

City of Huntington Beach  
Hayden Beckman, Senior Planner  
Planning Department  
2000 Main Street  
Huntington Beach, CA 92648

November 16, 2020

Subject: Appeal of Mixed-use Development Approval for 714 PCH  
(CUP No. 20-012/CDP No. 20-013)

Mr. Beckman,

My name is Sam Hanna the owner of 716 PCH next door to the proposed project. I would like to appeal the Zoning Administrators approval of Conditional Use Permit No. 20-012 and Coastal Development Permit No. 20-013. Attached is a check for \$4281.00.

My project at 716 PCH was recently completed (2015), as a mixed use complex. The project was designed to comply with the development standards in the Downtown Specific Plan in an effort to be compatible with the existing adjacent properties. My project was designed with a zero setback on the northern elevation, because it abutted an existing zero setback development and a minimum four and three foot setback on the southern elevation which sided up to a residential unit. Prior to the Zoning Administrators hearing on November 4<sup>th</sup> we met and I provided a number of concerns about the development with a red marked copy of the proposed plans. My concerns were to be shared with the applicant and presented to the Zoning Administrator. Unfortunately my concerns were not addressed at the Zoning Administrator hearing and the project was approved as designed. Also I shared in the meeting, but there was not enough time to share all concerns since I was limited to 5 minutes only.

My primary concerns with the project at 714 PCH are the potential impacts to the safety, privacy and visibility for my property. I do not oppose the project being built, I only wish the project would comply with the front yard and side yard setbacks the way I did (5 foot front and 3 foot side), to maintain compatibility with the neighborhood.

The safety concern is with the proposed project supporting structural wall only setback 4 inches from the interior side property line. This small setback may not leave sufficient area to allow for a proper building shoring design to protect the existing improvements made to my property including my foundation and soils cavings

The privacy concern is with the limited building separation proposed between project rooftops of only 3'4". A span easily bridged to allow for intruder access to my home.

The visibility concern is with a solid building side wall proposed from the front property line to within 10' of the rear property line. The building is in excess of 10' in height at the front property line and 35' in height at the rear. The elevation for this side of the building does not show any exterior finishes to match the other building elevations and does not allow for any side yard area to work and apply finish material. If built as designed the lateral view from my home toward the ocean will be lost and the narrow view corridor severely impacted.



A modified redesign of the northern side of the proposed development consistent with the interior side setbacks required for my home would address most of my concerns. My development provided a side yard setback of 4 feet on the first level to allow handicap access to the front commercial suite from the rear parking area. Then a reduced side yard setback to 3 feet for the second, third and rooftop levels. It was anticipated that any future development on the adjacent lot would match the side yard setback pattern and preserve at least a narrow view corridor to the ocean.

Increasing the first level and subterranean setback to 4 feet would allow sufficient separation from the proposed structural building wall and the existing improvements that I have made. The existing property line wall can be used for both projects.

Increasing the front setback to 5' from the proposed zero setback would be more consistent and combatable with adjacent developments along this portion of PCH. The zero front and side setbacks are better suited in the Downtown Core area. These changes will have some impacts on the proposed layout, but the overall design will remain as proposed.

The Downtown Specific Plan (Sec. 3.2.14 Mixed-Use Projects) states that all commercial portions shall adhere to the commercial standards, and all residential portions should adhere to the residential standards. These lots along Pacific Coast Highway were intended to be developed as a transition from the primarily commercial area of the Downtown core to the residential developments along Pacific Coast Highway. Attached are illustrations of the requested modifications.

Additional concerns are as follows:

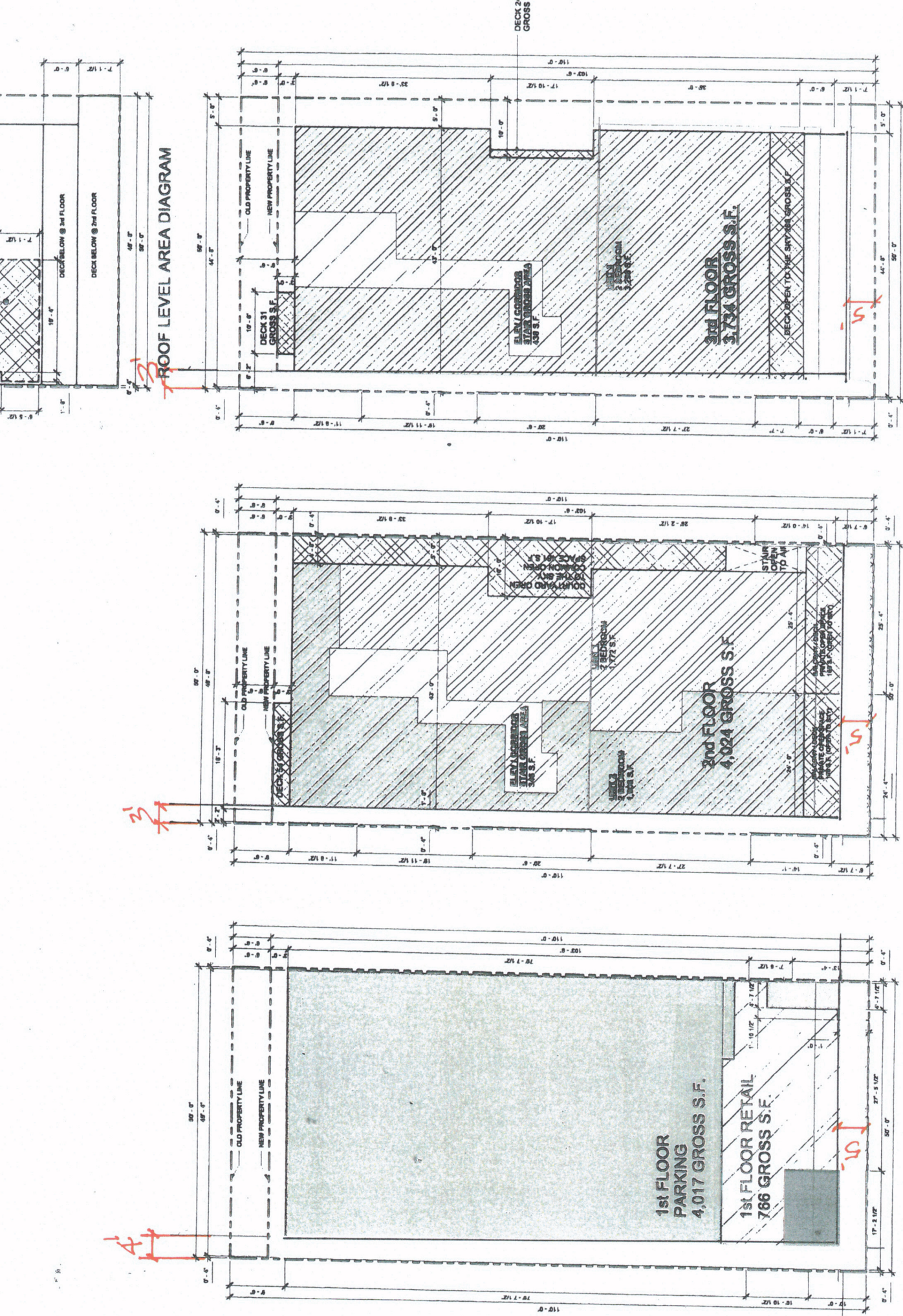
- Sliding the roof top open space to the south would allow more privacy for both projects
- Relocating the utility pole in the alley will allow proper turning radius into the subterranean parking
- Trash collection procedure Conditions
- Delivery procedures Conditions

I will make himself available to meet with the applicant and City staff anytime to review these concerns. Adequately addressing these issues could avoid an appeal of the project to the Planning Commission.

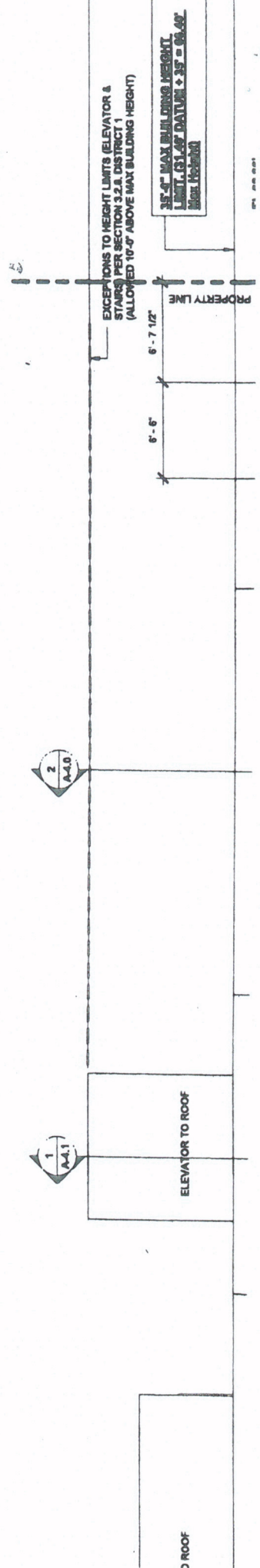


Sam Hanna  
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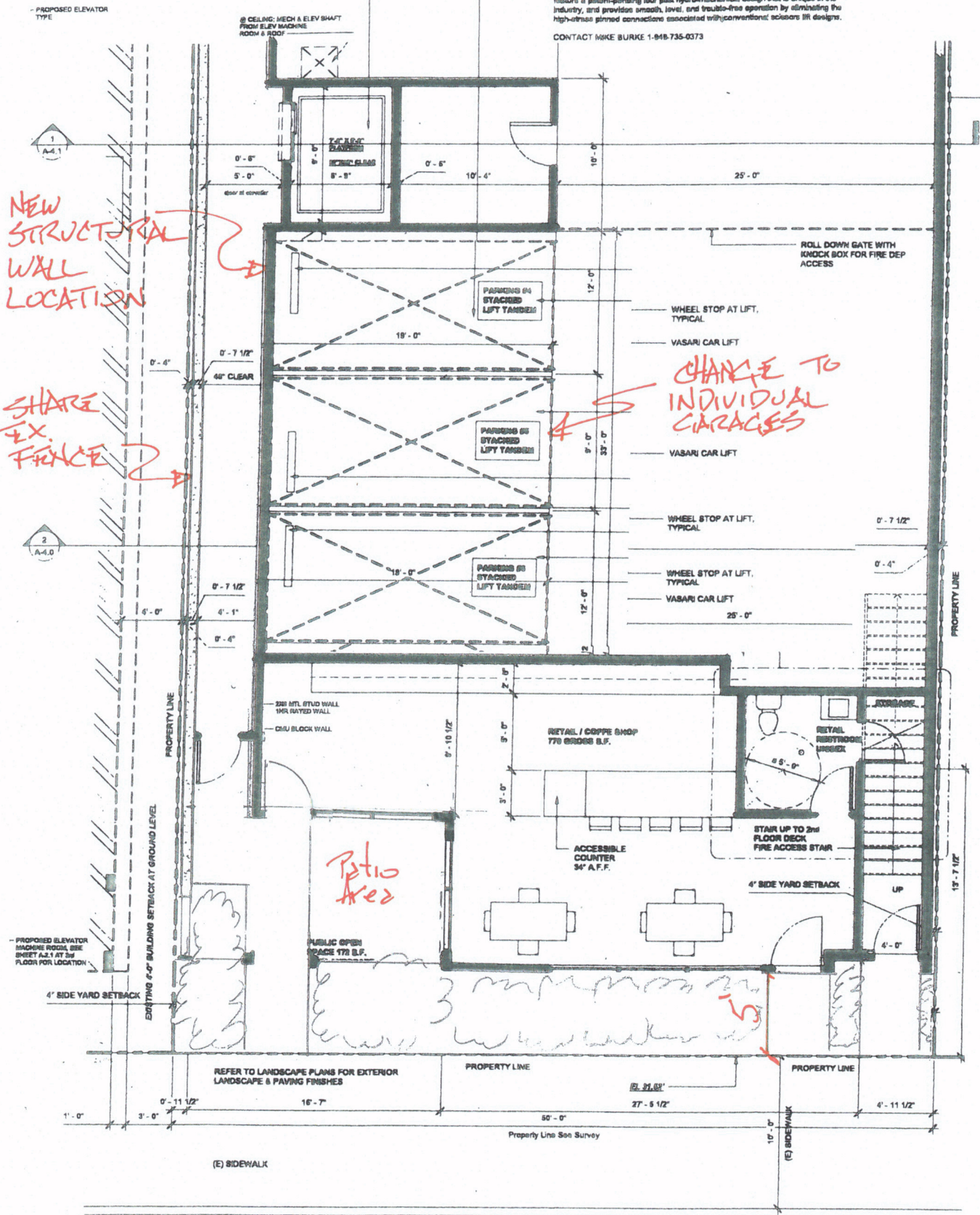




DELTA GURNEY ELEVATOR HANDICAP  
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VASARI subterranean parking lifts are designed to provide parking and/or storage for two full sized vehicles/SUVs by vertically stacking them within the same footprint. Add a car elevator to your garage or home with an underground parking system which lowers one vehicle to a lower elevator (basement, pt. etc.) for storage and security. Once lowered, a second vehicle can be driven onto a second, upper canopy platform, which has occupied the floor opening at street or grade level. VASARI car elevators feature a patent-pending four post hydro-mechanical design that is unique in the industry, and provides smooth, level, and trouble-free operation by eliminating the high-stress pinned connections associated with conventional scissor lift designs.

CONTACT MIKE BURKE 1-848-735-0373



PACIFIC COAST HIGHWAY

(1) Level 1  
1/4" = 1'-0"

A-3.0



# Finance Department

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## Receipt

November 16, 2020

Isam F Hanna

**Receipt Number** 526155

**Cashier**

PO Box 17304

**Batch #** 202011160CITRIX13

Anaheim

CA 92817

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**Dept. of Issuance** Planning Department  
**Permit / License #** 20200083

**Amount Paid** \$4,281.00  
**Payment Method** Check  
**Amount Outstanding** \$0.00

Fee	Amount Paid
Appeal To PC – Other	\$4,039.00
Automation Fee	\$242.00

**Review Permits Status Online:**

Visit: [www.huntingtonbeachca.gov/permitonline](http://www.huntingtonbeachca.gov/permitonline)

**Questions?**

Business License: (714) 536-5267

Planning & Building: (714) 536-5241