T 714 965 4864 M 657 309 8762

tquezada@hmausa.com www.hyundai.com

Hyundai Motor America

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Bui, Jessica

From: Quezada, Trisha [HMA] <TQuezada@hmausa.com>
Sent: Thursday, May 03, 2018 5:43 PM
To: Bui, Jessica
Cc: trishaq@gmail.com; michaeljquezada@gmail.com
Subject: RE: Franklin School Site Project

Hi Jessica,

Thank you again for your response. My concerns build somewhat on my original questions.

- I'm still quite worried about the traffic impact, particularly during construction. From information I learned during the community meeting last week, the traffic study was done during the summer months. That's not reflective of the nature of the early morning and evening commute traffic that occurs during most of the year with children walking and people driving to school/work during peak hours. While I don't believe the additional cars will be an issue in general, I feel strongly that there needs to be additional study on the stop signs and other traffic control measures in place in the community. The existing stop signs on Chinook and Sands are ignored by at least 75% of the people who drive through there. That's not going to get better with 200 additional cars and it's an issue for kids walking to the crossing guard at Croupier and those walking to the school bus stop. Additionally, the current school bus stop is right where they will be doing construction. Is there a plan to move that or otherwise ensure that the kids are not impacted by construction traffic? There may also need to be additional measures put in place to slow people down on Hammon and Spa. **I'd like to request that additional traffic studies are done during the school year and prior to the beginning of construction.** QVE-4
- I'm very happy to hear that the park will be public, but extremely disappointed that it is shrinking. I believe that the developer should be required to provide a park the same size or **larger** (due to increased usage). The existing park is used as a gathering place for the neighborhood and is well frequented by the resident children. Decreasing the size and adding additional users will have significant negative impacts to the community. QVE-5
- The third concern I'd like to bring up is new and is in regards to the size of houses and zoning type that are being planned by the developer. I understand that 2-story houses are allowed in the current neighborhood but, while I'd like to see fewer of them built in this development due to the current nature of the community, I'm much more concerned about the overall size of each home being proposed. With such small lot sizes, 3500 square foot houses are really inappropriate for this development. Especially due to the fact that no current resident can remodel their own home to that size due to code restrictions. In keeping with the existing community, and taking into consideration that the new lots will be half the size of existing ones, the maximum size this developer should be allowed to build is 2500 square feet. That's still over 2x the size of the average 1100 to 1200 square foot house in the community now. QVE-6
- Additionally, it's my understanding that PUD zoned developments can't be used as comps for standard single family homes. Is that, in fact, the case? If so, then I VERY strongly object to the way this new development is being handled. I'd like more information about the impact of placing a PUD in the center of a neighborhood zoned as single-family. It appears that there is essentially no benefit to current residents from this project if my understanding is correct – our park is shrinking, we're gaining increased traffic with no additional traffic mitigation measures, there will be 2-story houses that do not fit in with the existing community from a style and size perspective, these 2-story houses will impede the ocean breezes and require removal of many mature trees, and we won't be able to see an increase to our property values to make up for any of the negatives. QVE-7

I understand the area is zoned for development and I fully agree that it makes sense to add homes to this property. But there's no reason that the new development has to include ONLY negatives for the current community members. The existing plan needs to be reworked.

Thank you for your consideration. I look forward to your response. Please advise if there are any other community or city meetings regarding this project that we can attend to discuss this matter.

Trisha Quezada
Sr. Manager, Distribution Operations & Systems
T 714 965 4864 M 657 309 8762
tquezada@hmausa.com www.hyundai.com

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From: Bui, Jessica [mailto:jessica.bui@surfcity-hb.org]
Sent: Wednesday, May 02, 2018 5:03 PM
To: Quezada, Trisha [HMA]
Subject: Franklin School Site Project

Hi Trisha,

My name is Jessica, the project planner for the Franklin School site residential project. I was forwarded your e-mail that you sent Kim DeCoite on Thursday, April 26th and I'm going to respond to your questions below. In addition, your comments will be added to the file for public records.

In the meantime, I do have a few concerns about the project:

1. Traffic mitigation – with the addition of ~106 additional cars into the neighborhood, what is your plan for mitigating the traffic risks? We live on Chinook near the stop sign at the transition to Tropicana and it is run by people consistently. As in, they don't even slow down. I'm very concerned that the ingress/egress points for the new streets will be via the Chinook side and that we will see even more people running those stop signs. This is of particular concern as the park is on that side and many children cross the street at either of the stop signs on a regular basis. Are speed bumps, narrowing the vehicle path way, or otherwise emphasizing the stop signs so that it will be safer for children to cross to the park being considered?
 - a. *There was a traffic study prepared by licensed engineers for the project and there are no traffic controls proposed or required as part of the project. The existing stop signs will remain in place. Because the project is residential, which is the same type of land use in the area, no additional traffic control mechanisms are required for this project. All residential areas are subject to the 25 mph maximum speed limit and the result of the project would not create any additional traffic hazards beyond the existing conditions.*
2. The Park – it's not clear from the information we received in the mail if the park will be accessible to the whole neighborhood or if it will be contained within the new development. The park area sees quite a bit of use from the community, our children included. It would be very upsetting if access to the park was restricted in any way and frankly I'm not pleased that it's being made smaller though we'd welcome an upgrade to the play area as that has needed work for many years now.
 - a. *The park will be accessible to the whole neighborhood. It will be made a public park and access will be maintained from Sands Drive and within sidewalks/streets of the proposed new housing tract. The existing park is not owned by the City, but by the Westminster School District. The City only has an agreement with the Westminster School District to maintain and operate the park area. The developer is only required to dedicate 0.69-acre of parkland and they are not required to install the park improvements (landscaping, irrigation, tot lot, picnic tables, etc.); however, they are proposing 1.07-*

acres and may be increasing it to 1.20 acres and will be installing all park improvements. As a result of the development, the City would acquire the parkland and own and maintain the park.

3. Will the newly developed houses/streets be behind a gate? One of the most recent letters made a small mention of this potentially being a gated community (privately owned streets). We are very strongly opposed to that concept so I'd like some clarification on this point. Placing a gated community in the middle of the existing neighborhood will significantly disrupt the existing community. Gated communities by nature are exclusionary and classist – especially coupled with the fact that it appears that the new homes will be significantly larger than those in the existing community – and that is not an attitude that we can or should welcome to our community or any existing community. One of the main reasons we purchased a house in this area was due to the lack of gated communities and the greater opportunity for a diverse and flexible neighborhood.
 - a. The new homes will not be gated. The proposed streets will align with Nevada and Riviera and will be open for access for vehicular and pedestrian travel.

Jessica Bui | Assistant Planner
City of Huntington Beach | Planning Division
714-374-5317 | jessica.bui@surfcity-hb.org

Bui, Jessica

From: Quezada, Trisha [HMA] <TQuezada@hmausa.com>
Sent: Friday, May 04, 2018 8:19 AM
To: Bui, Jessica
Cc: trishaq@gmail.com; michaeljquezada@gmail.com
Subject: RE: Franklin School Site Project

Hi Jessica,

One additional matter. It's my understanding that there will be about 26 street parking spots in the new development, or one per every two houses. This is insufficient to accommodate guests and/or 3rd vehicles of the residents of the new homes, leading to increased crowding on the surrounding streets – which will increase the danger to children crossing the street to reach the park as visibility will be restricted. The new lots need to be wide enough to EACH accommodate at least 1 parked vehicle in front of them so that there are a minimum of 53 street parking spots on the new streets.

QV-8

The current residents of this neighborhood already use that parking lot and the stretch along the street for guest parking so the elimination of both of these will negatively impact the traffic patterns.

Regards,

Trisha Quezada
Sr. Manager, Distribution Operations & Systems
T 714 965 4864 M 657 309 8762
tquezada@hmausa.com www.hyundai.com

The information in this email and any attachments are for the sole use of the intended recipient and may contain privileged and confidential information. If you are not the intended recipient, any use, disclosure, copying or distribution of this message or attachment is strictly prohibited. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. If you believe that you have received this email in error, please contact the sender immediately and delete the email and all of its attachments.

From: Quezada, Trisha [HMA]
Sent: Thursday, May 03, 2018 5:43 PM
To: 'Bui, Jessica'
Cc: trishaq@gmail.com; michaeljquezada@gmail.com
Subject: RE: Franklin School Site Project

Hi Jessica,

Thank you again for your response. My concerns build somewhat on my original questions.

- I'm still quite worried about the traffic impact, particularly during construction. From information I learned during the community meeting last week, the traffic study was done during the summer months. That's not reflective of the nature of the early morning and evening commute traffic that occurs during most of the year with children walking and people driving to school/work during peak hours. While I don't believe the additional cars will be an issue in general, I feel strongly that there needs to be additional study on the stop signs and other traffic control measures in place in the community. The existing stop signs on Chinook and Sands are ignored by at least 75% of the people who drive through there. That's not going to get better with 200 additional cars and it's an issue for kids walking to the crossing guard at Croupier and those walking to the school bus stop.

Additionally, the current school bus stop is right where they will be doing construction. Is there a plan to move that or otherwise ensure that the kids are not impacted by construction traffic? There may also need to be additional measures put in place to slow people down on Hammon and Spa. **I'd like to request that additional traffic studies are done during the school year and prior to the beginning of construction.**

- I'm very happy to hear that the park will be public, but extremely disappointed that it is shrinking. I believe that the developer should be required to provide a park the same size or **larger** (due to increased usage). The existing park is used as a gathering place for the neighborhood and is well frequented by the resident children. Decreasing the size and adding additional users will have significant negative impacts to the community.
- The third concern I'd like to bring up is new and is in regards to the size of houses and zoning type that are being planned by the developer. I understand that 2-story houses are allowed in the current neighborhood but, while I'd like to see fewer of them built in this development due to the current nature of the community, I'm much more concerned about the overall size of each home being proposed. With such small lot sizes, 3500 square foot houses are really inappropriate for this development. Especially due to the fact that no current resident can remodel their own home to that size due to code restrictions. In keeping with the existing community, and taking into consideration that the new lots will be half the size of existing ones, the maximum size this developer should be allowed to build is 2500 square feet. That's still over 2x the size of the average 1100 to 1200 square foot house in the community now.
- Additionally, it's my understanding that PUD zoned developments can't be used as comps for standard single family homes. Is that, in fact, the case? If so, then I VERY strongly object to the way this new development is being handled. I'd like more information about the impact of placing a PUD in the center of a neighborhood zoned as single-family. It appears that there is essentially no benefit to current residents from this project if my understanding is correct – our park is shrinking, we're gaining increased traffic with no additional traffic mitigation measures, there will be 2-story houses that do not fit in with the existing community from a style and size perspective, these 2-story houses will impede the ocean breezes and require removal of many mature trees, and we won't be able to see an increase to our property values to make up for any of the negatives.

I understand the area is zoned for development and I fully agree that it makes sense to add homes to this property. But there's no reason that the new development has to include ONLY negatives for the current community members. The existing plan needs to be reworked.

Thank you for your consideration. I look forward to your response. Please advise if there are any other community or city meetings regarding this project that we can attend to discuss this matter.

Trisha Quezada

Sr. Manager, Distribution Operations & Systems

T 714 965 4864 M 657 309 8762

tquezada@hmausa.com www.hyundai.com

From: Bui, Jessica [mailto:jessica.bui@surfcity-hb.org]

Sent: Wednesday, May 02, 2018 5:03 PM

To: Quezada, Trisha [HMA]

Subject: Franklin School Site Project

Hi Trisha,

My name is Jessica, the project planner for the Franklin School site residential project. I was forwarded your e-mail that you sent Kim DeCoite on Thursday, April 26th and I'm going to respond to your questions below. In addition, your comments will be added to the file for public records.

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new streets will be via the Chinook side and that we will see even more people running those stop signs. This is of particular concern as the park is on that side and many children cross the street at either of the stop signs on a regular basis. Are speed bumps, narrowing the vehicle path way, or otherwise emphasizing the stop signs so that it will be safer for children to cross to the park being considered?

- a. *There was a traffic study prepared by licensed engineers for the project and there are no traffic controls proposed or required as part of the project. The existing stop signs will remain in place. Because the project is residential, which is the same type of land use in the area, no additional traffic control mechanisms are required for this project. All residential areas are subject to the 25 mph maximum speed limit and the result of the project would not create any additional traffic hazards beyond the existing conditions.*
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 - a. The new homes will not be gated. The proposed streets will align with Nevada and Riviera and will be open for access for vehicular and pedestrian travel.

Jessica Bui | Assistant Planner
City of Huntington Beach | [Planning Division](#)
714-374-5317 | jessica.bui@surfcity-hb.org

Bui, Jessica

From: Franklin School <franklin92647@yahoo.com>
Sent: Wednesday, April 25, 2018 5:15 PM
To: Rick Wood; Barbara Alexander
Subject: Fwd: Community meeting re: Franklin School Redevelopment

Rick,

Almost done dropping fliers...

Received this email since fliers have dropped. Other than this one, I've spoken with a few who were very positive, in fact willing to speak on our behalf.

They let me know that there is a rumor going around that we are building Section 8 housing.

Did the city send you a copy of the letter they were circulating regarding the MND?

Sent from my iPhone

Begin forwarded message:

From: Gary Elmer <garyelmer@verizon.net>
Date: April 25, 2018 at 1:57:31 PM PDT
To: franklin92647@yahoo.com
Subject: Community meeting re: Franklin School Redevelopment

My wife and I will be attending this meeting.

We own 3 homes in the neighborhood and are very concerned about the traffic impact of adding 50 new homes to the area.

In addition to the increased traffic, losing the open space is truly a sad situation. I personally find it irresponsible and unfair for the Westminster School District to sell the property for redevelopment seeing that when this neighborhood was built, the developer was required to donate the land to the school district, the cost of which was included in the price of the homes at the time.

ELM-1

Now all these years later the school district sells the property for nearly 20 million dollars to a developer and the neighborhood gets nothing other than a new eyesore development that steals away what precious little open space we have to enjoy. New two story homes will stick out like a sore thumb in a neighborhood of 55 year old single story homes.

ELM-2

Seems to me the city of Huntington Beach will win by collecting development fees, the Westminster School District wins with a large cash or exchange windfall, the developer wins by doubling their investment the runs off never to be seen again, and those of us who call this neighborhood home get nothing while losing the area where we played sports with our children, met neighbors playing with their kids and pets, and just enjoyed the undeveloped open space.

ELM-3

It's just business, right? Nothing personal, right? Just cruise into a neighborhood, take away community open space where there is hardly any left, build it out, cash in, take off.

You guys are awesome. Not.

Even considering how big of an eyesore the school has become due to the lack of maintenance courtesy of the Westminster School District tightwads, it is still better than a new tract of homes.

Gary Elmer
garyelmer@verizon.net

ELM-4

May 8, 2018

Huntington Beach Planning Commission
RE: Franklin Elementary School Development

RECEIVED
MAY 08 2018
Dept. of Community Development

Dear Planning Commission Members,

The Springdale West Tract consists of 441 single family homes mostly built on 60' x 100' lots.

These single story homes were built in 1962-63

The land occupied by Franklin Elementary School, located in the center of the tract was donated by the builder, now known as The Miller Family Companies.

The proposed development of the land into 53 home sites on lots that are approximately 35% smaller than the surrounding homes does not conform to the look and feel of the existing neighborhood.

The addition of these proposed new homes will over tax the existing water and sewer systems of the neighborhood.

This proposed development will add at minimum 106 new vehicles (2 per household) to the traffic congestion which at morning and afternoon rush hours is already very bad.

The worst impact of this proposed development though is not the increased traffic or the inadequate water and sewer systems, but the loss of our precious open space.

People simply need a place they can walk to in their neighborhood that is green and open with trees, a walking path, a playground for our children, open space to play catch or throw a frisbee other than in the middle of the street.

If you have children, how often have you asked them to get off the computer, Xbox, Playstation, etc. and go outside and play with friends and neighbors? I have four children and I'm always encouraging them to go out and play. We send them over to the park where they can walk the dog, practice their soccer moves, catch the football, practice their pitching for baseball, etc.

If you allow this developer to come in and destroy our park where will all of our children be able to play? All that will be left is playing in the street and that is not only not safe but there isn't enough room. The tiny park space the builder is proposing just isn't enough.

If this proposed P.U.D. development, which doesn't fit in our neighborhood, is allowed to be built it will reduce our quality of life in many ways.

No one in the neighborhood wants this development as it is proposed. There is no benefit to the residents of this neighborhood, only negative impacts.

ELM-5

It is unfair for the Westminster School District to profit from the sale or exchange of this school site to the detriment of the entire neighborhood especially considering the land was donated to them by the tract builder, the cost of which was then added to the cost of our homes, and the property was developed using tax payer money. The homeowners should have a voice in how this property is developed and that is where the City of Huntington Beach comes into to play for us.

Please don't allow the Westminster School District to ruin our park by building homes that aren't zoned for this neighborhood. There are over 1000 residents of Huntington Beach that live here and I'm hoping you have OUR backs instead of bowing to desires of a home builder out of Irvine and the Westminster School District.

Finally, instead of just complaining about this development as it is proposed, I have come up with a compromise I'm hoping can work for everyone concerned.

I have attached two maps of the tract with an alternative design, one that fits the neighborhood and allows enough park space for our enjoyment. Please see the attached maps.

This proposal creates 30 new lots that are the same as the existing neighborhood, 60' x 100'.

The row of homes that are adjacent to the homes on Spa Drive could all be single story homes that don't invade the privacy of the homes they back to.

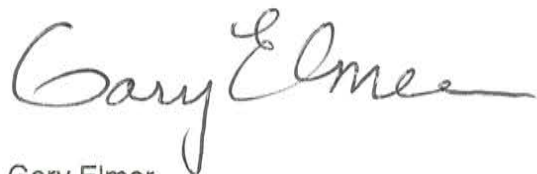
The 20 homes in the center could all be two story homes to increase the builders profit yet they do not invade the privacy of any of the existing homes.

The park space that is left for all the residents to enjoy will be 2.75 acres. Enough space for a nice lighted walking path, some playground equipment, and enough open space for our kids to run around and play ball.

I want to keep this fairly brief so I will simply end by asking you to reject the builders proposal to destroy our neighborhoods open space and send them back to the drawing board to come up with a design that is fair to the residents of this neighborhood while still allowing the Westminster School District to dispose of the property at a huge profit.

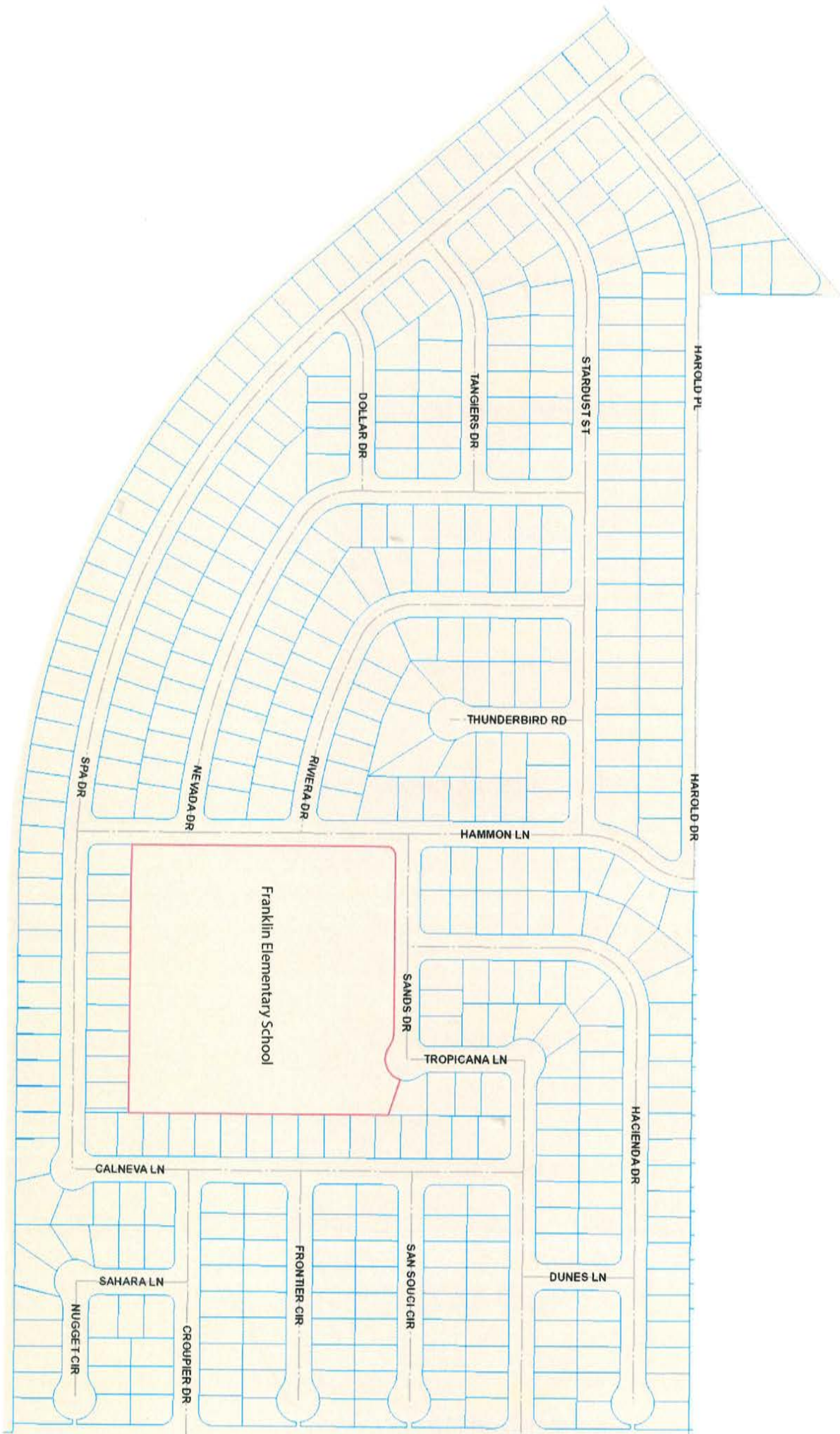
Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Gary Elmer". The signature is written in dark ink and is positioned above the printed name and address.

Gary Elmer
The Elmer Family
14322 Hacienda Drive
Huntington Beach, CA. 92647
714-271-4421

ELM-6



★ = New homes on 60' x 100' lots



Alan Adamo
14362 Nevada Dr.
Huntington Beach, CA 92647
04/30/18

RECEIVED
MAY 03 2018
Dept. of Community Development

Jessica Bui
Assistant Planner
Huntington Beach
City of Huntington Beach
Planning Division
2000 Main Street
Huntington Beach, CA
Phone: (714) 536-5271

Dear Jessica Bui:

As a neighbor near Franklin school and resident of our community, we vehemently oppose the Tri Pointe's planned development of 53 new homes. Traffic in this area is already congested the new proposal would add at minimum 200 new people with no solution to the existing problem.

At the Tri Pointe Homes meeting on 04/30/18, it was discussed that the home would be consistent with the current homes in the neighborhood. Homes that are 2,800 sq. ft., and up to 3,400 sq. ft., do not sound consistent to me. Also, only 11 homes would be single story, with 42 homes, or 80% two-story. Again, not consistent with the neighborhood.

Lastly, no one would argue that the current state of Franklin school is not an eye sore, and it would be great if that space could be utilized by something amazing. Why not consider, single story homes with normal 6,000 sq. ft. lots that are consistent with the neighborhood? Is that too much to ask? This would limit the amount of congestion and traffic and might be a solution all sides could live with.

Please consider how this project will affect the countless residence who have lived in this area for decades. Once this is developed, there is no turning back and it's a real shame.

Sincerely,



Alan Adamo
Concerned home owner

ADA -1

City of Huntington Beach
Community Development Department
Jessica Bui, Assistant Planner
2000 Main Street
Huntington Beach, CA 92648

RECEIVED
MAY 07 2018
Dept. of Community Development

May 2, 2018

Dear Ms. Bui:

We are writing about the proposed Sundance Housing development on the current Franklin Park/Franklin Elementary site. While we recognize something needs to be done with the abandoned site, we think more thought needs to be put into the redevelopment of this site. There are three key issues that have me concerned about the site development. These concerns are the lot size, reduced park size and the large number of two story houses.

As you know, the City of Huntington Beach has a required lot size of 6,000 square feet or larger. The law was made for a reason and all housing developments should be required to follow these laws. The Nevada tract, in which this development is proposed, has lot sizes from 6,000 square feet to over 10,000 square feet. The Sundance Development should be required to stay within the same parameters as the surrounding established neighborhood and the current laws in Huntington Beach. Please deny the request to ignore the Residential Low Density Zoning standards.

Currently Franklin Park is a little over 1.5 acres. In order to properly serve the current community and the additional proposed houses, the acreage of the park should increase not decrease by a third. Residents of the Nevada tract have not only been utilizing the current green park, the residents also use the open space. There are no other close parks for us to take our children too without crossing a major street. Since there have been several deaths over the past few years of people crossing Springdale, it is not a safe or reasonable option to expect the residents to go to another park. Anytime houses are built, the existing parks should grow rather than shrink.

The proposal also includes creating giant houses on tiny lots including over 70% two story houses. This is not in keeping with the surrounding neighborhood that was built with one story houses. While there are a few two-story houses in the neighborhood, the existing Nevada tract is predominantly one-story houses. Adding mostly two-story houses changes the air flow through the neighborhood, and the views of the evening sunsets. In addition, it is not fair to the people that live next to the current Park and school to now have the entire environment around them change.

We purchased our houses in the Nevada tract because of the nice neighborhood with large lots, a large open park, and many one-story houses. Please enforce the current lot size laws and require the houses to sit on the minimum 6,000 square foot lots, maintain or increase our park

TA4-1

space and require mostly one-story houses. This proposal does not benefit the current residents and citizens of Huntington Beach. All proposals should make our beautiful city better by following the current standards and enlarging our current green space not shrinking it. We want to keep Huntington Beach a wonderful place to live.

TAY-1

Sincerely,

Omar and Amanda Tayeb

Jessica Bui
Assistant Planner
Huntington Beach

RECEIVED
MAY 28 2010
City of Huntington Beach

My name is Elyssa, we are the Gallagher's.
We live at 5761 Spade in Huntington Beach.
Our house borders the proposed Sea Dance Dr.
at the closed down Franklin Elementary School.

As you don't supply a E-mail address to the
general public, I felt a more personal letter was in order.
I do however hope this lack of ease to communicate
is not a example of the dedication you have to homeowners.

It was a sad day when heard about the sale of
this large donated property, specified to retain a school.
Although we are not naive and understand their will
always be politicians will go sell out their constituents.

What is disturbing our neighborhood, is the size
and style of these new homes. Three to Four times the
size of a existing neighborhood is very hard not to swallow.
Personally we will be losing a large seasonal tree which
houses a family of Hawks. Most importantly the beautiful
view of the mountains from my kitchen & Backyard.
The current proposed style will not fit into the existing
neighborhood. A more farmhouse/Shaker feel as most
neighbors have already done. This is not Newport Coast.

I am not 100% against this development. I
look forward to the updated Park. I am ok with
single story homes, even very very large single story.

What this neighborhood needs is advocate to
help negotiate a lower sell price, in exchange to single
story homes on the border. At least 2 to 1, or we
only lose 1/3 of our air space. Make this a political stand.
Single story homes and a Arbor fund for border houses.

I plead you to consider us.

Elyssa Gallagher 714 221-2203

GAL-1

RECEIVED

MAY 10 2018

Dept. of Community Development

May 7, 2018

Jessica Bui

Huntington Beach Assistant Planner

2000 Main Street

Huntington Beach, CA 92648

Louann Kramer

14431 Spa Drive

Huntington Beach, CA 92647

Re: Proposed Sea Dance Residential Development

Dear Ms. Bui:

I am strongly opposed to the proposed housing project to be built at Franklin Park.

I have lived in this neighborhood for years. Franklin Park has been the only accessible local green space for families to go to. Everyone has enjoyed the space, even as the city has neglected the Park.

Huntington Beach is losing its vital green spaces. The impact of the proposed development will take a much needed space away from the current residents.

We want space, not more housing. The traffic congestion alone will negatively impact the entire area.

We have no green space except for Franklin Park area to take our children and pets.

I implore you to please reconsider your plans for Franklin Park. It is a horrific idea.

Respectively,

Louann Kramer

Homeowner

KRA-1

Bui, Jessica

From: Dan Jamieson <broker_advocate@hotmail.com>
Sent: Monday, May 14, 2018 2:48 PM
To: Bui, Jessica
Cc: Planning Commission
Subject: Comment letter, Sea Dance project MND

May 14, 2018

Dear Huntington Beach Planning Commission:

The Draft Mitigated Negative Declaration No. 16-002 (MND) regarding the proposed Sea Dance project is deficient in several aspects, and fails to meet requirements in Huntington Beach's (the City's) General Plan, including the General Plan's Land Use Element and the City's Park Master Plan. Therefore, the MND should be amended to cure these deficiencies before it is approved.

JAM-1

The main flaw in the MND is that it fails to mitigate for loss of park and open space, as required under City codes and state and federal laws.

The Sea Dance proposal would **reduce** the City's total parkland acreage by 0.45 acres as a result of the removal of the existing 1.52 acre Franklin Park and the dedication of a 1.07 acre public park. Additionally, a 2.5-acre former school playground area on the east side of the property is open space and used by residents. As a result, according to the MND, a total of approximately four acres are currently available for open-space uses. Hence, the net effect from the Proposal is the **loss of approximately three acres of open space**.

JAM-2

The MND dismisses the loss of park space as "subjective" and argues that the new homes and reconfigured park (one-fourth the size of the current open space, and 30% smaller than the current City-maintained park) will be viewed as an *improvement* from the property's current condition.

JAM-3

I believe residents in the area will make clear that the development is not an improvement and that loss of park and open space has not been adequately mitigated.

City staff has claimed that the developer is legally required to dedicate only 0.69 acres for the proposed park, and is not required to install park improvements as proposed. But this analysis is flawed. The 0.69-acre requirement is based on the citywide standard of five acres per 1,000 residents, assuming 137 residents will live in the 53 new homes ($0.005 \times 137 = 0.69$). So the 0.69 acres may be a requirement for the *additional* 137 residents. But *existing* residents in the hundreds homes in the neighborhood will *lose* a half-acre of park (not to mention 2.5 acres of additional open space). If anything, the City should demand an additional 0.69 acres in addition to the existing 1.52 acres. The MND fails to address how the proposed reduction in park space, commensurate with more homes and residents in the neighborhood, complies with the General Plan.

JAM
-3

The MND needs a more granular analysis in this regard. The City's Park & Recreation Master Plan requires that neighborhood parks be conveniently and appropriately distributed throughout City. The General Plan calls on the City to "prioritize developing new park facilities in underserved areas in a way that equitably serves neighborhood and community needs while balancing budget constraints." Likewise, the Environmental Resources and Conservation Element of the General Plan, in Goal ERC-1, requires the City to have adequately sized and located parks and to seek opportunities to develop and acquire additional parks and open space in underserved areas.

The area served by Franklin park appears to be one such underserved area. Figure 3.4-1 in the Park & Recreation Master Plan indicates that the northwest corner of the City is devoid of parks except for Franklin park. Acreage of nearby neighborhood parks is generally larger than Franklin: Clegg-Stacey park (2.80 acres, owned by the Westminster School District); Schroeder park (2.50); Glen View park (3.02, Ocean View SD); Circle View (2.31, Ocean View SD); Robinwood (1.41, Ocean View SD); and College View park (2.70).

JAM
-4

The MND, like the City's General Plan, fails to identify clear park service areas and quantify if neighborhoods or areas are underserved by parks. (See, for e.g., the Newport Beach General

Plan and its narrative for park service areas, used for the purposes of park planning and to equitably administer parkland dedications and developer fees.

http://www.newportbeachca.gov/PLN/General_Plan/09_Ch8_Recreation_web.pdf). The Huntington Beach Park & Recreation Master Plan only gives a vague outline with a "service area radius map" of one-half mile. Eyeballing this map, the Northwest part of the City seems underserved by parks. Clearly, the MND for the Sea Dance project needs a more detailed park-deficit analysis to help determine if the proposed park complies with City, state and federal codes, rules and laws, and to determine whether allocation of developer fees for preserving or enlarging the existing park would be appropriate.

JAM-5

The General Plan also assumes *no net loss of park acreage*, as the developer is proposing. The General Plan notes that because Huntington Beach is largely a built-out city, "locating new parks will be difficult." Indeed, in recent years, despite ongoing development, the City has not acquired land for additional park space (see the City's Parkland Acquisition and Park Facilities Development Impact Fee Annual Reports for fiscal Years 2016-17; 2015-2016; and 2014-2015.) Accepting a net loss of park space as part of a significant new development with higher densities than the surrounding neighborhood would appear to be contrary to what the General Plan envisions for the future of park space in Huntington Beach.

JAM-6

The MND claims that the developer's offer to make park improvements is a mitigation measure. It is not. Rebuilding the park would simply be compensation to the City for the destruction of all existing park improvements made earlier by the City.

JAM-7

Further, the MND does not address mitigation for loss of use of the park during construction (everything on the site will go). For example, the loss of use by residents and the cost of rebuilding could be easily mitigated if the developer gave up just the eight homes proposed to be built on Sands Dr., thereby preserving the existing park and its improvements. Preserving the existing park will also eliminate any possible biological effects from the proposed removal of trees from the park.

The MND anticipates public resistance to the loss of park space and argues that the site currently is vacant and not regularly maintained, hence the proposed development would actually be an improvement. This is a "straw man" argument: The property will be improved

JAM-8

one way or another. In any event, problems with the current condition are the responsibility of the property owner and of the City itself for failing to enforce its zoning codes.

The MND is silent on what other options the City could have pursued to mitigate the loss of park space. Has the City even negotiated with the developer? Was the current plan the same one a prior developer had? We don't know. Under state and federal laws, such as the Naylor Act, it is possible for cities to acquire parts of school sites. Whether the Franklin parcel was eligible under state and federal laws for purchase by the City, and what actions the City considered in acquiring, maintaining or expanding the park space for this project, is not mentioned in the MND. The City's Land Use Plan, LU-P.22, regarding the Closure of Surplus School Sites, requires the City to work with school districts to develop and implement alternative uses for the property, "including other education facilities, community centers, recreation facilities, and open space. ..." Likewise, Goal LU-6 of the Land Use Plan directs the City to explore alternatives with school districts for public benefit and access to recreation and open spaces, as well as other uses for surplus school sites should a closure occur. The MND does not address these Land Use Plan elements.

JAM
- 9

Further, the MND is silent on the City's current School Purchase Plan, and whether the Franklin site is, or could be, subject to the Purchase Plan.

JAM
- 10

In addition, the MND does not address the proposed degradation of sight lines and loss of open space along Hammon Lane and Sands Drive. The proposed park will be tucked away, out of sight, at the curve where Sands Dr. and Tropicana Lane meet. Hammon is a major street (running N/S) within the tract, and is the one street connecting with Westminster Blvd. to the north, a major thoroughfare. As a result, many residents use Hammon, by car, bike and by foot. The existing park offers a welcoming view to passersby; the proposed park, however, will not be visible from Hammon, hidden by eight homes along Sands (E/W). Under the development proposal, residents will no longer enjoy seeing the open view and park on Hammon that is a major contributor to quality of life in the tract. In fact, the proposed new park appears to have been laid out primarily to benefit the new homeowners who will have direct access from the PUD's private streets.

JAM
- 11

Furthermore, the proposed park, as illustrated by the developer, could raise some safety concerns. Again, it is tucked away out of sight behind the development. The developer's

JAM
- 12

illustration shows trees around the outside, and a playground in the middle. The park would be surrounded by block fencing except for two entrances with limited visibility from streets or residences. Children, elderly and others who encounter crime or have an accident in the park may not be readily seen or heard, as opposed to the current park which is completely open on Sands and Hammon and visible to passersby and residents.

JAM
-12

The City appears to be in a strong position to mitigate any loss of park space. Parkland Acquisition fees to be paid to the City from this project alone will total nearly \$900,000 (\$750,000 with eight fewer homes) unless the developer is exempt for some reason. Based on the developer's own estimate that a \$17 million cost of the property was in the ballpark for the expected purchase, the City could buy the extra half-acre at a near-market value simply from the development fees from this one project. On this possibility, the MND is again silent. (The City also had a balance, as of 9-30-17, of \$5.2 million in its Parkland Acquisition and Park Facilities Development fund. The MND fails to describe why some of those funds could not be used to mitigate the loss of park space, or increase park space in line with the additional residents.) Budget constraints for the *operation* of a preserved Franklin park are not an issue since the City already maintains the existing park. (Note: It is unclear from the MND which entity is proposed to maintain the park—the City or the new homeowners' association.)

JAM
-13

Aside from the park issue, the proposed development does not fit in with the neighborhood. In a tract with 6,000 square foot minimum lot sizes and nearly all single story homes, the developer is proposing that 74% of the homes be two-story, on lot sizes between 3,900 to 5,900 square feet, most of those on the smaller end. The proposed PUD would be shoehorned into the existing neighborhood, and be built with smaller streets and interior street parking for only 23 cars. The General Plan requires the City to ensure that all new homes in existing residential neighborhoods are compatible with surrounding structures. Yet the MND claims the development would be consistent with the existing neighborhood and have less than a significant impact. The proposed development needs to be scaled down to comply with the General Plan and other rules, laws, codes, etc.

JAM
-14

It is unclear when the traffic study was conducted, and if it may understate the traffic impacts. The traffic study is dated August 2017. It is unclear if schools were open at the time of the data collection. If not, the study missed the impact of increased traffic during school season. Additionally, school children are apparently picked up and dropped off at the existing closed school site, an element that should be addressed in a final MND.

JAM
-15

I realize the City must balance the need for parks and open space with the need for housing, and do so within budget constraints. That said, I believe there is room to negotiate further with the developer to scale back the size of the project while still allowing somewhat denser development than exists now, preserve or increase existing park space, and ensure the Westminster School District gets fair value for the property. All these goals can be achieved by addressing the shortcomings in the MND.

JAM
- 14

Thank you for your consideration.

Sincerely,

Dan Jamieson

Huntington Beach

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RECEIVED

MAY 10 2018

Dept. of Community Development

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Sea Dance Residential Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

The City of Huntington Beach law requires each house to be on a lot of 6,000 square feet or larger. The Sea Dance Residential Development proposes to enclose the development, thereby dedicating it as a Planned Unit Development, in order to build more houses on smaller lots, reducing some lot sizes to 3,870 square feet. The land use will be stressed by a dramatic increase in residents, over-use of our current community streets and city services, and will not provide any benefit at all to our existing community. Please deny the request to ignore the Residential Low Density Zoning Standards.

The proposal also includes building giant houses on tiny lots with over 70% being two-story houses. This is not in keeping with the surrounding neighborhood of one-story houses, and it will crowd our existing community, will alter the air flow through the neighborhood, interfere with views of our beautiful sunsets, and change our family community into one that is typical of housing surrounding busy shopping centers. Please do not allow the development of primarily two-story houses to be developed so that the esthetics of our one-story, family community will be retained.

The Sea Dance Residential Development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Chris Calkin Chris Calkin
5921 Croucier Dr.
Huntington Beach, CA

NL-1

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED
MAY 10 2018
Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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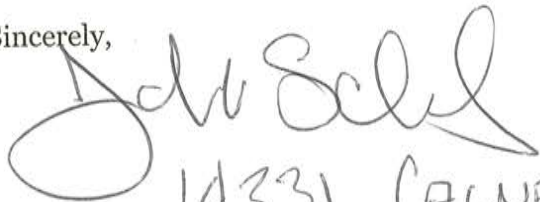
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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,


14331 CALNEVA LN.
HB, CA- 92647

NL-2

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED
MAY 10 2018
Dept. of Community Development

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Steve Tomney 5872 SanSouci Ct.

NL-3

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Julian Schauf

14331 Calneva Cn.

HB 92647

NL-4

RECEIVED

MAY 10 2018

Dept. of Community Development

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

The City of Huntington Beach law requires each house to be on a lot of 6,000 square feet or larger. The Seadance Housing development proposes to enclose the development, thereby dedicating it as a Planned Unit Development, in order to build more houses on smaller lots, reducing some lot sizes to 3,870 square feet. The land use will be stressed by a severe increase in residents, over-use of our current community streets and city services, and will not provide any benefit at all to our existing community. Please deny the request to ignore the Residential Low Density Zoning Standards.

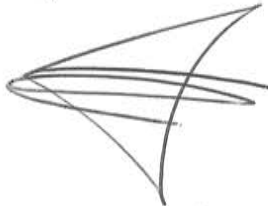
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The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



14341 CALNEVA LANE
Huntington Beach, CA 92647

NL-5

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Foreman & Leontine Lawson
5871 San Sencio Cir.
Huntington Beach Ca. 92647

NIL - 6

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Julian Morte
5881 Don Pucci Circle
Huntington Beach 92647

NL-7

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Barbara Zukowska.
MARIE ZUKOWSKI

14441 Calneva Ln.
Huntington Beach CA 92647

NL-8

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



NL-9

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Sea Dance Residential Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,


K.C. SIMONIAN
714-8376-2534

NL-10

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Nickie Dea

5601 Stardust Dr.
HB 92647

NL-11

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Sundance Housing development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

The City of Huntington Beach law requires each house to be on a lot of 6,000 square feet or larger. The Sundance Housing development proposes to enclose the development, thereby dedicating it as a Planned Unit Development, in order to build more houses on smaller lots, reducing some lot sizes to 3,870 square feet. The land use will be stressed by a severe increase in residents, over-use of our current community streets and city services, and will not provide any benefit at all to our existing community. Please deny the request to ignore the Residential Low Density Zoning Standards.

The proposal also includes creating giant houses on tiny lots which includes over 70% two-story houses. This is not in keeping with the surrounding neighborhood of one-story houses and it will crowd our existing community, will alter the air flow through the neighborhood, interfere with views of our beautiful sunsets, and change our family community into one that is typical of housing surrounding busy shopping centers. Please do not allow the development of primarily two-story houses to be developed and retain the esthetics of our one-story home, family community.

The Sundance Housing development is also proposing to take away approximately 33% of our existing, accessible, community park. This is the only public park within our community which is shared by neighbors for exercising, daily social gatherings by neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



NIL-12

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Sundance Housing development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

The City of Huntington Beach law requires each house to be on a lot of 6,000 square feet or larger. The Sundance Housing development proposes to enclose the development, thereby dedicating it as a Planned Unit Development, in order to build more houses on smaller lots, reducing some lot sizes to 3,870 square feet. The land use will be stressed by a severe increase in residents, over-use of our current community streets and city services, and will not provide any benefit at all to our existing community. Please deny the request to ignore the Residential Low Density Zoning Standards.


The proposal also includes creating giant houses on tiny lots which includes over 70% two-story houses. This is not in keeping with the surrounding neighborhood of one-story houses and it will crowd our existing community, will alter the air flow through the neighborhood, interfere with views of our beautiful sunsets, and change our family community into one that is typical of housing surrounding busy shopping centers. Please do not allow the development of primarily two-story houses to be developed and retain the esthetics of our one-story home, family community.

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



714-248-5843

NL-13

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,


HANS MICKELSON

NL-14

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,


SUSAN HATTABAUGH
5551 STARDUST DR.

NL-15

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

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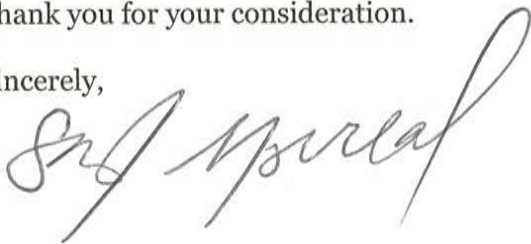
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Thank you for your consideration.

Sincerely,



NL-14

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Mr. Edward Maloof

NL-17

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



NL-18

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

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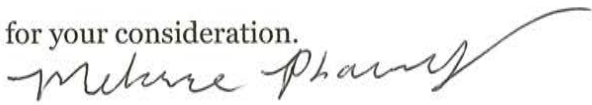
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Thank you for your consideration.

Sincerely,



NL-19

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Vote
(No)
Nancy J. Lovett
5462 Stardust Dr
HB CA 926477
Since 1966
NL-20

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Vote NO

Since 1963
original owner
X Maria Lorente

NL-21

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



NL-22

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED
MAY 10 2018
Dept. of Community Development

Dear Ms. Bui,

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Thank you for your consideration.

Sincerely,



NL-23

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Amanda Beck


5611 Stardust Dr

Huntington Beach, CA 92647

NL-24

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Sundance Housing development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,


5611 Stardust Dr.

NL-25

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'D. [unclear]', written over a horizontal line.

NL-20

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Sundance Housing development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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The proposal also includes creating giant houses on tiny lots which includes over 70% two-story houses. This is not in keeping with the surrounding neighborhood of one-story houses and it will crowd our existing community, will alter the air flow through the neighborhood, interfere with views of our beautiful sunsets, and change our family community into one that is typical of housing surrounding busy shopping centers. Please do not allow the development of primarily two-story houses to be developed and retain the esthetics of our one-story home, family community.

The Sundance Housing development is also proposing to take away approximately 33% of our existing, accessible, community park. This is the only public park within our community which is shared by neighbors for exercising, daily social gatherings by neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



NL-27

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

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Thank you for your consideration.

Sincerely,



NL-28

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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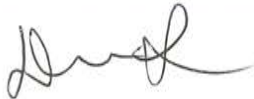
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Sincerely,



NL-29

May 5, 2018

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City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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Thank you for your consideration.

Sincerely,



NL-30

RECEIVED

MAY 10 2018

Dept. of Community Development

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

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Thank you for your consideration.

Sincerely,



5601 Standest Dr.

Huntington Beach, CA

92647

NL-31

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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Thank you for your consideration.

Sincerely,



Anthony Tran

NIL-32

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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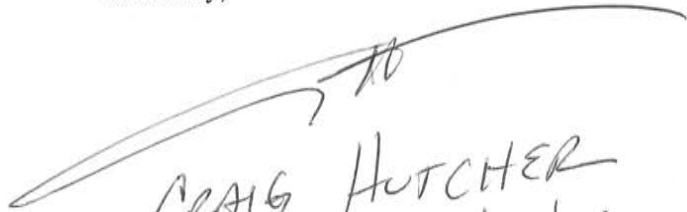
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Thank you for your consideration.

Sincerely,


CRAIG HUTCHER
5441 Stardust Dr
AB 92647

NIL-33

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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Thank you for your consideration.

Sincerely,



NL-34

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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Thank you for your consideration.

Sincerely,



5801 Camphor Ave
Westminster CA 92683

NL-35

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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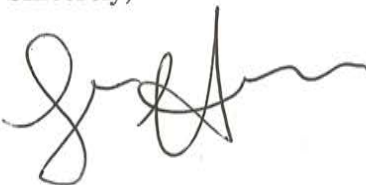
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Sincerely,



NL-36

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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Sincerely,



NL-37

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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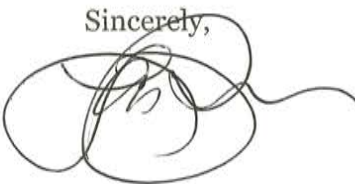
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Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "JB", with a large, loopy flourish extending from the bottom left.

NL-38

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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Sincerely,



NL-39

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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Thank you for your consideration.

Sincerely,



NL-40

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

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Thank you for your consideration.

Sincerely,

Taylor Ashcraft
James D. Bluff

NL-41

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

The City of Huntington Beach law requires each house to be on a lot of 6,000 square feet or larger. The Seadance Housing development proposes to enclose the development, thereby dedicating it as a Planned Unit Development, in order to build more houses on smaller lots, reducing some lot sizes to 3,870 square feet. The land use will be stressed by a dramatic increase in residents, over-use of our current community streets and city services, and will not provide any benefit at all to our existing community. Please deny the request to ignore the Residential Low Density Zoning Standards.

The proposal also includes building giant houses on tiny lots with over 70% being two-story houses. This is not in keeping with the surrounding neighborhood of one-story houses, and it will crowd our existing community, will alter the air flow through the neighborhood, interfere with views of our beautiful sunsets, and change our family community into one that is typical of housing surrounding busy shopping centers. Please do not allow the development of primarily two-story houses to be developed so that the esthetics of our one-story, family community will be retained.

The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



NL-42

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

The City of Huntington Beach law requires each house to be on a lot of 6,000 square feet or larger. The Seadance Housing development proposes to enclose the development, thereby dedicating it as a Planned Unit Development, in order to build more houses on smaller lots, reducing some lot sizes to 3,870 square feet. The land use will be stressed by a dramatic increase in residents, over-use of our current community streets and city services, and will not provide any benefit at all to our existing community. Please deny the request to ignore the Residential Low Density Zoning Standards.

The proposal also includes building giant houses on tiny lots with over 70% being two-story houses. This is not in keeping with the surrounding neighborhood of one-story houses, and it will crowd our existing community, will alter the air flow through the neighborhood, interfere with views of our beautiful sunsets, and change our family community into one that is typical of housing surrounding busy shopping centers. Please do not allow the development of primarily two-story houses to be developed so that the esthetics of our one-story, family community will be retained.

The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



5802 Stardust Dr.
HB, CA 92647

NIL-43

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Sea Dance Residential Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

The City of Huntington Beach law requires each house to be on a lot of 6,000 square feet or larger. The Sea Dance Residential Development proposes to enclose the development, thereby dedicating it as a Planned Unit Development, in order to build more houses on smaller lots, reducing some lot sizes to 3,870 square feet. The land use will be stressed by a dramatic increase in residents, over-use of our current community streets and city services, and will not provide any benefit at all to our existing community. Please deny the request to ignore the Residential Low Density Zoning Standards.

The proposal also includes building giant houses on tiny lots with over 70% being two-story houses. This is not in keeping with the surrounding neighborhood of one-story houses, and it will crowd our existing community, will alter the air flow through the neighborhood, interfere with views of our beautiful sunsets, and change our family community into one that is typical of housing surrounding busy shopping centers. Please do not allow the development of primarily two-story houses to be developed so that the esthetics of our one-story, family community will be retained.

The Sea Dance Residential Development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



NL-44
XNAN

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

The City of Huntington Beach law requires each house to be on a lot of 6,000 square feet or larger. The Seadance Housing development proposes to enclose the development, thereby dedicating it as a Planned Unit Development, in order to build more houses on smaller lots, reducing some lot sizes to 3,870 square feet. The land use will be stressed by a dramatic increase in residents, over-use of our current community streets and city services, and will not provide any benefit at all to our existing community. Please deny the request to ignore the Residential Low Density Zoning Standards.

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The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



Amanda Jayeb
5872 Frontier Circle
HB, CA 92647

NL-45

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



5892 SAN LOUIS CIR.

HUNTINGTON BEACH, CA 92647

NL-410

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Vincent Scandone
14421 CAL NEV ALA
HB CAL 92647

NL-47

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Clara Hui Dana

14381 CALNEVA LN
HUNTINGTON BEACH, CA 92647

NL-48

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

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The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Christine Calkin
5921 Crowder Drive
H.B. CA 92647

NL-49

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



14391 Calavera Ln
HB CA 92647

NL-50

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Sue Arredondo
14461 Calneva Ln
HB, CA 92647

NL-51

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Buck Blair
5822 SDA DR

AB



NL-52

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Jeannette Preece
14501 Calhoun Lane
Huntington Beach, CA
92647

NL-53

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED
MAY 10 2018
Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,



14502 Calneva Ln
H/B, 92647

NL-54

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED
MAY 10 2018
Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

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While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,

Michael Rowan
14371 CALNEVA LN
Huntington Beach, CA 92647

NL-55

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED
MAY 10 2018
Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

The City of Huntington Beach law requires each house to be on a lot of 6,000 square feet or larger. The Seadance Housing development proposes to enclose the development, thereby dedicating it as a Planned Unit Development, in order to build more houses on smaller lots, reducing some lot sizes to 3,870 square feet. The land use will be stressed by a dramatic increase in residents, over-use of our current community streets and city services, and will not provide any benefit at all to our existing community. Please deny the request to ignore the Residential Low Density Zoning Standards.

The proposal also includes building giant houses on tiny lots with over 70% being two-story houses. This is not in keeping with the surrounding neighborhood of one-story houses, and it will crowd our existing community, will alter the air flow through the neighborhood, interfere with views of our beautiful sunsets, and change our family community into one that is typical of housing surrounding busy shopping centers. Please do not allow the development of primarily two-story houses to be developed so that the esthetics of our one-story, family community will be retained.

The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration. —

Sincerely,

Asa M. Simpson

NL-50

May 5, 2018

Ms. Jessica Bui, Assistant Planner
City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

MAY 10 2018

Dept. of Community Development

Dear Ms. Bui,

Regarding the Franklin School redevelopment with the proposed Seadance Housing Development, I respectfully request your consideration of the negative effects the development will inflict upon our small, peaceful neighborhood. Three key issues have captured my concern; the small lot size per housing unit, the development of primarily two-story houses, and the size reduction of our only community park.

The City of Huntington Beach law requires each house to be on a lot of 6,000 square feet or larger. The Seadance Housing development proposes to enclose the development, thereby dedicating it as a Planned Unit Development, in order to build more houses on smaller lots, reducing some lot sizes to 3,870 square feet. The land use will be stressed by a dramatic increase in residents, over-use of our current community streets and city services, and will not provide any benefit at all to our existing community. Please deny the request to ignore the Residential Low Density Zoning Standards.


The proposal also includes building giant houses on tiny lots with over 70% being two-story houses. This is not in keeping with the surrounding neighborhood of one-story houses, and it will crowd our existing community, will alter the air flow through the neighborhood, interfere with views of our beautiful sunsets, and change our family community into one that is typical of housing surrounding busy shopping centers. Please do not allow the development of primarily two-story houses to be developed so that the esthetics of our one-story, family community will be retained.

The Seadance Housing development is also proposing to take away approximately 33% of our existing community park. This is the only public park within our community and is shared by neighbors for exercising, daily social gatherings of neighbors and their dogs, for children to play, and for enjoying the outdoors in an accessible, open space. I am strongly opposed to the shrinking of our only park and request that you deny the developer to take a large portion of our park away.

While the development of new housing is inevitable, the proposal should follow current standards and zoning laws of our existing community and not disrupt our current standard of living.

Thank you for your consideration.

Sincerely,


Lisa Simpson

NL-57

