



**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 
DATE: 7/06/2015
SUBJECT: SUPPLEMENTAL COMMUNICATIONS FOR THE JULY 6, 2015 REGULAR CITY COUNCIL/PFA MEETING

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

Study Session

PowerPoint communication dated July 6, 2015, entitled *Speed Limit Updates Speed Surveys*.

PUBLIC HEARING

#14. Communication received regarding LeBard Park and School Site Land Use Change to Residential at 20451 Cramer Lane.

Alan Walls
Richard & Mary Davidson
Karen Hafeli
September Mirghanbari

Jack Wood
Gregory & Allison Duncan
Robert & Carol Hardy

Steve Vasquez
Robert Fix
Rebecca Hart

ADMINISTRATIVE ITEM

#15. Communications received regarding City Council consideration of the General Plan Update project for four opportunity sites (Gothard Street Industrial Corridor, Northwest Industrial Area, Peter's Landing Area, and Southeast Area):

Tom Akashi
Brett Baker
Steve Bell
Gino J. Bruno
Joe Bybel
Katherine Conner
Steve Davis
N. Eichorn
Emilia Garkovich
Diana Gosliga
Susan Johnson
David Johnston
Amy B. Kruschke
Eric Lowry
Sarah Adams Marr
David Mootchnik

Steve Asis
Tracy Barden
Ryan Betor
Nigel Burk
Janet Cardenas
Anne & Dave Crowley
Stacie Lee Depner
Jim Fleming
Michelle Ghoultmore
Jon Gothold
Gretchen Hoad
Kristen Kepner
Lisa (Vintage Hair Salon)
Javier Lozano
Phyllis & Francis Maywhort
Linda Morrow

The Babbitts
Tina Behle
Cheree Boulding
Christopher Burkhardt
Maureen Collier
Suze Datz
Katell & Vincent Dogat
Alexander Galbraith
Remy Gilboe
Brian L. Groseth
Shirley Davis Johnsrud
Koregistration@outlook
Jessie Liskey
Matt Marble
Debby McCormick
Terence Myers

John Okanishi
Terry Patton
Ron Revi
Sandra Schmitt
Anna R. Sequeira
Dan Shulstad
April Uhlig
Alisa Revi VonHartzsch
Jennifer Wienecke-Friedman
Justin Wojslaw
Zuleika
Kenny & Emilene King
Rebecca Sauer
Sara Von Kaenel
Diana Brown Dodson
Judy Luck

Carl Palazzolo
Cecily J. Power
Bob Rickenbach
William Selfridge
Kurt Smetana
Pamela Solig
Cristi Ulrich (2)
Keith Wehner
Chris Wilson
Terry Wolbert
Pete Fanning
Rebecca Lane
Krista Schaeffer
John Beal
Avra Kouffman
Bob Mxx

Cheri Patton
Alisa Revi
Stacey Rodgers
Emily Senkbeil
Doug Stoddard
Emma Trepinski
Kevin Upthegrove
Marilyn Welch
Cynthia Wityak
William Wong
Matt Keto
Steve & Pam Peeler
Vivian Valenzuela
Vicki Callahan
John Kubeck
Justin Wojslaw

ORDINANCES FOR INTRODUCTION

#17. PowerPoint communication dated July 6, 2015, entitled *Amendments to Water Conservation Ordinance*.

Speed Limit Updates Speed Surveys

July 6, 2015 City Council Meeting

Speed Limits

- State Law requires speed limits be set based on and Engineering and Traffic Survey
- Studies updated periodically – typically 7 years
- 68 segments in need of update (out of 153 Citywide)
- Procedures and “rules” established by Caltrans & CVC
- Segments not in compliance cannot be enforced using speed measuring devices (Speed Trap Law)

2015 Speed Survey Update

- 68 street segments evaluated
- 64 segments – no recommended speed limit change
- 30 segments have 5 mph reduction applied based on conditions
- 2 segments w/5 mph decrease
 - Yorktown Ave – Beach to Lake
 - Hamilton Ave – Newland to Magnolia
- 3 segments recognized as residence district (25 mph)
 - Palm Ave – 17th to Main
 - Saybrook Ln – Davenport to Heil
 - Huntington St – Atlanta to Yorktown

2015 Speed Survey Update

- 3 Segments are shared with adjacent cities
 - Rancho Rd – Bolsa Chica to City Limit (Westminster)
 - Heil Ave – Beach to Newland (Westminster)
 - Newland St – Garfield to Talbert (Fountain Valley)
- Speed limit posting consistent with shared agency results

Recommended Action

- Approve ordinance adopting speed limits and segment revisions



Questions or Comments?

Establishing Speed Limits

- Basic speed limits established by statute
 - 25 mph
 - residence district
 - business district
 - school zone
 - senior center
 - 65 mph
- Speed reductions or increases based on Engineering and Traffic Surveys
- Basic Speed Law

Engineering & Traffic Survey

- Measure free-flowing vehicle speeds
 - 85th percentile speed
 - 10 mph pace
- Review accident history
- Review roadway conditions
- Speed limits posted @ nearest 5 mph increment to 85th
- 2 options to enable a max. 5 mph reduction
- Surveys valid for 7 years (typical)
- Required compliance to enable effective Police enforcement

Dombo, Johanna

**SUPPLEMENTAL
COMMUNICATION**

From: j wood <wood.jack@yahoo.com>
Sent: Sunday, July 05, 2015 5:02 PM
To: CITY COUNCIL
Subject: Lebard Park and School Site Land Use Change

Meeting Date: 7/6/15

Agenda Item No. 14

Dear Huntington Beach City Council,

I am writing in regards to the matter of the Lebard Park Use Change that will be discussed at the council meeting on Monday July 6th. It is likely that I will be unable to attend the meeting, so I am putting my thoughts in this message.

I moved into Meredith Gardens in the fall of 2007 with my wife and our young son. At that time there were signs in most yards attempting to bring awareness to the issue of the HBCSD selling off the Lebard School along with other sites they own. As the economy slowed down, so did the talk of the sale, but this issue has never completely gone away.

When we first moved in, my son was not yet old enough to play T-ball at the little league fields. A couple of weeks ago, he completed his final game as a little leaguer on the 12 year old All-Star team. For me, that puts into perspective how long this issue has been debated. I have been, and continue to be the Treasurer of Seaview Little League, and I am proud of the positive impact that the League has on 100s of families each year. Above all, however, I remain a resident of Meredith Gardens.

You are likely getting a large number of Meredith Gardens residents sending letters, or at the very least signing the petition that is going around requesting this matter be sent back to the applicant for a myriad of reasons. I do not agree with that letter, nor do I agree with MGHA has attempted to represent themselves in this matter. **MGHA DOES NOT SPEAK FOR ME.**

The MGHA is a social club. They are not a traditional HOA that has CC&Rs and collects dues. They are "elected" by those who care about whether we play Bocce Ball or Badminton at the summer picnic. They are simply a group of residents in our neighborhood that puts on Chili Cook-Offs and organizes progressive dinners. The idea that they feel they can claim to represent me on civic matters is offensive.

To that point, at the most recent Planning Commission meeting that addressed this matter, 3 separate members of the "MGHA board of directors" stood up and spoke. (April Helliwell, Kent Hayden, Ed Kerins) Each of them presented wildly different proposals that often contradicted each other. Mr Hayden said he wants to pave an acre of grass, while Mr. Kerins extolled the evils of removing any of the park in favor of parking lots. The Planning Commission chair, Mr. Peterson, noted that he was quite confused with what the MG residents were asking for, and ultimately acknowledged that the MGHA is not a traditional HOA. Mr. Peterson also noted that he has never seen a parking lot reverted to grass, so we must think long and hard before paving open spaces; I agree.

The letter sent to you by the MGHA board offers up approximately one dozen random points of contention, many of which are factually incorrect, or outside the purview of this project. I see this as simply an attempt by a group of residents, many of whom have been relatively uninvolved for the last

8 years to try to stop this project at the 11th hour. I hope that you see thru this weak attempt and move forward with the previously approved MOU and Planning Commission recommendation.

We need to tear down the eyesore and health hazard that is Lebard school and move forward with the proposal that has been crafted and re-crafted over the last 8+ years. It is not a perfect proposal, but it is a good one. Yes, Meredith Gardens is bearing the brunt (but not all) of the impact of the changes due to this project. The fact is, Lebard school is in Meredith Gardens, not Suburbia.

I recommend strongly that the council vote in favor of the project as it was received by the planning commission. Please do not send this back to the applicant, and most of all, please don't pave our parks.

Thank you,
Jack Wood
Meredith Gardens Resident (20311 Ravenwood Ln)
Seaview Little League Treasurer
949-466-0327

Esparza, Patty

From: Villasenor, Jennifer
Sent: Thursday, July 02, 2015 5:33 PM
To: City Clerk's Office
Subject: FW: LeBard Project

From: Alan Walls [mailto:alandwalls@aol.com]
Sent: Thursday, July 02, 2015 4:46 PM
To: CITY COUNCIL
Cc: Villasenor, Jennifer
Subject: LeBard Project

City Council Members,

By now you will have received communications from Meredith Gardens' (MG) residents and at the July 6th meeting they will petition the LeBard project be modified due to alleged deficiencies in the parking and traffic studies. One of their remedies after successfully lobbying to eliminate a parking lot extension near Warwick Dr, is the construction of an alternate 98 car parking lot on the SW corner of the park behind the large baseball fields. Please consider the following::

Ever since the HB City School Board proposed building 30 homes on parkland at the SW corner in of the park in June, 2012, residents from both neighborhoods vigorously opposed any loss of park. That goal was attained in September 2014 when the plan that included the now excised parking lot extension was finalized. Residents recognized parking spaces would be lost but neither the MG, HOA nor Suburbia Park (SP) residents registered complaints until the recent Planning Commission meetings. The Planning Commission rejected their claims and no appeal of their decision was filed.

The unbiased professionals who prepared the MND noted that on-street parking would be over capacity, "with or without implementation of the proposed project." They further found that by the "most conservative estimate": there would be only 34 overflow vehicles exceeding available on-street parking and those could be accommodated on the south side of Cynthia (SP) and the north side of Crailet (MG). In other words, building another parking lot exactly the size being lost around the school would not reduce any on-street overflow parking. The MND duly concluded... "impacts associated with parking capacity would be *less than significant*" (italics theirs).

Sixty SP residents from streets immediately adjacent to the park signed a petition acknowledging that there would be more parking but were willing to accommodate it to save the fields and open park..They knew at least half or probably more of the extra spaces needed would be in SP since Cynthia Dr. is so close to four of the fields that some watch games from their cars. The MND had many references to the overflow parking mainly occurring on both SP's Cynthia Dr and MG's Craimer/Warwick Dr.

The streets surrounding LeBard are, after all, public. Both neighborhoods have accommodated Little league parking for the last 20 years without complaint - until now. All of us have often parked in front of someone else's house to attend a sports or other venue and not given it a thought.

Superintendent Haulk of HBCSD has publically stated that District Office personnel and business visitors made hundreds of trips through MG on week days. The new 15 families that replace them would not come close to that number and since their children would be playing on the same areas as MG kids, they would be even more concerned about child safety.

Bottom line, do not allow the pleasure of going to a park be dashed by eliminating the park. A park is not a nuisance to surrounding neighborhoods - it's a benefit. Ask any psychologist or real estate agent.

Thanks for your consideration. Alan Walls, resident and member of the Suburbia Park Committee to Save LeBard Park.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

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Dombo, Johanna

**SUPPLEMENTAL
COMMUNICATION**

From: Steve Vasquez <sevasquez1@yahoo.com>
Sent: Monday, July 06, 2015 12:18 PM
To: CITY COUNCIL
Subject: LeBard Development & "Proposed" Parking Lot

Meeting Date: 7/6/15

Agenda Item No. 14

Dear City Council Members,

For the past 7 years, the Huntington Beach City School District (HBCSD), the local community and Seaview Little League have hashed out various development options for the closed LeBard School site. Most were detrimental to the adjacent Suburbia Park and Meredith Gardens neighborhoods, and were ultimately eliminated. However, the *most recent proposal has garnered solid support* from the parties involved.

The LeBard development plan calls for 15 new homes to be built solely on the old school site pad. Moreover, the city of Huntington Beach would acquire the remaining 6.5 acres to *preserve as Open Space & baseball fields*. HBCSD initially proposed the plan -- which has gained broad acceptance among the local community as well as from Seaview. On June 9, the **Planning Commission approved it**, minus the proposed 17+ parking spaces.

This was a great compromise which would benefit the entire community. Unfortunately, some Meredith Gardens' residents didn't feel that way. Out of concern for parking congestion and increased traffic, a few individuals proposed -- in the "11th Hour" -- an 80 to 90-car parking lot be built on the west end of the LeBard site. A 2-acre grassy area of open space... *popular* with kids playing, families, people walking their dogs, adults exercising, as well as hundreds of youth baseball players practicing.

A wasteland? An ideal location for a parking lot? **Most would STRONGLY disagree!**

In fact, *over 140 Suburbia Park (as well as 25 non-Suburbia) residents signed a petition adamantly opposing* the last-minute parking lot. HBCSD is against. Seaview representatives are against it. And the entire Suburbia Park neighborhood is against it! While claiming to be concerned about traffic problems, ironically some Meredith Gardens' residents recommended the 17+ parking spaces near their homes be eliminated. Seems these individuals are seeking favoritism, and are *proposing ideas harmful to the overall community*.

The Parking Lot... is a TERRIBLE idea!!

Any parking lot permanently destroying open space on the LeBard site is a poor option. First off, the additional parking is only needed about 3 months of the year during peak baseball season. The remaining time, the new parking lot would become a vacant asphalt wasteland. A paved eyesore which would likely *attract illegal nighttime activities*.

More importantly, Suburbia Park has just ONE entrance leading into the tract from Brookhurst Street. And as every local resident knows, the left-turn stacking lane into the tract can be a dangerous one! The turn lane can safely accommodate only 3 cars at a time. With vehicles traveling 45 MPH or faster along Brookhurst, any car "sticking" out is vulnerable to being badly rear-ended. I myself have nearly been rear-end there on multiple occasions. Add 60 to 90 cars solely accessing Suburbia Park during peak baseball season -- and it's only a matter of time before someone is **seriously hurt or killed from the increased traffic!**

Recommendations to alleviate traffic problems... need to address the "quality of life" and safety concerns of *BOTH* Meredith Gardens as well as Suburbia Park. Any investigation seeking solutions for "traffic calming" measures need to include the streets of Cynthia, Suburbia, Lavonne, and Beverly. NOT just Caillet & Craimer.

Some Meredith Gardens' residents feel they bear the brunt of parking problems. However, as one who lives on Cynthia Drive right next to the baseball fields, I can attest Suburbia Park absorbs our fair share of baseball-related traffic. In fact, Cynthia provides approximately 80 street-based parking spaces from both sides of the street. And during game days, my street is often filled to capacity! The adjacent streets of Suburbia, Lavonne, Beverly and Theasus also experience a noticeable increase from baseball-related traffic.

Moreover, those in Meredith Gardens feel traffic will rise unbearably with the loss of parking around the school site. In reality... the opposite is likely to occur. As permanent parking spaces are eliminated, *families will seek the most convenient parking location closest* to where their child is playing. Look at LeBard's proposed site plan -- and **MOST (4 of**

6) of the baseball fields are situated closer to the Suburbia Park neighborhood. So NO... Meredith Gardens does not, and will not bear the brunt of traffic congestion! We residents in Suburbia have been willing for years to be "inconvenienced" -- in order to preserve much-needed Open Space! It's a compromise we readily accept.

Possible Solutions to the traffic issues: 1) Seaview can encourage teams to carpool to games; 2) Baseball season could be expanded a few weeks to "spread out" games, and thus reducing traffic; 3) Seek limited use of the Southern California Edison easement area to help alleviate congestion.

Either way, permanently destroying irreplaceable and much-needed Open Space does not benefit the community as a whole. Our kids, families, seniors, and others in the area need and deserve the grassy areas of LeBard to remain open space. The city is not spending nearly \$3.2 million for a parking lot! Nor should we.

LeBard needs Open Space, NOT a parking lot.

Please REJECT... the terrible & harmful Parking Lot proposal.

Thank You,

Steve Vasquez

Fikes, Cathy

From: Rich & Mary D [glacierwd@socal.rr.com]
Sent: Thursday, July 02, 2015 9:59 AM
To: Hardy, Jill; Katapodis, Jim; Sullivan, Dave; Delgleize, Barbara; O'Connell, Billy; Peterson, Erik; Posey, Mike
Cc: Fikes, Cathy
Subject: LeBard Park/Seaview Little League Park

Dear City Council Members

July 2, 2015

I am writing you today requesting that you accept the Approved Planning Commission Plan for the infill development of the HBCSD LeBard site and not consider a last minute proposal to pave over a portion of the Seaview Little League site for additional parking.

My wife and I have lived in the Park Huntington track for 37 years and our children and grandchildren have taken advantage of Seaview Little League fields and LeBard Park facilities.

To pave over a portion of the LeBard Park Little League Field would be a travesty to both park users and future Seaview Little League Hall of Famers. To remove this area FOREVER from park use and baseball use is short sighted especially since there are only 12 to 13 days a year that there is heavy use by Seaview Little League family's .There is sufficient curb space on the surrounding public streets to handle all the parking for families using LeBard Park and baseball facilities.

For the past 12 years my wife and I have walked, almost daily, from the Le Bard Park across the Santa Ana River to the Fairview Park and back where we join our friends at one of the two tables in Le Bard Park to discuss and solve, in our own little way, the world problems. The green grass in LeBard Park needs to be retained for all of our citizens to use and enjoy.

In closing, approve the Planning Commission plan for the infill development and let the HBCSD move on with their project.

Sincerely,

Richard Davidson
Mary davidson
Park Huntington Resident

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 14

Fikes, Cathy

From: Duncan, Greg [greg.duncan@psgdover.com]
Sent: Monday, July 06, 2015 1:48 PM
To: Hardy, Jill; Katapodis, Jim; Sullivan, Dave; Delgleize, Barbara; O'Connell, Billy; Peterson, Erik; Posey, Mike; Fikes, Cathy
Subject: Lebard School Property Discussion

Dear Ladies and Gentlemen of the HB City Council:

It was nice to see you at the parade on Saturday. It was a great parade as always and my family and I enjoyed it.

I am writing to you regarding the following:

Mitigated Negative Declaration No. 12-008, Resolution No. 2015-30 approving General Plan Amendment No. 12-002 and Ordinance No. 4605 approving Zoning Map Amendment No. 12-001 (Lebard Park and School Site Land Use Change to Residential-20451 Craimer Lane)

As long time participants in Seaview Little League, my family considers little league, youth sports, sports facilities, parks, and open space to be extremely important to the quality of life of the residents and especially the children of Huntington Beach. Thanks very much for your past efforts to protect and extend our city's parks and rec facilities.

I would like you to be aware that we are IN FAVOR of the aforementioned Mitigated Negative Declaration No. 12-008, Resolution No. 2015-30 approving General Plan Amendment No. 12-002 and Ordinance No. 4605 approving Zoning Map Amendment No. 12-001 (Lebard Park and School Site Land Use Change to Residential-20451 Craimer Lane).

We think this project is a good compromise that will bring needed funding to our school system, make better use of public property, and ultimately result in a superior sports facility for our children.

Best Regards,

Gregory and Allison Duncan (and Zachary, age 10)
9351 Candlewood Drive, Huntington Beach, CA 92646

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 14

Fikes, Cathy

**SUPPLEMENTAL
COMMUNICATION**

From: Robert Fix [Robert.Fix@amtrustgroup.com]
Sent: Thursday, July 02, 2015 2:15 PM
To: CITY COUNCIL
Subject: Lebard Park Development Proposal

Meeting Date: 7/6/15

Agenda Item No. 14

Dear City Council,

My wife and I have resided at 20522 Suburbia Lane since November of 1991. We've raised two sons through Hawes elementary, Sowers middle school, and they're now a sophomore and senior at Edison High School. We live immediately adjacent to the park.

Since 2011, both adjacent neighborhoods, Meredith Gardens and Suburbia Park have been working with Ed Kerins of MG and Alan Wells of SP to oppose the original TRG Land Inc. (consultant) 30 lots on five acres of existing park land and open space. The clear compromise was to develop the site on the footprint of the former LeBard school and retain the park land and open space. After two years of meetings, discussions with HBCSD, City Council candidates and members, a 15 lot plan on the footprint of the former school was adopted by HBCSD and the City in a Memo of Understanding (MOU) calling for the City to purchase 6.5 acres of the park.

The City Manager and HBCSD drafted the first site detail which eliminated two little league fields replaced by a large parking lot. This first draft was opposed by all parties, and was replaced by a site detail plan that extends the existing parking lot next to the tennis courts by 20 spaces. The recent planning commission eliminated this 20 space extension, and are recommending investigating the adjacent SCE property for overflow parking on a temporary basis. The overflow parking issue is primarily to accommodate Sea View Little League season which occurs on 11 Saturdays per year (3 months out of the year).

Numerous communications and HOA board meetings have occurred since the MOU was signed in May 2014. Information and the site detail plan has been circulated to both adjacent neighborhoods. During this process, there has never been a recommendation to pave over any additional parkland or open space until three residents of MG spoke at a recent study session. One of the speakers, Mr. Kent Hayden, attended a rally to save LeBard Park in September of 2012 held in the SW corner of open space, the very location submitted for paving over grass for a 1 acre parking lot. In early June, a baseball tournaments was held at Seaview little league, and I counted over 100 people, families, children, dogs, using this open space over the course of the day.

Some MG residents have voiced concerns that their neighborhood will be unfairly absorbing the brunt of the parking issue. As a 24 year resident of Suburbia Park, living immediately adjacent to the baseball fields, I can assure you that Suburbia Park absorbs it's fair share of little league related traffic and parking. Cynthia Drive, next to the fields, provides about 80 street parking spaces.

The Mitigated Negative Declaration (MND) was conducted by unbiased professionals who did NOT recommend mitigation for either parking or traffic related to the LeBard Project. In fact, the parking addendum to that MND noted that the bulk of the public street parking was in Suburbia Park.

The 60 Suburbia Park residents who live the closest to the park/baseball fields have signed a petition acknowledging that there will be more street parking congestion during little league season, but we have agreed to accommodate. We are happy to do so, for the kids and for the rest of us to enjoy the open space year round!

The open space surrounding the baseball fields at Lebard is the last open space east of Brookhurst until you reach to ocean. Permanently paving over much needed open space does not benefit our community. The

parking issue only occurs for three months out of the year. The other nine months of the year a paved parking lot would be unused and an eye-sore. Our communities need and deserve the grassy areas and open space of Lebard to remain

We strongly recommend that you approve the project "as is" and as it was approved by the HB planning commission. Many people have worked hard and long to reach this compromise, and it would be a shame to not complete the desired outcome when we're all this close.

Thank you for your consideration.

Regards,

Rob Fix
Vice President
AmTrust Surety
17771 Cowan, Suite 100
Irvine, CA 92614
949.263.3356 office
949.929.1729 mobile
robert.fix@amtrustgroup.com
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Fikes, Cathy

From: Karen Hafeli [kmhafeli@gmail.com]
Sent: Thursday, July 02, 2015 1:13 PM
To: CITY COUNCIL
Subject: LeBard Park usage

Dear City Council Members,

I am writing regarding the proposed LeBard Park project. I am a resident living on Cynthia Dr. who will be directly affected by the decisions you make regarding this project. I believe that the project that has been approved is the one that should continue to be moved forward. Any alteration to the park that would include tearing out grass to put in a parking lot is greatly opposed by my family. Once this space has been taken away the probability of it ever being turned back to green space is nil. Our family, and those of our neighbors who also use this space for our daily enjoyment, are strongly against any notion of replacing it with a parking lot.

Thank you for your consideration.

Karen Hafeli

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

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Huntington Beach City Council Members

Mayor, Sirs and Madam

Reference: Lebard Park parking

We have been a residents of the city for the past 20 plus years living within 7 houses of Lebard Park and the school district offices. During those years we have had to share the parking in front of our home with the parents of the Little Leaguers for about 11 or 12 Saturdays a year. The rest of the year there is no difficulty in finding parking in our tract or adjacent to the park or the school district offices.

The idea of adding additional parking in place of the open space of the park itself is not only a terrible waste of monies but a tremendous loss of open area for the sake of some inconveniences 11 or 12 Saturdays a year. We don't believe this park space should be sacrificed for the sake of 4-5% of a years use. We, and we speak for most of our neighbors, do not think the limited usage of the parking space in front of our homes justifies the loss of this open space, the additional cost and potential problems. Each of these proposed parking lot expansions sites is immediately adjacent to residences and only separated by a block wall. I know I wouldn't care to live next to a parking lot and its various negative aspects.

Another aspect that has not been addressed is the additional parking will provide an added attractive nuisance to the area, which will require an additional police patrol attention. This parking can attract the ever present homeless and their motorhomes that are currently seen in various shopping area parking lots camped out. This will be due to the fact we will now finally have a restroom in the park, something we have never had before. In addition, the homeless using the bike trail and Edison right-of-way adjacent to the park for their travels will now have a convenient place to refresh in the restroom. They also will be basically out of sight of the general public using the ballfields fencing for anonymity. The homeless who previously used the Mobil station at Victoria and Brookhurst, no longer have that restroom available to them, as the station has been torn down. They will still use the bridges for shelter in cold or wet weather but the park will provide attractive amenities for them if the parking lot goes in. It doesn't matter which part of the park it's located in. Young people will find the area secluded from sight and be able to use it as a spot for possible use of illegal substances and activities. In this scenario, we were all young once and know somewhat of which I speak.

(The parking lot will be located with an entrance off of one or the other tract streets, making it difficult to patrol. There is no route available to drive from one side of the park to the other without going out of a tract onto Brookhurst and over to the other tract street. This is just another example of the policing or monitoring problem.)

The EIR should also address the concerns of the city police department and those of the park rangers (if they are to be involved in some aspect of this facility). Councilman Katapodis can address some of these issues because of extensive law enforcement experience in the past.

We thank you for your attention to this issue, as it is very important to all of the Lebard neighbors.

Robert A. Hardy and Carol A. Hardy
20612 Lavonne Lane Huntington Beach 92646
714 378-0028

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 14

Fikes, Cathy

From: Rebecca Hart [becky.hart@yahoo.com]
Sent: Thursday, July 02, 2015 9:33 PM
To: CITY COUNCIL
Subject: Le Bard Project

Dear City Council members,

I'm Becky Hart, a resident of Suburbia Park, and I have been working closely with Alan Walls for the past 3 years to help find a resolution to Le Bard Park. I am so glad (and I bet you are, too!) that we are all on the finish line with this project!

I won't be able to be there this Monday, July 6, so I thought I would write to you my thoughts on the discussion about the parking spots that will be taken up by the new homes, and the increase in people parking in Meredith due to this situation. Meredith is understandably concerned with the increase in traffic from the new homes - one Meredith resident pointed out at the Planning Commission meeting about two weeks ago that there will indeed be more traffic on the *weekends* because now there will be families, whereas before there were employees who only worked through the week. Add that to the lost parking spaces and logic dictates that more people will be parking in Meredith.

Now....is this really going to be a problem? Another Meredith resident, who coaches for the Seaview Little League, said that, right now, he never sees but a handful of cars parked in the Meredith neighborhood associated with the Saturday games. And, currently, Cynthia, Beverly, and Suburbia Park Lane (the 3 closest roads in Suburbia Park) all get inundated with cars every Saturday during baseball season. So....perhaps Meredith will actually become *more like* Suburbia Park! In other words, it seems they don't get overwhelmed at all right now. If this is the case, then adding parking spaces to the tennis court area and/or to the free space behind the big baseball field off of Cynthia would be unnecessary and wasteful of precious free space. I also found out from a law enforcement official who lives in my neighborhood that putting in those extra parking spaces would invite greater nefarious activities (such as drug dealing) than what already goes on at night in that park (he has seen this happen many times before).

I then began to wonder about one of the major problems Meredith seems to have right now with the baseball crowd and that is *speeding*. This occurs in Suburbia Park as well (as I found out from my Beverly neighbors when I was getting a petition signed). I am sure we can do something to the incoming streets to Meredith to mitigate that (speed bumps perhaps?).

And finally, it seems to me that perhaps there are simply *too many baseball people* for this small area! Even right now, without taking out the school and putting in new houses. Maybe we should limit the number of kids who can play here. Perhaps that would solve a lot of these issues.

Perhaps we can put the parking issue on the back burner for now and do an impact study next year when Seaview is in season again.

Thanks so much for your time!

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 14

Fikes, Cathy

From: September Mirghanbari [smirghanbari@mac.com]
Sent: Thursday, July 02, 2015 3:19 PM
To: CITY COUNCIL
Subject: LEBARD PARK

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 14

Dear City Council Members and Planning Commission Members:

Over the last two years, there were several plans that were put forth that have been discussed by the City Council. Of those, one was finally approved by the City Council. A lot of money and effort has been invested in approving that plan. I have a very high sense of frustration over the discussions that took place at the last planning commission meeting. Some residents, who have not been involved throughout the approval process, voiced their last minute opinions, and would like to continue to suggest more changes to an already approved plan.

Those few residents have suggested that the almost 2 acres of open green space on the southwest area of the park be destroyed so that a parking lot could be built in its place. Most residents believe that is a terrible idea, including the Seaview Little League for whom we have worked this entire project around. Please keep the following points in mind:

1. Most residents are in agreement that no additional parking area should be built either on the west or east side of the park. Please keep in mind that Suburbia Park has presented nearly 60 resident signatures showing their support for leaving the open space green. The street parking in our neighborhood can more than handle the Seaview parking demands, which are a few months out of the year - not year round. We have done it for decades, and prefer that to adding more concrete. Building another parking lot would be like building a pool in the middle of the ocean.
2. It appears that most of this project has centered on keeping the Seaview Little League completely happy. Everyone seems to be extremely accommodating and giving to the needs of the league. With that in mind, the president of the league has indicated that the league does not want or need the extra parking. What they need is the open space to accommodate the young children practicing and warming up. There is no other place on the property for that many children to do this, and the league cannot afford to practice anywhere else.
3. This open space is used by local residents for various activities such as football, soccer, walking dogs, and family gatherings. Nothing that a parking lot offers can match the joy that children get from using this space as a way to stay physically and mentally healthy. The new homes will also bring more children into the neighborhood who will also need a place to play.
4. With all due respect to our neighbors in Meredith Gardens, there may be a misunderstanding of the current idea of what they believe regarding parking burden. Suburbia Park has always had just as many cars parked on its streets during baseball season as they do. We want to continue to share in that burden, and welcome any additional parking on our already available open street parking.
5. As a whole, Huntington Beach is growing leaps and bounds building new retail and residential properties. We need building-free outdoor space more than we could ever need a parking lot. On our city's website it states, "Parks make life better." Yes, they do, and please don't forget that.

I can't image a time when people in your positions ever felt like they had made a mistake leaving a park intact versus ripping it away from the local residents. However, if it turns out to be a mistake, that parking lot can always be added in the future. I believe that proceeding in a gradual manner through this parking issue is best.

This issue can be handled in phases. After the new homes are built, and if there is a parking issue, it can be addressed in the future.

Thank you for your consideration.

September Mirghanbari

Dombo, Johanna

From: Middleway (TM Akashi) <takashi1@earthlink.net>
Sent: Friday, July 03, 2015 8:40 AM
To: CITY COUNCIL
Subject: High Density Zoning

City Council,

Although the opportunity to increase city revenues by increasing residential units might be appealing, turning PCH and Sunset Beach into a condominium corridor would be a mistake. Global Warming will increase sea levels 3-5 feet this century, causing repeated flooding of PCH. Responsible foresight would be to limit new housing in flood zones... NOT increase it. Permitting HD residential developments in Sunset Beach is a little like building new apartments complexes in New Orleans.... short-sighted greed.

Tom Akashi
Frequent patron of Sunset Beach businesses

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Steve Asis [stoked14steve@yahoo.com]
Sent: Thursday, July 02, 2015 11:21 AM
To: CITY COUNCIL
Cc: fightpeterslanding@gmail.com
Subject: Low Density Zoning - Peter's Landing

As an HB resident, I would like add my voice to those that want the City Council to retain low density zoning at Don the Beachcomber and Peter's Landing.

Thank you,

Steve Asis
4652 Operetta Dr.
Huntington Beach, CA 92649

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: The Babbitts <minjohnbabbitt@verizon.net>
Sent: Sunday, July 05, 2015 12:22 PM
To: CITY COUNCIL
Subject: Don the Beachcomber

Don the Beachcomber's is a landmark that should not be torn down! Not just for people that grew up in HB, but for many of us that grew up in surrounding cities! I do much of much of my shopping & go to several HB restaurants, but I may have to reconsider if the city council keeps making these "money-greedy" decisions. A city that I once loved to visit is now a hassle & an annoyance to travel through. I hope you do the right thing on this & keep this landmark as a wonderful representative of HB.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Brett Baker [brett.baker@me.com]
Sent: Wednesday, July 01, 2015 9:20 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Don the Beachcomber

As a long time resident of Seal Beach, a Huntington and Sunset Beach Waterman, Kanvas By Katin Shopaholic, and a lifelong fan of Don the Beachcomber, I herby request that you retain low density zoning at Don the Beachcomber and Peter's Landing

It would be an absolute shame to overcrowd such an incredible area and venue with even more condos. Sunset Beach is one of the last remaining stretches of PCH that has any "small town" vibes left. Let's keep it that way.

Oh and keep the water tower. Just in case that ever makes your "ballot of removal." It's the only landmark I can see when I'm swimming between Seal and Huntington Without it, I'd probably end up running into an oil rig.

Peace.Love.Surf

Brett

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Tra [trapilates@yahoo.com]
Sent: Wednesday, July 01, 2015 10:54 PM
To: CITY COUNCIL
Subject: Peter's Landing Zoning

To: HB City Council Members

First off, I know that HDD is NOT being proposed for this site! I am writing to express my concerns over the proposed PPR that has been submitted for the Peter's Landing complex. I have also read the Planning Commission's response to this PPR. I see that there are many many problems with the PPR. I also noticed the the Business department did not recommend this plan. I feel that the City of HB has caved to favor housing that only benefits a few to the detriment of the many residents. I also feel that if you approve this zoning change and allow this to happen you are only rewarding the greedy property owners and builders. I feel that some of you may also have a conflict of interest in this project. Please listen to the outpouring of opposition to this project as it does affect the make up of future council positions. My concerns are for traffic, public safety and the impact on the harbor as well. I am a resident and voter in Huntington Beach.
Thank you for your time and consideration.
Tracy Barden

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Dombo, Johanna

From: Tina Behle <tina.behle@gmail.com>
Sent: Monday, July 06, 2015 9:28 AM
To: CITY COUNCIL
Subject: Keep Dons the Beachcomber land low density!!
Attachments: IMG_2660.jpg; IMG_2661.jpg; IMG_2676.jpg; IMG_2740.jpg; IMG_5873.JPG.jpg; IMG_5875.JPG.jpg; IMG_5896.jpg

Dear Huntington Beach City Council,

I am sending an email today to be received before your city council meeting tonight in state my support of keeping the land around Don the Beachcomber and Peters Landing zoned as low density housing. My family lives in San Diego and the main reason we visit the Sunset Beach area is with the intention to spend time enjoying one of our all time favorite tiki/polynesian style restaurants, Dons the Beachcomber!! It is a beloved hangout for locals and tourists alike and my 6 year old son has basically grown up visiting there, at least twice a year since he was born. We have enjoyed the annual Mothers Day brunch several times as well as attended many tiki themed music events over the years. I have attached a few pics of my family and friends enjoying Dons! We have even made the long drive up from San Diego just to share it with our visitors because Dons is such a unique, one of a kind establishment full of historical significance. Please keep the land zoning there as low density housing, we would be incredibly disheartened if Dons was torn down for high rise apartments with no historical significance. Dons is such an amazing place for locals and tourists, please do not let the community lose this incredible establishment!!! Sincerely, Tina Behle of Encinitas, Ca

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Steve Bell [sbell@ca.rr.com]
Sent: Thursday, July 02, 2015 7:14 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: retain low density zoning at Don the Beachcomber and Peter's Landing

Retain low density zoning at Don the Beachcomber and Peter's Landing
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Please!

Thank you

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Fikes, Cathy

From: Ryan Betor [ryanbetor@gmail.com]
Sent: Thursday, July 02, 2015 8:03 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Don The Beachcomber property in Sunset Beach

Dear City Council,

Please retain low density zoning for Don The Beachcomber in Sunset Beach. Why that building is not currently an official Historical Landmark is a mystery to myself, and many others I'm sure. The thought of that building, which aesthetically alone represents something so meaningful to so many, being replaced by yet another cluster of high density apartments is deplorable.

One of the greatest things about Sunset and Huntington Beach's stretch of PCH is the fact that we still have a few of these relics, full of coastal California's rich history and mid century Polynesian influence. Buildings like these can't be replaced once demolished. What's next? The Kanvas by Katin shop next door that's been there since 1959 and remains one of the last mom n' pop surf shops? These buildings and businesses are sacred ground to those who call this place home.

Please consider that what makes Sunset Beach great is the fact that Katin, Don the Beachcomber, Captain Jack's, etc.,...still stand! These are our ancestors! High density apartments might seem like a profitable option for the landowners at this moment in time but if we take a step back and think bigger...we might agree that more beige stucco buildings make our beach towns more of an eyesore than anything else.

As our City Council, please preserve this landmark! It's been with us since the 1920's, a world famous tiki bar/restaurant since the 60's and could continue to be enjoyed for generations to come if only you help to save it from the short sighted, modern threat of more high density apartments.

Sincerely,
Ryan Betor

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Cheree <chereeinlv@yahoo.com>
Sent: Monday, July 06, 2015 9:11 AM
To: CITY COUNCIL
Subject: Oppose re zoning of Don the Beachcomber property

Hi
I am an Huntington Beach resident and registered voter.
I frequent the restaurants and shops at peters landing. I oppose the re zoning of the don the beachcomber property.

Cheree Boulding

Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Gino J. Bruno [gbruno@socal.rr.com]
Sent: Thursday, July 02, 2015 4:59 PM
To: CITY COUNCIL
Cc: Wilson, Fred; Hess, Scott
Subject: Peter's Landing Zone Change . . .

TO CITY COUNCIL MEMBERS –

Monday afternoon you will consider taking the first steps in changing the existing zoning of the Peter's Landing area (including the Don The Beachcomber property) from Visitors Commercial, with 0.5 FAR ("Floor Area Ratio," or the total square feet of a building divided by the total square feet of the lot upon which the building is located).

I urge you NOT TO CHANGE the existing zoning, and certainly do not change the zoning such that it would support higher FAR (such as hotel uses) or mixed-use development with commercial on the ground floors with residential above. We have enough of that in our city already. Think Beach/Edinger Corridor Specific Plan, and the disaster that has become. And no Zoning Map Amendments changing the current zoning maps.

Don't let outsiders tell you what our city should look like. Let the residents decide, and my guess is that the vast majority of our residents will say NO CHANGE.

Retain what is left of our seaside culture for future generations to enjoy . . .

Gino J. Bruno
Huntington Beach

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/16/15

Agenda Item No. 15

Fikes, Cathy

From: Nigel Burk [nigel.burk@yahoo.com]
Sent: Wednesday, July 01, 2015 9:14 PM
To: CITY COUNCIL; fighthdpeterslanding@gmail.com
Subject: stop the zoning for high density on the Don the Beachcomber and Peters Landing properties.

Best Regards,
Nigel Burk
355 Coronado Ave. #20
Long Beach, CA, 90814
(714)414-9951

On Wednesday, July 1, 2015 12:08 PM, Nigel Burk <nigel.burk@yahoo.com> wrote:

To whom it may concern,

I was recently informed about the possible change in zoning for Don the Beachcomber in particular. Being almost a lifelong resident of Huntington and growing up just blocks away from Don's (Sam's, etc.), I am absolutely outraged by this possibly becoming a reality. Not only should Don's be a historical landmark already, but by allowing this new zoning to take place, you're allowing the destruction of a part of Huntington Beach's culture and history (which mind you, there is not much left of). Please don't allow this to happen. I know I don't have MUCH power, but the bit that I do will be used in full to make sure this DOES NOT happen.

Best Regards,
Nigel Burk
355 Coronado Ave. #20
Long Beach, CA, 90814
(714)414-9951

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Dombo, Johanna

From: christopher burkhardt <cb10328cb@icloud.com>
Sent: Monday, July 06, 2015 6:44 AM
To: CITY COUNCIL
Subject: No rezoning Don The Beachcomber

Please leave our slice of paradise alone! We don't need more people we need more music and food!

Sent from my iPad

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Joseph Bybel <bybelj@yahoo.com>
Sent: Friday, July 03, 2015 1:01 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Please Preserve Don the Beachcomber!

I am concerned to hear that potential rezoning and landlord plans could put this wonderful Southern California treasure, Don the Beachcomber, at risk for closing. While progress is good and inevitable, it is so important to ensure that we preserve some of the older, often quirky places that give this wonderful area that we enjoy its distinct character.

I am an Orange County resident, and greatly appreciate what Don's provides - great music, good food, and fantastic drinks in a unique setting that is unlike anywhere else. Many of the the patrons of this establishment also bring a wonderful character to the area, with their allegiance to classic Southern California Rockabilly culture - vintage cars, vintage clothing, swing dancing, etc.

I implore the council to do whatever it can to help preserve Don's and the character it provides to the Huntington Beach/Sunset Beach area.

Many Thanks,

Joe Bybel

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Fikes, Cathy

From: Janet Cardenas [janete6281@yahoo.com]
Sent: Wednesday, July 01, 2015 7:08 PM
To: CITY COUNCIL
Subject: High Density on PCH

Dear Council Members-

We DO NOT WANT any more High Density Development in our fair city.

Save our city.

Save the icon that is Don the Beachcomer.
No HD at Peter's Landing.

Sincerely,
Janet Cardenas

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Fikes, Cathy

From: Maureen [mocollier2@gmail.com]
Sent: Thursday, July 02, 2015 11:08 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Peters landing

#1. We want Peter's Landing and Don the Beachcomber properties to REMAIN Visitor Commercial (CV-F2D) use only. #2 No Zoning Map Amendments.

Maureen Collier

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Dombo, Johanna

From: Katie Conner <misskconner@gmail.com>
Sent: Friday, July 03, 2015 6:06 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Save Don the Beachcomber!

Hello,

My name is Katherine Conner, and I wanted to voice my concern about the possibility of the demolition of Don the Beachcomber. I grew up in Westminster, and am now a resident of Huntington Beach. My dad used to take us to what was then Sam's Seafood, for birthdays and special occasions. The tradition has lived on, and as an adult we take him for his birthday. When friends come in from out of town, we are sure that Don's is on the list of "Must Go's". My boyfriend and I spent our first Valentine's Day together there, and many other nights enjoying the music, food, and great service. We have even talked about having our wedding there. Please do not allow anyone to tear down this amazing piece of history, and help retain low density zoning at Don the Beachcomber and Peter's Landing.

Thank you for your time,
Katherine Conner

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Anne Crowley <anne.crowley@aol.com>
Sent: Friday, July 03, 2015 8:27 AM
To: CITY COUNCIL; fightpeterslanding@gmail.com
Subject: Peter's Landing

We are NOT in favor of making any land changes to any part of this area. We are against the rezoning and want to make sure this area remains as it currently is.

Sincerely,

Anne and Dave Crowley

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Suzanne Datz <suze54@yahoo.com>
Sent: Friday, July 03, 2015 7:30 AM
To: CITY COUNCIL
Subject: Don the Beachcomber

Dear City Council,

I don't know that words can efficiently describe how important Don the Beachcomber's is not only to me, but to thousands and thousands of people. I have spent 40 years on the beach in Huntington Beach and love the way it used to be. Even now there are too many tall and bunched together housing. It's as if you want to destroy the beauty and innocence of a lovely beach town and an historic landmark. Don's is an historic landmark and should be honored as such.

We do not need anymore high density building in Huntington Beach or any of the other beach cities. Going forward with this will absolutely ruin millions of people's initiative to go to HB for rest and relaxation.

Please reconsider your plans. Build your buildings if you must, but leave Don the Beachcomber as it is and always has been.

Respectfully yours,

Suze Datz

Sent from my iPad

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Steve Davis <sjdavis5761@gmail.com>
Sent: Friday, July 03, 2015 8:58 AM
To: CITY COUNCIL
Subject: Don the Beachcomer

Please save Don the Beachcomber

Please do not allow high - density zoning

Thank You

Steve Davis

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Stacie Depner <stacielee_d@yahoo.com>
Sent: Friday, July 03, 2015 7:02 AM
To: CITY COUNCIL
Subject: Don the Beachcomber's

Hello,

Please don't change the zoning to high density thus allowing for the end of Don the Beachcomber's! Don's is a special place with rich history that needs to be preserved. It's an iconic landmark that makes So Cal what it is. People travel far and wide to visit such a place. The removal of it just makes HB another generic, mind numbing, place that no one will want to be a part of. Why would anyone want to live in those high density apartments once you remove what makes the area so special?

I recently moved to CA but had been to Don's several times while visiting. This winter I went to Don's for their New Year's Eve party. I have to say it was the most fun, positive, community build event I've been to. The people who go to Don's love it for the rich culture it embodies and they bond together over their love of the tiki and all things Midcentury. You know you can talk to anyone there and have a common interest creating a bond. I myself have several new friends because of the New Year's Eve.

Please don't remove such a cherished place! We need to hold on to what makes CA, CA.

Sent by Stacie Lee Depner from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: dogats <dogats@gmail.com>
Sent: Friday, July 03, 2015 7:45 AM
To: CITY COUNCIL
Subject: Save Don The Beachcomber

**we want to retain low density zoning at Don the Beach Comber (ex Sam Seafood).
Please save this historical landmark**

Katell & Vincent Dogat

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: n eichorn [neichorn2@gmail.com]
Sent: Thursday, July 02, 2015 8:01 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: High Density Zoning

As a resident in the Huntington Harbour area I do not want the zoning to be changed to high density.

Sent from my iPad

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Esparza, Patty

From: Surf City Pipeline [noreply@user.govoutreach.com]
Sent: Friday, July 03, 2015 2:50 PM
To: CITY COUNCIL; Agenda Alerts
Subject: Surf City Pipeline: Comment on an Agenda Item (notification)

Request # 22772 from the Government Outreach System has been assigned to Agenda Alerts.

Request type: Question

Request area: City Council - Agenda & Public Hearing Comments

Citizen name: Jim Fleming

Description: This is to convey to you my opposition to any plan which would result in increasing the density in the Peters Landing area. I know what has happened at Bella Terra and at Ellis and Beach.

I do not want and object/protest any plans that would come before the counsel to increase the current density of the building code to allow for high density residential or retail business. The area along Pacific Coast Highway already has high density nearby at Broadmore and Sunset Beach.

I urge the Council to reject this and any other plans which would dilute the building codes and permit higher density in the Peter's Landing area.

Expected Close Date: July 4, 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: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Sandy <shelbyman@socal.rr.com>
Sent: Monday, July 06, 2015 8:32 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: High Density Development

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

To: Council members

I'm writing this letter to let you know I am very much against all the very high density development that is going on in HB. This includes the proposed development of Sunset Beach and Surfside. There are a number of current projects that seem to me to have not been well thought out. Bella Terra is one. The traffic impact in that area will be horrendous once its complete. Already the traffic situation is making me stay away from the area. I go shop or out to eat in another less impacted areas or other cities just to get away from the traffic and lack of adequate parking. No one likes to drive endlessly around a parking lot looking for a spot. I'm sure others feel the same way. I know my friends do.

The downtown area in another location that will be severely impacted. It already is and will be worse when the new retail/residential projects are completed. I only go there reluctantly with friends because of the hassle to find parking. That's one of the main issues with these kinds of projects. The lack of adequate parking.

Another hideous project is the one on the SE corner of Ellis and Beach. How that ever got approved is a mystery to me. Again lack of fore thought on the councils part. I know you are all chasing tax dollars in spite of everything else. It's been this way for quite a few years now. It's about time to be responsible members of the town government and not cave into every project that comes across your desk. We live here because we like the beach feel of the town. That is being taken away from us and you are going to find down the road that the businesses that occupy the highly impacted areas are going to suffer because no one will want to support them.

It's time to wake up and do the right thing. Not every area needs high density or wants high density.

Best regards,

Alexander Galbraith
HB resident

Dombo, Johanna

From: Emilia Garkovich <emelia6179@yahoo.com>
Sent: Saturday, July 04, 2015 8:06 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Attn: keep low density zoning

"RETAIN THE CURRENT LOW DENSITY ZONING"!!!!!!

Attn:

As a resident here at broadmoor harbour. I don't want apartments next door. It was the main reason why I moved to this area for less traffic. It will devalue my home.

I suggest putting in upscale restaurants that will attract to the theme of the harbour & not just burgers and fries.!

Keep our area at natures best don't destroy our serenity for another ugly apartment building!

-resident
Ms. G

"RETAIN THE CURRENT LOW DENSITY ZONING"!!!!!!

Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: michelle ghoumore <mizzhell13@gmail.com>
Sent: Friday, July 03, 2015 10:28 AM
To: CITY COUNCIL
Subject: save don the beachcomber

Hello

I was very saddened to hear that there is a possibility this building is to be flattened and possibly made into residential property. In my eyes Don the beachcomber is a landmark building in classic tiki / mid century style/ retro style and is only one of very few bars/ restaurants of this nature left on the coast. I live in los angeles and frequently visit don the beachcomber, im originally from scotland and when i have visitors its definatley a reason to visit huntington beach. Take a look a palm springs, a big part of the tourism is around this style, disney's enchanted tiki room, i really hope this will be made into a historic building thank you michelle ghoumore
939 n ogden dr, apt 14
los Angeles

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Remy Gilboe <gilboeremy@gmail.com>
Sent: Friday, July 03, 2015 11:55 AM
To: CITY COUNCIL
Subject: Save Don the Beachcombers

Hello I am emailing you in regards to the recent event concerning don the beachcombers. This place needs to stay. Yes it has historic memories, but it is also one of the ONLY places in Huntington Beach that offers live jazz regularly. I am a high schooler and am highly offended at how little credit jazz gets in our city. Not only have I performed at Don the Beachcombers, but the Tom Kubis big band performs there and it is a perfect stage for it. I will be extremely unhappy with this city council if Don the Beachcombers is leveled and replaced as apartments. Also, have you thought about the population consequences of adding more apartments? Our city is a great city, but with all the apartments already added to beach blv. and by bella terra, there is going to be way to many people here! We are going to be like LA having traffic jams everywhere. Is this really what you want our city to come to? Please keep Don the Beachcombers alive and think about the consequences of not.

Thank you for your consideration,
Remy Gilboe - Highschool Sophomore

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: D G [ikya99@yahoo.com]
Sent: Thursday, July 02, 2015 1:41 PM
To: CITY COUNCIL; fighthdpeterslanding@gmail.com
Subject: Don the Beachcombers

Please retain the low density zoning for Peter's Landing and Don the beachcombers area. I have known that building since back to the early 70's when it was Sam's seafood. That place is icon of the area and should be preserved by the city as a landmark, not torn down for more generic apartments that look like boxes. You should be encouraging the community to support the area, maybe having events to promote Don's as well as the water tower house.

Don't go the way of Huntington Beach. Don't sell out to big business and the almighty dollar. The beach atmosphere is being lost to commercialism. It's not pretty and it's not beloved.

Uphold the feel of your city and it's allure by retaining historic area's and businesses and attract people in a different way. If you sell out, you will just look like an extension of Huntington Beach. Don't try to compete with them on those terms. Make Sunset Beach a place to visit for it's charm and history.

Diana Gosliga

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Jon Gothold <jgothold@amusementparkinc.com>
Sent: Friday, July 03, 2015 4:21 PM
To: CITY COUNCIL; fighthdpeterslanding@gmail.com
Subject: SAve Don The Beachcomber

I just want to add my voice to the many that want to save Don The Beachcomber.

It's an amazing place, and one of the last of the great tiki themed restaurants that were once so popular in Southern California. My wife and friends come to Don's several times a year from our home in Santa Ana. It's true destination, and a real asset to your city.

Huntington Beach has a rather poor history of tearing down the things that make it special (The Golden Bear being a prime example), and I really, really hope you don't make another one of those mistakes. Don's is an icon, and truly important to Southern California, and a great many of us that live here.

Thank you for your careful consideration.

Sincerely,

Jon Gothold



Jon Gothold
Partner / Executive Creative Director

O: 714-881-2300 C: 714-206-2110
E: jgothold@amusementparkinc.com
217 N. Main St. #200, Santa Ana, CA 92701

DGWB IS NOW AMUSEMENT PARK. THINK OF IT AS A NEWER AND BIGGER ATTRACTION.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Brian Groseth <blgroster@att.net>
Sent: Monday, July 06, 2015 9:25 AM
To: CITY COUNCIL
Subject: Peter's Landing Rezoning

Dear City Council Members;

My wife and I have lived at Broadmoor (an community of 244 families) right next to Peter's Landing for almost 7 years and have enjoyed being part of the neighborhood.

We are very concerned about the high density rezoning proposed for the Peter's Landing property. We feel that such zoning will have a negative effect on the quality of life we are paying for and reduce our property values. It will also restrict entrance and egress from our complex on the west side. It will further increase traffic congestion exponentially and close the Church that has become a pivotal part of Sunset Beach over the last 4 years.

Please vote against the high density rezoning.

Thank you for your time and consideration on this matter.

Sincerely

Brian L. Groseth
16452 Germain Circle
Huntington Beach, CA 92649
blgroster@att.net
626 644-9845

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Fikes, Cathy

From: Susan johnson [susiej541@gmail.com]
Sent: Wednesday, July 01, 2015 8:10 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: High Density proposals

I am very much against the proposals for high density building in Huntington Beach and especially at Peter's Landing. It makes driving and parking much harder and results in too many people.

Susan Johnson
P.O. Box 118
Sunset Beach, CA 90742
562-592-2965
susiej541@gmail.com

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Esparza, Patty

From: Surf City Pipeline [noreply@user.govoutreach.com]
Sent: Sunday, July 05, 2015 6:11 PM
To: CITY COUNCIL; Agenda Alerts
Subject: Surf City Pipeline: Comment on an Agenda Item (notification)

Request # 22800 from the Government Outreach System has been assigned to Agenda Alerts.

Request type: Comment

Request area: City Council - Agenda & Public Hearing Comments

Citizen name: Gretchen Hoad

Description: Peters Land and the Surrounding area should not be developed into a high-density residential/commercial area. To do so would impact traffic along Pacific Coast Highway coming into Sunset Beach, which is at capacity already, and further destroy the uniqueness of this part of the coast.

Expected Close Date: July 6, 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: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Shirley [shirleydavis47@earthlink.net]
Sent: Wednesday, July 01, 2015 3:30 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: high density zoning at Peters Landing and Don the Beachcombers

Huntington Beach City Council,

As a 50 year homeowner and tax payer in the city of Huntington Beach, I would like to voice my STRONG OPPOSITION to any high density zoning at Peters Landing and Don the Beachcombers on PCH in the Sunset Beach area. I reside on Mariner Drive, adjacent to Don the Beachcombers.

Sunset Beach already has a maxed out sewer system. Warner Ave. has been dug up several times over the past years to correct the sewage problem. After installing a massive pump system, there are continuing problems with odor in the area, and extra pumping has been observed in the past weeks. Our sewer system cannot handle additional high density usage.

Also, in light of the draught in California, the city of Huntington Beach does NOT need to approve enormous water usage that high density zoning would bring about.

The citizens of our city are already upset about the high density at Bella Terra and the apartments at Beach and Ellis.

Vote NO on high density building!

Thank you,
Shirley Davis Johnsrud
16054 Mariner drive
Huntington Beach, California 92649

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Dombo, Johanna

From: David Johnston <DLJatOC@SOCAL.RR.COM>
Sent: Sunday, July 05, 2015 6:59 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: FW: Retain the Current FAR of .5 At Peter's Landing, vote Alternative A for Opportunity Site 8

Members of the City Council:

After studying the City's zoning code, I realized that I made a mistake in my assumption about the FAR for Mixed Use-Vertical Integration Land Use in Alternative C. Table LU-2b of the Land Use Element in the Current General Plan dictates a FAR of 1.5, commercial FAR of 0.35 and 25 units per net acre.

Therefore I am asking you adopt Alternative A and keep the current zoning.

Changes in land use, intensity or density should only be done in the context of a specific plan brought before the city. This Opportunity Site only contains 3 parcels that are owned by 2 different owners, any changes to increase the FAR should be done during the normal development process with the normal notification of neighbors and public hearings. There is no reason to change the zoning to High Density for two owners in the General Plan except to increase the potential value of their properties because Developers can put much larger developments on the parcels.

David Johnston

From: David Johnston [mailto:DLJatOC@SOCAL.RR.COM]
Sent: Thursday, July 2, 2015 2:13 PM
To: 'City.council@surfcity-hb.org'
Cc: 'fighthdpeterslanding@gmail.com'
Subject: Retain the Current FAR of .5 At Peter's Landing

Members of the City Council:

I, like most residents of the Harbour and Sunset Beach areas, strongly oppose High Density in our neighborhood. Please direct The staff to make the change described below to the Land Use Alternatives for the Peter's Landing Opportunity Area.

Change Option C to the current FAR of .5, the owner of Peter's Landing submitted a Redevelopment Plan for Preliminary Plan Review that was at a FAR .55 and did not ask for HIGH DENSITY. Option C may be the best Land Use Category but right now the option has been worded to force High Density with a FAR 1.5. It turns out that the Redevelopment Plan submitted by Peter's Landing was a Mixed Use Land Use and the current General Plan would have to be changed to accommodate the change in land Use.

I am a 35 year resident of Huntington Beach, a 28 year resident of Huntington Harbour where I own two properties, one directly behind Don the Beachcomber.

David Johnston

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Kristen Kepner-Coleman [Kristen.Kepner@prarchitects.com]
Sent: Thursday, July 02, 2015 2:37 PM
To: Hardy, Jill; Katapodis, Jim; Sullivan, Dave; Delgleize, Barbara; O'Connell, Billy; Peterson, Erik; Posey, Mike
Cc: Fikes, Cathy; fightpeterslanding@gmail.com
Subject: Don the Beachcomber re-zoning

Mayor & City council of Huntington Beach:

Sunset beach is a beautiful, small beach town. I want it to stay that way.
It is a low-rise, slow paced, close-knit beach community.
Its roads cannot handle the density of project being proposed for the Beachcomber's site.

Do not ruin our town with such an inappropriate project

Sincerely,

Kristen Kepner
17171 Harbor Bluffs Circle
Huntington Beach, CA 92649

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: koregistration@outlook.com
Sent: Friday, July 03, 2015 10:30 AM
To: CITY COUNCIL
Subject: Save Don the Beachcomber

I am writing you as a concerned, native Orange county resident... You cannot allow Don the Beachcomber to be removed, rezoned or otherwisedemolished. It is a landmark in the city. It it's constantly packed, and draws people from around the world.

I am deeply concerned about the possibility of such an amazing landmark being removed for a non descript tower.

Do not allow this to happen.

Sent by outlook for Mobile

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Amy B Kruschke [amybkruschke@gmail.com]
Sent: Thursday, July 02, 2015 5:02 PM
To: CITY COUNCIL
Subject: Don the beachcomber

Please keep Don the Beachcomber. We drive down south from northern ca several times a year just to go here. It was the bar that got my husband and myself interested in all things tiki. Please keep this wonderful piece of history.

Thank you, Amy B Kruschke

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Fikes, Cathy

From: Lisa [lisasmystylist@yahoo.com]
Sent: Thursday, July 02, 2015 10:43 AM
To: CITY COUNCIL
Subject: Don the Beachcomber and Peters Landing Properties

Hello,

It was recently brought to my attention by my friends, clients and social social media that there is talk that developers have purchased the land and are now requesting of taking down Don the Beachcomber and Peters Landing Properties.

I am actually shocked that his is even in consideration considering that this is a major staple with in the Huntington Beach community, for many years now. Harbor house and Don the Beachcomber are the 2 main attractions when locals and tourist visit the Huntington Beach, Sunset Beach and Seal Beach community. Therefore supporting the other local small business due to the draw that these landmarks bring.

I know personally i will have no reason to endeavor outside of my Newport Beach community if Don the Beachcomber was not there. I can confidently say that my salon alone has referred 100s of people to Don the Beachcombers due to the history and tiki ambiance.

Thank you for your time and taking my opinion into consideration!

I plan to be at the city council meeting Monday night regarding this.

+ * + Lisa + * +
Owner/Stylist
The Vintage Hair Salon
2436 W Coast Hwy #104
Newport Beach, CA. 92663
(949) 335-8172
www.TheVintageHairSalon.com
www.Facebook.com/VintageHairSalon
Instagram: The Vintage Hair Salon

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Jessie <jessliskey@yahoo.com>
Sent: Sunday, July 05, 2015 8:43 PM
To: CITY COUNCIL
Cc: Fightdpeterslanding@gmail.com
Subject: Don the Beachcomber

To Whom This May Concern,

I have never written a letter like this before but last Sunday I attended a vintage slide show at Don The Beachcomber in the beautiful city Huntington Beach. Being inside the historical landmark blew me away. It was like taking a time machine back in time to a place more simple and a lot more exotic. There is no building like this and there needs to be more buildings like this, which is why I am asking you to please consider saving this timeless icon. And to also retain low density zoning in that area. ;)

Please keep this building intact so that we have the opportunity to bring our children here one day to enjoy it, and continue to attend events in this unique venue/restaurant and piece of Southern California history.

Thank you for your consideration and taking the time to read this.

Jessie Liskey
Former resident of HB 2003-2007

Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Dombo, Johanna

From: Eric Lowry <ericmichaellowry@gmail.com>
Sent: Sunday, July 05, 2015 7:04 PM
To: CITY COUNCIL
Subject: Save Don the Beachcomber

Dear Huntington Beach City Council,

I have been a resident of Huntington Beach for over 11 years, and It's come to my attention recently that there is an attempt to re-zone the land currently occupied by Don the Beachcomber to allow for high density building. The building that Don the Beachcomber occupies has existed as a Tiki restaurant and bar since the 1960's and the building itself has existed much longer. It is an important part of Tiki culture, and should be a historical landmark, not torn down to make way for overpriced and low quality construction.

Don the Beachcomber is a unique location and experience, and is full of local color. It is a place to visit to see live music, or to eat a delicious meal next to a faux waterfall. I have many fond memories at this location, including my first Valentine's Day date with my girlfriend of many years, and am saddened that it's future is being threatened. Please take action to protect properties like this that add a unique and historical flavor to Huntington Beach and Sunset Beach.

I live in a neighborhood at Beach and Ellis and have already seen the negative effect of dense building like this (I believe the building is called Elan). Construction hasn't even been completed and it's already creating headaches. It's an overly dense development, and there haven't been any infrastructure improvements to help compensate for the additional traffic it will create at an already dangerous corner. It's important that developments like these are through through properly. It shouldn't always just come down to dollar signs.

The curve that Don's is located on is a dangerous blind bend as it is, and I can't imagine that adding dense housing or hotels will help. Please, stop this attempt at re-zoning for high density on the Don the Beachcomber and Peters Landing properties.

Sincerely,

Eric Lowry

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: javier lozano [javier65@mail.com]
Sent: Thursday, July 02, 2015 9:50 AM
To: CITY COUNCIL
Subject: Don the beachcomber

City Council Members,

Please consider the significance of this building...please do not change the zoning so that historical building can stay as is. Tiki bars and restaurants are a window to our past that only a few remain...Don the Beachcomber being one of them. Please do not let another beautiful building get demolished...just look at downtown LA. and see how Cliftons Cafeteria is being refurbished and coming back to life with a tiki bar on the top floor as well. People want these restaurants to continue living.

Javier Lozano

Sent from my Verizon Wireless 4G LTE smartphone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Fikes, Cathy

From: Spike Marble [mmarble949@yahoo.com]
Sent: Thursday, July 02, 2015 3:04 PM
To: CITY COUNCIL
Subject: Perserving a landmark - Don the Beachcomber

Don the Beachcomber/ Sam's Seafood is WORTH keeping around. Please do not allow the land usage to change on that property.

This is something that will built again, once it's gone. People don't create this stuff anymore.

For a quick history tour, take a look at this: <http://thehulagirls.blogspot.com/2015/06/save-don-beachcomber-sams-seafood.html>

Thanks for listening,

Matt Marble

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Sarah Adams Marr [smarr@meritandrew.com]
Sent: Wednesday, July 01, 2015 1:45 PM
To: CITY COUNCIL
Cc: fightthdpeterslanding@gmail.com
Subject: I want to retain the current LOW DENSITY zoning at Sunset Beach, Huntington Harbour and Surfside

Hello,

In case I can not attend the meeting July 6 I want to add my vote to **retain the current LOW DENSITY zoning at Sunset Beach, Huntington Harbour and Surfside.**

What the developers have done with Bella Terra and the Apartments at Beach and Ellis is horrible. These areas are just too congested and remind me of Los Angeles where I lived for 10 years.

I moved to OC to escape this kind of density and traffic. In these dense areas I have noticed people become more hostile and are fighting tooth and nail for their space and to get anywhere.

Sunset Beach, Huntington Harbour and Surfside are wonderful areas for families to live and thrive. Added traffic to an already busy area could be crushing to the peaceful environment that residence have nurtured and love.

I vote to **retain the current LOW DENSITY zoning at Sunset Beach, Huntington Harbour and Surfside.**

Cheers

Sarah Adams Marr

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Phyllis Maywhort [pmaywhort@yahoo.com]
Sent: Wednesday, July 01, 2015 4:50 PM
To: CITY COUNCIL
Cc: fightpeterslanding@gmail.com; Phyllis Maywhort
Subject: Proposed rezoning of Peter's Landing and Don the Beachcomber properties.

We are opposed to rezoning Peter's Landing and Don the Beachcomber properties to high density housing. Please leave the zoning as it is now. The present zoning provides a good balance of residential and commercial.

Phyllis Maywhort

Francis Maywhort

16851 Bay View Drive
Sunset Beach, CA 90742
(562) 592-1606

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Dombo, Johanna

From: Debby McCormick <diventenis@aol.com>
Sent: Friday, July 03, 2015 8:34 PM
To: CITY COUNCIL
Subject: Peter's Landing

Dear Council Members,

I am resident of Huntington Beach and a registered voter. I totally oppose re-zoning of the Peter's Landing and Don the Beachcomber properties to mixed use. I frequent the shops/restaurants at Peter's Landing and I think the property should stay as is. I definitely do not want housing of any kind built on that property as I feel it will cause too much traffic, negatively impact HB small business owners and negatively impact the environment. Bella Terra has gotten so crazy with more housing and the traffic will become unbearable once it is completed. I hate to see the same thing happen at Peter's Landing. I also have to travel daily to Long Beach and it takes me long enough now...if more housing is built, it will be so much more difficult to get to work and take double the time. Please keep Peter's Landing the way it is. Don't rezone!

Sincerely,

Debby McCormick

www.McCormickDivers.com
"Making a Splash since 1968"

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Fikes, Cathy

From: David Mootchnik [d.mootchnik@verizon.net]
Sent: Wednesday, July 01, 2015 2:00 PM
To: Delgleize, Barbara
Cc: Fikes, Cathy
Subject: Density
Attachments: Does High Density Living Reduce Congestion.docx

Barbara

I thought you might be interested.

Dave Mootchnik

Does High Density Reduce Congestion

David Mootchnik, 2015

So claims the environmental lobby that has taken over the city planning and transportation departments of most large cities, not to mention the federal government. So I have to ask the question; name one high density city that is not congested.

Density advocates have claimed that high density reduces automobile traffic by encouraging walking, biking and the use of transit as alternatives to the car. No doubt some of that is true. They have published a number of studies that show that car travel, measured in vehicle miles traveled (VMT) decreases as the number of occupants per unit area increases. The Natural Resources Defense Council among others has published such results. One such well known study was done by John Holzclaw, a consultant for the NRDC in a 2000 Air Waste Management Council (AWMA) paper on the subject. His results are shown below as annual VMT per household as a function of density measured in households (Hh) per acre.

SUPPLEMENTAL COMMUNICATION

Meeting Date: 7/6/15
Agenda Item No. 15

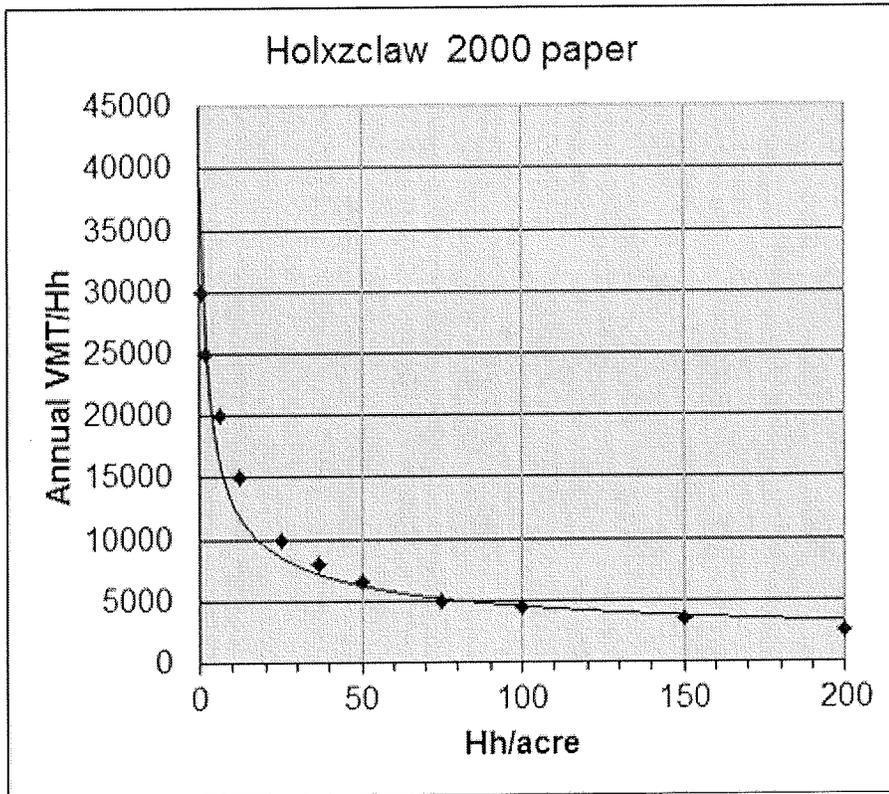


FIG. 1

As seen the graph shows a dramatic decrease in annual VMT as living density increases, particularly at the low end of 50 or less Hh per acre. The same trend would be seen if VMT were measured daily or weekly, or if density was measured per square mile. I will not question then accuracy of the data. But one should question the meaning of it.

For example, does the data indicate that high density reduces a households driving mileage or does it indicate that those households that must or choose to drive less tend to move to higher density communities? Fewer Hh per acre tends to include higher price housing. People at the low end of income tend to live in more crowded communities and smaller dwellings. Those people also find it hard to own and drive cars and so walk, bike and use public transit more frequently.

Apartments tend to be smaller in area and number of bedrooms than stand-alone houses. Apartments also are less costly than houses. Younger couples with no or fewer children tend to live in apartments. When families grow and incomes rise, couples prefer to move to houses. But with growing families, so does the need to drive to school, music lessons, soccer practice and household chores. A graph of VMT per Hh would also show a diminishing trend with people per Hh. So does less children also benefit the environment?

Also consider at the other end of the age spectrum. As people age they retire, the children have moved out. They become on average less ambulatory and drive less or don't drive themselves at all. They also rather not take care of a large empty house, and so tend to move to higher density retirement communities, or apartments. None of this proves that forcing people into higher density reduces mileage. Nor does it prove higher density is better for the environment or on traffic congestion. The graph above shows a dramatic reduction in VMT per Hh; but congestion is not measured by VMT per Hh. Rather congestion is measured by VMT per road or more accurately, lane mile. It is difficult to find data on lane miles per unit area. Different communities have different road patterns. Huntington Beach has a road grid pattern of half mile (not counting tract roads that carry very little VMT).

It is obvious that lane miles are about linearly proportionate to area; the more area measured, the more lane miles. So a surrogate for VMT per lane-mile, is VMT per acre which we can derive from the above graph Fig. 1.

While I may question the meaning (and motive) of the above graph, I accept it as accurate. Now: to congestion. One can take this graph and multiply the abscissa by the ordinate to get a graph of VMT per acre versus Hh per acre as has been done below.

As one can see, the trend is dramatically upward, VMT/acre increases with Hh/acre. While VMT/Hh drops rapidly, the increase of Hh/acre overwhelms the trend-line and reverses the trend. VMT/acre is not a direct measure of levels of congestion, its trend demonstrates: congestion increases as housing density increases, not the opposite as claimed by density advocates.

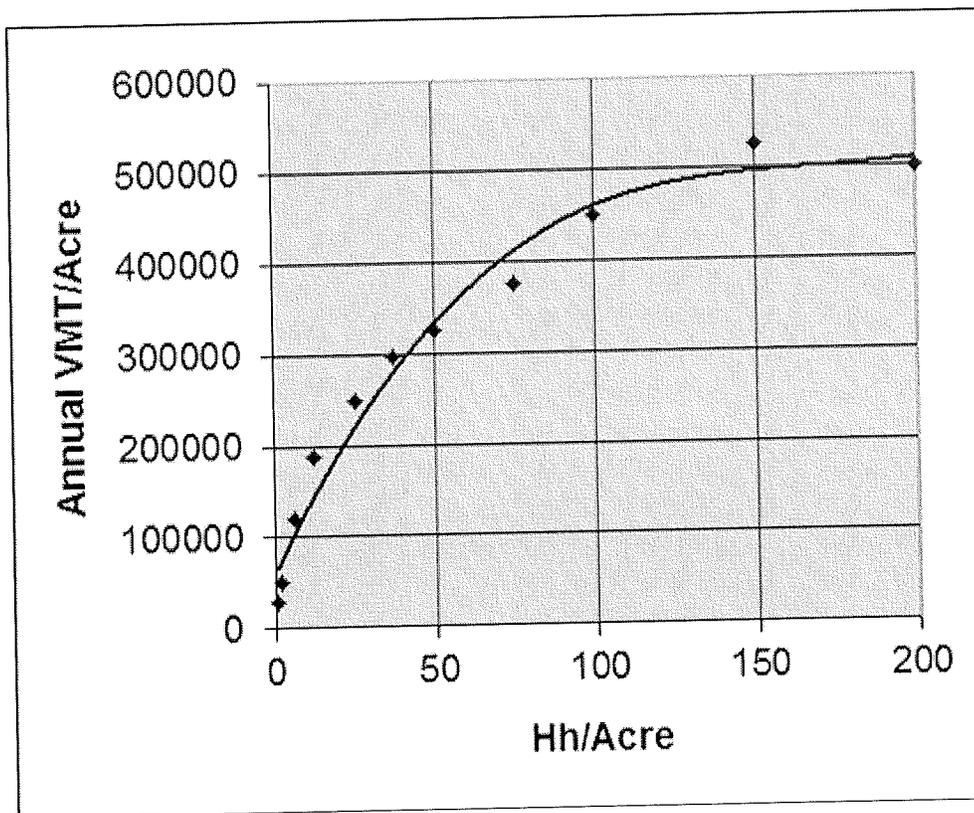


FIG. 2

Consider a city with mostly detached housing and two-story 4-plex apartments, relatively low to medium density of around 5-10 Hh/acre. Consider that in this situation the road network provides moderate to near congested traffic (Level C conditions). To this situation consider adding higher density four to six story apartment complex's, totaling about 2000 apartment units in an area of about 40 acres (about 40-50 Hh/acre). And consider that no additional roads were added. Is there any question from the data that congestion will increase?

That is exactly what happened in an Orange County city. Yet the city planners and traffic engineer convinced the city council that not only will congestion not increase, but it will get better. (How they did that is another story). And guess what, congestion got worse.

Remember

“Nobody drives in Manhattan. There is just too much traffic.”

Fikes, Cathy

From: Linda Morrow [mimi.m@att.net]
Sent: Thursday, July 02, 2015 10:33 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: retain the current low density zoning

Please, Please retain the current low density zoning. What is our city council trying to do?? Why don't they listen to the people?? Why can't the people have a vote?? Why is the city council allowed to make decisions without the people's vote.

Huntington Beach resident

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: tmyers6@verizon.net
Sent: Wednesday, July 01, 2015 9:27 PM
To: CITY COUNCIL
Subject: Peter's Landing

I would like to inform you that I disapprove of any zoning changes to the Peter's Landing area. I specifically object to the changing of the zoning code to mixed use and allowing condos/apartments/homes to be built on the property. I am a registered voter, resident and tax payer in Huntington Beach. I frequent this center as a patron to many of the local businesses there and I enjoy it as it is now. I have concerns with regards to increased traffic, environmental impact and access to PCH.

I will be at the meetings on Monday.

Thank you for your time.

Terence Myers

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: John Okanishi <jokanishi@earthlink.net>
Sent: Sunday, July 05, 2015 8:21 PM
To: CITY COUNCIL
Subject: Don the Beachcomber Rezoning

I urge the City Council NOT to pursue rezoning the area around Don the Beachcomber for high-density development.

Much in the same way Huntington Beach prides itself on its "Surf City USA" heritage, the now annexed neighborhood of Sunset Beach is home to a very unique splice of mid-century culture.

Don the Beachcomber is one of the few remaining vintage Tiki restaurants in the U.S., notable for its grand scale and half-century history dating back to when it was Sam's Seafood.

It would be a tragedy to lose such a special part of mid-century Americana, a significance of which money can never buy.

Thank you,

John Okanishi

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Carl Palazzolo <carlp@me.com>
Sent: Friday, July 03, 2015 6:03 PM
To: CITY COUNCIL
Subject: Zoning at Peter's Landing

Dear H.B. City Council,

Thanks for taking the time to read my email. Kudos for doing a good job in taking over the running of Sunset Beach.

As a 35 year resident of Sunset Beach I know how detrimental it will be to change the zoning at Peter's Landing to medium or high density housing. This is based on my experience with the Red Onion when it was operational in the 1980's. The traffic that accompanied this, along with the people, caused many problems at Peter's Landing. This is not something we want to repeat.

Please do not change the zoning and keep our neighborhood safe and peaceful for our families.

Yours truly,

Carl Palazzolo
16449 Lazare Lane
Huntington Beach, CA 92649

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: patton [patton002@earthlink.net]
Sent: Thursday, July 02, 2015 1:24 PM
To: CITY COUNCIL
Subject: Zoning Change for Don The Beachcomber/Sam's Seafood location on PCH

Dear member of the Huntington Beach City Council,

My husband and I have been residents of Huntington Harbour for almost 30 years and have seen many changes in the area during that period. While I like most of the improvements, I don't like the idea of changing the zoning to allow high density apartments to be built where Don the Beachcomber now sits. Everywhere you have allowed this, traffic congestion and a deterioration of our standard of living has occurred.

It is already quite difficult to get anywhere along Pacific Coast Highway in the summertime and all year long during the morning and evening rush hours. I cannot imagine being able to evacuate out of here in the event of a tsunami or other disaster. The traffic on PCH going north towards Seal Beach is frequently backed up from Simple Green at Surfside to Seal Beach Boulevard. The same is true from the middle of Huntington Harbour to Warner Ave.

Please deny the request to modify the zoning that would allow high density apartments or condos at Don the Beachcombers and Peters Landing.

Sincerely,

Cheri Patton
16576 Bordeaux Ln.
Huntington Beach, CA 92649

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Terry Patton [patton001@earthlink.net]
Sent: Thursday, July 02, 2015 9:03 AM
To: CITY COUNCIL
Cc: fightdpeterslanding@gmail.com
Subject: Don the Beachcomber/Peter's Landing

I wanted to express my opposition the the prospective zoning changes applied for by the owners of Peter's Landing and Don the Beachcomber. We do not want high density development in our area.

Terry

Sent from my iPad

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Cecily Power <powerc@hotmail.com>
Sent: Sunday, July 05, 2015 5:54 PM
To: CITY COUNCIL
Subject: Please vote NO on high density zoning. It's bad business for Huntington Beach!

Dear city council members,

I am a concerned native resident of California and I am strongly urging you to vote NO on high density zoning in Huntington Beach and areas along Pacific Coast Highway. Please STOP the zoning for high density on the Don the Beachcomber and Peters Landing properties.

Please retain low density zoning on the Don the Beachcomber and Peters Landing properties and surrounding areas.

The Don the Beachcomber property on PCH is a unique and historical establishment that brings valuable business to the area, while retaining tradition and culture important to local residents as well as visitors from around the world. The building has historical and cultural elements dating back to the 1920s. There is only one other establishment like it in the entire country (the Mai Kai in Fort Lauderdale, Florida). Don the Beachcomber is the only establishment on the west coast with that level of versatility, charm, historical significance, and contribution to the community.

This beautiful oasis is being threatened by high density development. Allowing Don the Beachcomber to be destroyed and replaced with new development would be akin to replacing the Lincoln Memorial with a McDonald's restaurant. We cannot allow this to happen... Don the Beachcomber is such an important part of the community! People come from all over the world to visit this historical tiki establishment. Don's hosts weddings, contributes to various charitable causes, supports numerous local artists and community events, and many, many people and vendors enjoy the International Tiki Marketplace! It is NOT just a restaurant! Don's brings a great deal of valuable business to the area while supporting family, friendship, community, and culture. It is a priceless piece of Huntington Beach community and history and must be preserved for future generations to enjoy!!

High density development will not give back to the community of Huntington Beach! Current residents will be harmed by traffic, noise, congestion, and decreased views of the beach and marina. Community pride and charm will be eroded. Please protect one of the last remnants of history along PCH, and keep Huntington Beach beautiful!

Again, please vote NO on high density zoning!

Vote YES on preserving Don the Beachcomber and the culture, community, history, tradition, and good business practices of Huntington Beach!

Sincerely,
Cecily J. Power

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Alisa Revi [alisarevi@icloud.com]
Sent: Wednesday, July 01, 2015 2:11 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com ; fighthbpeterslanding@gmail.com
Subject: High density housing at Peters landing

I just saw the flyer regarding the proposed high density development at peters landing in sunset beach. We live in sunset beach (sunset island) and we strongly oppose this for many reasons which I will list below:

Traffic - on pch is already terrible with or without the ongoing Warner corridor road construction.

The high density units in the rest of Hb have caused serious traffic issues I'm certain you have seen (pch at pacific city, beach at Ellis (this one is ridiculously over populate), bella terra area - you can't even get by some days).

Crime - we already don't have adequate police in sunset and have literally zero units ever patrolling our island (I often work at home and not once have I seen a patrol besides when they are called in). At one point we were having daily break ins (sometimes weekly if we were lucky). We had the police come to our neighborhood watch meeting and were told they just didn't have the manpower (2 police for north Hb area slater up to edinger and across to us). If we don't have police now and crime is getting worse this clearly would make it worse. I work in property management and the crime we are dealing with by the bella terra area has gotten out of hand - broken windows, cars broken into, etc).

Beach - sunset beach is a quiet neighborhood and the beaches are comfortable with adequate parking for visitors and residents. Add hundreds of units and the beach and parking are now over crowded without infrastructure to support.

Infrastructure - we already were annexed. And after being annexed I am certain some of our property taxes are going into a fund for HB. Why is it that we can't get police here to patrol, our parks are run down and not maintained (not the drought this is prior to having to let the grass for), and we seem to have little to no support from Hb? And now you'd like to add more units and increase population in our area that already doesn't get the support from the city it should?

I'm guessing it'll probably happen because everyone living in sunset realizes that Hb wants our taxes but then doesn't have the staffing or support to maintain our neighborhood. If nothing else, please consider the traffic nightmare that pch is and how bad it would become with high density in our tiny community. Not to mention the traffic to get north into seal beach or to Huntington Beach. It's bad enough already isn't it?

Alisa Revi

Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Ronald Revi [ronrevi@hotmail.com]
Sent: Wednesday, July 01, 2015 2:26 PM
To: CITY COUNCIL
Cc: fightthdpeterslanding@gmail.com
Subject: High Density Development Huntington Harbour Sunset Beach and Surfside

I'm writing as a resident and home owner of Sunset Beach and the proposed new development that will bring High Density to Huntington Harbour, Sunset Beach and Surfside at Peter's Landing and Don the Beachcomber. As a property tax paying citizen of Sunset Beach, my wife and I do not want high density in our town. The high density developments that are occurring in Huntington Beach are a complete joke. Traffic is a nightmare, car accidents and crime are on the rise due to the increase in population and our PD and FD are short handed to handle the fast pace of high density development.

We had a community meeting in Sunset Beach with local residents and HBPD about 2 months ago on Bay View Drive. We discussed the increase in crime that is occurring in Sunset Beach and the lack of HBPD patrols and presence in the area. We understand that the PD is very short handed and adding high density developments to an already over populated area is a recipe for disaster. Crime, drug dealing, accidents, pollution and inadequate infrastructure to name a few are current problems we are already dealing with in Sunset Beach. If high density developments continue to be approved by this city council, it will only increase these problems and make Huntington Beach and Sunset Beach less desirable places to live.

As an 11 year resident and home owner of Huntington Beach and Sunset Beach I urge city council to reject this proposed new high density development in Huntington Harbour Sunset Beach & Surfside.

Thank You,

Ron Revi

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Fikes, Cathy

From: Bob Rickenbach [rmrickenbach@gmail.com]
Sent: Wednesday, July 01, 2015 1:41 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: No on High Density

Please don't go high density, save Don's. I am a 14 year resident of Huntington Beach.

Thanks. -- bob

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Stacey Rodgers [kissmethereandthere@yahoo.com]
Sent: Wednesday, July 01, 2015 2:49 PM
To: CITY COUNCIL; fighthdpeterslanding@gmail.com
Subject: Don The Beachcomber -Huntington Beach

We want The City to retain low density zoning at Don the Beachcomber in Huntington Beach.
You are RUINING the charm of this area with too many high rises!
Keep HB Beautiful (AND) Charming Retain LOW DENSITY ZONING!!!!

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Sandy Schmitt <schmitt7189@gmail.com>
Sent: Sunday, July 05, 2015 7:29 PM
To: CITY COUNCIL
Cc: fightpeterslanding@gmail.com
Subject: NO to the proposed High Density Housing at Peters Landing and Don the Beachcombers

I would like to retain the current "Low Density" zoning at the Peters Landing and Don the Beachcomber restaurant locations. I live at 16114 Mariner Drive, HB 92649 in the Huntington Marina Condos for 18 years and the traffic and amount of people in the area during the summer season grows beyond what our police dept. and infrastructure can support. I can only imagine that high density housing will impact both the infrastructure and the delicate balance of the Bolsa Chica Wetlands. These locations cannot support High Density living and I am completely against it! Please vote no to this proposal!

Best Regards,

Sandra Schmitt

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Esparza, Patty

From: Surf City Pipeline [noreply@user.govoutreach.com]
Sent: Sunday, July 05, 2015 11:52 PM
To: CITY COUNCIL; Agenda Alerts
Subject: Surf City Pipeline: Comment on an Agenda Item (notification)

Request # 22803 from the Government Outreach System has been assigned to Agenda Alerts.

Request type: Comment

Request area: City Council - Agenda & Public Hearing Comments

Citizen name: William Selfridge

Description: Peters Landing & Don the Beachcomber are attempting to rezone their property to build a High Density Apartment Complex which would increase traffic, noise, and possibly lower property values in the surrounding area. It would certainly affect the quality of life with volume of traffic and noise expected.

Expected Close Date: July 6, 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: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Emily Senkbeil <emilysenkbeil@gmail.com>
Sent: Friday, July 03, 2015 3:44 PM
To: CITY COUNCIL
Subject: Don the Beachcomber

Hello,

You can not knock down Don the Beachcomber. It is an icon.

Thanks,
Emily

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Anna Sequeira <annabella714@gmail.com>
Sent: Saturday, July 04, 2015 8:00 AM
To: CITY COUNCIL
Subject: Opposing the High Density Zoning,

To: HB City Council,

This letter is an input to stop the city zoning and remain a visitor commercial area. Also, this Surf City, has in the past to the present brought a safe environment and benefit's which includes; entertainment and events. Please take into consideration and retain our seaside culture.

A Concerned Citizen,
Anna R. Sequeira

PS. Thank you for giving me and other's the right to voice our opinion.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Kurt Smetana <Kurt.Smetana@Airgas.com>
Sent: Saturday, July 04, 2015 1:58 PM
To: CITY COUNCIL
Subject: Regarding Rezoning of Sunset Beach Property

Hello –

It has come to my attention that there is a request to re-zone the property which houses Don the Beachcomber & Peter's Landing.

My concern is that Sunset Beach has its own ambiance & culture, and we do not want to see the town lose its charm due to overdevelopment or unfitting redevelopment.

The current zoning allows for unique businesses that serve as staples of the local community.

Sunset Beach is very different from the rest of Huntington Beach and this decision needs to consider that. What is best for the people who live and visit Sunset Beach? Let that be a guiding principle.

Thank you,

Kurt Smetana | Regional eBusiness Manager - West | **Airgas, Inc.** (NYSE: ARG)
3737 Worsham Ave | Long Beach, CA 90808 | O: (562) 627-3110 | C: (562) 480-0829
kurt.smetana@airgas.com

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**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Dougee Stoddard [ddimensional@hotmail.com]
Sent: Thursday, July 02, 2015 2:44 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Don the Beachcomber's aka Jons: Low density

Dear City Council members,

It would be a tragedy if the zoning changed to high density in the area where Don The Beachcomber's is currently existing. I am a mid century modern architecture fan as well as a lover of 1950's Tiki Culture. This example is one of the best I have ever seen and I know many more people would view this loss of such an icon as a tragedy.

Please, don't change the zoning. Why not celebrate something from our past instead of tearing it down to build something boring and soulless.

Thank you,
Doug Stoddard
1111 California Ave
Santa Monica CA 90403

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Dan Shulstead <dshulstad@yahoo.com>
Sent: Sunday, July 05, 2015 9:02 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com; fighthbpeterslanding@gmail.com
Subject: retain low density zoning at Don The Beachcomber

members of the Huntington Beach City Council,
please vote no on tearing down Don the Beachcomber, and no on changing the zoning in the immediate area of Don The Beachcomber to high density.
This building is a true representation of beach culture architecture! it is beautiful and fun, and a venue for live music! Lets keep it!
thank you,

Dan Shulstad

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

SUPPLEMENTAL
COMMUNICATION

Dombo, Johanna

From: zgramgo <zgramgo@gmail.com>
Sent: Sunday, July 05, 2015 2:09 PM
To: CITY COUNCIL
Subject: Re-Zoning at Peter's Landing and Don the Beachcombers to High Density and High Rise properties

Meeting Date: 7/6/15

Agenda Item No. 15

To: Huntington Beach, CA City Council and City Planning Departments
From: Pamela Solig, Registered Voter

I am a resident at 16118 Mariner Dr., Huntington Beach, CA in the Huntington Marina Association Community.

The Huntington Marina Association Community was incorporated in 1965. During that time and forward there has been great growth in the local area and even more growth southward. As this growth has continued *Pacific Coast Highway has become a major thoroughfare with increasing traffic patterns*. On several days out of the year it is used as a detour for back-ups on the 405 Freeway. On these days it is more than *difficult to enter or exit Mariner Dr. on to PCH*. With further traffic, a signal will be needed to allow exit and entry. Homes now behind Don the Beachcombers will not only *lose their sunlight* but will be unable to leave their homes. The impact on these families and the *loss of home value* should be seriously considered.

In the past 37 years I have seen many businesses come and go in Peter's Landing. One of the best restaurants there, Dunbar's, was very popular and during its heyday parking was nearly impossible. The Red Onion was also viable and a favorite spot. Both of these were victims of recession and there have never been replacements of that size or popularity that have survived. People do not come to this area in large numbers for dining and dining. Locals and visitors familiar with the area support the dining along PCH in this area. We have hotels along PCH that are not filled now.

This particular *area along PCH is a beach access* for many inland residents.

This area should be preserved for the weekend beach goers. On July 3rd and 4th, just this weekend, the parking lot at Peter's Landing was full with beach goers parking.

Throughout the year, locals come to rent kayaks and bicycles. Parking on PCH is already scarce. Where will these people go?

We in Huntington Marina do not have *air conditioning*, relying on the strong breezes in the area. The placement of multi-level motels between the ocean and the condos has reduced this airflow. As warming trends continue to occur further reduction of breeze flows and increased warmth from high density buildings will create the increasing warming the community is facing. The addition of air conditioning for these units will result in higher costs.

The Community has had its challenges with *noise* from local restaurants and activities on PCH. Increasing the density will create more of these difficulties. This could result in the reduction of home values. How will we offer 'quiet enjoyment' of one's home?

Huntington Marina has had to deal with unlawful entry and auto break ins. Access to the property is "over-the-wall" access. We have installed surveillance cameras and Shepherd Hooks and still, as recently as a month ago, cars were broken into. Further high density will likely result in the need for an all night guard. We are unable to get any on-going police patrol on the property. *This means an increase in each homeowner's assessment.*

We are currently in a *severe drought* in California, and in other parts of the US as well as other parts of the world. Water shortages are likely to continue.

Increasing high density, multi-level buildings will create further strain on our long term need for replacement of water to our aquifer.

Points:

Increased traffic with decreased access to PCH

Increased noise

Increased warming

Increased water usage (in an on-going worldwide warming trend) with continuing droughts.

Reduced/Blocked Sunlight to Homes behind Don the Beachcombers

Increased costs to current residents

Reduced property values for current homeowners

How will the wetlands be affected by this high density growth? Also the amount of trash in the Harbor with no clean-up is already a concern.

Residents of Sunset Beach and Surfside will face the same major issues.

Bella Terra already has significant increased traffic. When the units are finally full It will be impossible to navigate the area.

Please do not do that to this beach access community.

Thank you for your time.

Dombo, Johanna

From: Emma Rose <yiyiaemma@outlook.com>
Sent: Friday, July 03, 2015 8:00 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Save Low Density

To all members of the City of Huntington Beach council:

Please do not change the density of Peter's Landing or Don the Beachcomber to high. Please leave all properties in that area at low density. No to mixed use.

Thank you.

Emma Trepinski

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: April Uhlig <apriluhlig@yahoo.com>
Sent: Saturday, July 04, 2015 8:57 AM
To: CITY COUNCIL
Subject: PLEASE Save Don the Beachcomber

For the love of tiki drinks, please preserve one of the few historic places of character the city still has. No one but the people who can make money on this deal want a bland "luxury" apartment complex going up. If we wanted to live in a place like Vegas or Phoenix... we'd live in Vegas or Phoenix.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Cristi Ulrich <Cristi@timsmithgroup.com>
Sent: Saturday, July 04, 2015 10:17 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Peters landing

It has become painfully obvious that a City that once honored privacy and chill beach living has been terribly de humanized it at this point. I remember when the City Council turned down development at Bella Terra before it was Bella Terra for fear of traffic – Specifically – Krispy Kream. Now the Traffic is unbearable and for a mile anyway around Bella Terra, we all need to use alternate routes unless we want to wait in line through many lights.

All over HB this has happened and tell me where do all of these people who are now renters work? Not in HB because we have become totally unfriendly to business.

Why in the world would you want to penalize business that is currently operating in this City and producing TAX REVENUE and HB JOBS for current residents by closing them down for more renters who may or may not support this city. STOP!!!! You are ruining Surf City and there are many residents like me looking to purchase homes out of HB because of it. The trademark Surf City is waning – no wonder Sunset Beach did not want to ANNEX.

Leave Peters Landing and Don's alone. Let Business prosper without your interference – we have enough rentals here!

I have just listed several houses in our City for people who are sick over what we have become and are leaving HB because of it. I am not the only realtor seeing this. Property prices are already experiencing decline. Also – check your records – how many businesses have closed and left this City for alternate locals? I have in the last 2 years moved several residents out who have relocated their businesses elsewhere. This has produced less tax income for HB and its employees – mostly HB renters are out of work. Enough is enough. We think it is related!

Cristi Ulrich
Experience Matters

Cristi Ulrich

CalBRE #01140294

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E cristi@timsmithgroup.com

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SUPPLEMENTAL COMMUNICATION

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Cristi Ulrich <Cristi@timsmithgroup.com>
Sent: Sunday, July 05, 2015 10:00 AM
To: Cristi Ulrich; CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: RE: Peters landing

One more comment – I am all about MIXED USE!!! My only concern is more apartments!! The more business the better!! Not sure we need another HUGE hotel – an upscale boutique hotel would be nice. So revitalizing Peter’s Landing is a great idea!! Apartments are not a good solution!!

From: Cristi Ulrich
Sent: Saturday, July 04, 2015 9:58 AM
To: 'city.council@surfcity-hb.org'
Cc: 'fighthdpeterslanding@gmail.com'
Subject: Peters landing

It has become painfully obvious that a City that once honored privacy and chill beach living has been terribly de humanized it at this point. I remember when the City Council turned down development at Bella Terra before it was Bella Terra for fear of traffic – Specifically – Krispy Kream. Now the Traffic is unbearable and for a mile anyway around Bella Terra, we all need to use alternate routes unless we want to wait in line through many lights.

All over HB this has happened and tell me where do all of these people who are now renters work? Not in HB because we have become totally unfriendly to business. Why in the world would you want to penalize business that is currently operating in this City and producing TAX REVENUE and HB JOBS for current residents by closing them down for more renters who may or may not support this city. STOP!!!! You are ruining Surf City and there are many residents like me looking to purchase homes out of HB because of it. The trademark Surf City is waning – no wonder Sunset Beach did not want to ANNEX.

Leave Peters Landing and Don’s alone. Let Business prosper without your interference – we have enough rentals here!

I have just listed several houses in our City for people who are sick over what we have become and are leaving HB because of it. I am not the only realtor seeing this. Property prices are already experiencing decline. Also – check your records – how many businesses have closed and left this City for alternate locals? I have in the last 2 years moved several residents out who have relocated their businesses elsewhere. This has produced less tax income for HB and its employees – mostly HB renters are out of work. Enough is enough. We think it is related!

Cristi Ulrich
Experience Matters

Cristi Ulrich

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**SUPPLEMENTAL
COMMUNICATION**

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Meeting Date: 7/6/15

Agenda Item No. 15

Agenda Item No. 15

Dombo, Johanna

From: Kevin Upthegrove <heyloynine@mac.com>
Sent: Sunday, July 05, 2015 1:33 PM
To: CITY COUNCIL
Subject: Zoning at Don the Beachcomber site

To the members of the Huntington Beach City Council,

I'm not a resident of Huntington Beach, but my wife and I are concerned about the potential re-zoning of the land on which the Don the Beachcomber restaurant sits. Don the Beachcomber and Polynesian Pop (or "tiki") culture is important to many of us in the larger Southern California community (and indeed nationally and internationally) and I'd hate to see another historic location torn away. We visit Don the Beachcomber nearly monthly either for a show, for the "International Tiki Marketplace", or just to be with friends and enjoy the atmosphere. It's more than a restaurant, it's a community gathering location. And it's one of the few surviving large scale Polynesian Pop locations left in the entire country.

I understand there are probably many ideas in play, but please consider that tearing down what's old and building something new isn't just a simple tradeoff on a balance sheet.

Thank you for your consideration,

Kevin Upthegrove
5704 Skyview Way Unit C
Agoura Hills, CA 91301

SUPPLEMENTAL COMMUNICATION

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Alisa Revi vonHartzsch [alisavh@hotmail.com]
Sent: Thursday, July 02, 2015 2:04 PM
To: CITY COUNCIL
Subject: No to peters landing get us police instead

>
> As a resident of sunset beach i strongly oppose the high density proposal at peters landing for the following reasons:
> Lack of infrastructure in sunset already - we were annexed and our taxes go to Huntington Beach however we have nearly zero police support and absolutely no patrols on sunset island on which we have had dozens of crime. We are told we have 2 officers for our area which includes bella terra and Hb north. As a concrete example, I work in the management office of the mid rises by bella terra. We have had a large uptick in crime since the high density apartments went in. Today we had a 3rd window broken by vandals. the police were called and we had to argue to just have a police report written to claim for our insurance. That officer claimed they are short staffed. If we can't manage what we already have why would we add more to the already spiraling crime problems.
> Traffic - have any of you driven around bella terra or beach and Ellis or even pacific city? If so you know the traffic is outrageous. Why we are letting our surf city be over run by mega developments is beyond any of the residents. It's inconvenient to even drive near them so we just avoid those areas. This development is on pch where Warner and pch and pch and seal beach blvd are already overrun with traffic and delays. Why would we make it worse?
> These sorts of things show lack of understanding of our entire community and the strong arming of developers who don't even live in the area.
> Please stop this its a ridiculous proposition and anyone with an ounce of common sense can see it's ruining our city. Seal beach doesn't do this and they've maintained an amazing police force as well. Why don't we start to model ourselves after cities that are working and not try to make this long beach.
> Sincerely,
> Alisa
>
> Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Esparza, Patty

From: Surf City Pipeline [noreply@user.govoutreach.com]
Sent: Monday, June 29, 2015 10:41 AM
To: CITY COUNCIL; Agenda Alerts
Subject: Surf City Pipeline: Comment on an Agenda Item (notification)

Request # 22706 from the Government Outreach System has been assigned to Agenda Alerts.

Request type: Comment

Request area: City Council - Agenda & Public Hearing Comments

Citizen name: Keith Wehner

Description: Please, leave Don the Beachcombers/ Sam's Seafood as is. It is a fixture of Huntington Beach, and is the focal point of many fantastic events. It would be sorely missed.

Expected Close Date: June 30, 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: 7/6/15
Agenda Item No. 15

Dombo, Johanna

From: Marilyn Welch <marilynwelch7@hotmail.com>
Sent: Friday, July 03, 2015 4:38 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Retain Low-Density Zoning

Retain low-density zoning at Don the Beachcomber and Peter's Landing. This area is a treasure, leave it as it is!

Thank you,
Marilyn Welch

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Jennifer Wienecke [jacobsmamababa@yahoo.com]
Sent: Thursday, July 02, 2015 9:56 AM
To: CITY COUNCIL; fighthdpeterslanding@gmail.com
Subject: Please Save Don the Beachcomber!

Dear City Council Members,

I grew up in Huntington Beach. I went to Marina High School. I had my graduation dinner at Don's. I had birthday dinners at Don's. I go to Don's when I come home to visit my family. We support having low-density zoning and retaining Don's is important to the traditions and foundations of Huntington Beach as Surf City. Please, help preserve Don's so that many more generations can enjoy the great food and atmosphere.

Thank you,

Jennifer Wienecke-Friedman
UC Davis Graduate Student Maternal and Child Nutrition
BS Nutrition Science-Community Nutrition
Pre-Med
(707)738-6310

Strengths: Learner, Adaptability, Maximizer, Empathy, Individualization

"The best executive is the one who has sense enough to pick good men to do what he wants done, and self-restraint to keep from meddling with them while they do it."
- Theodore Roosevelt

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Dombo, Johanna

From: CHRIS WILSON <CHRISWILSON@POST.COM>
Sent: Saturday, July 04, 2015 11:54 AM
To: CITY COUNCIL
Cc: Chris Wilson
Subject: Low Density Zoning for Peter's Landing

As a next door resident of Peter's Landing for 13 years I am sorry to report that its been a difficult experience having it's landowners as neighbors.

On behalf of the Broadmoor community of Huntington Beach I can say that we have had to put up with constant disturbances from their hookah lounge, which has proven to be more of a nuisance than any medical marijuana shop could be. On a nightly basis teenagers and college age patrons yell, fight and smash bottles past 2am in the parking lot, just steps away from our homes.

Peter's landing offers no effective supervision or security over their property at night and neighbors are disturbed on a constant basis. The thought of these owners expanding their lowbrow operations is disturbing to say the least.

But all differences aside, there is a greater issue at stake here. Now that Huntington Beach is governing Sunset Beach, it makes little sense to differentiate our side of PCH with Sunset Beach. We are effectively the same community and as such should be part of a cohesive low density zoning approach.

Huntington Beach is better when it maintains the character of its distinct neighborhoods. While Pacific City is sure to be a great addition to the downtown neighborhood, building on it's dense urban character, Sunset Beach strives to maintain the Huntington Beach of years past. We are a neighborhood of small shops and simple beachside residences. We ask that you respect this neighborhood when you consider your vote.

Thank you for your time!

Sincerely,

Chris Wilson

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Cynthia Wityak [jwityak@socal.rr.com]
Sent: Wednesday, July 01, 2015 1:59 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: No high density apartments in Huntington Harbour/Sunset Beach

To all City Council Members:

Please DO NOT allow these high density dwellings in our area!!

I live in Broadmoor which is located adjacent to the areas proposed for these buildings. I do not feel that this is an appropriate location for this type of building. Huntington Beach is losing its beachside charm and slowly our slice of paradise is becoming more and more developed with these eyesores!!

I love living in this area but we are being over developed!

Please vote against this type of housing in this location.

Thank you for your consideration.

Regards,
Cynthia Wityak

Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: rainingandpouringseattle@gmail.com
Sent: Thursday, July 02, 2015 11:50 PM
To: CITY COUNCIL
Subject: Good God please don't let them level Don's!
Attachments: image1.JPG; ATT00001.txt

That building should be a historic Landmark given its age and History. As Don the Beachcomber it serves as one of the last remaining remnants of Mid-century Polynesian themed dining and continues to knock out authentic cocktails as they were created over 70 years ago.

I am competing in Iron Tikitender next week which is a competition held at Tiki Kon in Portland each year. Had it not been for a family trip to Don's a few years back, my interest might not have been sparked and I wouldn't be running one of the better tropical programs here in Seattle.

I owe a lot to that restaurant. Please reconsider changing the zoning for that area and allowing developers to remove it.

Thank you

Justin Wojslaw
Iron TikiTender Finalist 2015

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Terry W [lbterry@traderpup.com]
Sent: Thursday, July 02, 2015 3:15 PM
To: CITY COUNCIL
Subject: Preserve low density zoning Don the Beachcomber/Peter's Landing

Hello Huntington Beach City Council members:

Huntington Beach is home to a property of great historic, architectural & cultural significance: Don the Beachcomber, 16278 Pacific Coast Hwy. It is one of the few, and best preserved, surviving examples of mid century tropical design. It is a longstanding HB landmark, with it's signature swordfish neon sign. Many happy memories have been made here with countless weddings, reunions & social events this space has hosted. My parents have dined here since it first made the transformation to a Polynesian palace. I have been fortunate to experience its splendor my entire life. I hope many more generations get to enjoy it.

If this area is rezoned for high density occupancy, we'll most likely lose this treasure. Traffic is already an issue on Pacific Coast Highway through this area, and rezoning to high density will only make it worse. Parking is already a challenge, high density zoning will make the area nearly impossible to visit. High density building will also be unsightly, and we'll lose some of the last small town feel that this area has.

Huntington Beach has already lost some of its greatest treasures to progress and development. Treasures we can never get back, such as the Golden Bear. Losing the Don the Beachcomber property to make way for high density construction is unacceptable. There are plenty of other areas suitable for projects like this, but Sunset Beach shouldn't be one of them. I know we can't save everything just because it is old, but the Don the Beachcomber property is a big exception. Please retain the area low density zoning. Please preserve some of Huntington Beach history.

Thank you,
Terry Wolbert

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Bill <chinloc34@yahoo.com>
Sent: Friday, July 03, 2015 4:23 AM
To: CITY COUNCIL; Delgleize, Barbara; O'Connell, Billy; Posey, Mike
Cc: fighthdpeterslanding@gmail.com; Sullivan, Dave; Hardy, Jill; Katapodis, Jim
Subject: Peters Landing and Don's

Hello I am a resident of Huntington Beach. I am writing to encourage you to maintain the zoning in Peters Landing and Don's the beachcomber. Don's is an iconic part of the Sunset Beach/ Huntington Beach area. Please help keep this area a beautiful seaside community.

Thanks

William Wong

Sent from my iPad

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Zuleika [zunapoli@gmail.com]
Sent: Thursday, July 02, 2015 1:00 AM
To: CITY COUNCIL

no zoning change please! Keep Don the Beachcomber

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: PETER FANNING <pfanning2002@yahoo.com>
Sent: Monday, July 06, 2015 11:00 AM
To: CITY COUNCIL
Subject: Save Don the Beachcomber

Please consider saving this historical landmark from re-development. This site enjoys a place in history like no other, serves as a magnet for business and tourism, and is architecturally significant. This building is most worthy of preservation, as it represents Huntington Beach, both culturally and historically.

Thank you for your consideration.

Pete Fanning...

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: MATT KETO. <splendiddaysfearsomenights@hotmail.com>
Sent: Monday, July 06, 2015 11:20 AM
To: CITY COUNCIL
Subject: Don the Beachcomber

Good morning.

Unfortunately, I am unable to attend tonight's meeting regarding the future of Don the Beachcomber.

Places like Don's are a hugely important part of Southern California's cultural and architectural heritage.

Unfortunately, much of this heritage has been bulldozed in favor of a new ... cult ... of moneyed anonymity, with one high-rent cypher blending right into the next.

Please, folks, save Don's; save a part of what made Southern California the Place to Be!

Thanks so much for your time.

Best,
Matt Keto.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Kenny King <kenny.p.king@gte.net>
Sent: Monday, July 06, 2015 10:36 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: High Density Building in Peters Landing

Dear City Council Members,

As residents of Huntington Beach for the past 40 years and, currently, the owners of two pieces of real estate in Huntington on Beach, one property being right next to Don the Beachcombers on Mariner Drive, I protest this proposal to agree to let this builder, that has ruined the corner of Beach Blvd. & Ellis/Main Street, do the same thing to our beautiful beach area. Traffic is already unbearable and it's just the first part of summer. To add this many new residences in such a confined area is absurd and I hope you realize this and vote against this proposal. I like a lot of the building that has been done downtown and on the beachfront to make Huntington Beach an international travel destination, however packing this many new people and cars in this, already, congested area is a very bad idea. Please do the right thing and vote NO!

Respectfully yours,
Kenny & Emilene King

Currently residents of the Faire Marin
Community in Huntington Harbour and
owners in Huntington Marina since 1975

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Rebecca Lane <bbekib@aol.com>
Sent: Monday, July 06, 2015 1:38 PM
To: CITY COUNCIL
Subject: Please Protect Don the Beachcomber

To all the members of the Huntington Beach City Council,

I'm writing as a concerned patron of the Don the Beachcomber restaurant; it has come to my attention that the land that Don's stands on was recently purchased, and that the new owner is looking to have the zoning changed from low to high density. One can imagine that this request is to put something much larger on the land that Don's currently occupies. This would be a tragedy, as Don's provides a unique atmosphere and range of entertainment that embraces Huntington Beach's celebration of surf/beach culture. Also, I think the history of the building that was Sam's Seafood and is now Don's is worthy of being considered a landmark and preserved. Gems like this are becoming rarer and rarer to find in Southern California, and I hope you see the value of such a business in your city. I also think that the narrow stretch of land in Sunset Beach, with only one road in and out, would be horribly impacted by the addition of a large high-density project. Hopefully you will all agree, and let the land remain zoned as it was when this individual purchased it - low density. Long may Don's, and all the other charming businesses along PCH, stand!

Much thanks for your time and sincere consideration.

Rebecca Lane

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Steve Peeler <peeler@cox.net>
Sent: Friday, July 03, 2015 2:44 PM
To: CITY COUNCIL
Subject: Don the Beachcomber

To Whom it May Concern,

Although we live in San Juan Capistrano, my wife and I frequently visit Don the Beachcomber. It is like stepping back in time. Please take into consideration the historical value of such a place and do not allow the area to be re-zoned.

Thanks for listening.

Steve and Pam Peeler

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Rebecca Sauer <beckysauer@gmail.com>
Sent: Monday, July 06, 2015 11:09 AM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Please preserve low density zoning for Don the Beachcomber

Dear City Council members,

Huntington Beach is lucky enough to have Don the Beachcomber, a unique venue that draws visitors from near and far. (I recently met some Seattle tourists who planned a trip just to visit Don the Beachcomber for Charles Phoenix's Alohaland event.) In addition, the building's history dates decades back as Kona and Sam's Seafood.

I hope you will decide to preserve this historic place. It has experienced such a revival in the past few years as Don the Beachcomber.

Please keep the low density zoning at Don the Beachcomber.

Your community is counting on you.

Thank you for your consideration.

Rebecca Sauer

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Krista Schaeffer <kristabschaeffer@gmail.com>
Sent: Monday, July 06, 2015 10:18 AM
To: CITY COUNCIL
Subject: proposed zoning changes

lease vote NO on high density zoning. It's bad business for Huntington Beach! Dear city council members, I am a concerned citizen and I am strongly urging you to vote NO on high density zoning in Huntington Beach and areas along Pacific Coast Highway. Please STOP the zoning for high density on the Don the Beachcomber and Peters Landing properties. Please retain low density zoning on the Don the Beachcomber and Peters Landing properties and surrounding areas. The Don the Beachcomber property on PCH is a unique and historical establishment that brings valuable business to the area, while retaining tradition and culture important to local residents as well as visitors from around the world. The building has historical and cultural elements dating back to the 1920s. There is only one other establishment like it in the entire country (the Mai Kai in Fort Lauderdale, Florida). Don the Beachcomber is the only establishment on the west coast with that level of versatility, charm, historical significance, and contribution to the community. This beautiful oasis is being threatened by high density development. Allowing Don the Beachcomber to be destroyed and replaced with new development would be akin to replacing the Lincoln Memorial with a McDonald's restaurant. We cannot allow this to happen... Don the Beachcomber is such an important part of the community! People come from all over the world to visit this historical tiki establishment. Don's hosts weddings, contributes to various charitable causes, supports numerous local artists and community events, and many, many people and vendors enjoy the International Tiki Marketplace! It is NOT just a restaurant! Don's brings a great deal of valuable business to the area while supporting family, friendship, community, and culture. It is a priceless piece of Huntington Beach community and history and must be preserved for future generations to enjoy!! High density development will not give back to the community of Huntington Beach! Current residents will be harmed by traffic, noise, congestion, and decreased views of the beach and marina. Community pride and charm will be eroded. Please protect one of the last remnants of history along PCH, and keep Huntington Beach beautiful! Again, please vote NO on high density zoning! Vote YES on preserving Don the Beachcomber and the culture, community, history, tradition, and good business practices of Huntington Beach! Sincerely, Krista Schaeffer

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Surf City Pipeline <noreply@user.govoutreach.com>
Sent: Monday, July 06, 2015 11:00 AM
To: Pipeline Admin Agenda
Subject: Surf City Pipeline: Notification of Changed Topic for Request #: 22767

Request # 22767 from the Government Outreach System has been assigned to Agenda Alerts.

Request type: Comment

Request area: City Council - Agenda & Public Hearing Comments

Citizen name: Vivian Valenzuela

Description: Dear Council Members,

I live in Huntington Beach near Peters Landing. I oppose the proposed rezoning of the Don The Beachcomber property to allow for apartments or condominiums.

Pacific Coast Highway is the only access into and out of this portion of Huntington, Sunset, and Surfside beaches, and the businesses and residences (including two HH islands) therein.

PCH also provides as a main artery for traffic to other cities and as a 405 freeway traffic alternative. Adding additional congestion to the area makes no sense, and sounds like another Bella Terra/Beach Blvd corridor problem.

Thank you for your consideration of my thoughts opposing this issue.

Vivian Valenzuela

Expected Close Date: July 10, 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: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: von Kaenel Sara <boozycats@bluewin.ch>
Sent: Monday, July 06, 2015 1:36 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: retain low density zoning at Don the Beachcomber

Dear Council Members,

With my boyfriend, we spent our holidays at least 6 times in Los Angeles.

Every year, we notice more and more old building dissapearing. I know that everywhere in the world we have problem for lodging more and more people. But don't do the same mistake as here, in Switzerland, where amazing heritage buildings have been bulldozed to built high density towers and charmless houses.

Don the Beachcomber and Huntington beach are one of the reason we come back to Los Angeles all over the years. Don is an amazing place with a lot of people spending a lot of energy to keep it alive. It's an old place, unique and our heart is bleeding just thinking it might be destroyed. We love the Tiki and the Polynesian pop culture and so many other people do.

Thanks for keeping this zone low density and keeping such a unique place !

Best regards,

Sara von Kaenel
Case Postale 3003
2500 Bienne 3
Switzerland

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: John Beal [bealtown@gmail.com]
Sent: Wednesday, July 01, 2015 6:58 PM
To: CITY COUNCIL; fighthdpeterslanding@gmail.com
Subject: retain low density zoning at Don the Beachcomber and Peter's Landing

Don's is a historical, iconic architectural landmark of SoCal beach culture and is a very popular cultural site popular with wholesome clientele. I am surprised it is not already registered as an historical landmark. Please do not rezone its site in any way that could threaten the current establishment's continued good business.

Thank you,
John Beal
Los Angeleno

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Vicki Callahan [vacall@mac.com]
Sent: Thursday, July 02, 2015 7:27 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: opposed to high density zoning in Sunset Beach

Dear City Council members:

As a new homeowner and voter in Sunset/Huntington Beach, I am registering with you my opposition to high density zoning in Sunset Beach. I will be at the City Council "study session" on the issue on July 6 and I will be spreading the word to all of my neighbors, fellow homeowners and voters.

sincerely,
Vicki Callahan

Vicki Callahan
Associate Professor of Cinema
Media Arts + Practice Division
School of Cinematic Arts
University of Southern California

vcallahan@cinema.usc.edu
twitter: @vacall
<http://www.vickicallahan.com>
714-914-2344

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Dombo, Johanna

From: Surf City Pipeline <noreply@user.govoutreach.com>
Sent: Monday, July 06, 2015 1:43 PM
To: Dombo, Johanna
Subject: Surf City Pipeline: You have been assigned a new Request #: 22813

Request # 22813 from the Government Outreach System has been assigned to you.

Request type: Comment

Request area: Inquiry to a City Council Member

Citizen name: Diana Brown Dodson

Description: Please DO NOT change the zoning of Peter's Landing in HH. Keep it low density. There would be a major traffic problem for miles, over crowding, and over use of our limited water not only for any new construction but also for any new housing. DO NOT consider any redevelopment of Peter's Landing. It would not be a benefit to it's neighbors or the community.

Expected Close Date: July 16, 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: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Avra [avrakouffman@gmail.com]
Sent: Thursday, July 02, 2015 8:29 PM
To: CITY COUNCIL
Cc: fighthdpeterslanding@gmail.com
Subject: Save Don the Beachcomber!

Hello,

I am a 10+ year Huntington Beach resident who is very much in favor of saving Don the Beachcomber. If you tear it down, it will be as bad as when H.B. tore down the Golden Bear and then regretted it for decades until the present day.

Don the Beachcomber is unique in many respects. It allows for 3 bands to play in different rooms, all within the same venue. It brings together all sorts of people in a safe and convenient environment. There's no other music venue that can house 3 bands concurrently in all of Huntington Beach.

I attend reggae Sundays regularly and also go to the Dagger Bar and review various shows for OC Register, Locale Magazine, etc. Don the Beachcomber is one of the few remaining music venues with any character in Huntington Beach. It is unique and should be treasured.

Sincerely,

Avra Kouffman

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15
Agenda Item No. 15

Fikes, Cathy

From: John Kubeck [jkubeck@socal.rr.com]
Sent: Thursday, July 02, 2015 6:47 PM
To: Hardy, Jill; Katapodis, Jim; Sullivan, Dave; Fikes, Cathy; Delgleize, Barbara; O'Connell, Billy; Peterson, Erik; Posey, Mike
Subject: Potential Rezoning of Don the Beachcomber property

Dear City Council,

I understand that Monday July 6 there will be some discussion of rezoning the area around Don the Beachcomber in "Sunset Beach". As a 15-year resident of Huntington Beach, I am writing to express my personal opposition to any residential development on that property.

Having seen what has happened to other areas of the city under the previous council's "urbanization" program, I would really hate to see what might happen to sleepy Sunset Beach if developers had similar free reign.

When I moved to Huntington Beach 15 years ago, I chose Huntington Beach specifically as a nice bedroom community with sun, surf and a laid-back atmosphere. If I wanted high-density housing, I would've moved elsewhere.

The character of Huntington Beach has changed much in recent decades, some for the better, but also some for the much worse. Let's not make the same mistakes again, and further blight the city with eyesores, much worse traffic and parking nightmares.

Let's keep Huntington Beach a low-density community, for the sake of the current residents who love the place.

Thank you.

John Kubeck
714-267-2537

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: ashley knight [knightlashley@gmail.com]
Sent: Thursday, July 02, 2015 7:17 PM
To: CITY COUNCIL
Subject: Save Don the Beachcomber

For me, Don the Beachcomber is a second home. I have been performing here at least once a month, and attending various events, for five years. It is a magical tiki hideaway with amazing drinks and good food, but more than that, its a gathering for the tiki community, my friends... my family. As the only remaining Don the Beachcomber, destroying it would be destroying a historic landmark and a big part of Americas hisotry.

As a dancer of The Hula Girls, I drive two hours just to be at my home away from home, and its worth every second of that traffic, just so I can be taken to a distant island the moment I step through those doors. I created a friendship with the staff and with the late Art Snyder, owner of Don the Beachcomber who I miss greatly. Most restaurant goers dont visit the grave of a former owner of a restaurant, but I do, because he was more than that to our community.

As for our band, this would affect performaces, as Don's is our home bar.

Dons is more than just a restaruant to myself and the tiki community, I hope you will recosider these plans of building apartments.
Judy Luck

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: Bob Mxx [bobcoolbuy@yahoo.com]
Sent: Thursday, July 02, 2015 10:36 PM
To: CITY COUNCIL
Subject: fighthdpeterslanding@gmail.com./ Don The Beachcomber

I want the city to retain the current low-density zoning at Don the Beachcomber & preserve this historic place. fighthdpeterslanding@gmail.com

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

Fikes, Cathy

From: rainingandpouringseattle@gmail.com
Sent: Thursday, July 02, 2015 11:50 PM
To: CITY COUNCIL
Subject: Good God please don't let them level Don's!
Attachments: image1.JPG; ATT00001.txt

That building should be a historic Landmark given its age and History. As Don the Beachcomber it serves as one of the last remaining remnants of Mid-century Polynesian themed dining and continues to knock out authentic cocktails as they were created over 70 years ago.

I am competing in Iron Tikitender next week which is a competition held at Tiki Kon in Portland each year. Had it not been for a family trip to Don's a few years back, my interest might not have been sparked and I wouldn't be running one of the better tropical programs here in Seattle.

I owe a lot to that restaurant. Please reconsider changing the zoning for that area and allowing developers to remove it.

Thank you

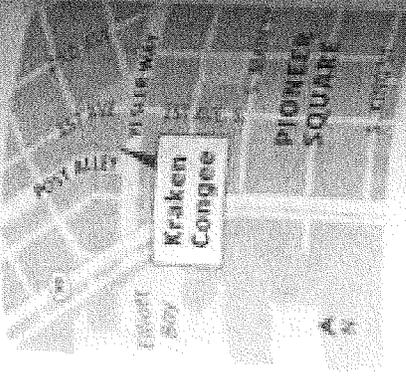
Justin Wojslaw
Iron TikiTender Finalist 2015

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7/6/15

Agenda Item No. 15

or congee Kraken



Kraken Congee

Asian
58 Foster Way, Seattle
206 748-9999
krakencongee.com

Hours: 11 a.m.-3 p.m.
Monday, 11 a.m.-10 p.m.
Tuesday-Thursday, 11 a.m.-
midnight Friday and
Saturday, 11 a.m.-3 p.m.
Sunday for brunch

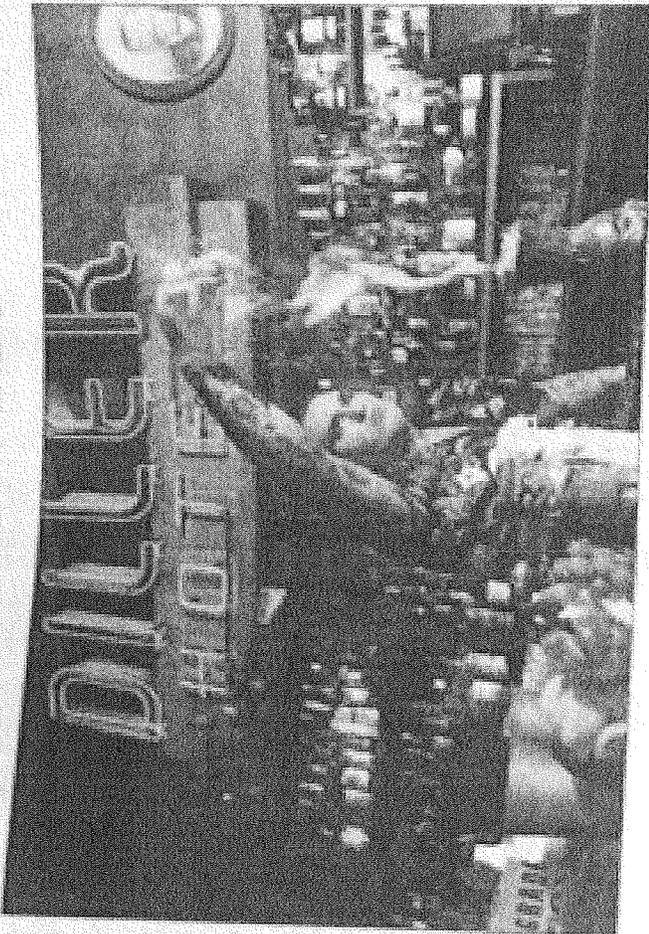
Eric: major credit cards accepted; street parking, full bar; no obstacles to access

Prices: \$5

th kimchi, candied squid
luscious, lacks that wok
icked flavor that's the sus
of every late-night China
in greasy spoon.

setting: The hole-in-the
feel of Little Uncle re-
... with neighborhood

HAPPY HOUR



Justin Wojcik mixes up a classic Zombie tiki drink behind the bar at the Diller Room in downtown Seattle.

Diller Room a divey oasis in downtown Seattle

By TAN VIXIE
Seattle Times staff reporter

Back in the day, the hush-hush Diller Hotel ran a speak-easy in the basement and a brothel upstairs. The Diller held many secrets and cameras weren't allowed in the lobby, supposedly, so patrons wouldn't be caught in a compromising position. These days, those rooms upstairs are studio rentals. And the lobby is now The Diller Room, a bar run by Rob and his wife, Josie Wil-

ington for cocktail geeks and the after-shaft haunt for bartenders and line cooks. Its shelves are studded with a whiskey collection 10 times better than it needs to be — including a 20-year Pappy bowden and a 21-year-old Hibiki single malt. The cocktails are riffs on the classics. Better, and more imaginative, is its tiki list, including the beach-umbrella-ed “Ede To St. Helena,” a concoction with two runs, brandy, green Chartreuse,

ship gray, but tilt your head just so, and you can still get glimpses of how handsome The Diller Hotel must have looked back in the day. The chandelier sparkles in a dark corner that once housed a Chinese laundry, a front for the bathrub-gin joint during Prohibition. One morning, about two years ago, Rob Wilson and his plumber cut a hole through the floor to fix a busted pipe. They crawled around with flashlights and

A CO LOPIA Pin

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Amendments to Water Conservation Ordinance

Huntington Beach Municipal Code 14.18

City Council Meeting
July 6, 2015

Governor's Executive Orders

- State is in the fourth year of the drought.
- January 17, 2014 Governor proclaimed a statewide drought emergency.
- April 25, 2014 – Governor proclaimed a Continuing State of Emergency due to the drought.
- April 1, 2015 – Governor directed the State Water Board to implement mandatory water reductions in urban areas to reduce potable urban water use by 25 % statewide.
- May 5, 2015 – State Water Resources Control Board adopted emergency drought regulations, which became effective on May 15, 2015

State Mandated Reduction Targets for Huntington Beach

- Huntington Beach mandated to reduce water production 20%, beginning June 1, 2015 through February 2016, compared to the same period in 2013.
- Reduction tier based upon residential gallons per capita daily use of 109.0 (July-September 2014)
- Required reduction = 1,501,308,314 gallons, equivalent to 22 gallons savings per person per day.
- Failure to meet these reductions could result in fines of up to \$10,000 per day

State Water Board Mandated Impacts to all Water Agencies

- Prohibits the irrigation of turf on public street medians with potable water.
- Prohibits automated irrigation during and within 48 hours following measurable precipitation.
- Recommends all cities adopt two day a week watering schedule.

City of Huntington Beach Actions

- Declared Level 1 Water Shortage on August 18, 2014
- Declared Level 2 Water Shortage on May 18, 2015
- In order to comply with the State Water Resources Control Board's emergency drought regulations, which became effective on May 15, 2015, the City Council Adopted Emergency Ordinance No. 4060 on May 18, 2015, amending the Water Management Plan
- The Emergency Ordinance will expire on September 16, 2015 (120 days after adoption)

City of Huntington Beach

Permanent Water Restrictions

- No irrigation between 9:00 a.m. and 5:00 p.m.
- No more than 15 minutes per irrigation station.
- No excessive water flow or runoff.
- Washing of vehicles requires hand-held bucket or an auto shut-off nozzle.
- Washing down hard surfaces is prohibited.
- Water fountains or decorative water features are required to use recirculation systems.
- Restaurants are to serve drinking water only upon request.
- Commercial lodging establishments must provide guests the option to decline daily linen services.
- Commercial car washes may not install non-recirculating water systems.

Level 2 Restrictions

(Adopted May 18, 2015)

- All plumbing system leaks must be repaired within 48 hours.
- Use of automated irrigation systems is limited to two (2) days per week in April through October, and one (1) day per week in November through March.
- Filling or re-filling ornamental lakes or ponds is prohibited, except to the extent needed to sustain aquatic life.
- Initial filling of swimming pools and/or spas permitted only if a cover is in place; refilling permitted only to fix a leak or for health or safety reason.

Changes to Water Management Program

Permanent Restrictions:

- Prohibit irrigation during or within 48 hours of a measurable rain event.
- Limit the amount of irrigation time from current limit of 15 minutes per station to no more than 10 minutes per station.

Level 2 Restrictions:

- Allow initial filling of new pools and spas provided that an appropriate cover is in place to minimize evaporation.
- Allow refilling of existing pools and spas if a leak was repaired and/or to address a health or safety concern.

Staff Recommendation

- Adopt Ordinance 4063 amending Chapter 14.18 of the Huntington Beach Municipal Code relating to the Water Management Program, by making the amendments of Emergency Ordinance 4060 permanent.



Questions?

Level 1 Restrictions (Adopted August 18, 2014)

- All plumbing system leaks must be repaired within 72 hours.
- Use of automated irrigation systems is limited to three (3) days per week in April through October, and two (2) days per week in November through March.