

From: [sam hanna](#)
To: [Beckman, Hayden](#)
Subject: 714 PCH , HB...proposed project request of postponement of public hearing
Date: Monday, October 5, 2020 8:58:43 PM

Mr. Beckman;-

As requested , I'm following up to our phone conversation this afternoon with this e mail requesting the city staff and the zoning administrator to postpone the public hearing from the 7th of october to another date to allow us and the neighbours chance to review and comment on the proposed project.

-I am at 716 PCH the next door to the proposed mix use project. we have a small commercial unit on the bottom and 2 story residential unit on top.

- 5 years ago or so when I was working on my project with the city planning and building , the city gave me comments and requirements for design/plan check such as;

- set back of 4 feet on the east side yard of the ground floor since I had zero set back on the west side next to the motel.

the 4' set back is for Handicap passage from PCH sidewalk into my commercial unit. Also for the fire dept since I dont have setback on the other side.

- to have front setback similar to the motel next door so all buildings fronting PCH aline to look nice .

- back yard setback of 5 ft min. to provide for 25 ft Alley back up distance.....if we didn't have that (the project was not going to be approved). even they made sure that the property fence behind me at the ally is 25 ft.

The proposed project has a power pole and guy wire 3 or 4 ft into the alley , making the backing up distance less than 25 ft.

There are numerous issues that we need to tell you and the city about but we need time to response after we review the plans thourlly.

we know the difficulties of working and living in this area especially with increasing number of the homeless population and the problems associated with. Currently the Mayor and the police Department are working with me to eliminate some of these problems . They also commanded me to work with the city to CREATE safe neighbourhood and quality environmental.

we have some pictures to share with you as I shared them with the mayor and LT. David of the police dept. but for now here some of my comments until we meet with you to go over the whole project ;-

- where is the guest parking for the residential portion of the project, (should be .75 ie 1 additional parking)

- the third floor unit is 3 bedroom not 2 bedroomshortfall of another .5 parking ...ie another parking is required ,

- how is my privacy where you have zero lot next to my windows ? balconyits an arm length between my resident and their proposed residential portion.....UNREAL

- what are the precaution for my home during underground excavation ???

- there was a oil well spill during oil well abandonment of the subject property that I reported then to Fire dept.

I believe that the underground soil is heavily contaminated and I would like to have my soils experts advise us ,this is a health issue and i dont know

what environment document allowed this magnitude development to be exempt ???? what is the impact of it on us during excavations and construction especially the underground

- how is the turn-around of the underground parking works.
- what are the hours of operations for the coffee shop ?
- where would the customers entering the cafe' ? if from the alley passing my front entrypassing my entry door ?? it is problem...we were required to provide front entrance with HC accessibility .
- trash collection...??
- how will mail delivery be conducted ?
- will there be security on site ? ... the city do not want to repeat the 7-11 security issues !!! please check with the mayor's office and lieutenant Dave of the police dept.
- the police dept should review and comment on the proposed project.
- How will the site be secured or closed during overnight ?
- will the city allow alley deliveries ? major problem if you allow ! truck stall should be providedblocking the alley is safety concern if you allow it !
- where is the locations of the cafe' vents ?
- where is the location of the methane collection vents ?
- if someone is in the balcony and having a glass drink and accidentally drops the glass .. someone could be killed or badly injured since there is no setback at the front.

MR. Hayden, once again our small neighbourhood has been experiencing major major alley problems and homeless problem fronting PCH , as we indicated with 7-11 where we trying to find solutions with the Mayor and the police department. Any intensification of commercial activity will tend to increase rather than reduce the problem.

The size and layout of the residential units proposed make them ideal for short term rental which tend to attract more party goers and more number of residents than a typical residential condominium like all the condos all along PCH (fronting PCH)..

I have spoken to some of my neighbours and we are all requesting that the issues associated with the proposed development should be forwarded to the City Planning commission for an evening of public hearing

I have enclosed some recent pictures of the alley to illustrate our concerns.

thanks for your consideration

please call me if you have any question a@ (714) 309-8010

NOTE; some of my neighbours and I were surprised and puzzled why didn't the city instructed the applicant to work with the adjacent property owners prior going to submitting a formal application ?.....

From: [sam hanna](#)
To: [Beckman, Hayden](#)
Subject: Fw: 714 PCH , CUP 20-001
Date: Wednesday, November 4, 2020 1:23:13 PM

for planning action

----- Forwarded Message -----

From: sam hanna <isamhanna@yahoo.com>
To: lyn.semeta@surfcity-hb.org <lyn.semeta@surfcity-hb.org>; HB City Manager Chi <oliver.chi@surfcity-hb.org>; zoningadministrator@surfcity-hb.org <zoningadministrator@surfcity-hb.org>
Sent: Wednesday, November 4, 2020, 12:59:25 PM PST
Subject: 714 PCH , CUP 20-001

Dear Mayor and city Manager :

Per my conversation with Mr. Chi at the end of last week and two weeks ago , I was informed that the planning manager would be calling us regarding great number of concerns and problem with the subject project on 714 PCH ,which is immediately to east from us.

Mr Chi understood Some of the these issues and problems that were raised to him and I was promised a meeting with planning director / manager in lieu of the planner who reviewed the project , who promised us to arrange a meeting with the city , the applicant and us before going to the Zoning administrator for action.

This meeting did NOT happened and I'm very disappointed that no planning manager/ director has called us as promised .

I'm asking you to postpone the public hearing until the meeting is arranged to go over all our concern raised verbally to the city manager , and in writing via e mail and on the red marks of the plans that was given to project planner.

cc. Tim Mayor.. via fax