



**CITY OF HUNTINGTON BEACH
SUPPLEMENTAL COMMUNICATION
Joan L. Flynn, City Clerk
Office of the City Clerk**

TO: Honorable Mayor and City Councilmembers

FROM: Joan L. Flynn, City Clerk *JLF*

DATE: 3/16/2015

SUBJECT: SUPPLEMENTAL COMMUNICATIONS FOR THE MARCH 16, 2015, REGULAR CITY COUNCIL/PFA MEETING AND SPECIAL MEETING OF THE SUCCESSOR AGENCY

Attached are the Supplemental Communications to the City Council (received after distribution of the Agenda Packet):

STUDY SESSION

- #1. PowerPoint communication submitted by Police Chief Robert Handy dated March 16, 2015 entitled *Huntington Beach Police Department Staffing*.
- #2. PowerPoint communication submitted by Travis Hopkins, Director of Public Works entitled *Residential Permit Parking Ordinance Revision*.

CONSENT CALENDAR

- #10. Communication received from Scott Hess, Director of Planning and Building dated March 16, 2015 entitled *BECSP M.A.N.D. Applicability and Project Update*.
- #10. Communications received from various individuals regarding the pursuit of amendments to the Beach and Edinger Corridors Specific Plan (BECSP):

Steve Dodge	Ellen Kleizo	Jacque Oberbeck	Anthony Palumbo
Linda Polkinghorne	Andrea Raynal	John Binaski	Richard Thiel

ADMINISTRATIVE ITEMS

- #17. PowerPoint communication submitted by Assistant City Manager Ken Domer entitled *Financing and Loan Options for Energy-Efficient Upgrades*.

ORDINANCES FOR INTRODUCTION

- #19. PowerPoint communication submitted by Police Chief Robert Handy entitled *Proposed Massage Establishment Ordinance 5.24 HBMC*.

ORDINANCES FOR ADOPTION

- #20. Communication submitted by Peter J. Blied, Principal of North County Consulting, entitled *Moratorium Consideration in the BECSP – SP-14 Plan Area*.
- #20. Online comments received from Debby Rosa and Demonic Iorfino regarding Interim Ordinance No. 2050 to establish a temporary moratorium for the Beach and Edinger Corridors Specific Plan (BECSP).



Presentation Overview

- Outline PD Structure
- Summary of Core Services
- Performance Indicators
- Current Staffing Levels
- Threats to Public Safety
- Recommendations



**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3-10-15

Agenda Item No. SS #1

Three Divisions of PD

- **Uniform** (139 sworn)
 - Patrol, Traffic, Downtown, Aero
- **Investigations** (43 sworn)
 - Detective Bureau, Special Investigations, Jail
- **Administrative Operations**
 - Communications, Records, Prof. Standards, Admin. Services, Property, CSI/Crime Lab, Training Unit

Core Services

- Response to Calls for Service
- Follow Up Investigations
- Proactive Efforts: Prevention, Intervention and Deterrence
 - Downtown, beach, drugs, schools, homeless, etc.
- Training
 - State mandated, proficiency skills, technology
- Engaging the Community

Response to Calls for Service

- Dispatch
 - 212,000 calls received in Dispatch center
 - Includes 9-1-1 (83,790) and non emergency (98,829)
- Uniformed Response
 - Average more than 145 unique call responses per day

Response to Emergency Calls for Service

- Generally process and handle calls well, many times all units tied up (Code 19)
- Our travel time to calls averages under 5 minutes
- Call handling/processing is 1.8 minutes
- Total response time exceeds industry standards of 5 minutes
- Some extreme examples of long response times during peak hours

Follow Up Investigations

- Detectives Assigned to Categories
 - Crimes Against Persons
 - General Investigations
 - Economic Crimes

- Roughly 5,500 Crimes per year, each detective averages 25 active cases at a time, industry standard is 15 active cases

Follow Up Investigations

Clearance Rates (2012)

	HBPD	National Avg.
Homicide	100%	60%
Rape	26%	36%
Robbery	44%	28%
Agg. Assault	57%	53%
Burglary	13%	11%
Larceny	16%	21%

Follow Up Investigations

- Generally clearance rates are good compared to National averages
- Should be much higher for demographics and crime types
- Prioritizing cases based on type, loss and complexity is problematic
- Too little time spent on each case
- Low service level to victims

Support Services Performance Indicators

- Many staff positions eliminated without structural or function modifications resulting in increased workloads, backlogs, falling behind with industry standards and poor quality work/service in some areas



Proactive Programs

Prevention and Deterrence

- Traffic programs:
DUI/traffic safety programs
- Foot beat officers downtown
- Narcotics, Vice, Gangs
- Beach patrol
- Special event staffing
- Foot beat officers at Bella Terra
- Oak View neighborhood liaison program



Proactive Programs

Prevention and Deterrence

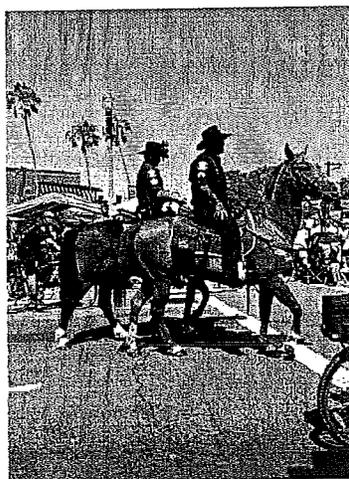
- Schools
 - 2 School Resource Officers (loss of District SRO's)
 - Calls for service at schools
 - Liaison with staff
 - Truancy intervention
 - Active Shooter training
 - Safe Schools Coalition

Patrol Proactive Efforts

- Busiest time between 8:00 am-8:00 pm
 - 94% of officer time spent “occupied”
 - Only 6% spent proactively patrolling
 - Target should be 35%-40% proactive patrol
 - Lowest amount of proactive time seen by Matrix consultants in more than 200 agencies studied
 - Most calls require two or sometimes more officers

Overall Proactive Efforts

- Essential to effective policing strategies
- Have good broad range of overall efforts
- Each effort has limited resources/impact
- Patrol proactive time/efforts need to increase
- Youth and school proactive efforts must increase



Training

- Dedicate great deal of time and effort to training
- Basic training, field training, advanced officer training, mandated training, testing
- Performance during critical incidents is indication of our robust training efforts
- Kept up high level of training during recession
- Some inefficiencies/limitations on training
 - Firearms training: Commute time, 28 miles, 6X year per officer = 1,819 hours/year

Engage the Community

- Robust social media efforts for several years
- Volunteers, Neighborhood Watch
- Citizens Academy
- Coffee With a Cop
- “Know your Limit” campaign
- Community events/meetings



Engage the Community

- Many efforts and programs have been underway for years and are very effective
- Need to increase efforts in some areas
 - Individual officer/community engagement
 - Engagement with our youth
 - Engagement in our schools
 - Engagement with our visitors

Current Staffing Levels

- 214 Sworn Positions
 - 139 Sworn in Patrol, Traffic, Aero, SET positions
 - 10 In training
 - 16 supervisors, includes Watch Commanders
 - 43 total in Investigations (Detectives and SIB)
 - 6 Administrative sworn positions (PIO, PSU, training)
- 121 Civilian Positions
 - 18 jail operations
 - 103 Dispatch, Records, Payroll, Budgeting, Personnel, CSO, Secretarial

Current Vacancies

• Administrative Assistant	1
• Communication Operator-PD	2
• Community Services Officer	1
• Parking/Traffic Control Officer	2
• Police Officer	2
• Police Records Supervisor	1
• Property Officer	1
• Total PD Vacancies:	10

Prior Staffing Levels

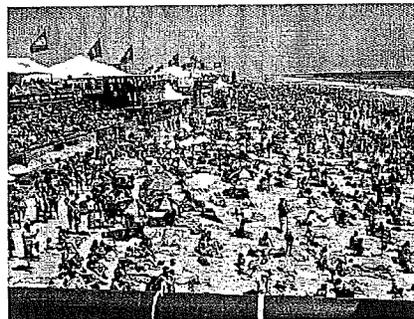
- 2014
 - 214 Sworn
- 2010
 - 223 Sworn
- 2008
 - 237 Sworn
- 2006
 - 231 Sworn
- 1989
 - 214 Sworn

Prior Service Reductions

- 8 fewer detectives
 - Reduced capacity for some crimes: elder abuse, credit card fraud
 - Higher case loads, longer resolutions, lower service
- 14 fewer officers in proactive/specialty assignments
 - traffic, school resource, gangs, narcotics, etc.
 - Stopped responding to non injury accidents, more reactive posture with remaining personnel
- Management cuts:
 - 1 Cpt, 4 Lt's, 6 Sgt's

Increased Demands

- Annexation of Sunset Beach
- Bella Terra and other development
- Increased time on investigations with technology advances (cell phones, GPS, video)
- Increased special events
- Increased regulation processes by PD
 - Alcohol and massage permits processed annually

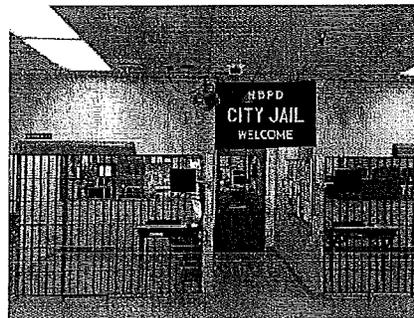


Staffing Comparisons

Agency	Population	Sworn	Ratio
Santa Monica	91k	216	2.3
Newport	87k	138	1.6
Torrance	148k	208	1.4
Glendale	195k	240	1.2
Redondo	68k	87	1.3
Irvine	242k	212	1.1
HB	200k	214	1.1
Anaheim	345k	362	1.0

Threats to Public Safety in HB

- Proposition 47
- AB 109
- Current Anti policing sentiment and resulting legislation and regulation
- International issues from homegrown extremism to threats to special events and infrastructure



Recent Efforts

- Creation of Mounted Unit
- Reinstated Citizen's Academy
- Established Coffee with a Cop
- Downtown cameras
- Downtown Ambassador program



Conclusion

- Staffing a police department is not an exact science, cannot use any one statistic, ratio or factor
- HBPD recommendations are based on the following factors
 - Service levels, proactive time, response times, comparisons to like cities, special events, tourist traffic, anticipated threats to public safety
- Historically low staffing levels: 1996 and current General Plan consultants found significantly low staffing in HBPD

Recommendations

- Increase PD staffing incrementally over the next five years
- Employ a long term planning and commitment versus a “what’s left” approach
- Explore new revenue ideas to fund increased staffing
- In conjunction with staff, identify new service delivery methods which may be less expensive than new sworn positions

RESIDENTIAL PERMIT PARKING ORDINANCE REVISION

Review of Issues and Options

Introduction

- ⦿ Permit parking ordinance enacted in 1984
- ⦿ Resident initiated and led process
- ⦿ 17 Districts Established
- ⦿ February 2015 City Council Direction
 - Review MC Chapter 10.42
 - Prepare ordinance that addresses ambiguities and improves process

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3-16-15

Agenda Item No. SS#2

Issues to Consider

- ◎ Findings that justify Residential Parking Permit requests
- ◎ Process to establish parking district boundaries
- ◎ Method of evaluating resident support

Required Analysis and Findings

- ◎ Options for justification of proposed Residential Parking Permit Districts
 - Parking impacts interferes with residents use of street parking
 - Unrestricted parking creates health, safety or welfare concerns.

Elements of Analysis Difficult to Quantify

- ⦿ Ability to measure parking demand, but with uncertainty distinguishing non-resident parking
- ⦿ Assessing level of overall parking demand and non-resident demand that is significant or impacted is difficult to quantify - Can vary by neighborhood
- ⦿ Significance of non-parking impacts difficult to quantify

Establishing Parking District Boundaries

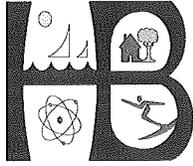
- ⦿ Initial request from resident(s) proposal
- ⦿ Staff review of likely affected area
- ⦿ Staff will establish proposed district boundaries for processing
- ⦿ New or expanded districts requests are possible if additional areas are impacted

Evaluating Support

- ⦿ Current petition process requires requesting resident to collect required signatures
- ⦿ Recommend City-managed, mailed ballot process
 - Owner is primary voter. Tenant vote counts in absence of owner.
 - One vote per legal address (owner of multi-family property gets multiple votes)
 - 67% support requirement (based on total number of addresses)
 - Potential to modify %. 75% prior to 2011.

Decision Matrix

Issue	Existing	Recommended	Options
Finding or Impacts of parking required	Parking substantially reduced by commuter vehicles	1) Lack of Parking for residents	
	Extent of resident support	2) Impacts of non-residents (health, safety, etc.)	
Voting	Resident led petition	City mailed ballot	
	Owner or Resident	Owner then resident	Owner only or resident only
	1 vote/dwelling	1 vote/dwelling	1 vote/property
Minimum Support	67% of dwellings	67% of dwellings	75% of dwellings or other %
District Boundaries	Street based	Area based	
	Full block increments with some exceptions	More flexible boundaries	
	Expand area if other areas will be affected	Expand area if affected – Director discretion	Require detailed analysis of potential parking relocation



CITY OF HUNTINGTON BEACH

Inter-Department Communication **SUPPLEMENTAL** Planning and Building Department **COMMUNICATION**

TO: Honorable Mayor and City Council Members
VIA: Fred A. Wilson, City Manager
FROM: Scott Hess, AICP, Director of Planning and Building
DATE: March 16, 2015
SUBJECT: **BECSPP M.A.N.D. APPLICABILITY AND PROJECT UPDATE**

Meeting Date: 3-16-15
Agenda Item No. 10

This memo is intended to elaborate on the costs and processing time for property owners to increase the Maximum Amount of New Development (MAND) for residential units in the Beach and Edinger Corridors Specific Plan (BECSPP). In addition, there have been a couple of changes to the Potential Residential Projects listed in the March 2, 2015 Study Session presentation attached to the report.

M.A.N.D. APPLICABILITY

The MAND establishes the maximum number of residential units that can be built in the BECSPP area. If the MAND is changed to 2,100 units, then no building permits may be issued to allow construction of units beyond that number. If an applicant proposes development of a project that exceeds the MAND, they will need to request a change to the MAND in conjunction with their development application. The following applications would be required:

- Conditional Use Permit (CUP) \$9,989 – requires Planning Commission approval and a noticed public hearing
- Zoning Text Amendment (ZTA) \$15,163 – requires Planning Commission and City Council approval and noticed public hearings
- Environmental Assessment (EA) \$10,679 – if the initial study concludes potential significant environmental effects, an Environmental Impact Report (EIR) would be required. The application fee is \$99,922, plus environmental consultant EIR costs in the range of \$100,000 - \$250,000. The EA/EIR would require approval by the City Council prior to action on the project.

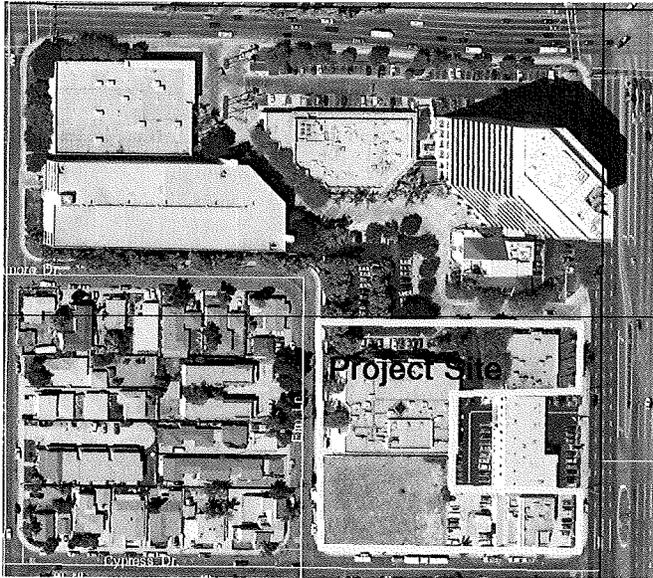
The processing time for these applications is estimated to be 10 – 15 months. Once a project is approved pursuant to the application requirements listed above, the applicant can submit plans into plan check in order to obtain building permits.

POTENTIAL RESIDENTIAL PROJECTS UPDATE

On Friday March 13, 2015, two changes occurred to two projects identified on the “Potential Residential Projects” list. The first is that a Preliminary Plan Review (PPR) application was submitted for a 200-unit apartment building with 7,400 sq. ft. of ground floor neighborhood-serving commercial uses on the southwest corner of Beach Boulevard and Warner Avenue. The proposal includes demolition of the existing Chili’s restaurant building, the two-story L.A. Fitness building and the commercial building at the northwest corner of Beach and Cypress. The existing office tower, theater building, commercial/retail building fronting Warner Avenue, and parking structure would not be changed as part of the project proposal. The existing Todai restaurant building is being evaluated under a separate application, which

includes reconstruction for Chili's restaurant. The PPR application is for preliminary comments only and not for final approval of the project.

Here is an aerial photo of the corner development with a yellow line around the 200 unit project area.



The second change is to the AMCAL Delaware residential project (43 apt units) listed as a Project with Formal Planning Applications Submitted for Consideration into the BECSP. The applicant has revised their General Plan and Zoning Map Amendment request from BECSP to a RH (High Density Residential) zoning designation.

**SUPPLEMENTAL
COMMUNICATION**

Dombo, Johanna

From: Steve Dodge [sjdhcc@socal.rr.com]
Sent: Friday, March 13, 2015 5:04 PM
To: CITY COUNCIL
Cc: Fikes, Cathy
Subject: BECSP Amendment
Attachments: Huntington Beach Total Apartment Units Existing Built Pre.docx

Meeting Date: 3/16/15

Agenda Item No. 10

Honorable Mayor and Council Members

As a stakeholder, I am writing to you concerning the amendment to the Beach Edinger Corridor Specific Plan (BECSP). What started out as a modification to address complaints by a very vocal group of residents has become an amendment that will effectively shut down the BECSP.

I think the Council should also consider the economic interests of the property owners and the City of Huntington Beach. The proposed amendment will have a serious negative economic impact on the property owners and the City.

Based on the Study Session comments, it appears that the Council wants the Maximum Amount of New Development (MAND) reduced from 4,500 units to 2,100 units. This is a number that is already subscribed to and shuts down the benefits of the BECSP to property owners. Every project that exceeds the MAND will be required to do an EIR and CEQA study. This requirement is very costly and time consuming. Furthermore, it is duplication because they were done as part of the BECSP process. With the proposed amendment requirement for a CUP on every project there is plenty of City protection in place. Why do we need to reduce the MAND when any project can be turned down by the Planning Commission and/or the City of Huntington Beach? Let's keep it at 4,500.

The proposed parking increases will drive significant extra construction cost and/or unit loss. Have any parking studies been done that show that the BECSP parking requirements are deficient? This item should be studied prior to adoption.

The building setbacks will cut unit count. However, I understand the concerns about the Elan project and generally support the street setback. However, we have not had time to study the proposed setback above the third floor and its economic impact.

The retail requirement is a problem. Talk to the experts, retail is extremely sensitive to location. Outside of true downtown urban locations, retail in residential projects rarely works and is a costly burden on a project. The City of Huntington Beach also has a lot to lose if we shut down the BECSP. Attached you will find some interesting information on apartments in Huntington Beach and Orange County as well as household income required for rent at new apartment communities. The tables can be summarized as follows:

- 1) Before the BECSP projects, in Huntington Beach there were no significant new apartment communities built from 1990 through 2010. During this time, Orange County built 37,388.
- 2) Orange County 2000 and newer rents are 27% higher than Huntington Beach pre-2000 apartment average rents.
- 3) Average Huntington Beach apartment rating is C+ while average Orange County apartment rating for apartments built since 1990 is A or A-.

- 4) The household income required for rent at the three operating new apartment communities in Huntington Beach runs from \$69,510 to \$77,482. The median household income for Huntington Beach is \$74,911.

The take away from the tables is that prior to BECSP projects, Huntington Beach's apartment stock is old, of average quality and not very competitive with Orange County. The BECSP projects are attracting tenants that have good incomes that will be shopping at Huntington Beach stores and eating at Huntington Beach restaurants. One could argue the BECSP projects are actually improving resident quality in the City. Another economic consideration is the increase in property tax base. If you use a value of \$350,000 per unit (a conservative number), the existing 1,900 units built or approved under the BECSP will add \$665,000,000 to the local property tax base. Subtract out the stuff that was torn down and you've got a huge net number.

In summary, there seems to be an absence of science in the proposed amendments to the BECSP. Deterring development will have significant negative economic impact on not only property owners, but also the City of Huntington Beach. The positive impacts of the BECSP plan far outweigh the perceived negative impacts. Let's leave the plan in place.

Thank you for your consideration.

Steve Dodge
Huntington Executive Park
714-847-2531

Huntington Beach Total Apartment Units Existing Built Pre-1980	6,884
Huntington Beach Total Apartment Units Existing Built 1980-1989	856
Huntington Beach Total Apartment Units Built 1990-1999	0
Huntington Beach Total Apartment Units Built 2000-2010	0

Orange County Total Units Built 1990-1999	18,443
Orange County Total Units Built 2000-2009	18,945

Huntington Beach Pre-2000 Product Average Rent	\$1,665
Orange County 2000 & Newer Average Rent	\$2,119
Difference	(\$454)
Percentage	(27%)

Average Huntington Beach Asset Rating	C+
Average OC 1990s Product Asset Rating	A-
Average OC 2000s Product Asset Rating	A

Beach & Ocean Weighted Average Rent	\$2,225
Household Income required to rent Weighted Average unit (2.8x)	\$74,760
Boardwalk by Windsor Weighted Average Rent	\$2,317
Household Income required to rent Weighted Average unit (2.5x)	\$69,510
Residences at Bella Terra Weighted Average Rent	\$2,306
Household Income required to rent Weighted Average unit (2.8x)	\$77,482
City of Huntington Beach Median Household Income	\$74,911

Huntington Beach Population	
1950	5,237
1960	11,492
1970	115,960
1980	170,505
1990	181,519
2000	189,594
2010	189,992

Est. 2013

197,575

Huntington Beach data excludes 100% affordable housing projects, projects under 50 units, and age-restricted projects. Partially affordable are included.

Dombo, Johanna

From: Ellen [pkleizo@aol.com]
Sent: Monday, March 02, 2015 3:05 PM
To: CITY COUNCIL
Subject: HDD

Good Day / Evening To All

I am Ellen Kleizo and with my Husband Paul reside at 18172 Lisa Lane, Huntington Beach

I thank you all for your service and commitment to our wonderful city.

My husband and I are the Senior members of our fair city and do indeed intend to stay here to the end God Willing. We have seen changes in this lovely city over the years some good some not so good I am one of the members who fought against Wal Mart we won the battle for several years but in the end we did loose the war. While we have nothing against Wal Mart we do miss our view down Lisa Lane to a beautiful mountain site we now get to view an ugly brick wall.

This now brings me to the current state of affairs that is going on in Huntington Beach. I am not sure how much can be done to stop anything but I do pray we can limit the size of everything that must go forward. The horror on the corner of Beach and Ellis is an ugly mess to say the least, much less a disaster waiting to happen. I hope there are no fatalities on that corner but I fear there will be.

There has been so much change in the environment that in all honesty to yourselves and the community a new study needs to be done.

The drought is a major factor. The buildings are going to have 2 or more adults per unit and don't kid yourself people will have friends move in so that they can afford the rent these dwellings are going to demand. That alone is going to bring your car levels to 2 or 3 per unit even at 1 per unit that is a tremendous volume of vehicles. Then the air pollution, the drain on our schools, which are not doing so well at current time, the demand on the emergency services. The cost is going to out weigh the income when you throw in all the salaries the pensions health plans on and on I could go.

This is not going to occur over night but over time then what. What type of legacy do you want to leave behind? I would hope progressive and forward thinking.

Please slow everything down and reevaluate the situation for the good of ALL MANKIND Let us be know to leave behind a good clean environmentally friendly foot print and keep our beautiful city BEAUTIFUL!

Thank You for your time and consideration in this manner

Respectfully
Ellen Kleizo

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/16/15

Agenda Item No. 10

Esparza, Patty

From: Dombo, Johanna
Sent: Monday, March 16, 2015 11:45 AM
To: Esparza, Patty
Subject: FW: Stop High Density

From: Jacque [mailto:oberney1@verizon.net]
Sent: Monday, March 16, 2015 11:44 AM
To: CITY COUNCIL
Subject: Stop High Density

As a long time resident of Huntington Beach, I have watched the city grow. Growth is good, however, when it becomes so dense that it stifles or places a burden on existing areas, without thought to how those areas will deal, I wouldn't say that there is much benefit for anyone. It creates burdens on it not only the new growth areas, but the existing areas as well. As if the impact of the growth, has not been considered on the existing area nor any upgrades to the existing area to manage the growth. I was not in favor of the Costco store at Bella Terra, because parking and congestion was already an issue without the store. Now with the new apartments- the area is so dense with population, that I actually dread having to go to that area unless absolutely necessary. I frequently drive Gothard St. Will it be upgraded once the new apartments are put in?. Is there any thought being given to the impact of the increased demands being placed on the whole area? What about the cost of the apartments? I had originally heard that they were to be partially for college students and teachers. I am not sure which college students would be able to afford any of them. Isn't there something in the HB construction guidelines that says when new construction goes up that so much has to be for lower income individuals. Anyway, I really don't see how more growth in that area is going to benefit anyone but the contractors and realtors, certainly not the resident's. So please, I would ask you to think twice before you add any more to that area. I honestly don't think it would be in the best interests of those living in the area or for the businesses of Bella Terra.

Thank you for your time
Jacque L. Oberbeck
15172 Hanover Lane,
Huntington Beach, CA. 92647

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/16/2015

Agenda Item No. 10

Dombo, Johanna

From: apalumbo@netzero.net on behalf of apalumbo@netzero.com
Sent: Saturday, March 14, 2015 2:21 PM
To: CITY COUNCIL
Cc: Fikes, Cathy
Subject: high density - adjustment to BECSP

Dear Council Members:

I am in favor of the adjustments proposed for the Beach Edinger Corridor Specific Plan. As a long term resident of this city; I look to the City Council; to provide some reason and sanity to this proposal that taken into account the current residents of this city. We came to Huntington Beach because of the quality of life here and do not have any wish to turn this city into a smaller version of Los Angeles with the traffic gridlock and high density of commercial and residential buildings.

I do feel that there are other issues not addressed in the adjustments to the BECSP that should be considered by the city council such as a limit on the height of the buildings, density ratios, green areas and the ratio of commercial versus residential density.

Sincerely;

Anthony Palumbo
(714) 274-5018

Old School Yearbook Pics

View Class Yearbooks Online Free. Search by School & Year. Look Now!
classmates.com

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/16/15

Agenda Item No. 10

Dombo, Johanna

From: Linda Polkinghorne [lapolkinghorn@gmail.com]
Sent: Friday, March 13, 2015 12:58 PM
To: CITY COUNCIL
Subject: High density housing

Who does this type of housing benefit? It's ugly.....if your hell bent on continuing this at least have some landscape. ...as I said before take a clue from Irvine. I will never understand why you want this type of housing and why you want to over crowd our nice beach city. Why don't you clean up the housing know by everyone as the Slater Slums instead of creating more future trashy housing. Someone please tell me who this is benefitting! !!!!!!! Certainly not the people of HB.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/16/15

Agenda Item No. 10

**SUPPLEMENTAL
COMMUNICATION**

Fikes, Cathy

From: Andrea Raynal [araynal@pacificacompanies.com]
Sent: Friday, March 13, 2015 5:34 PM
To: Delgleize, Barbara
Cc: Fikes, Cathy
Subject: Urban Art lofts and Beach Edinger Specific Plan
Attachments: A6.00.pdf

Meeting Date: 3/16/15
Agenda Item No. 10

Council Member Ms. Delgleize,

I am reaching out to you on behalf of the owner of the property known as Urban Art Lofts and the effect the proposed amendments to the Beach and Edinger Specific Plan will have on the subject property. I plan on giving a short presentation during the public comments section at the beginning of the City Council meeting on Monday but wanted to reach out to you ahead of time to give you a chance to read through the information.

The Urban Arts Loft project is a unique situation. As was presented during the previous Study Session, the Urban Art Lofts project was submitted to the planning department in December and meets all current development requirements. We are in the review process, have received the first round of comments, and have resubmitted to all departments addressing their comments and concerns. We are relatively far along in the process and anticipate going to a public hearing during the next couple of months.

The proposed changes to the Specific Plan could have a very significant impact on our proposal and the progress we have already made. One of the biggest concerns that would impact our project is parking.

Our project is mostly comprised of studios (40%) and one bedroom (52%) units. In addition, the project will enhance the community by incorporating the 30' setback with landscape and art installations, activating the neighborhood with an alternative approach to retail. This being said, under the current specific plan we are required the following:

	Units	Current Specific Plan	Parking stalls	
loft	60	1	60	
studio	9	1	9	
1 bed	90	1	90	
2 bed	13	1.5	19.5	
guest	172	0.2	34.4	
Total				213

Our project as submitted to the city proposes 218 parking space. The new proposed coastal would increase the requirement to:

	Units	New Amendment	Parking stalls	
loft	60	2	120	
studio	9	2	18	
1 bed	90	2	180	
2 bed	13	2	26	
guest	172	0.5	86	
Total				430

That is an increase of 212 spaces. An increase of this many spaces makes the project unfeasible as it its currently designed.

However, in an attempt to make a good faith effort to address the parking concerns of the community, we have studied the layout and believe we have found a way to increase parking spaces to 237. However, if City Council and Planning Commission were to support tandem parking, which is currently not allowed in the Beach and Edinger Specific Plan then we can fit 249 stalls (providing an additional 31 spaces).

The planning department is not sure whether the new amendments will apply to us or not. Given that we submitted to the city in December, and city staff and the development team have spent a great amount of time and resources processing the current project, and considering the significant hardship that adding 212 parking spaces would cause for this project, we respectfully ask that you consider exempting The Urban Arts Loft Project from the proposed amendments given this unique situation.

Thank you very much for your time and consideration of this request and if it is appropriate, I am happy to address any questions you may have.

Best,
Andrea

Andrea Raynal
Project Manager
Pacifica Companies
1775 Hancock Street, Suite 200
San Diego, CA 92110
619-296-9000 ext. 171

araynal@pacificacompanies.com



Estanislau, Robin

From: Dombo, Johanna
Sent: Monday, March 16, 2015 1:56 PM
To: Agenda Alerts
Subject: FW: Dense density

-----Original Message-----

From: John Binaski [mailto:jbinaski21@yahoo.com]
Sent: Monday, March 16, 2015 12:55 PM
To: CITY COUNCIL
Subject: Dense density

Dear City Council Members,

We are 40 year tax paying residents of Huntington Beach.

Two recommendations on things the City of Huntington Beach does not need:

- 1) Immediately stop the Poseidon Group (or whatever "legal " shell name they choose to bid under) from destroying our ocean life and polluting surrounding land areas.
- 2) The last thing our City needs is more high density housing. It is hard to believe this thought process is even taking place.

Regards

John Binaski

Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3-16-15

Agenda Item No. 10

Estanislau, Robin

From: Dombo, Johanna
Sent: Monday, March 16, 2015 1:50 PM
To: Agenda Alerts
Subject: FW: City Council Agenda Item #10 - High Density Housing.

From: Dick Thiel [mailto:rthiel@socal.rr.com]
Sent: Monday, March 16, 2015 11:51 AM
To: CITY COUNCIL; Fikes, Cathy
Subject: City Council Agenda Item #10 - High Density Housing.

As a Long time Home Owner in Huntington Beach, I strongly object to the High Density Housing currently built and being built along the BECSP Corridor. It has already created a major parking and traffic problem around Bella Terra Shopping center, to the point that they are already towing cars from the parking lots at the car owners expense, And all of the apartments are yet to be completed nor rented. Imagine how bad it will be when they are all rented.

The Traffic on Beach Blvd has increased and frequently, it takes two light changes before you can execute a left turn due to the increased traffic.

I recommend that you extend the moratorium indefinitely on providing building permits for any and all new but planned apartment buildings until the a real and binding impact study has been completed by an independent company.

In the meantime, I recommend that the following amendments be approved for any new High Density Housing Apartment building Complexes.

Direct staff to pursue amendments to the BECSP to:

- A) Reduce the residential MAND to 2,100 units;
- B) Require a CUP for all residential and mixed-use projects;
- C) Apply the coastal zone parking requirements to all residential projects;
- D) Increase front yard setbacks to 30 feet minimum (allow CUP to deviate) and require 10-foot upper story setbacks above the third story;
- E) Require all residential projects to have retail/commercial uses at street level (allow CUP to deviate);
- F) Modify development standards for auto dealers; and,
- G) Allow deviation to Edinger frontage road requirements for commercial projects adding up to 50 percent of existing square footage.

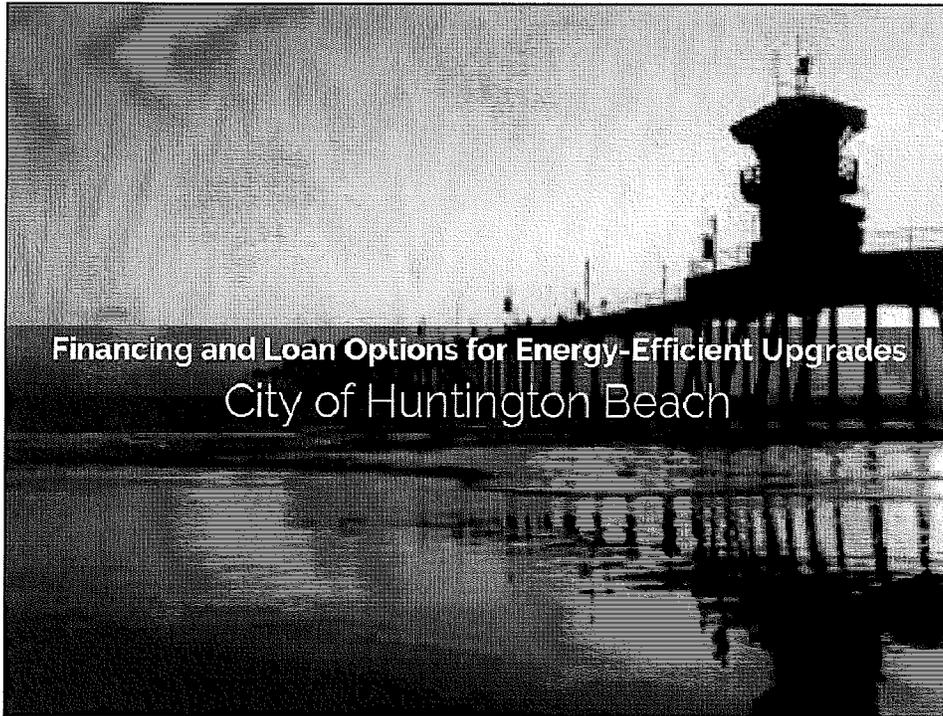
Sincerely,

Richard Thiel

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/16/15

Agenda Item No. 10



Financing and Loan Options for Energy-Efficient Upgrades
City of Huntington Beach

New Information

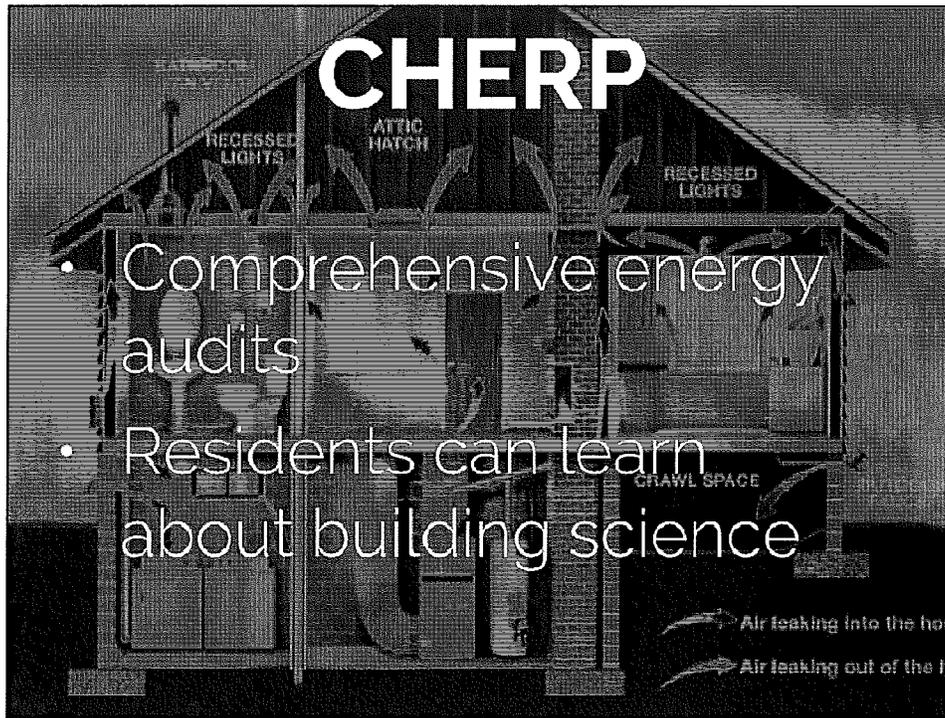
- Presented on March 2, 2015
- Staff met with Councilmember Delgleize and representatives of the Orange County Association of Realtors (OCAR) via teleconference



**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/16/2015

Agenda Item No. 17



Single-Family Loan Program

- Offered through the Gas Company
- Loans range from \$2,500 to \$20,000
- Eligible Purchases include water heaters, air conditioning units, double-paned windows, etc

On Bill Financing

- Retrofit costs are included in a tenant's energy bill to pay the cost of the improvement
- Low Income Multi-Family Rental Properties

FHA Power Saver Loans

- PowerSaver Energy Upgrade - \$7,500
- PowerSaver Mortgage - \$25,000
- PowerSaver Energy Rehab - No Limit

Energy Network Loans

- Regional Energy Network
- Low interest loans on energy efficiency and solar
- Must complete a Home Upgrade or Advanced Home Upgrade

Cool Comfort Financing

- Range from \$2,500 to \$15,000
- HVAC Projects
- Single Family Homes with central forced air

Financing Information

CHERP - <http://www.cherphuntingtonbeach.net/>

PACE - <http://www.pacenow.org/>

Single Family Loan Program (Gas Company) - <http://www.socalgas.com/for-your-home/energy-savings/upgrade-financing.shtml>

Financing Information Continued

FHA – Energy Loans

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/eem/energy-r

Energy Network Loans

<http://action.theenergynetwork.com/about-us/residents/financing>

Cool Comfort

<http://action.theenergynetwork.com/about-us/residents/financing/cool-comfort-financing>

Questions ?

Antonia Graham, antonia.graham@surfcity-hb.org or (714) 536-5537

Proposed Massage Establishment Ordinance 5.24 HBMC

- 2008: State limited local control of Massage Establishments
- Between 2008 and 2014 number of establishments grew from 9 to 70+
- 2014: AB 1147 became state law allowing cities much more local control of Massage Establishments
- Changes to 5.24 HBMC are necessary to reasonably regulate Massage Establishments to minimize illicit sex trade and potential human trafficking

SUPPLEMENTAL COMMUNICATION

Meeting Date: 3/16/2015

Agenda Item No. 19

Proposed Ordinance adds Additional Operating Conditions such as:

- Reduced operating hours
- Requires on-site manager during hours of operation
- Requires posting of Human Trafficking Notice
- Prohibits sexually suggestive advertising
- Prohibits possession of condoms and adult oriented items

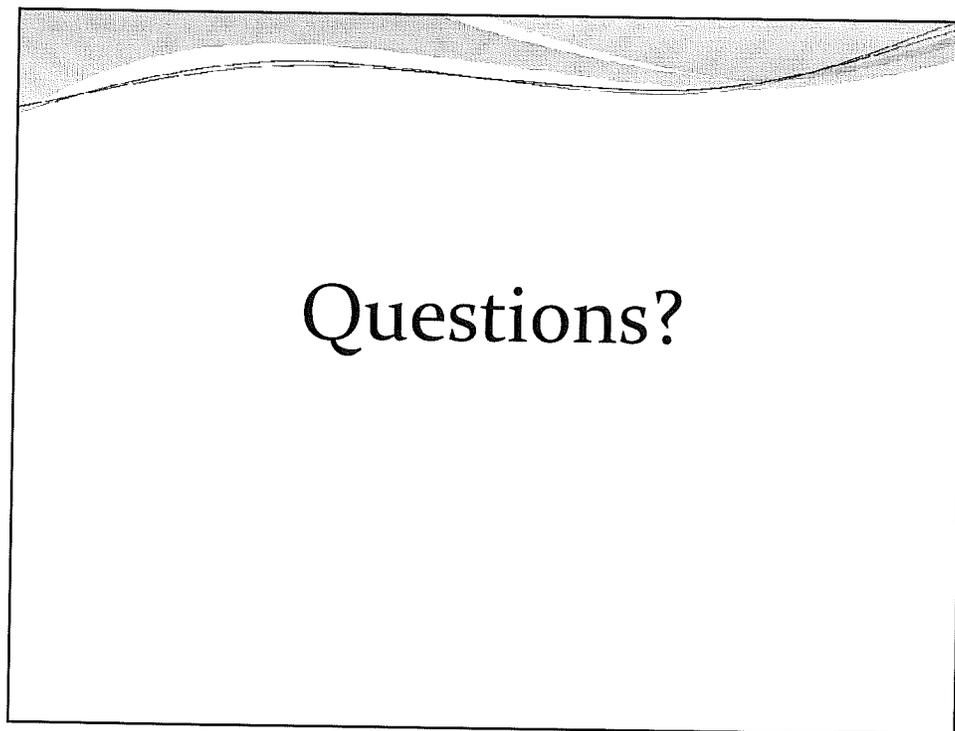
Proposed Ordinance adds Location Criteria:

- Massage Establishments must be 1000 feet apart
- Cannot transfer ownership

- New ordinance developed with coordination between various city departments
- Incorporates input received from City Council
- Incorporates input received from Massage Establishment owners
- Incorporates input received as a result of Council Study Session conducted on 2-17-2015
- Incorporates changes in law detailed in AB 1147

City Staff believes proposed changes will:

- Reduce the existence of illicit massage businesses
- Reduce illicit sex trade in HB
- Reduce potential for Human Trafficking
- Reduce impact of Massage Establishments on Public Safety
- Enhance community health and safety





February 13, 2015

**SUPPLEMENTAL
COMMUNICATION**

City of Huntington Beach

Meeting Date: 3/16/2015

Attn: City Council, City Manager, & City Clerk

Agenda Item No. 20

Re: Moratorium Consideration in the BECSP - SP-14 Plan Area

To Whom It May Concern:

I recently heard about a proposed moratorium on development projects in the SP-14 Plan Area. This would be a foolish and costly decision to implement at this critical time in the economic recovery of Huntington Beach and the larger Southern California real estate development market. As lending and development project starts are just beginning to normalize and gain momentum, a moratorium takes HB in exactly the wrong direction. It will send a message of indifference and arrogance to a development community that is just beginning to regain confidence in the market. It will place numerous projects into potential default situations and strain lending relationships that are either new or in a rebuilding phase. A moratorium will put undue delays into projects that are part of the diverse, unique, and dynamic economy and community that HB represents. As your City staff can attest, there are many great projects in the pipeline making strides towards realization.

While there may be aspects of SP-14 that are questionable or undesirable with a 20/20 rear view, a moratorium is the nuclear option in terms of review and evaluation. It would be far better to itemize concerns and specific tasks to address and enlist the City staff to improve and enhance the broad framework of the Plan itself. There can be a BECSP Review Board created to work with staff and the community to make the desired adjustments while allowing for progress under the current codes. Furthermore, a blanket moratorium of ALL projects severely cripples and damages all projects in the SP-14 area.

If, in fact, a moratorium is still desired after consideration of the issues highlighted above, it should focus on mixed use or residential projects that are of a scale and density purported to be the true target of this moratorium discussion. A land area threshold (e.g. 2 acres) or some other reasonable measure should be discussed and adopted as a compromise position. Small scale projects and general commercial and retail projects should be allowed to continue undeterred. These are the projects most likely to suffer and be abandoned for myriad reasons if a moratorium is adopted. The results would be catastrophic for these projects as they have a smaller tolerance for delays and less leverage with the lending institutions to renegotiate terms of projects funding when faced with obstacles such as this.

I urge you to evaluate and consider other options that do not include a moratorium. As outlined in this letter, and likely countless others, the benefit to the Community is not best achieved by drastic moves like a moratorium. A measured response to critics and NIMBYS may well result in a fine-tuning and even substantial overhaul of the BECSP, but a moratorium will cause more harm than good. Even in an attractive, prominent City such as Huntington Beach, the negative impacts from delayed or lost development and actual loss of construction dollars, jobs, and related activities will be hard to replace and would be a black eye on the community that is 100% unnecessary.

Thank you for your consideration.

Warmest Regards,

A handwritten signature in black ink, appearing to read 'Peter J. Blied', written over a white background.

Peter J. Blied

Principal

North County Consulting

Dombo, Johanna

From: Surf City Pipeline [noreply@user.govoutreach.com]
Sent: Wednesday, March 04, 2015 3:45 PM
To: Dombo, Johanna
Subject: Surf City Pipeline: You have been assigned a new Request #: 21417

Request # 21417 from the Government Outreach System has been assigned to you.

Request type: Question

Request area: City Council - Share a Concern

Citizen name: Debby Rosa

Description: I would like to thank Erik Peterson for proposing the moratorium on new development & the other members who voted for stopping these monstrosities that are popping up all over our suburban beach community. We are not irvine or Los Angeles nor do want to be. I would be interested in knowing who voted for these projects. Is there something wrong with not filling every single square inch with high rise buildings???? Look around at other beautiful beach communities.

Expected Close Date: March 9, 2015

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/16/15

Agenda Item No. 20

Request: 21545 Entered on: 03/13/2015 1:32 PM

Customer Information

Name: Domenic Iorfino
Address: 15932 Willett Lane
Huntington Beach, CA
92647

Phone: 7148988851
Alt. Phone: (714) 813-9930
Email: dom@hbdigital.com

Request Classification

Topic: City Council - Share a Concern
Status: Open
Assigned to: Johanna Dombo
City Council: 8 - All Members of City Council

Request type: Comment
Priority: Normal
Entered Via: Web

Description

Regarding the Beach/Edinger Corridor. I believe that the plan needs to be revised, but to suspend it would be a giant step backwards. The projects that have already been approved and built should act as a model to modify the existing plan. It's like saying that if you don't hit a homerun the first time up to bat, then you should quit the game. It's only with experience that we develop expertise, don't quit the plan before we can act on that expertise.

Reason Closed

Date Expect Closed: 03/20/2015

Enter Field Notes Below

Notes:

Notes Taken By: _____

Date: _____

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/16/15

Agenda Item No. 20