

E-Mail from David Johnston (Piedmont Cove) to their residents.

Date: June 8th 2015

Subject: PIEDMONT ALERT: the owner of Don the Beachcomber is trying to get a zoning change to put up an 80 foot building in our backyard

Members of the Piedmont Cove HOA:

As you may know there has been an effort on the part of the city of Huntington Beach to redevelop Peter's Landing for a number of years. The current effort to bring growth to our area is being done in the context of the general plan for the city.

Currently the city's group that's working on the general plan, the GPAC, proposed two zoning changes which would triple the density and include Mixed-Use for both Peters landing and Don's. The owner of Don's wrote a letter (attached) to the city a few months ago and asked to be included in the plan and the city agreed to do that. In that letter he also asked that the maximum building height be changed from the current 50 feet to 80 feet. Also in the attachment is a letter from the owner of Peter's landing that bemoans the fact that he can't keep his spaces leased and that he wants to redevelop the property as a horizontal mixed use development.

We found out about this process last week in talking with some friends at our yacht club here in the harbor. Since then I've been going through the material on the city's website to get up to speed on what's been going on the past year. We have also been talking to some other people in the Harbor that are interested in getting the community educated about the process and involved in an effort to keep the zoning the way it is currently. We don't want to see Peter's landing turn into another Bella Terra or Pacific City, we want Huntington Harbor kept as a residential area and the businesses along PCH kept as they are to support local residents and not to attract outside tourists.

We talked to Jennifer Villasenor who is handling the GPAC Meetings and the General Plan for the planning department. She said they would send Hayden Beckman if we wanted to have him at an HOA meeting to discuss this process. Perhaps we could have a joint meeting with the 4 HOA's on either side of Peter's Landing: Broadmoor, Bayport, Piedmont and Marina. We have been talking with people who live in Broadmoor and Marina already.

In her email, included below, she suggested taking the survey. It lets you vote on the three alternatives for Peter's Landing; this is the first thing we think we should get everyone to do. You should be able to take it once on every computer and cell phone you have. The survey includes a map of the affected areas and allows you to vote for one of the three options: to keep the current zoning or to choose Hi-Density commercial or Hi-Density Mixed-Use. She also indicated, on the phone, that there are couple of meetings coming up, the one on July 6 she said might cover this material. In researching this, people have complained that getting information about the meeting dates and time has been difficult.

As an HOA perhaps we could talk about what we want to do as an organization.