


## Aube, Nicolle


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**From:** James, Jane  
**Sent:** Wednesday, July 24, 2019 1:11 PM  
**To:** Luna-Reynosa, Ursula; Villasenor, Jennifer; Aube, Nicolle  
**Subject:** FW:  MyHB-#175843 City Council [06637]

FYI

**Jane James** | Planning Manager  
City of Huntington Beach  
Department of Community Development  
714.536.5596 | [jjames@surfcity-hb.org](mailto:jjames@surfcity-hb.org)


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**From:** Esparza, Patty <PEsparza@surfcity-hb.org>  
**Sent:** Wednesday, July 24, 2019 12:58 PM  
**To:** James, Jane <jjames@surfcity-hb.org>  
**Subject:** FW:  MyHB-#175843 City Council [06637]

Communication received on the Ellis Ave. condo project being appealed.

*Patty Esparza, CMC*  
Assistant City Clerk  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648  
(714) 536-5260

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**From:** MyHB <[reply@mycivicapps.com](mailto:reply@mycivicapps.com)>  
**Sent:** Wednesday, July 24, 2019 11:10 AM  
**To:** Estanislau, Robin <[Robin.Estanislau@surfcity-hb.org](mailto:Robin.Estanislau@surfcity-hb.org)>; Switzer, Donna <[Donna.Switzer@surfcity-hb.org](mailto:Donna.Switzer@surfcity-hb.org)>; Esparza, Patty <[PEsparza@surfcity-hb.org](mailto:PEsparza@surfcity-hb.org)>  
**Subject:**  MyHB-#175843 City Council [06637]

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### MyHB Issue Type/Subtype Changed - #175843

Workorder #175843 Issue type changed from City Council to Agenda & Public Hearing Comments and subtype City Council Meeting.

Status

**Change issue type**

Work Order

**#175843**

Issue Type

**City Council**

Subtype

**All Council Members**

Staff Member(s)

**Robin Estanislau, Donna Switzer, Patty Esparza**

Notes

Mayor and City Council Members, I am urging you to deny the appeal of the Developers of Ellis Ave. Condos. Your Planning Commission denied their request to build these condos after a lengthy discussion of the many reasons this building is not a good fit nor intended to fit with the BECP. I am sure you are aware of the many issues why the Planning Commission denied their request. Issues such as entry and exit of the apartments, the shade study which the developers presented was found to be completely flawed, the "coffee shop" which does not fit with the intent of the BECP, just too big of a building for such a small narrow space. I could go on, but I think you are all aware of how this project is NOT a good fit for this area. In the event you have not driven down Ellis in the morning or afternoon, give it a try during "rush hour". Quite often westbound traffic is backed up to Goodwin Ln and sometimes as far back as Chapel Ln. To throw in an apartment entrance and exit on Ellis would do nothing but increase this traffic and subject the area to more accidents by people trying to make a U turn on Ellis to come back and make the "right turn only" entrance into this proposed building. As a long time resident of Huntington Beach, this is not a good idea. As I mentioned earlier, your Planning Commission denied the project by a 6-1 vote. I am asking you to deny the Developers appeal of this project. Thank you, Steve Farnsworth 18401 Goodwin Ln. Huntington Beach CA 92646

[View the Report](#)

Reporter Name

**Steve Farnsworth**

Email

[hazmn54@gmail.com](mailto:hazmn54@gmail.com)

Phone

**714-975-1038**

Report Submitted

**JUL 23, 2019 - 5:01 PM**

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Please do not change subject line when responding.

# California Renters Legal Advocacy and Education Fund

1260 Mission St  
San Francisco, CA 94103  
[hi@carlaef.org](mailto:hi@carlaef.org)



7/19/2019

Huntington Beach City Council  
2000 Main Street

Huntington Beach, CA 92648

Robin Estanislau, City Clerk, [Robin.Estanislau@surfcity-hb.org](mailto:Robin.Estanislau@surfcity-hb.org); Erik Peterson, Mayor, [erik.peterson@surfcity-hb.org](mailto:erik.peterson@surfcity-hb.org); Lyn Semeta, Mayor Pro Tempore, [Lyn.Semeta@surfcity-hb.org](mailto:Lyn.Semeta@surfcity-hb.org); Patrick Brenden, Council Member, [Patrick.Brenden@surfcity-hb.org](mailto:Patrick.Brenden@surfcity-hb.org); Kim Carr, Council Member, [Kim.Carr@surfcity-hb.org](mailto:Kim.Carr@surfcity-hb.org); Barbara Delgleize, Council Member, [barbara.delgleize@surfcity-hb.org](mailto:barbara.delgleize@surfcity-hb.org); Jill Hardy, Council Member, [jill.hardy@surfcity-hb.org](mailto:jill.hardy@surfcity-hb.org); Mike Posey, Council Member, [mike.posey@surfcity-hb.org](mailto:mike.posey@surfcity-hb.org);

Via Email

Re: 8041 Ellis Avenue  
Case No. 19-545

Dear Huntington Beach City Council Members,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the Huntington Beach City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's Zoning Ordinance and General Plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding

the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The Applicant proposes to construct a 48-unit, 4-story mixed use building on a 0.95 acre site within the Beach and Edinger Corridor Specific Plan (SP 14).

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

In their denial of the project, the Huntington Beach Planning Commission failed to provide objective criteria that the project violates. Instead the Planning Commission made subjective assertions about the project's conformity with the Specific Plan (SP 14) that do not constitute valid conditions for denial and contradict the actual content of the Specific Plan.

CaRLA is a 501(c)3 non-profit corporation whose mission is to restore a legal environment in which California builds housing equal to its needs, which we pursue through public impact litigation and providing educational programs to California city officials and their staff.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style.

Sonja Trauss  
Co-Executive Director  
California Renters Legal Advocacy and Education Fund



**Aube, Nicole**

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**From:** Lisa Kemp <lisakemp@verizon.net>  
**Sent:** Saturday, August 10, 2019 9:05 PM  
**To:** Aube, Nicole  
**Subject:** Beach Ellis condonproject

I would like to voice my opposition to another high density complex up for reconsideration at Beach and Ellis. The planning commission has already recommended against this development. The people have also already spoken against it. The city counsel is there for the people of the city, not special interest groups.

Lisa Kemp  
221 22nd St

Sent from my iPhone

**Aube, Nicole**

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**From:** Kathleen Brown <heykathybrown@gmail.com>  
**Sent:** Sunday, August 11, 2019 12:54 AM  
**To:** Aube, Nicole  
**Subject:** HDD

Please continue to prevent High Density Development in our fair city, specifically the Ellis one that should be DEAD already!

Thank you,  
Kathleen Brown

Sent from my iPhone

## **Aube, Nicole**

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**From:** Jeannie Bird <seabird214@icloud.com>  
**Sent:** Sunday, August 11, 2019 7:32 AM  
**To:** Aube, Nicole  
**Subject:** STOP the Ellis Ave Project ! ! ! !

Please DO NOT build this project! Huntington Beach is already adversely impacted by the obnoxious high density apartment complexes (think Bella Terra area - Gothard/Edinger/Center). Traffic all over town is already bad enough. Adding 48 condos in a tight area is beyond ridiculous! The City Council must be in bed with these greedy developers. Disgraceful!

Jeanne & Michael Bird  
4371 Waimea Drive  
HB 92649