

**From:** Vickie Bouffard <vickienfaith@gmail.com>  
**Sent:** Wednesday, December 13, 2023 12:28 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Objection letter to Huntington Beach city council members

**Obje**

**Dear Huntington Beach  
proposed Bolsa Chic  
Warner Avenue, Hun  
strongly object to this**

- 1. This high-density  
density for the su**

**Fikes, Cathy**

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**From:** Janet Kiang <wasabimom@hotmail.com>  
**Sent:** Wednesday, December 13, 2023 2:59 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Robin.Estanislau@Surfcity-hb.irc  
**Cc:** Janet Kiang  
**Subject:** Objection Letter to HB City Councilmembers  
**Attachments:** Objection Letter to HB City Councilmembers.pdf

Dear HB City Councilmembers:

Please see a copy of the signed objection letter (attached).

Sincerely,

Janet Kiang

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
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6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Janet Kiang  
(Signature)

12/13/23  
(Date)

JANET KIANG  
(Print Name)

6401 Hughes Drive  
(Print Home Address)

wasabimom@hotmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

## **Fikes, Cathy**

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**From:** Barbara Steel <bambigram1941@gmail.com>  
**Sent:** Tuesday, December 12, 2023 11:56 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Please stop this building



## **Objection**

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- 3. This monstrosity will be**

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**From:** Staff | KJShimizu DDS <staff@kjshimizu.com>  
**Sent:** Monday, December 11, 2023 1:05 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letter to Big Box High Rise  
**Attachments:** Objection Letter.pdf

Kerry J. Shimizu, DDS  
5112 Warner Ave., #101  
Huntington Beach, CA 92649  
714-846-1354



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

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**From:** autumn autumn <autumnfromafar@yahoo.com>  
**Sent:** Sunday, December 10, 2023 7:40 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); robin.estabislau@surfcity-hb.org  
**Subject:** Objection Letter to Huntington Beach City Councilmembers  
**Attachments:** Objection Letter to Huntington Beach City Councilmembers.pdf

Sent from my iPhone



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

*Dauphine Van Gize*  
(Signature)

12/10/23  
(Date)

Dauphine Van Gize  
(Print Name)

5072 Dunbar Dr apt D Huntington Beach CA 92649  
(Print Home Address)

dauphinevan@yahood.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**Cc:** Janet Kiang  
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Janet Kiang

(Signature)

12/13/23

(Date)

JANET KIANG

(Print Name)

6401 Hughes Drive

(Print Home Address)

wasabimom@hotmail.com

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

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**From:** Robert Trazo <rtrazo@yahoo.com>  
**Sent:** Wednesday, December 13, 2023 2:38 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); supplementalcomm@surfcity-hb.org; Estanislau, Robin  
**Subject:** re: objection letter for bolsa chica senior community living project  
**Attachments:** Objection letter - Trazo family.pdf

Dear City of Huntington Beach,

Please find attached my objection letter for the Bolsa Chica Senior Community Living Project.

Thank you,

Rob Trazo  
8881 Stilwell Drive  
HB, CA 92646

Dear Huntington Beach City Council,

My name is Robert Trazo. I live at 8881 Stilwell Drive, Huntington Beach, CA. I would like to provide comments to the statements and findings of the Draft Environmental Impact Report Related to the proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. I would also like to be listed as a Interested Individual and receive all future correspondence, technical information and hearing notices.

First and foremost, I object to the general plan amendment to change the land use designation from CG to mixed-use (MU) and I object to the zoning map amendment to change the zoning from CG to specific plan (SP). I also object to the increase in allowable floor area ratio to 2.5 and I object to raising the maximum building height to 65 feet. I believe the impact on the environment has not been reasonably assessed and I have a strong disagreement to several statements made in the draft EIR. The project's inconsistency with the city of Huntington Beach policy and zoning will cause significant physical environmental impacts to our neighborhood.

My comments and concerns to the draft environmental impact report are as follows:

1.4 significant and unavoidable impacts:

I firmly disagree with the statement "the proposed project would not result in significant and unavoidable adverse impacts to the existing environmental setting" the proposed project would create a precedent for future development, the draft environmental impact report does not consider the approval of the project will open the door to future similar developments in the area. The effects of allowing a specific plan to subvert zoning regulations would cause extreme interest in developing surrounding projects of similar nature. This project needs to study the long-term accumulative impact of increasing the code required maximum density, the lack of code required parking and the effect on the adjoining neighborhood and the ability for the adjoining neighborhoods to absorb the street parking that would result in the deficiency of the required parking. The environmental impact report should also study the long-term effects of the sewer capacity and water capacity of the surrounding existing development of similar nature that could be redeveloped if this project were approved. The draft environmental impact report failed to provide a sewer capacity and water capacity study.

1.5.2 identification of the environmentally superior alternative:

I disagree with the alternate project, an alternate project could be proposed that complies with the existing adjacent zoning that is consistent with the surrounding community.

I firmly disagree "the no project alternative would result in greater environmental impacts to air quality and transportation to the surrounding circulation system due to the greater number of vehicle trips to and from the project site" zoning similar to the adjacent properties would result in less impact than the proposed project but would still achieve the goal of providing senior housing.

4.1; aesthetics

I disagree with the statement "the proposed project would not conflict with relevant goals and policies in terms of preserving the visual quality in the city" the city has developed zoning standards which does not allow for a 65-foot-high building structure. The building structure would tower over the existing



residence which are only 2 stories tall. The proposed structure is not compatible in proportion, scale or character to the adjoining uses.

#### 4.7 land use and planning

I believe the project would cause a significant environmental impact due to the conflict with the existing land use plan. Approval of this project would lead to approval of multiple projects in the area which would have a massive accumulative impact on the community which include aesthetics, traffic, noise, solar access, wind access, impacts to the infrastructure such as water and sewer capacities and street parking. The proposed project is inconsistent with the city's established development standards which have been used to design the surrounding infrastructure. The surrounding infrastructure was not designed to handle the proposed densities. I disagree that the overall impact to surrounding community would be less than significant when the cumulative effect of future developments similar to the proposed project is considered.

#### 4.10: utilities and service systems

I disagree with the statement "the proposed project would have less than significant impacts associated with electric power and natural gas". The cumulative effect of approving this project would cause a landslide of similar developments in the area which would have a major impact to the available electric energy and natural gas, the existing infrastructure did not consider increasing the bulk density and mass of the proposed development. Approval of this project would cause additional projects of a similar nature that would have a cumulative effect on the availability of electricity and gas.

#### 2.4.1 Aesthetics

I disagree with the statement "not create a source of substantial light or glare". Security and patio lighting on the 5<sup>th</sup> floor would be seen from the entire neighborhood. Nothing in the EIR evaluated the lighting spillover into the wetlands which requires dark sky. The Brightwater development respects the dark sky requirements of the Bolsa Chica Ecological Preserve, this project should address the impact to the Bolsa Chica Ecological Preserve. The proposed building elevations shown in the draft EIR appear to show exterior lighting fixtures that are not properly shielded. It is impossible to provide adequate lighting for the patio areas and shield all of the light spillover.

#### 2.4.8 hydrology and water quality

Bolsa Chica Road Street of Warner Avenue lacks sufficient storm drain facilities to capture runoff from the East that flows to the intersection of Bolsa Chica Street and Dunbar Avenue, as a result this intersection experiences flooding during normal rain events. The adjacent existing parking lot serves as an incidental detention basin and helps protect the surrounding properties. The EIR fails to analyze and address the effect of construction over the parking lot which would reduce the available ponding space and could cause flooding on adjacent properties. I believe this project will increase the depth of flooding at the intersection of Bolsa Chica Road and Dunbar Avenue.

#### 2.4.14 recreation

I disagree with the statement "the proposed project does not include recreational facilities nor require the construction or expensing of recreational facilities that would result in a significant adverse physical effect to the environment, therefore project related impacts with respect to recreation are not evaluated further in this draft EIR". The proposed project is significantly under parked according to existing zoning, the city of Huntington Beach has established parking standards that eliminate the need



for street parking. If developed, this project would cause excessive street parking which would inhibit access to the trail system. There is already a shortage of parking for people who are visiting the Bolsa Chica wetlands, this project would severely impact the available street parking leading to the trailhead at the southerly terminus of Bolsa Chica Street. The proposed project only considers parking spaces for the residential units and fails to address the required parking spaces for the estimated 110 employees who will work at the proposed multiple restaurants, wellness centers and studio spaces. It is not reasonable to assume 62 units are parked at a ratio of 0.65 spaces per unit when there is no mechanism stated to control whether a unit is assisted living or normal senior housing. I believe the parking should be evaluated as worst-case senior housing and a separate calculation added for the multiple restaurant style dining venues, wellness centers and studio spaces. Due to the lack of parking this development does not support the protection and maintenance of environmental open-space resources. The lack of on-site parking will prohibit access to the Bolsa Chica trail system.

#### 2.4.16 utilities and service systems

I disagree with the statement "therefore, impacts related to the construction of wastewater treatment or collection facilities would be less than significant". Recently the Orange County sanitation District upgraded the sewer force mains and lift stations throughout the city, these systems should have been designed to comply with the existing zoning and did not consider the increased density this project is proposing. This project should consider the cumulative effect of increasing the density of existing sites within the vicinity to verify the additional sewer capacity is available to serve this site and future developments of this nature. The environmental impact report failed to provide an adequate sewer and water capacity study.

#### 4.1.6 project impacts

I disagree with the statement "given the current visual quality of the project site, implementation of the proposed project consistent with the development standards and design guidelines specified in the specific plan would promote a cohesive community identity and enhance the visual quality of the project site to viewers on an off-site". Increasing the maximum height of the building to 65 feet would block the skyline view from the public way, the open sky view at the corner of Bolsa Chica and Warner would be forever impacted and would affect every person visiting the neighborhood, the view would be replaced by a massive apartment building. Replacing a blue-sky view with an apartment building would have a negative impact on the community by destroying the public view of the sky.

I also disagree with the statement "therefore, implementation of the proposed project would not result in significant shade or shadow impacts to nearby residential uses. The shade and shadow study prepared by CRTKL is seriously flawed, a 65-foot-tall structure will cast a shadow in the easterly and westerly directions during sunrise and sunset during the spring and fall equinox, only the winter solstice was studied. This study proposes a shadow less than the building height. A study of the spring and fall equinox would prove Expensive shadows would be cast on the residential properties to the east and west of the proposed development.

#### 4.1.10 cumulative impacts

I disagree with the statement "approval of the general plan amendment and zoning amendment would render the proposed project consistent with the city's establish development standards and no mitigation would be required." The existing zoning has been adopted by the residents for years and has been relied on by the residents to protect the integrity of the community. Allowing the general plan amendment and the zoning map amendment to change the zoning from CG to specific plan would cause

long-term environmental impacts to the community. If this project is approved there will be a landslide of similar developments that will forever change the density of the community, this is evidenced by the recent development at Bella Terra and downtown Huntington Beach. This project should evaluate the cumulative impact of all sites of similar nature that would be subject to redevelopment. This project is not compatible with the long-term established development standards in the area.

#### 4.2.3.1 air pollutants and health effects

The draft EIR failed to study the air quality in the vicinity of the project and used air quality data from Anaheim California, approximately 10 miles from the proposed development.

As stated in the initial study "occupants of facilities such as schools, daycare centers, parks and playgrounds, hospitals and nursing and convalescent homes are considered to be more sensitive than the general public to air pollutants because these population groups have increased susceptibility to respiratory disease." The air quality study fails to consider the proposed development and the residents who will be living in the proposed development. Bolsa Chica Street and Warner Avenue are both 3 lane major highways that produce a significant amount of emissions. The study should consider the effect of these emissions on the people who will be living in the proposed development. As stated in the environmental impact report "high-volume roadways. Air pollutant exposures and their associated health burdens vary considerably within places in relation to sources of air pollution. Motor vehicle traffic is perhaps the most important source of intra-urban spatial variation in air pollution concentration." Obviously, this site is not suitable for senior housing due to the proximity of the high-volume roadways.


#### Table 4.7.B: Gen. plan consistency analysis ERC-A

I disagree with the statement "these recreational and open-space elements would be for private use by residents and not open to the public but are anticipated to reduce the strain on surrounding parks and open spaces as residents would be more likely to use the on-site facilities." The proposed project does nothing to maintain the current Park per capita ratio of 5.0 acres per 1000 persons, the proposed development does not include any public open space for parks.

We trust the city of Huntington Beach will not allow the certification of the environmental impact report and deny this project for the reasons stated above.

Thank you,

Sincerely



Robert G. Trazo



**From:** Vickie Bouffard <vickienfaith@gmail.com>  
**Sent:** Wednesday, December 13, 2023 12:28 PM  
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**Subject:** Objection letter to Huntington Beach city council members

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**Sent:** Tuesday, December 12, 2023 3:43 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Vote No for Proposed Senior Living  
**Attachments:** shimizu(2).pdf



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

*Elaine Shimizu*

(Signature)

*12/10/23*

(Date)

*Elaine Shimizu*

(Print Name)

*17471 Seabury Lane, H.B. CA 92649*

(Print Home Address)

*HBSHIMIZU@yahoo.com*

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Debbi Snedden <drsneddy@gmail.com>  
**Sent:** Tuesday, December 12, 2023 11:30 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Robn.Estanislau@surfcity-hb.org  
**Subject:** Objection Letter for proposed Bolsa Chica Senior Living Community





**Dear H**  
**propos**

## Fikes, Cathy

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**From:** Gisselle Dragan <gisselledragan@gmail.com>  
**Sent:** Tuesday, December 12, 2023 8:33 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Please VOTE NO and DENY proposed Bolsa Chica Senior Living Community

Hello,

Dear Huntington Beach City council members, I urge you to vote NO and deny approval for the proposed Bolsa Chica Senior Living Community project SCH No. 2022110040 located at 4952 and 4972 Warner Ave, Huntington Beach, Ca 92649. I strongly object to this project for many reasons including, but not limited to, the following:

1. The apartment building is too large in size and is not consistent with the proportion, scope, and density of the surrounding neighborhood.
2. The proposed range of rent starts at \$5,000 per month and would not be considered affordable housing nor would it help ease housing affordability strains affecting Huntington Beach, CA.
3. Whether the building is 6 stories and 72 ft tall or 5 stories and 65ft tall – it is too tall when considering the surrounding neighborhood.
4. The project should remain consistent with other projects – 25 dwelling units per acre.
5. A new study should be done to confirm that the proposed allotted parking spaces is adequate for the occupancy, especially when considering that only a small portion of the proposed project will be for memory care and assisted living, to not further impact city street parking.
6. The existing Environmental Impact Report is deficient in addressing many issues including responding to public comment.

Because of the items I have listed above, I urge you to vote NO and deny approval for the proposed Bolsa Chica Senior Living Community. Please know that I and many members of the Bolsa Chica community will be following this decision closely. Make the correct choice to hear the voices of your constituents and preserve what makes our city beautiful.

Respectfully,

Gisselle Dragan

Email: [gisselledragan@gmail.com](mailto:gisselledragan@gmail.com)

Address: 16582 Nube Ln

## **Fikes, Cathy**

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**From:** Carol Chang <carolchang0513@yahoo.com>  
**Sent:** Tuesday, December 12, 2023 11:39 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** Objection Letter to HB City Councilmembers



## Objection Letter to Hunting

**Dear Huntington Beach City Councilmembers,**  
**proposed Bolsa Chica Senior Living Community**  
**Warner Avenue, Huntington Beach, CA. 92649 (**  
**strongly object to this project for many valid reason**

1. This high-density Big Box High Rise Apartment density for the surrounding neighborhood.
2. The proposed apartment rent prices will range f  
not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring neighborhood of predominantly 2 story high str
4. Built on a Zero Lot line with only a 10 feet setback crowding a busy major traffic intersection in H
5. It will be an astonishing 69 dwelling units-per-acre structures when most other projects in HB are 1
6. The grossly inadequate 189 parking spaces for visitors, customers of the proposed ground floor Spillover parking will saturate the area with over is extremely limited street parking in this predom hiking trails in the Bolsa Chica Ecological Res
7. The "Senior Living Community" label for this apartment units are designated for assisted care wealthy adult tenants who will presumably requ
8. This Big Box is a precedent-setting Trojan Horse more Big Box high rises that will destroy our q
9. The Environmental Impact Report ("EIR") for



**Fikes, Cathy**

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**From:** Barbara Steel <bambigram1941@gmail.com>  
**Sent:** Tuesday, December 12, 2023 11:56 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Please stop this building

## **Objection**

**Dear Huntington Beach C  
proposed Bolsa Chica Seni  
Warner Avenue, Huntingt  
I strongly object to this proje**

- 1. This high-density Big B  
density for the surroundi**
- 2. The proposed apartment  
not considered to be affo**
- 3. This monstrosity will be**

## Fikes, Cathy

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**From:** Staff | KJShimizu DDS <staff@kjshimizu.com>  
**Sent:** Monday, December 11, 2023 1:05 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letter to Big Box High Rise  
**Attachments:** Objection Letter.pdf

Kerry J. Shimizu, DDS  
5112 Warner Ave., #101  
Huntington Beach, CA 92649  
714-846-1354



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
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9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

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**From:** autumn autumn <autumnfromafar@yahoo.com>  
**Sent:** Sunday, December 10, 2023 7:40 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); robin.estabislau@surfcity-hb.org  
**Subject:** Objection Letter to Huntington Beach City Councilmembers  
**Attachments:** Objection Letter to Huntington Beach City Councilmembers.pdf

Sent from my iPhone



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

*Dauphine Vasquez*  
(Signature)

12/10/23  
(Date)

Dauphine Vasquez  
(Print Name)

5072 Dunbar Dr apt D Huntington Beach CA 92649  
(Print Home Address)

dauphinevasquez@yahoo.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Cunningham, Janet <CunninJA@ah.org>  
**Sent:** Saturday, December 9, 2023 1:59 PM  
**To:** Estanislau, Robin  
**Cc:** CITY COUNCIL (INCL. CMO STAFF)  
**Attachments:** HB building project.pdf

Attached are 2 letters of Objection for the proposed Bolsa Chica Senior Living Community Project at Warner and Bolsa Chica.

[ADVENTISTHEALTH:INTERNAL]

## Objection Letter to Huntington Beach City Councilmembers

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

*Carlos Calderon*

(Signature)

*12-9-23*

(Date)

*CARLOS CALDERON*

(Print Name)

*17192 SANDRA LEE LN H.B. 92649*

(Print Home Address)

*cal1848@gmail.com*

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

## Objection Letter to Huntington Beach City Councilmembers

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Janet Cunningham  
(Signature)

12-9-2023  
(Date)

Janet Cunningham  
(Print Name)

17192 Sandra Lee Ln, Huntington Beach, CA 92649  
(Print Home Address)

cunniya1836@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Lydia Santa Cruz <lydiasantacruz1@gmail.com>  
**Sent:** Saturday, December 9, 2023 6:29 AM  
**To:** McKeon, Casey; CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** please confirm receipt additional objection Fwd: Document - Dec 8, 2023  
**Attachments:** Doc - Dec 8 2023 - 4-05 PM.pdf

from Chris Mezzano (below)

Thank you

"I slept and dreamt that life was joy.  
I awoke and saw that life was service.  
I acted and behold, service was joy."  
~ Rabindranath Tagore

Begin forwarded message:

**From:** Lydia Santa Cruz <lydiasantacruz1@gmail.com>  
**Date:** December 9, 2023 at 6:23:27 AM PST  
**To:** Lydia Santa Cruz <lydiasantacruz1@gmail.com>  
**Subject:** Fwd: Document - Dec 8, 2023

"I slept and dreamt that life was joy.  
I awoke and saw that life was service.  
I acted and behold, service was joy."  
~ Rabindranath Tagore

Begin forwarded message:

**From:** C Mezzy <cmezzy223@gmail.com>  
**Date:** December 8, 2023 at 4:06:32 PM PST  
**To:** Lydia Santa Cruz <lydiasantacruz1@gmail.com>, Lydia Santa Cruz <lydiasantacruz2@gmail.com>  
**Subject:** Document - Dec 8, 2023

Scanned with TurboScan.

Sent from my iPhone

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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- Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

Cristina Mezzano

(Print Name)

17202 CORBINA ST. #105, HB CA 92649.

(Print Home Address)

(Print Email Address)

cmezz223@gmail.com.

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robln.Estanielan@Surfcity-hb.org](mailto:Robln.Estanielan@Surfcity-hb.org)

(Date)

12/8/2023



**Fikes, Cathy**

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**From:** Steven Mink <steven.mink1@gmail.com>  
**Sent:** Friday, December 8, 2023 8:30 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040  
**Attachments:** Objection Letter to HB City Councilmembers 2023-12-08.pdf

Huntington Beach City Council,

Thank you for taking the time to record my OBJECTION to the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040. PLEASE vote NO and DENY this project from continuing.

Steven S. Mink  
4592 Winthrop Drive  
Huntington Beach, CA 92649

## Objection Letter to Huntington Beach City Councilmembers

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- Please VOTE NO and DENY THIS INSANE PROJECT!**

STE S. M

(Signature)

8 Dec 2023

(Date)

Steven S. Mink

(Print Name)

4592 Winthrop Dr. Huntington Beach CA 92649

(Print Home Address)

Steven.mink1@gmail.com

(Print Email Address)

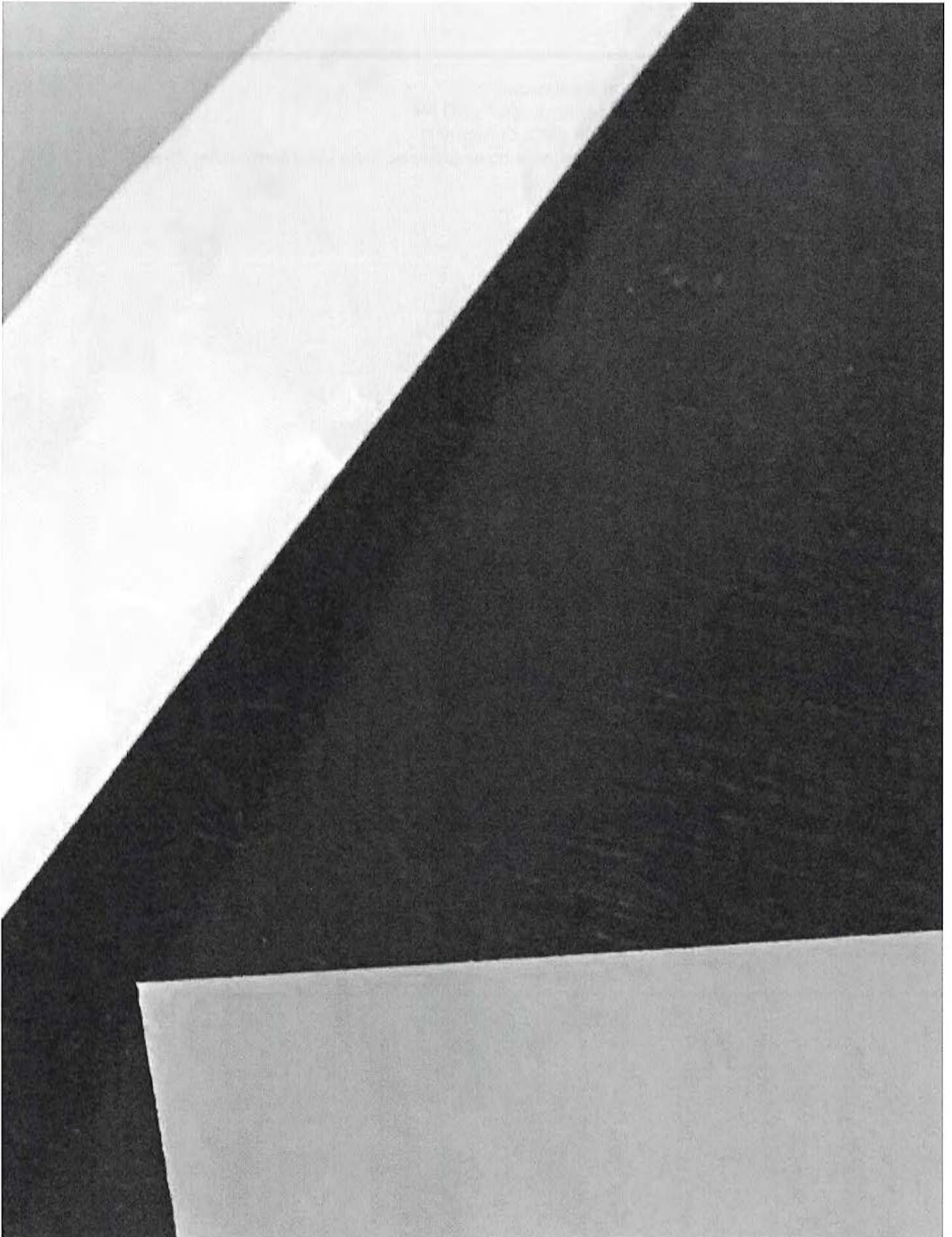
Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

---

**From:** tbbellmore@yahoo.com  
**Sent:** Friday, December 8, 2023 12:09 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Objection Letter -vote no on proposed Bolsa Chica Senior Living Project





## Fikes, Cathy

---

**From:** Kim D <oseegirl@hotmail.com>  
**Sent:** Friday, December 8, 2023 8:42 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); robin.estanislau@surf-city.org  
**Subject:** Re: Vote NO  
**Attachments:** 20231208\_084003.jpg

On Dec 8, 2023 8:41 AM, Kim D <oseegirl@hotmail.com> wrote:



## Objection Letter to Huntington Beach City Councilmembers

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6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

Kim Decker  
(Signature)

12-8-23  
(Date)

Kim Decker  
(Print Name)

5032 Dorado Dr HB Ca 92649  
(Print Home Address)

Oseguera@hotmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

## Fikes, Cathy

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**From:** nancy genser <nancygenser2@hotmail.com>  
**Sent:** Friday, December 8, 2023 10:56 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letter to HB City Councilmembers  
**Attachments:** Objection Letter to HB City Councilmembers.pdf



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

Nancy Genser  
(Signature)

12-8-23  
(Date)

NANCY GENSER  
(Print Name)

16952 Agate Circle, Huntington Beach, CA 92644  
(Print Home Address)

nancygenser2@hotmail.com  
(Print Email Address)

Email to HB City Council:

## **Fikes, Cathy**

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**From:** The UPS Store 0015 <theupsstore0015@yahoo.com>  
**Sent:** Friday, December 8, 2023 2:26 PM  
**To:** tbbellmore@yahoo.com; CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Scanned Document on behalf of Teresa A Bellmore  
**Attachments:** 20231208143052425.pdf

Please see attached.



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
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6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
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8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Teresa A. Bellmore  
(Signature)

12-8-2023  
(Date)

Teresa A. Bellmore  
(Print Name)

6782 Capstone Drive, H.B. Calif  
(Print Home Address) 92647

+tbellmore@yahoo.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

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**From:** Julie Laszlo <jl@kzcompanies.com>  
**Sent:** Thursday, December 7, 2023 8:02 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Robin.Estanislau@Surfcity-hb.or; Florin Gainaru  
**Subject:** Objection Letter  
**Attachments:** OBJECTION LETTER\_001.pdf

Kind Regards,

Julie Laszlo |

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Jade Doyle  
(Signature)

11/7/23  
(Date)

Julie Laszlo  
(Print Name)

16791 Moody CR #10 Hunt Bch 92649  
(Print Home Address)

JL@KBcompanies.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



Fikes, Cathy

From: Patricia Hegeman <prhege@icloud.com>  
Sent: Thursday, December 7, 2023 10:35 AM  
To: CITY COUNCIL (INCL. CMO STAFF)  
Cc: Estanislau, Robin  
Subject: Please Vote No

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCL No. 2022110040 located at 4951 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
  2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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  9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project, and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
  10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.
- Please VOTE NO and DENY THIS INSANE PROJECT!

Patricia Hegeman  
(Signature) \_\_\_\_\_ 12/7/2023  
(Date)

Patricia Hegeman  
(Print Name) \_\_\_\_\_

5032 Dorado Dr 107 HB CA 92649  
(Print Home Address) \_\_\_\_\_

Hegemanpatricia@yahoo.com  
(Print Email Address) \_\_\_\_\_

Reply to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

Sent from my iPhone

## Fikes, Cathy

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**From:** Lydia Santa Cruz <lydiasantacruz1@gmail.com>  
**Sent:** Thursday, December 7, 2023 9:08 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Cc:** Carole Banes; Lydia Santa Cruz  
**Subject:** 2 Objections to Bolsa Chica Project  
**Attachments:** 2 Objections to Bolsa Chica Project Document\_2023-12-07\_205507.pdf

Dear HB City Council members

Hello, please confirm receipt of these two strong objections to the Big Box Project! The city is becoming an asphalt jungle.

Additionally, more traffic at that dangerous intersection is a matter of public safety

Let's preserve the Surf City Legacy before it's too late. We voted for you, please show that you care.

Thank you

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

Lydia Santa Cruz

(Signature)

12/7/25

(Date)

Lydia Santa Cruz

(Print Name)

17202 CORBIN AVE #105 H. Beach

(Print Home Address)

musicalvoice@yahoo.com

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO** and **Deny Approval** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
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7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

Carole Banes  
(Signature)

12.6.23  
(Date)

CAROLE BANES  
(Print Name)

5176 TORTUGA Dr 104, HB, CA 92649  
(Print Home Address)

CAROLEBANES@yahoo.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

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**From:** Charlie Knoth <charlie@innovatedoor.net>  
**Sent:** Thursday, December 7, 2023 11:24 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); supplementalcomm@surfcity-hb.org; Estanislau, Robin  
**Subject:** Objection Letter.PDF  
**Attachments:** Objection Letter.PDF

Myself and my family are vigorously opposed to the Bolsa Chica Senior Living Community Project as it is currently proposed. This is High Density Development regardless of how the developer labels it and should not exceed three stories. Please vote NO and DENY APPROVAL of this project.



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed **Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).**

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This gigantic high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood and violates established city building codes.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity is the equivalent of 6 stories high measuring 72 feet tall from the sidewalk at the intersection of Warner and Bolsa Chica to the rooftop parapet plus an additional 6 feet higher for rooftop equipment in a neighborhood of predominantly 2 story tall structures. It will tower over most nearby structures by 3x.
4. Built on a Zero Lot line within 5 feet of the property line with as little as a 10 feet setback (subterranean structure is only 5 feet from property line). This Big Box will sprawl over 2.8 acres crowding a busy major traffic intersection at Warner Avenue and Bolsa Chica Street in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger mass than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units provide limited parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half!). The remaining majority 102 units offer no senior care and will be rented to 55+ years old tenants who presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Supplementalcomm@surfcity-hb.org](mailto:Supplementalcomm@surfcity-hb.org),  
[Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



## Fikes, Cathy

---

**From:** Valerie M. Sargent <valeriemsargent@gmail.com>  
**Sent:** Wednesday, December 6, 2023 3:52 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letter - Bolsa Chica Senior Living Community, SCH No 2022110040  
**Attachments:** VMS Objection HB\_12-6-23.pdf

Dear HB City Council Members,  
Please see my attached letter of objection to the high-rise senior living community being considered near my home.

Sincerely,

Valerie M. Sargent

e: [valeriemsargent@gmail.com](mailto:valeriemsargent@gmail.com)  
m: 949.637.0104

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
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8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Valerie M. Sargent  
(Signature)

12-6-23  
(Date)

Valerie M. Sargent  
(Print Name)

16791 Moody Cir Apt. C, Huntington Beach, CA 92649  
(Print Home Address)

Valeriem.sargent@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

---

**From:** David Ferling <drferling@earthlink.net>  
**Sent:** Wednesday, December 6, 2023 2:30 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Proposed High Rise Objection Letter  
**Attachments:** Objection Letter to HB City Council Members.pdf

Dear HB City Council,  
Attached is an objection Letter to the proposed high rise facility at Bolsa Chica & Warner.

David Ferling

## Objection Letter to Huntington Beach City Council Members

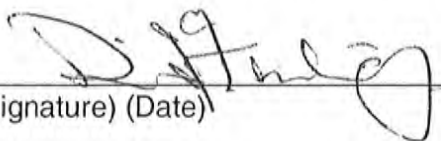
Dear Huntington Beach City Council Members,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
  2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
  3. This monstrosity is proposed at 5 stories high but plans indicate it will rise 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
  4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 2.8 acres crowding a busy major traffic intersection in Huntington Beach.
  5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
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- Please VOTE NO and DENY THIS INSANE PROJECT! Limit HB housing to 3 stories or 35+ feet.



 12/6/2023  
(Signature) (Date)

David Ferling (Print Name)

5102 Robinwood Dr, HB 92649  
(Print Home Address)

drferling@earthlink.net

(Print Email Address) Email to HB City Council: City.Council@surfcity-hb.org  
, [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

---

**From:** Chiara Germelli <germek71@gmail.com>  
**Sent:** Wednesday, December 6, 2023 11:53 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Vote NO for the proposed Bolsa Chica Senior Living Community Project

UD

**Dear Huntington B**  
**proposed Bolsa Ch**  
**Warner Avenue, H**  
**strongly object to th**

1. This high-density  
density for the s
2. The proposed ap  
not considered t
3. This monstrosit



## Fikes, Cathy

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**From:** Tricia Thienes <Tricia.Thienes@carringtonhc.com>  
**Sent:** Wednesday, December 6, 2023 11:26 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Opposition Letters - Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Ave.  
**Attachments:** 20231206111053139.pdf

Good morning,

Please see the attached 6 letters opposing this project.

Thank you,

Tricia Thienes | Sr. Executive Assistant Carrington Holding Company  
25 Enterprise, 5th Floor | Aliso Viejo, CA 92656  
Office: (949) 517 - 5514 | Tricia.Thienes@carringtonhc.com

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

**From:** enterprise@carringtonmh.com <enterprise@carringtonmh.com>  
**Sent:** Wednesday, December 6, 2023 10:11 AM  
**To:** Tricia Thienes <Tricia.Thienes@carringtonhc.com>  
**Subject:** Message from "RNP002673874B96"

Attention: This message was sent by an external sender. Please be mindful before clicking a link or opening attachments

This E-mail was sent from "RNP002673874B96" (MP C5503).

Scan Date: 12.06.2023 11:10:53 (-0700)  
Queries to: enterprise@carringtonmh.com

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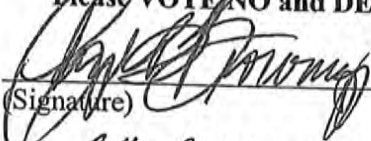
Confidentiality Notice: This message, including any attachment(s), may contain confidential information protected by law. The information contained herein is for the sole use of the intended recipient(s). If you have received this message in error, please contact the sender at the e-mail address listed above and destroy all copies of the original message, including any attachments. Thank you.

## Objection Letter to Huntington Beach City Councilmembers

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

12/3/23  
(Date)

CHERYL BROWNING  
(Print Name)

16771 ROOSEVELT LANE HB 92649  
(Print Home Address)

  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



## Objection Letter to Huntington Beach City Councilmembers

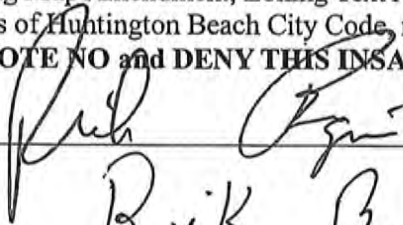
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)



(Date)

12-4-27

(Print Name)

Rick Bisim

(Print Home Address)

3446 Windspan DR. H.B. 92649

(Print Email Address)

RBisim@ATT.NET

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

4 DEC 2023  
(Date)

(Print Name)

ANN PALMER

(Print Home Address)

606 OCEANHILL DRIVE/HUNTINGTON BEACH CA 92648

(Print Email Address)

714 anni ep@gmail.com

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



Tony, We fought against HDD by trying to recall the former council then we walked neighborhoods about the Feb 4 and you promised to fight against this,

**Objection Letter to Huntington Beach City Councilmembers**

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Delaine Bailey  
(Signature)

12-4-23  
(Date)

Delaine Bailey  
(Print Name)

6601 Cedarwood Dr - Huntington Beach, 92648  
(Print Home Address)

delaine.bailey.1791@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Patricia Pappas  
(Signature)

Dec 4. 2023  
(Date)

Patricia Pappas  
(Print Name)

116611 Don Dr. HB 92649  
(Print Home Address)

ndocceanpappas@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

Pls. 4 votes for NO

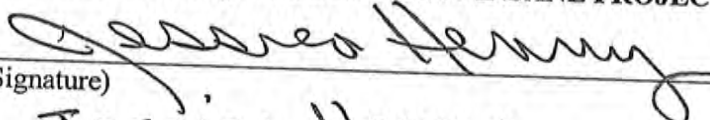


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**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

12-4-23

(Date)

Jessica Henny  
(Print Name)

17852 San Leandro Lane, HB 92647  
(Print Home Address)

hennyjessica26@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

---

**From:** Lisa Dillman <reallisa035@gmail.com>  
**Sent:** Wednesday, December 6, 2023 1:34 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** strong objection to proposed development at Warner Ave and Bolsa Chica St  
**Attachments:** PXL\_20231206\_213248923.jpg



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

Lisa Dillman  
(Signature)

Dec. 6, 2023  
(Date)

Lisa Dillman  
(Print Name)

5146 Dorado Dr. #210, Huntington Beach 92649  
(Print Home Address)

realisa035@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Courtney Edmonds <courtney.edmonds23@gmail.com>  
**Sent:** Wednesday, December 6, 2023 10:27 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Vote No on Project SCH No. 2022110040

Please see attached objection letter. Thank you.  
Courtney Edmonds

**Obj**

**Dear Huntington B  
proposed Bolsa Chi  
Warner Avenue, H  
strongly object to thi**

**1. This high-densit**



## Fikes, Cathy

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**From:** Carol Gillette <carol.gillette52@gmail.com>  
**Sent:** Tuesday, December 5, 2023 8:30 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Objection letter

**Dear Huntington**  
**proposed Bolsa C**  
**Warner Avenue,**  
I strongly object to

1. This high-den  
density for the



**Fikes, Cathy**

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**From:** Christina Salgado <krica256@aol.com>  
**Sent:** Tuesday, December 5, 2023 11:08 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection letter to project on Bolsa Chica and Warner  
**Attachments:** 12-04-23\_objection-letter.pdf

Please find attached my objection to the proposed monstrosity at the corner of Bolsa Chica and Warner. I cannot believe that you are actually considering approving a project such as this one.

Respectfully,

Christina Silva-Salgado

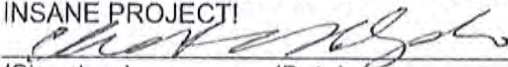
Objection Letter to Huntington Beach City Councilmembers

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1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
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7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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Please VOTE NO and DENY THIS

INSANE PROJECT!



12-4-23

(Signature)

(Date)

CHRISTINA SILVA-SALGADO

(Print Name)

7652 ONTARIO DRIVE HB CA 92648

(Print Home Address)

Krica256@aol.com

(Print Email Address)



**Fikes, Cathy**

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**From:** Norma <ngargan@yahoo.com>  
**Sent:** Tuesday, December 5, 2023 12:22 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Ribin.Estanislau@Surfcity-hb.org  
**Subject:** Objection Letter to HB City Councilmembers

## Objection Letter to Hunting

**Dear Huntington Beach City Councilmembers,**  
**proposed Bolsa Chica Senior Living Community**  
**Warner Avenue, Huntington Beach, CA. 92649 (**  
I strongly object to this project for many valid reasons:

1. This high-density Big Box High Rise Apartment density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 foot setback crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre structures when most other projects in HB are 10-15 units-per-acre.
6. The grossly inadequate 189 parking spaces for visitors, customers of the proposed ground floor retail. Spillover parking will saturate the area with overflow parking. There is extremely limited street parking in this predominantly residential area with hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this project when the apartment units are designated for assisted care for elderly and wealthy adult tenants who will presumably require private care.



**Fikes, Cathy**

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**From:** Steve Pinkston <s.m.pinkston@gmail.com>  
**Sent:** Tuesday, December 5, 2023 12:58 PM  
**To:** Estanislau, Robin; CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Objection to Warner Bolsa-Chica building.  
**Attachments:** Objection Letter to HB City Council Members..pdf

Please find the attached letter.

—  
Sincerely  
Steve Pinkston

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

Stephen P. Johnston  
(Print Name)

6561 Bishop Dr. HB 92647  
(Print Home Address)

S.M. Johnston@gmail.com  
(Print Email Address)

12/5/23  
(Date)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



Fikes, Cathy

From: Jo Romero <joromero8@icloud.com>  
Sent: Tuesday, December 5, 2023 12:49 PM  
To: CITY COUNCIL (INCL. CMO STAFF)  
Subject: Objection Letter-Bolsa Chica Senior Living Project

Sent

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SC#1 No. 2022110040 located at 4951 and 4972 Warner Avenue, Huntington Beach, CA 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estachian@Surfcity-hb.org

from my iPhone

Fikes, Cathy

From: Jo Romero <joromero8@icloud.com>  
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Subject: Objection Letter-Bolsa Chica Senior Living Project

Sent

Objection Letter to Huntington Beach City Councilmembers

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Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature)

Jo Anne Romero

(Print Name)

4802 Tierra Dr #204 Huntington Beach, CA 92649

(Print Home Address)

(Print Email Address)

joster1953@yahoo.com

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Esteban@Surfcity-hb.org

from my iPhone



## Fikes, Cathy

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**From:** delaine.bailey.1791@gmail.com  
**Sent:** Tuesday, December 5, 2023 3:15 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Oppose Bolsa Chica Senior Living Community Project  
**Attachments:** Bolsa Chica Senior Living Community Project12052023.jpg

Resending – prior email didn't go through

**From:** delaine.bailey.1791@gmail.com <delaine.bailey.1791@gmail.com>  
**Sent:** Tuesday, December 5, 2023 1:06 PM  
**To:** City.Council@surfcity-hb.org.; Robin Estanislau / City Clerk <Robin.Estanislau@surfcity-hb.org>  
**Subject:** Oppose Bolsa Chica Senior Living Community Project

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Robert Bailey  
(Signature)

12/5/23  
(Date)

Robert Bailey  
(Print Name)

6601 Cedarwood Dr - Huntington Beach 92648  
(Print Home Address)

rbailey9@socal.rr.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** brunetmichael@aol.com  
**Sent:** Tuesday, December 5, 2023 11:47 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letter to HB City Council Members  
**Attachments:** AM Signature.jpg; My Signature.jpg

I am sending you 2 letters from myself and my wife. We vote NO and deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040.

Thank you,

Michael A Brunet  
714-910-9139



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA, 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature)

12/1/2023

(Date)

(Print Name)

Anna Maria Brunet

(Print Home Address)

5351 Overland Dr. HB, CA 92649

(Print Email Address)

anna\_maria\_basile@hotmail.com

Email to HB City Council:

council@surfcity-hb.org. Robin.Estanislau@Surfcity-hb.org



## Objection Letter to Huntington Beach City Councilmembers

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10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

Michael A Brunet  
(Signature)

12-2-23  
(Date)

Michael A Brunet  
(Print Name)

5351 Overland Drive Huntington Beach CA 92649  
(Print Home Address)

brunetmich@EAL@aol.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Glenda Mercado <g7lenda@gmail.com>  
**Sent:** Tuesday, December 5, 2023 11:02 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Letter of Objection to Proposed Senior Apartments on Warner/Bolsa Chica  
**Attachments:** GMercado.Letter of Objection.docx

Attached is my signed Letter of Objection to the Proposed Senior Apartments on Warner/Bolsa Chica in Huntington Beach.



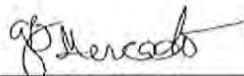
## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**



(Signature)

December 5, 2023

(Date)

Glenda Mercado

(Print Name)

16892 Coach Lane, Huntington Beach, CA 92649

(Print Home Address)

G7LENDAGmail.com

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

## Fikes, Cathy

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**From:** John Boydston <jboydston2@verizon.net>  
**Sent:** Tuesday, December 5, 2023 6:26 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** Bolsa Chica Senior Living Project  
**Attachments:** scan0022.pdf

Please reconsider the current plan. WAY TOO high...



### John Boydston

Realtor, GRI, SRES, e-Pro, CMS, CPS  
Lic# 01522144 | (714) 642-2257  
johnboydston@firstteam.com  
johnboydston.firstteam.com





## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

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**From:** Jane Deemer <janedeemer@earthlink.net>  
**Sent:** Tuesday, December 5, 2023 7:19 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Opposition Letter to Project SCH No. 202210040

Objection Letter to Huntington Beach City Council Members

Dear Huntington Beach City Council Members,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. This building will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures..
3. Parking seem inadequate.

Please VOTE NO and DENY THIS PROJECT!

\_\_\_\_\_  
Jane Deemer 12/4/2023  
(Signature) (Date)

\_\_\_\_\_  
Jane Deemer  
(Print Name)  
17136 Courtney Lane  
Huntington Beach 92649



**Fikes, Cathy**

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**From:** J <grovesjcs@gmail.com>  
**Sent:** Tuesday, December 5, 2023 4:11 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Letter of Objection of Bolsa Chica Living Center  
**Attachments:** Letter of Objection 05Dec23.pdf

Hello,

Please see attached subject letter.

Thank you,  
Jeremy

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is massive in size, proportion, scope, and density for the surrounding neighborhood.
2. This 6 story building will stick out like a sore thumb in a neighborhood of predominantly 2-story high structures.
3. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
4. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
5. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
7. This Big Box is a precedent-setting TROJAN HORSE that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
8. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
9. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

1/5/23  
(Date)

Jeremy Groves  
(Print Name)

604 Ocean Hill Rd. Huntington Beach, CA 92648  
(Print Home Address)

groves.jes@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Diane Schultz <dianeschultz21@verizon.net>  
**Sent:** Tuesday, December 5, 2023 5:52 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letter for Project SCH No. 2022110040  
**Attachments:** Objection Letter to HB City Council Members.pdf

Members of the Huntington Beach City Council,

**Please Vote NO** and Deny Approval for the proposed Bolsa Chica Senior Living Community Project  
SCH No. 2022110040 located at 4952 and 4972 Warner Ave, Huntington Beach, CA. 92649. (Cross Streets: Warner Ave. and Bolsa Chica Street.)

I have read & signed the PDF/Letter attached to this email wherein 10 reasons were stated that caused me to respectfully request that you Deny Approval for this project.

Thank you for your consideration,

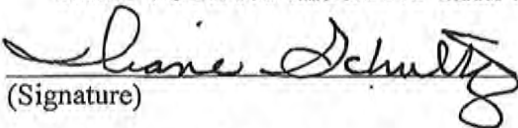
Diane Schultz

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

12/5/2023  
(Date)

DIANE SCHULTZ  
(Print Name)

6862 Loyola Drive Huntington Beach, CA. 92647  
(Print Home Address)

DIANE.Schultz21@VERIZON.NET  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

---

**From:** ekesi@verizon.net  
**Sent:** Tuesday, December 5, 2023 8:16 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Cc:** Eunice Rebello  
**Subject:** Objection Letter to Huntington Beach City Councilmembers against Project SCH No. 2022110040  
**Attachments:** scan0017.pdf; scan0016.pdf

**Objection Letter to Huntington Beach City Councilmembers**

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA, 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scape, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HIB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" Beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description, and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning, scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

Please VOTE NO and DENY THIS INSANE PROJECT!

  
(Signature)

12/5/23  
(Date)

EUNICE K REBELLO  
(Print Name)

### Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SC # No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA, 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High-Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2-story high structures.
4. Built on a Zero Lot line with only a 10-foot setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HH are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curfed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high-rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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Please VOTE NO and DENY BUISINESS PROJECT!

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)



## Fikes, Cathy

---

**From:** Bernie Rochman <b.rochman@yahoo.com>  
**Sent:** Monday, December 4, 2023 3:49 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** Letter  
**Attachments:** img001.pdf

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Carol A. Rochman  
(Signature)

12/4/23  
(Date)

CAROL A. ROCHMAN  
(Print Name)

6861 ROYOLA DRIVE, HB. CA. 92647  
(Print Home Address)

CAROL.A.ROCHMAN@yahoo.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

---

**From:** Steve Shea <stephenrshea@yahoo.com>  
**Sent:** Monday, December 4, 2023 7:38 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** New construction

I VOTED  
WHO PROM  
PLEASE Obje

**Dear Huntington Beach  
proposed Bolsa Chic  
Warner Avenue, Hun  
I strongly object to thi**

1. This high-density  
density for the sur



Fikes, Cathy

From: Noa slayback <nshenhav@gmail.com>  
Sent: Monday, December 4, 2023 9:38 AM  
To: Estanislau, Robin; CITY COUNCIL (INCL. CMO STAFF)  
Subject: Objection letter to H.B

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO** and **Deny Approval** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2023110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

Ben Slayback 12/4/2023  
(Signature) (Date)

Ben Slayback  
(Print Name)

5146 Dorado Drive, unit 112, Huntington Beach, CA  
(Print Home Address)

nshenhav@gmail.com / Benslayback@gmail.com  
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@surfcity-hb.org

Sent from my iPhone

**Fikes, Cathy**

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**From:** tmbanana@aol.com  
**Sent:** Monday, December 4, 2023 4:09 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Deny Approval for High Rise Bolsa Chica Senior Living Community Project  
**Attachments:** Huntinton Beach City Council 120423.pdf

Dear Huntington Beach City Councilmembers.

Please Vote NO on the proposed High Rise Bolsa Chica Senior Living Community Project.

Attached is my signed request for you to Vote NO.

Tom McGreevy  
T&M Banana Company



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

(Date)

(Print Name)

(Print Home Address)

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Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

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**From:** Craig Bohi <craigbohi@gmail.com>  
**Sent:** Monday, December 4, 2023 4:44 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** Bolsa Chica Senior Living Community Project SCH No. 2022110040  
**Attachments:** Objection Letter to HB City Council Members 12.4.23.pdf

Please vote NO on this project.

Craig Bohi



## Objection Letter to Huntington Beach City Councilmembers

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

12/4/2023

(Date)

(Print Name)

Craig Bohi

(Print Home Address)

5435 Overland Dr, Huntington Beach CA 92649

(Print Email Address)

craigbohi@yahoo.com

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

## Fikes, Cathy

---

**From:** Janet Jacobs <wellnesswithjanet@gmail.com>  
**Sent:** Monday, December 4, 2023 6:17 PM  
**To:** Estanislau, Robin; CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Objection letters to City Council  
**Attachments:** Letter to HB Council Pt 1.pdf; Letter to HB Council Pt 2.pdf; Letter to HB Council Pt 3.pdf

Attached you will find 22 letters from residents objecting to the Bolsa Chica Senior Lvg project. Please post these for the 12/5/23 City Council meeting.

Please confirm receipt of this email.

Thank you.

Janet Jacobs  
[janetinsserv@gmail.com](mailto:janetinsserv@gmail.com)  
714-401-3555



Virus-free [www.avast.com](http://www.avast.com)



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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Atto Brown  
(Signature)

11/30/2023  
(Date)

Atto Brown  
(Print Name)

17046 6th Street, Sunset Beach, CA  
(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

Janice Ponchak  
(Signature)

11/30/23  
(Date)

JANICE PONCHAK  
(Print Name)

17033 S. Pacific Ave, Sunset Beach, Ca 90741  
(Print Home Address)

Ponchak@hotmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

*George Aydin*

(Print Name)

(Print Home Address)

16917 Algonquin St #C, Huntington Beach

(Print Email Address)

george141@hotmail.com

12/1/20

(Date)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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Avani Patel  
(Signature)

12-04-23  
(Date)

Avani Patel  
(Print Name)

8191 Friesland Dr., Huntington Beach, CA 92647  
(Print Home Address)

avanipateldc@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-lib.org](mailto:City.Council@surfcity-lib.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)


Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

12-3-2023  
(Date)

RICHARD TAN  
(Print Name)

4611 Wellfleet Dr. Huntington Beach CA 92649  
(Print Home Address)

TIGGERTAN3 @ GMAIL. COM  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

11-4-23  
(Date)

Cyndi Saller  
(Print Name)

15555 Huntington Village Ln #275  
(Print Home Address)

jsaller@aol.com  
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Judy Elmore  
(Signature)

12/4/23  
(Date)

46222 Monterey Judy Elmore  
(Print Name)

16222 Monterey Lane Space 224  
(Print Home Address)

judyelmore20@yahoo.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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(Signature)

(Date)

(Print Name)

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Asiyeh Sobhanypoor  
(Signature)

Dec/01/2023  
(Date)

ASIYEH SOBHANYPoor  
(Print Name)

17163 Roundhill dr, Hunting Beach, CA 92649  
(Print Home Address)

sobhanymd@gmail.com  
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



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Christie Maddox  
(Signature)

12/4/23  
(Date)

Christide Maddox  
(Print Name)

16411 Birdie Lane, H.B., CA 92649  
(Print Home Address)

cmmaddox3@gmail.com  
(Print Email Address)

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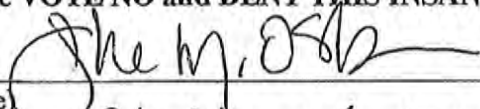
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

  
Sheila M. Osborn

(Print Name)

16449 Wimbledon Lane

(Print Home Address)

(Print Email Address)

n/a

12.1.23

(Date)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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(Signature)

12.1.23  
(Date)

Bev Amundson  
(Print Name)

15851 Avinay Ln HB. 92647  
(Print Home Address)

mmisbest3@gmail.com  
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Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

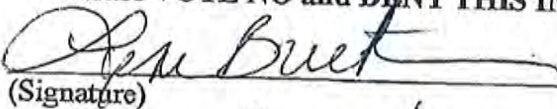


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**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

12/1/24  
(Date)

Lynn Buehner  
(Print Name)

4231 Trumbull Dr, Huntington Beach, CA  
(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

(Signature)

Brooke Ofedal

(Print Name)

3953 Mistral Dr HB 92649

(Print Home Address)

brookeofedal@yahoo.com

(Print Email Address)

12/4/2023

(Date)

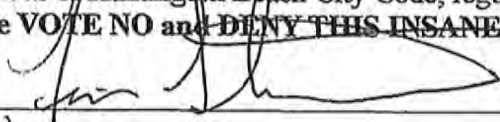
Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



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- Please VOTE NO and ~~DENY THIS INSANE PROJECT!~~

(Signature)



(Date)

12/1/23

(Print Name)

Tim STEVENSON

(Print Home Address)

18292 Parkview Ln #201 HB CA 92648

(Print Email Address)

stevensonfamily7@gmail.com

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



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Dixie Long  
(Signature)

12/1/23  
(Date)

DIXIE LONG  
(Print Name)

18151 Lakepoint Ln HB 92647  
(Print Home Address)

DIXIELONG@FIRSTTEAM.COM  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

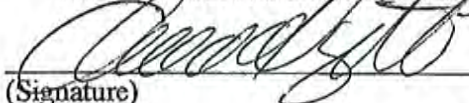


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(Signature)

12/01/2023  
(Date)

Anna Alzate  
(Print Name)

4022 Diablo Circle Huntington Beach, CA  
(Print Home Address)

\_\_\_\_\_  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

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Kelly M. Brinde  
(Signature)

12/1/23  
(Date)

Kelly M. Brinde  
(Print Name)

4455 Boardwalk Dr HB 92649  
(Print Home Address)

kmbride@yahoo.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

*Karen Stevenson*

(Signature)

*12/1/23*

(Date)

*KAREN STEVENSON*

(Print Name)

*18292 Parkview Ln #201 HB CA 92648*

(Print Home Address)

*Stevensonfamily7@gmail.com*

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**From:** Deb Janus <debjanus@gmail.com>  
**Sent:** Monday, December 4, 2023 7:44 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Bolsa Chica Senior Living Community Project SCH No. 2022110040

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\_\_\_\_ Deborah  
Janus \_\_\_\_\_  
(Signature)

\_\_\_\_ 12/04/2023 \_\_\_\_\_  
(Date)

\_\_\_\_ Deborah Janus \_\_\_\_\_  
(Print Name)

\_\_\_\_ 9451 Candlewood  
Drive 92646 \_\_\_\_\_  
(Print Home Address)

\_\_\_\_ debjanus@gmail.com \_\_\_\_\_  
(Print Email Address)

**Fikes, Cathy**

---

**From:** Nicholas Harris <harrisnicholas604@gmail.com>  
**Sent:** Monday, December 4, 2023 8:43 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** Objection Letter  
**Attachments:** Objection Letter to Huntington Beach City Councilmembers.pdf




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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

  
(Signature)

12/04/2023  
(Date)

NICHOLAS HARRIS  
(Print Name)

5092 DUNBAR PIKE APT E, HUNTINGTON BEACH  
(Print Home Address)

HARRISNICHOLAS604@GMAIL.COM  
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

**Fikes, Cathy**

---

**From:** Becky G. <boogab39@gmail.com>  
**Sent:** Monday, December 4, 2023 9:25 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Proposed Senior Living Project

Dear Council Members,

I am a long-time resident of Huntington Beach (50+ years) and am quite concerned about the possible senior living structure at Bolsa Chica and Warner. Given this project would be double the height of the nearest multi-story property and will have 2 to 3 times the number of occupants per acre, it will block the sun for those in the area, it will create traffic, and cause other symptoms of unsupportable density, I urge you to stop the process of this plan and suggest the developer propose a structure that is better suited for this area.

I trust you will make the best decision for the people and the land of HB.

Thank you for your time,  
Becky Grove



Fikes, Cathy

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**From:** George Figueredo <tacmanindustries@gmail.com>  
**Sent:** Monday, December 4, 2023 11:38 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin

## **Object**

**Dear Huntington Beach  
proposed Bolsa Chica S  
Warner Avenue, Huntin  
strongly object to this pro**

**Fikes, Cathy**

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**From:** Diana Brinkley <dibrinkley@verizon.net>  
**Sent:** Sunday, December 3, 2023 10:57 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Proposed Bolsa Chica Senior Living Community Project  
**Attachments:** HD Objection Letter DB - 12.03.23 2.pdf

Dear City Council Members,

Please see the objection letters for the proposed Bolsa Chica Senior Living Community Project from both myself and fellow neighbor. Please vote NO on this and keep our beautiful city from turning into (a lack of a better term), hodge podge of high rise buildings.

Thank you for your service and taking the time to read this, please consider voting NO.

Sincerely,  
Diana Brinkley

Sent from my iPhone



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

12/3/23  
(Date)

Diana Brinkley  
(Print Name)

6371 Balmoral Drive, Huntington Beach 92647  
(Print Home Address)

dibrinkley@verizon.net  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Elizabeth M. Byrne  
(Signature)

11/29/23

(Date)

Elizabeth M. Byrne  
(Print Name)

17892 Skye Lane Huntington Beach CA 92649  
(Print Home Address)

lmbyrnie2011@yahoo.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



## Fikes, Cathy

---

**From:** John Donaldson <johnldonaldson@hotmail.com>  
**Sent:** Sunday, December 3, 2023 8:41 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letter to Huntington Beach City Council members  
**Attachments:** Scan.pdf; Scan 5.pdf; Scan 4.pdf; Scan 3.pdf; Scan 1.pdf

Dear Huntington Beach City Councilmembers,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649

I have spoken to several neighbors and we all are asking you to vote no to this project.

Please see the attached documents containing the many reasons and signatures that we oppose this project.

Please let me know if you have any questions

John Donaldson  
714-746-4261

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

*Cathy Tran*

(Date)

12/3/23

(Print Name)

Cathy Tran

(Print Home Address)

15361 Cascade Lane HB CA 92647

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



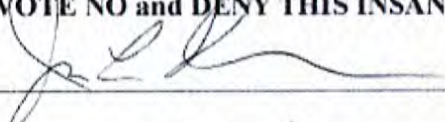
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)



(Date)

12/3/23

(Print Name)

JOHN L DONALDSON

(Print Home Address)

15352 CASCADE LANE HB 92647

(Print Email Address)

JOHNLDONALDSON@HOTMAIL.COM

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Mary Susan Mondragon

(Signature)

12/3/2023

(Date)

MARY SUSAN MONDRAGON

(Print Name)

15362 CASCADE LANE Huntington Beach CA 92647

(Print Home Address)

msmessages@yahoo.com

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Robin Mondragon  
(Signature)

12/03/2023  
(Date)

Ronnie Mondragon  
(Print Name)

15362 Cascade Lane  
(Print Home Address)

Rmondragon@Verizon.net  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



## **Fikes, Cathy**

---

**From:** brunetmichael@aol.com  
**Sent:** Sunday, December 3, 2023 7:08 PM  
**To:** Van Der Mark, Gracey; Strickland, Tony; Burns, Pat; McKeon, Casey; Moser, Natalie; Fikes, Cathy; Bolton, Rhonda; Kalmick, Dan  
**Subject:** Objection Letter  
**Attachments:** AM Signature.jpg; My Signature.jpg

I tried sending these attached letters to Robin Estanislau but somehow I must have received the wrong email as I can't send it. If you could please forward these two attached letters, I'd greatly appreciate it.

We are voting NO and deny approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

If you have any questions or additional information, please email me back.

Thank you,

Michael A Brunet  
714-910-9139



## Objection Letter to Huntington Beach City Councilmembers

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6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature)

Anna Maria Brunet

(Print Name)

5351 Overland Dr. HB, CA 92649

(Print Home Address)

anna\_maria\_basile@hotmail.com

(Print Email Address)

12/1/2023

(Date)

Email to HB City Council:

council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA, 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections.

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

(Signature)

Michael A Brunet

(Date)

12-2-23

(Print Name)

Michael A Brunet

(Print Home Address)

5351 Overland Drive Huntington Beach CA 92649

(Print Email Address)

brunetmich@AOL.com

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



## Fikes, Cathy

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**From:** Caryl Lee <caryllee@aol.com>  
**Sent:** Sunday, December 3, 2023 2:05 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Stop this high rise development!



## Objec

Dear Huntington Beach  
proposed Bolsa Chica  
Warner Avenue, Huntington Beach  
I strongly object to this

1. This high-density B  
density for the surr
2. The proposed apart  
not considered to be
3. This monstrosity w

**Fikes, Cathy**

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**From:** Janice Chancy <magnoliagnc@gmail.com>  
**Sent:** Sunday, December 3, 2023 12:42 PM  
**To:** Estanislau, Robin; CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** BolsaChicaSeniorLiving@gmail.com  
**Subject:** Highly object to this location... traffic already a nightmare with the wetland hikers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No.

2022110040

located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections: 1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood. 2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing. 3. This monstrosity is proposed at 5 stories high but plans indicate it will rise 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures. 4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 2.8 acres crowding a busy major traffic intersection in Huntington Beach. 5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre. 6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. 7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit. 8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community. 9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein. 10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices. Please VOTE NO and DENY THIS INSANE PROJECT!

12/3/2023 Janice & Gary chancy (Date)

Janice & Gary Chancy 4472

Oceanridge

Dr.

Huntington Beach

(Print

Email Address)

Sent from my iPad



**Fikes, Cathy**

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**From:** kyle gurwell <gurwell.kyle@gmail.com>  
**Sent:** Saturday, December 2, 2023 3:44 PM  
**To:** Estanislau, Robin; CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Opposition to the Warner/Bolsa Chica Proposed Massive Construction Project  
**Attachments:** Letter of Objection for Neighbors to Sign\_11-23-2023.pdf

Please see my attached letter in opposition to the proposed Warner/Bolsa Chica project.

Sincerely,  
-Kyle Gurwell

--  
Kyle Gurwell

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
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6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Please improve public transportation instead.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

December 2, 2023

(Date)

Kyle Gurwell

(Print Name)

16872 Coach Lane, Huntington Beach, CA 92649

(Print Home Address)

gurwell.kyle@gmail.com

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** John B <jtbel216@yahoo.com>  
**Sent:** Saturday, December 2, 2023 2:28 PM  
**To:** Estanislau, Robin; CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Objection Letter for HB High Density ...  
**Attachments:** John Objection Letter to Huntington Beach City Councilmember.pdf

Resending as I just saw one email was incorrect. See below.

Begin forwarded message:

**From:** John B <jtbel216@yahoo.com>  
**Subject:** Objection Letter for High Density ...  
**Date:** December 2, 2023 at 11:57:46 AM PST  
**To:** city.council@surfcity-hb.org, Robin.Estanislau@surfxity-hb.org

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

(Signature)

*John W. Belles*

*12/2/2023*

(Date)

(Print Name)

*John W. Belles*

(Print Home Address)

*6852 Loyola Dr. Huntington Beach CA 92647*

(Print Email Address)

*JBelles216@yahoo.com*

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Tami B <tamibe777@yahoo.com>  
**Sent:** Saturday, December 2, 2023 2:25 PM  
**To:** Estanislau, Robin; CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Fwd: Letter for City of HB Council members  
**Attachments:** Tami Objection Letter to Huntington Beach City Councilmember.pdf

Re-sending because I had email address wrong before.

Begin forwarded message:

Objection letter you all need to see. Stop developing our city, and these prices are Not affordable for elderly people. This should not be happening in our city. Please do Not let this area be built!

Thanks

Tami Belies

see attached

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

Tami L. Belies  
(Signature)

12/1/2023  
(Date)

Tami L. Belies  
(Print Name)

6852 Loyak Dr Huntington Beach CA 92647  
(Print Home Address)

Tamibe777@yahoo.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Kelly Zoern <kelly.zoern@gmail.com>  
**Sent:** Saturday, December 2, 2023 2:10 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letter for the HB City Councilmembers  
**Attachments:** Kelly Objection Letter to Huntington Beach City Councilmember.pdf

This is important. Please see attached letter.  
Thanks

"Kelly" Penella O Zoern

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO** and **Deny Approval** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Penella O. Zoern  
(Signature)

12/1/23  
(Date)

Penella O. Zoern  
(Print Name)

6852 Loyola Dr Huntington Beach CA 92647  
(Print Home Address)

Kelly.zoern@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

---

**From:** Vivienne Herold <viv@clubglove.com>  
**Sent:** Saturday, December 2, 2023 1:17 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** Vote No on Bolsa Chica Senior Living Community Project  
**Attachments:** HBCouncilObjectionLtr.pdf; HBCouncilObjectionLtr2.pdf  
  
**Importance:** High

Please see attached.  
Thanks,  
Vivienne Herold

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO** and **Deny Approval** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



## Objection Letter to Huntington Beach City Councilmembers

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Vivienne Herold  
(Signature)

12-1-23

(Date)

Vivienne Herold  
(Print Name)

PO Box 1123 17071 S Pacific Ave SB Ca  
(Print Home Address) 90742

viv@scheyden.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

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**From:** John B <jtbel216@yahoo.com>  
**Sent:** Saturday, December 2, 2023 11:58 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Robin.Estanislau@surfxity-hb.org  
**Subject:** Objection Letter for High Density ...  
**Attachments:** John Objection Letter to Huntington Beach City Councilmember.pdf



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

*John W. Belles*

12/2/2023  
(Date)

(Print Name)

John W. Belles

(Print Home Address)

6852 Loyola Dr. Huntington Beach CA 92647

(Print Email Address)

JBel216@yahoo.com

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

## Fikes, Cathy

---

**From:** Lydia Scott <lydiascott1@yahoo.com>  
**Sent:** Friday, December 1, 2023 7:13 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection letter to HB  
**Attachments:** Objection letter to HB.pdf

Lydia



## Objection Letter to Huntington Beach City Councilmembers

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Lydia Scott

(Signature)

12-1-23

(Date)

LYDIA SCOTT

(Print Name)

5442 BONANZA DR

(Print Home Address)

LYDIASCOTT1@YAHOO.COM

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

## **Fikes, Cathy**

---

**From:** Den N <hbbaywater@gmail.com>  
**Sent:** Friday, December 1, 2023 6:32 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Objection letter to Huntington Beach City Council Members  
**Attachments:** Objection Letter to Huntington Beach City Councilmembers.pdf

See four attached letters



## Objection Letter to Huntington Beach City Councilmembers

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



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- Please VOTE NO and DENY THIS INSANE PROJECT!**

Dennis E. Nagel  
(Signature)

Dec. 1. 2023  
(Date)

Dennis E. NAGEL  
(Print Name)

19312 Baywater Lane, H.B. CA. 92646  
(Print Home Address)

HB baywater@gmail.com  
(Print Email Address)

Email to HB City Council: City.Council@surfeity-hb.org, Robin.Estanislau@Surfeity-hb.org



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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

Maureen M. Nagel  
(Signature)

12.1.23  
(Date)

Maureen M. Nagel  
(Print Name)

19312 Baywater Lane, Huntington Beach CA 92646  
(Print Home Address)

hbbaywater@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

---

**From:** Peggy Bowman <peggybowman@me.com>  
**Sent:** Friday, December 1, 2023 5:36 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Objection Letter to Huntington Beach City Councilmembers  
**Attachments:** Objection Letter to Huntington Beach City Councilmembers.pdf

Sent from my iPhone

## Objection Letter to Huntington Beach City Councilmembers

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

PAUL BOWMAN

(Print Name)

(Print Home Address)

4931 LOS PATOS

(Print Email Address)

P.BOWMAN@HOFMANGROUP.COM

12-1-2023  
(Date)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

---

**From:** Debi Murray <debi@debimurray.com>  
**Sent:** Friday, December 1, 2023 5:25 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** 9 Signed Objection Letters - Dec 1, 2023  
**Attachments:** 9 Signed Objection Letters - Dec 1 2023 - 5-20 PM.pdf

Scanned with TurboScan.

Debi Murray

## Debi Murray Team

Realtor

First Team Estates | Christie's International

BRE# 01248956

949-981-7570

Debi@debimurray.com

## Objection Letter to Huntington Beach City Councilmembers

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- Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

(Signature)

Jeremiah Secrest

(Print Name)

(Print Home Address)

413 22nd St., Huntington Beach, CA 92648

(Print Email Address)

jeremiahsecrest@gmail.com

11.30.23

(Date)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

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Quinn MJ Nagle  
(Signature)

11/30/23  
(Date)

QUINN MJ NAGLE  
(Print Name)

16862 Phelps Lane, Huntington Beach CA 92649  
(Print Home Address)

QUINN NAGLE @ FIRSTTEAM . com  
(Print Email Address)

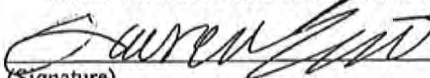
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(Signature)

(Date)

Lauren Evans  
(Print Name)

8 Surfside Ave, Surfside CA 90743  
(Print Home Address)

Lauren77evans@gmail.com  
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



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Michelle Terrill

(Signature)

11-30-23

(Date)

MICHELLE TERRILL

(Print Name)

6231 BRIARCLIFF DR. HB, CA 92647

(Print Home Address)

ERRILL.MICHELLE@gmail.com

(Print Email Address)

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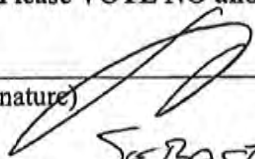
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(Signature)



(Date)

11-30-23

(Print Name)

SEBASTIAN PERSINI

(Print Home Address)

19021 GARDENVIEW ST, HUNTINGTON BEACH, CA 92648

(Print Email Address)

SEBASTIAN.PERSINI@FIRM.COM

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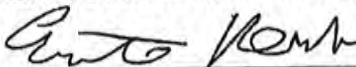


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(Signature)

11-30-23

(Date)

Ernesto Robles

(Print Name)

19145 Eldon Ln HB. 92648

(Print Home Address)

Ernie.Robles@FirstTeam.com

(Print Email Address)

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**Fikes, Cathy**

---

**From:** Thomas Tien <tient85@hotmail.com>  
**Sent:** Friday, December 1, 2023 3:57 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Bolsa Chica Senior Living Community Project  
**Attachments:** Objection Letter.pdf

Hello,  
Please see my attached letter. Thank you.


Thomas Tien

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(Signature) 

12/1/23  
(Date)

Thomas Tien  
(Print Name)

16661 Tib Cir. #7, Huntington Beach CA 92649  
(Print Home Address)

Tient85@hotmail.com  
(Print Email Address)

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## Fikes, Cathy

---

**From:** Kirk Crawford <kirkc99@gmail.com>  
**Sent:** Friday, December 1, 2023 2:45 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** Proposed Senior Living Project  
**Attachments:** Senior Living Project.pdf

I am not in favor of this high density project.  
Please vote no.

See attached



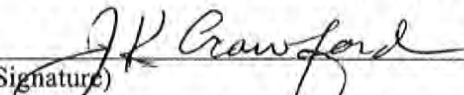
Virus-free [www.avast.com](https://www.avast.com)

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

12-1-23  
(Date)

J. K. Crawford  
(Print Name)

9291 Darrow Dr. Hunt. Bch.  
(Print Home Address)

kirkc99@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Ginny C <surfcityginny@gmail.com>  
**Sent:** Friday, December 1, 2023 2:24 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** Bolsa Chica Senior Living Community Proposal  
**Attachments:** Senior Living Project1.pdf

I am against this project!!  
See attached



Virus-free. [www.avast.com](http://www.avast.com)

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Virginia Crawford  
(Signature)

Dec. 1, 2023  
(Date)

Virginia Crawford  
(Print Name)

9291 Darrow Dr. H.B.  
(Print Home Address)

surfcityginny@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Subscriptions Subscriptions <subscriptions@michelehurlbut.com>  
**Sent:** Friday, December 1, 2023 1:03 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Letter of Objection from Neighbors  
**Attachments:** Objection to Bolsa Chica Senior Living Community.pdf

To Whom It May Concern,

Please see my attached Letter of Objection to the Bolsa Chica Senior Living Center.

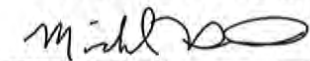
Thank you,  
Michele Hurlbut

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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**Please VOTE NO and DENY THIS INSANE PROJECT!**



(Signature)

12/1/2023

(Date)

Michele Hurlbut

(Print Name)

16931 Canyon Ln, Huntington Beach, CA 92649

(Print Home Address)

subscriptions@michelehurlbut.com

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



## Fikes, Cathy

---

**From:** cclustka@socal.rr.com  
**Sent:** Friday, December 1, 2023 10:27 AM  
**To:** 'Kathy O'Connor-Phelps'; Kalmick, Dan; Bolton, Rhonda; Moser, Natalie; Strickland, Tony; Van Der Mark, Gracey; Burns, Pat; casey.mckeeon@surfcity-hb.org  
**Cc:** Gates, Michael; CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** RE: 5-story Bolsa Chica Senior Living Center planned for the corner of Warner and Bolsa Chica

Tony, et al, I am adamantly against this monster of a project at Bolsa Chica/Warner. This area, this intersection is unbelievably crowded and traffic is ridiculous. I avoid it at all cost. I live near Edinger and Bolsa Chica. There are times when there are 25+ cars x 2 in the left hand turn lane on Bolsa Chica turning onto Warner. Sometimes double that in the left turn on Warner turning onto Bolsa Chica.

Any car(s) coming from 405 or any where down that stretch of Bolsa Chica (which now looks Like PCH mid summer), MUST go left to a U turn to get to the proposed project. What a traffic nightmare. Even Warner going West has as many as 75-100 cars at that stop light.

This size of building is horribly out of place and makes no sense (hence the Planning restrictions). My mother was at Merrill Gardens on Goldenwest near Warner. That location makes sense, traffic wise, height wise, shadow wise etc. Easily accessed from Goldenwest. No back ups, , ample parking. This huge proposed project makes NO SENSE at this location, period. The name "Senior" is misleading, as it's a 55+. I support REAL senior housing that includes care, like Merrill Gardens, in appropriate locations. This proposal is terrible for the area and horrible for HB. PLZ VOTE NO.

I have hugely supported y'all from day one. To approve a project like this, makes no sense and would change my position and support if indeed approved. After all the good that has been accomplished, I would actually be terribly disappointed and saddened. Don't turn on the 40K+ that have and still do support you.

**Chip Clustka**  
**ON AIR W.C.**

213-305-1970 Mobile



**From:** cclustka@socal.rr.com <cclustka@socal.rr.com>  
**Sent:** Tuesday, October 24, 2023 11:35 AM  
**To:** 'Kathy O'Connor-Phelps' <kathy92648@gmail.com>; 'Kalmick, Dan' <Dan.Kalmick@surfcity-hb.org>; 'Bolton, Rhonda' <rhonda.bolton@surfcity-hb.org>; 'Moser, Natalie' <Natalie.Moser@surfcity-hb.org>; 'tony.strickland@surfcity-hb.org' <tony.strickland@surfcity-hb.org>; 'gracey.vandermark@surfcity-hb.org' <gracey.vandermark@surfcity-hb.org>; 'pat.burns@surfcity-hb.org' <pat.burns@surfcity-hb.org>; 'casey.mckeeon@surfcity-hb.org' <casey.mckeeon@surfcity-hb.org>  
**Cc:** 'Gates, Michael' <Michael.Gates@surfcity-hb.org>; 'CITY COUNCIL' <city.council@surfcity-hb.org>  
**Subject:** RE: COUNCIL MEETING 10/23/2023 Yet another victory

Congrats for another victory for common sense. STAY THE COURSE!!! Y'all continue to have the mandate, despite the turnout of the "sky is falling" crowd.

Kaldick with a big CYA after his involvement w/ the OCPA, nice try. The majority of the electorate are behind you 100%. Stay true to your campaign promises, as you have been, we all appreciate it. Mosser can't understand why we continue to reverse and eliminate what the previous Council has put in place.....uhhhh, duh!!

Very proud of you all, stay the course.

**Chip Clustka**  
**ON AIR W.C.**



**From:** [cclustka@socal.rr.com](mailto:cclustka@socal.rr.com) <[cclustka@socal.rr.com](mailto:cclustka@socal.rr.com)>

**Sent:** Thursday, September 21, 2023 8:53 PM

**To:** 'Kathy O'Connor-Phelps' <[kathy92648@gmail.com](mailto:kathy92648@gmail.com)>; 'Kalmick, Dan' <[Dan.Kalmick@surfcity-hb.org](mailto:Dan.Kalmick@surfcity-hb.org)>; 'Bolton, Rhonda' <[rhonda.bolton@surfcity-hb.org](mailto:rhonda.bolton@surfcity-hb.org)>; 'Moser, Natalie' <[Natalie.Moser@surfcity-hb.org](mailto:Natalie.Moser@surfcity-hb.org)>; 'tony.strickland@surfcity-hb.org' <[tony.strickland@surfcity-hb.org](mailto:tony.strickland@surfcity-hb.org)>; 'gracey.vandermark@surfcity-hb.org' <[gracey.vandermark@surfcity-hb.org](mailto:gracey.vandermark@surfcity-hb.org)>; 'pat.burns@surfcity-hb.org' <[pat.burns@surfcity-hb.org](mailto:pat.burns@surfcity-hb.org)>; 'casey.mckeeon@surfcity-hb.org' <[casey.mckeeon@surfcity-hb.org](mailto:casey.mckeeon@surfcity-hb.org)>

**Cc:** 'Gates, Michael' <[Michael.Gates@surfcity-hb.org](mailto:Michael.Gates@surfcity-hb.org)>; 'CITY COUNCIL' <[city.council@surfcity-hb.org](mailto:city.council@surfcity-hb.org)>

**Subject:** RE: COUNCIL MEETING 9/21/2023 Stay the course

You have the mandate. Send these amendments to a vote of the people! The libs do not trust the people, that's why they are so opposed to all of this.

Same libs speaking, they are NOT the 40,000 that voted for you four. STAY THE COURSE!

Bolton, still unelected, STFU!!

**Chip Clustka**  
**ON AIR W.C.**



**From:** [cclustka@socal.rr.com](mailto:cclustka@socal.rr.com) <[cclustka@socal.rr.com](mailto:cclustka@socal.rr.com)>

**Sent:** Wednesday, June 21, 2023 5:48 PM

**To:** 'Kathy O'Connor-Phelps' <[kathy92648@gmail.com](mailto:kathy92648@gmail.com)>; 'Kalmick, Dan' <[Dan.Kalmick@surfcity-hb.org](mailto:Dan.Kalmick@surfcity-hb.org)>; 'Bolton, Rhonda' <[rhonda.bolton@surfcity-hb.org](mailto:rhonda.bolton@surfcity-hb.org)>; 'Moser, Natalie' <[Natalie.Moser@surfcity-hb.org](mailto:Natalie.Moser@surfcity-hb.org)>; 'tony.strickland@surfcity-hb.org' <[tony.strickland@surfcity-hb.org](mailto:tony.strickland@surfcity-hb.org)>; 'gracey.vandermark@surfcity-hb.org' <[gracey.vandermark@surfcity-hb.org](mailto:gracey.vandermark@surfcity-hb.org)>; 'pat.burns@surfcity-hb.org' <[pat.burns@surfcity-hb.org](mailto:pat.burns@surfcity-hb.org)>; 'casey.mckeeon@surfcity-hb.org' <[casey.mckeeon@surfcity-hb.org](mailto:casey.mckeeon@surfcity-hb.org)>

**Cc:** 'Gates, Michael' <[Michael.Gates@surfcity-hb.org](mailto:Michael.Gates@surfcity-hb.org)>; 'CITY COUNCIL' <[city.council@surfcity-hb.org](mailto:city.council@surfcity-hb.org)>

**Subject:** RE: COUNCIL MEETING 6/20/2023 Another win for common sense

Thanks all for the courage to address this mounting issue of inappropriate material in our library, and schools and the proliferation of if you disagree you're a bigot or homophobe. Helluva job Gracy, et al.

Mosser your diatribe was full of misleading misinformation and outright lies. You think we "extremists" your term, don't see right through it. BOOK BAN, BOOK BAN, BOOK BURNERS, NAZIS. Liar. Simply common sense in giving heads up to parents and PROTECTING OUR CHILDREN, PERIOD!! Hypocrite, as you decry Hate Speech, while doing the same, just directed towards the right.

Checks being placed on this ludicrous idea that this garbage is appropriate for kids, is very simple, so spin away. We the people of HB have a mandate, 40,000+ strong. You can rally a few hundred, we have 10's of thousands, Thank God! Bolton, UNELECTED, laughing and snickering at Gates comments. You couldn't carry his jock. And using the Lord's name in vane while on mic, tells it all, soulless. Keep it up, you are showing your true colors.

We are not Florida, we are not Texas, we are THE concerned citizens and parents of HB and we will continue the good fight for what is decent and for what is right. ALL, can do whatever they want, lifestyle, gender, beliefs, etc. We have the right to disagree as the left disagrees w/ plenty. Shoving this down our throats is a losing proposition; you may have to deal with that.



Vaya con Dios!

**Chip Clustka**  
**ON AIR W.C.**



**From:** [cclustka@socal.rr.com](mailto:cclustka@socal.rr.com) <[cclustka@socal.rr.com](mailto:cclustka@socal.rr.com)>

**Sent:** Thursday, May 18, 2023 12:37 PM

**To:** 'Kathy O'Connor-Phelps' <[kathy92648@gmail.com](mailto:kathy92648@gmail.com)>; 'Kalmick, Dan' <[Dan.Kalmick@surfcity-hb.org](mailto:Dan.Kalmick@surfcity-hb.org)>; 'Bolton, Rhonda' <[rhonda.bolton@surfcity-hb.org](mailto:rhonda.bolton@surfcity-hb.org)>; 'Moser, Natalie' <[Natalie.Moser@surfcity-hb.org](mailto:Natalie.Moser@surfcity-hb.org)>; 'tony.strickland@surfcity-hb.org' <[tony.strickland@surfcity-hb.org](mailto:tony.strickland@surfcity-hb.org)>; 'gracey.vandermark@surfcity-hb.org' <[gracey.vandermark@surfcity-hb.org](mailto:gracey.vandermark@surfcity-hb.org)>; 'pat.burns@surfcity-hb.org' <[pat.burns@surfcity-hb.org](mailto:pat.burns@surfcity-hb.org)>; 'casey.mckeeon@surfcity-hb.org' <[casey.mckeeon@surfcity-hb.org](mailto:casey.mckeeon@surfcity-hb.org)>

**Cc:** 'Gates, Michael' <[Michael.Gates@surfcity-hb.org](mailto:Michael.Gates@surfcity-hb.org)>; 'CITY COUNCIL' <[city.council@surfcity-hb.org](mailto:city.council@surfcity-hb.org)>

**Subject:** RE: COUNCIL MEETING 5/16/2023.... Vaya con Dios!

Another fantastic night for the "Team", aka La Quatro Grande, and voting down item 24. I will keep this very short and very simple. Just look around the country, the state and the cities, crime, non-human attacks, corruption, cheating, lying and bad actions everywhere. Keep prayer, more prayer. What is the downside to grace, being thankful and asking for guidance.....???

THE MORE THAT GOD IS REMOVED FROM OUR SOCIETY AND EVERYDAY LIFE.....THE DARKER OUR WORLD BECOMES, and is becoming.

Vaya con Dios, para La Quatro Grande!

**Chip Clustka**  
**ON AIR W.C.**



**From:** [cclustka@socal.rr.com](mailto:cclustka@socal.rr.com) <[cclustka@socal.rr.com](mailto:cclustka@socal.rr.com)>

**Sent:** Thursday, March 23, 2023 9:59 AM

**To:** 'Kathy O'Connor-Phelps' <[kathy92648@gmail.com](mailto:kathy92648@gmail.com)>; 'Kalmick, Dan' <[Dan.Kalmick@surfcity-hb.org](mailto:Dan.Kalmick@surfcity-hb.org)>; 'Bolton, Rhonda' <[rhonda.bolton@surfcity-hb.org](mailto:rhonda.bolton@surfcity-hb.org)>; 'Moser, Natalie' <[Natalie.Moser@surfcity-hb.org](mailto:Natalie.Moser@surfcity-hb.org)>; 'tony.strickland@surfcity-hb.org' <[tony.strickland@surfcity-hb.org](mailto:tony.strickland@surfcity-hb.org)>; 'gracey.vandermark@surfcity-hb.org' <[gracey.vandermark@surfcity-hb.org](mailto:gracey.vandermark@surfcity-hb.org)>; 'pat.burns@surfcity-hb.org' <[pat.burns@surfcity-hb.org](mailto:pat.burns@surfcity-hb.org)>; 'casey.mckeeon@surfcity-hb.org' <[casey.mckeeon@surfcity-hb.org](mailto:casey.mckeeon@surfcity-hb.org)>

**Cc:** 'Gates, Michael' <[Michael.Gates@surfcity-hb.org](mailto:Michael.Gates@surfcity-hb.org)>; 'CITY COUNCIL' <[city.council@surfcity-hb.org](mailto:city.council@surfcity-hb.org)>

**Subject:** RE: COUNCIL MEETING 3/21/2023.....THOUGHTS

Mayor Strickland, your explanation for NOT voting for this housing element was one of the best and most reasonable ones I have heard to date. This is exactly why we voted you and the three others in (winning by an enormous amount). That's a mandate!

The others scrambled to justify "the requirement" to sign off on the significant issues that may arise from all this added construction. DO NOT LAY DOWN FOR SACRAMENTO. I have lived in HB for nearly 40 years. I've seen the liberal policies destroy this beach town. The pier and its lack of enforcement is ruining the City's top tourist attraction, but that's for another email.

Y'all are supported by a huge majority of HB. Please stay true to ALL your promises. So far you have outperformed on that end, what a much needed breath of reasonable, make common sense air, y'all are!!! Keep it up.

We are all very proud of all four of you. You all come prepared and are doing the right things, which we are all very thankful for.

Bolton, still unelected, please resign.

MHBGA..... MAKING HB GREAT AGAIN!

**Chip Clustka**  
**ON AIR W.C.**



**From:** Kathy O'Connor-Phelps <kathy92648@gmail.com>

**Sent:** Thursday, March 23, 2023 9:27 AM

**To:** Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Bolton, Rhonda <rhonda.bolton@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; tony.strickland@surfcity-hb.org; gracey.vandermark@surfcity-hb.org; pat.burns@surfcity-hb.org; casey.mckeen@surfcity-hb.org

**Cc:** Gates, Michael <Michael.Gates@surfcity-hb.org>; cclustka@socal.rr.com; CITY COUNCIL <city.council@surfcity-hb.org>

**Subject:** COUNCIL MEETING 3/21/2023.....THOUGHTS

Dear City Council:

I've watched so many meetings I can't even count how many any longer. I never did watch them until Mr. Ortiz was basically shamed and attacked to the point of resigning & then I realized it was time to watch these meetings to see what the hell was going on. I'm so glad I did this, because many residents don't know what's going on until it's too late. My goal will be to make sure the big three from the remaining Council never serve in this City ever again.

Thoughts from this week's meeting:

Dan - you keep proving what a whiny little b\*tch you are. Treating our City Attorney, the way you did is not acceptable. Treating anyone like that is not acceptable. That is not the way a City Council member should act. You also have no backbone - "the state attorney is watching & I want to be on record..." you were probably one of those little kids that tattled all the time which would make sense the way you act. You should probably put the face diaper back on to stop the all-knowing whining BS that you spew. No wonder Mr. Burns would not answer any of your questions. I don't blame him. He doesn't answer to you. He answers to US.

Natalie - you preach kindness, inclusion, & respect, and then allude that Mr. Burns is a bully. Not a good look. Your attack tactics on the Council's 90-day plan is also not a good look for you when you've been on council for years and NOTHING had been accomplished until our wonderful police department could actually do their job. You're attacking because you know you're on the hot seat because this was your hot button issue & it's only now that things are starting to look better. I live downtown. I saw it every single day including homeless individuals breaking into our pool & sauna area to do sleep, shower, and do drugs.

Rhonda - the only apology residents want is from the previous council who ASSIGNED you this position.

Thank you Mayor Strickland, Mayor Pro tem Van Der Mark, Council Member McKeon, & Council Member Burns for setting the residents on the path of MAKING HB GREAT AGAIN!

Kathy O'Connor-Phelps  
Longtime HB Resident



## Fikes, Cathy

---

**From:** mike iskander <iskandermike@gmail.com>  
**Sent:** Friday, December 1, 2023 10:19 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** Objection to project SCH No. 20221140  
**Attachments:** 20231201\_100006.jpg

Dear Huntington Beach city councilmember.

I urge you to vote NO and DENY APPROVAL for the Bolsa Chica Senior Living Community project SCH No. 2022110040  
Please see attached letter regarding this matter.

Thank you for your time and consideration.

Mike Iskander

[iskandermike@gmail.com](mailto:iskandermike@gmail.com)



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 foot setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

12-01-2023  
(Date)

MIKE A. ISKANDER  
(Print Name)

5092 DUNBAR DR. #C HB, CA. 92649  
(Print Home Address)

ISKANDERM@GMAIL.COM  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Kim Hendricks <kimhendricks26@gmail.com>  
**Sent:** Friday, December 1, 2023 9:04 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Fwd: Letter to City Council  
**Attachments:** Letter of Objection for Neighbors to Sign\_11-23-2023.docx

----- Forwarded message -----

From: **Kim Hendricks** <kimhendricks26@gmail.com>  
Date: Fri, Dec 1, 2023 at 9:01 AM  
Subject: Letter to City Council  
To: <citycouncil@surfcity-hb.org>, <robin.estanislau@surfcity-hb.org>

Please accept this letter and post it for the record at the next city council meeting.  
Thank you,  
Kim Hendricks

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

\_\_\_\_\_  
Kim L Hendricks  
(Signature)

\_\_\_\_\_  
Dec.1, 2023  
(Date)

\_\_\_\_\_  
Kim L.Hendricks  
(Print Name)

5451 Overland Dr. Huntington Beach, CA 92649

\_\_\_\_\_  
(Print Home Address)

\_\_\_\_\_  
Kimhendricks26@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Mike Prendeville <mprendeville@ontref.com>  
**Sent:** Friday, December 1, 2023 8:41 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Robin.Estanislau@surf-city.org  
**Cc:** Aaron Woolley  
**Subject:** High Rise Apartment Building zoning amendment at Warner and Bolsa Chica  
**Attachments:** 20231201\_Objection Letter to Huntin^on Beach City CouncOmembers .pdf

Members of the City Council,

Please vote no and deny approval for the zoning amendment and construction of high rise apartments on the corner of Bolsa Chica Ave and Warner Ave. It will not enhance the lives of the current residents in any way shape or form. It is solely for the benefit of development interests and will tax and stress current infrastructure and well as traffic and public safety. We need to address current density issues in the city of Huntington Beach and building a 6 story apartment building on the corner of Warner and Bolsa Chica is not the way to do it. I am a 55 yr resident of Huntington Beach and love our city. Please keep it healthy and pleasant for the current and future residents by addressing density issues in a safe and sane manner. Thank you all for your hard work and dedication to HB.

Sincerely,

Thomas E. M. Prendeville

**FUNDAMENTAL #24: BE THE EXPERT**

Our customers buy our services, but they're really buying our expertise. Be curious and become a lifelong learner. Confidence comes from superior knowledge. Be the expert that teaches and mentors others.

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## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Thomas E. Preuderville  
(Signature)

12-1-23  
(Date)

Thomas E. Preuderville  
(Print Name)

5146 Dorado Dr #108 Hout. Bch CA 92649  
(Print Home Address)

Surfmusic@hotmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** Gloria Gardiner <jgcad@aol.com>  
**Sent:** Thursday, November 30, 2023 2:52 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Cc:** GLORIA GARDINER  
**Subject:** Objection Letter VOTE NO SrLiving Project SCH No.2022110040  
**Attachments:** VOTE NO -SrSeniorLiving Prjct SCH No.2022110040 (Gardiner11-30-2023).pdf

Below is attachment  
VOTE NO -SrSeniorLiving Prjct SCH prjct SCH No. 2022110040  
Gardiner 11-30-2023

AKA:  
Objection Letter to Huntington Beach City Councilmembers

-----  
Dear Huntington Beach City Councilmembers,

I urge you to **Vote No and Deny Approval** for the proposed  
**Senior Living Community.**

**Bolsa Chica**

Project SCH No. 2022110040 is located at  
4952 and 4972 Warner Avenue Huntington Beach, CA, 92649  
(cross streets: Warner Avenue and Bolsa Chica Street)

I strongly object to this project for many valid reasons that .....

.....  
Gloria Gardiner  
Fernhill HOA  
16961 Ruby Circle  
Huntington Beach, 92649

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
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5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
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9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

(Signature)

*Gloria Gardiner*

(Date)

*11-30-2023*

(Print Name)

*Gloria Gardiner*

(Print Home Address)

*16961 Ruby Circle Ruby Circle*

(Print Email Address)

*jgcad@aol.com*

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**From:** Lylene Kirkwood <lylenekw@gmail.com>  
**Sent:** Thursday, November 30, 2023 11:08 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Proposed Bolsa Chica senior living community  
**Attachments:** Objection Letter to Huntington Beach City Councilmembers.pdf

## **Objection Letter to**

**Dear Huntington Beach City Councilmember,**  
**proposed Bolsa Chica Senior Living Community**  
**Warner Avenue, Huntington Beach, CA.**  
I strongly object to this project for many valid reasons:

- 1.** This high-density Big Box High Rise Apartment building is a high density for the surrounding neighborhood.
- 2.** The proposed apartment rent prices will not be considered to be affordable housing.
- 3.** This monstrosity is proposed at 5 stories in a neighborhood of predominantly 2 story buildings.

Attached also in pdf format.

Thank you for your close consideration of my objections.

Lylene Kirkwood



### Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity is proposed at 5 stories high but will rise 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 2.8 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
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8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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Please VOTE NO and DENY THIS INSANE PROJECT!

Lylene Kw  
(Signature)

11/30/2023  
(Date)

Lylene KIRKWOOD  
(Print Name)

4726 Cielo Drive Huntington Beach, CA 92649  
(Print Home Address)

Lylene Kw @GMAIL.COM  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

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**From:** cbuddfv@aol.com  
**Sent:** Thursday, November 30, 2023 9:07 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** OBJECTION LETTER PROJECT BOLSA CHICA SENIOR LIVING PROJECT  
**Attachments:** OBJECTION LETTER FOR PROJECT 2022110040.pdf

Hello,

Please vote no on this project that is inappropriate for this location.

Crystal Budd



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Crystal Budd

(Signature)

11/30/2023

(Date)

Crystal Budd

(Print Name)

16941 Canyon Lane, Huntington Beach, CA 92649

(Print Home Address)

cbuddfv@aol.com

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**From:** Jeanine D. <jmd17@live.com>  
**Sent:** Wednesday, November 29, 2023 11:02 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living.

**Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).** I strongly object to this project for many valid reasons that include but are not limited to the following objections:

- **1.** This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
- **2.** The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.

- **7.** The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
- **8.** This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
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Warm Regards,  
Jeanine D./92649

Get Outlook for Android

## Fikes, Cathy

---

**From:** yelena fayngor <clothesjunkie1@yahoo.com>  
**Sent:** Wednesday, November 29, 2023 4:08 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** bolsa chica and warner development  
**Attachments:** IMG\_20231130\_0001.pdf

Please read the attached letter. I am strongly against this monstrosity in my neighborhood. And remember, that we all vote..



### Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity is proposed at 5 stories high but will rise 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 2.8 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

(Signature)

*Yelena Fayngor*

(Date)

*12-28-23*

(Print Name)

*Yelena Fayngor*

(Print Home Address)

*17162 Hillside Cir Hunt Beach 9264*

(Print Email Address)

*clothesjunkie1@yahoo.com*

## Fikes, Cathy

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**From:** Michael Orefice <michael@smartfinancial.com>  
**Sent:** Wednesday, November 29, 2023 3:38 PM  
**To:** Estanislau, Robin; CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Proposed Bolsa Chica Senior Living Community - DENY APPROVAL  
**Attachments:** Letter\_of\_Objection\_for\_Neighbors\_to\_Sign\_11-23-2023 (1).pdf

Please see attached. I live at 5342 Bonanza Dr, HB and I urge the council to deny approval of this proposed complex.

See attached.

Michael.

### **Michael Orefice**

SVP of Operations  
949.232.9835  
SmartFinancial.com



## **Objection Letter to Huntington Beach City Councilmembers**

**Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).**

**I strongly object to this project for many valid reasons that include but are not limited to the following objections:**

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

Michael Orefice

(Signature)

11 / 29 / 2023

(Date)

Michael Orefice

(Print Name)

5342 Bonanza Drive, HB, CA 92649

(Print Home Address)

michael@smartfinancial.com

(Print Email Address)

**Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)**

## Fikes, Cathy

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**From:** Gregory Manack <aframe8@gmail.com>  
**Sent:** Wednesday, November 29, 2023 2:15 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Bolsa Chica Senior Living Community Objection Letter  
**Attachments:** Objection Letter HB Council (MANACK).pdf

Huntington Beach City Council and City Clerk's Office,

Please see the attached correspondence concerning the proposed Bolsa Chica Senior Living Community. I strongly object to the project in its current form and would like to know which City Council Members voted in favor of this project.

Thanks in advance for your time and consideration in this matter.

Regards,

Gregory Manack



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO** and **Deny Approval** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

(Date)

GREGORY MANACK

(Print Name)

5071 DORADO DR. #205, HUNTINGTON BEACH, CA 92649

(Print Home Address)

AFRAME 8 @ GMAIL.COM

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

**Fikes, Cathy**

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**From:** nancy wise <nwise50@yahoo.com>  
**Sent:** Wednesday, November 29, 2023 10:41 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Vote No on Proposed Senior Housing Project

Council Members,

Please vote no on the proposed Bolsa Chica Senior Housing Project. My husband and I are seniors living in the area and are opposed to this project as it is too tall, too big, would house too many residents, create traffic, and have a negative impact on the surrounding area.

Sincerely,

Bill and Nancy Wise  
16809 Snapper Dr.  
HB, Ca 92649  
nwise50@yahoo.com  
Sent from my iPhone



## Fikes, Cathy

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**From:** mary misloski <kayakingcowboy1@yahoo.com>  
**Sent:** Wednesday, November 29, 2023 5:38 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** NO on Bolsa Chica Senior Living #2022110040  
**Attachments:** Objection Letter to HB Clty Council.pdf

Sent from Mail for Windows

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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- Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature)

(Date)

Mary M

11/29/23



(Print Name)

MARY MISLOSKI

3314 TEMPE Dr

(Print Home Address)

KAYAKINGCOWBOY01@YAHOO.COM

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

**Fikes, Cathy**

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**From:** Trevor Vandercapellen <tvanderc@outlook.com>  
**Sent:** Tuesday, November 28, 2023 5:09 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection letter to proposed Bolsa Chica Senior Living Community  
**Attachments:** IMG\_6652.jpg

We do not need another senior living center in HB/OC! Please deny approval of this building! Letter attached.




## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO and Deny Approval** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

11/28/23  
(Date)

Trevor Vandercepellen  
(Print Name)

5146 Dorado Dr  
(Print Home Address)

tvanderc@outlook.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Fikes, Cathy**

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**From:** glpoli <glpoli@protonmail.com>  
**Sent:** Tuesday, November 28, 2023 3:27 PM  
**To:** CITY COUNCIL (INCL CMO STAFF); Estanislau, Robin  
**Subject:** Bolsa Chica Senior Living Warner & Bolsa Chica

Dear Huntington Beach City Councilmembers,  
I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No.

2022110040

located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood. 2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing. 3. This monstrosity is proposed at 5 stories high but plans indicate it will rise 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures. 4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 2.8 acres crowding a busy major traffic intersection in Huntington Beach. 5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre. 6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. 7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit. 8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community. 9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein. 10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices. Please VOTE NO and DENY THIS INSANE

PROJECT!

Sincerely,

Ginger Leibfreid  
Huntington Beach Resident



**From:** Mark Tonkovich <marktonko@gmail.com>  
**Sent:** Tuesday, November 28, 2023 10:55 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Bolsa Chica Senior Living Community Project

**Objection Letter to Huntington Beach City Councilmembers**

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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11. **Please VOTE NO and DENY THIS PROJECT!**

Mark Tonkovich 11-28-2023

16371 Golden Gate Lane, Huntington Beach

Marktonko@gmail.com

**Fikes, Cathy**

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**From:** Meredyth Serrecchia <mmserrecchia@gmail.com>  
**Sent:** Tuesday, November 28, 2023 9:44 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); robin.estanislau@surftcity-hb.org  
**Subject:** Senior Living Project Objection  
**Attachments:** Objection.pdf

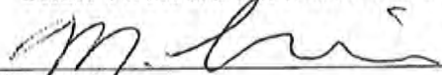


## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
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**Please VOTE NO and DENY THIS INSANE PROJECT!**

  
(Signature)

11/28/2023  
(Date)

Meredith Serrecchia  
(Print Name)

4691 Oceanknoll Dr. HB 92649  
(Print Home Address)

mserrecchia@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

## Fikes, Cathy

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**From:** Claire Au <cka@roadrunner.com>  
**Sent:** Tuesday, November 28, 2023 9:14 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Robin.Estanislau@Surcity-hb.org  
**Subject:** Please Vote NO  
**Attachments:** 2023 Vote No HB City Council C. Au.pdf

Dear City Council –

**I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).**

Our city is quickly becoming overcrowded and a traffic mess. We are now beginning to destroy our beach areas and that is where we need to stop the nonsense - leave our beaches alone. This will only be another Elan nightmare blighting our horizon. What a travesty to learn that the majority of the planners appointed by the council approved this horror.

Please be sure to stop this. It's an outrage that the land was sold in the first place.

Thank you.

-Claire Au  
Concerned Resident



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
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9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

**Please VOTE NO and DENY THIS INSANE PROJECT!**

Claire Au  
(Signature)

NOV 27, 2023  
(Date)

Claire Au  
(Print Name)

6544 Fremont Circle, HB 92648  
(Print Home Address)

cupid142001@yahoo.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

## Fikes, Cathy

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**From:** jeff streamlinesocal.com <jeff@streamlinesocal.com>  
**Sent:** Tuesday, November 28, 2023 9:02 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** Objection Letter to Huntington Beach City Councilmembers Project SCH No. 2022110040

Dear Huntington Beach City Councilmembers,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No.

2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
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Please VOTE NO and DENY THIS INSANE PROJECT!

Sincerely,

Jeff Sinclair  
16642 Robert Lane  
HB CA 92647

**Fikes, Cathy**

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**From:** Deb Janus <debjanus@gmail.com>  
**Sent:** Tuesday, November 28, 2023 8:46 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Bolsa Chica Senior Living Community Project

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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\_\_\_\_November 28, 2023\_\_\_\_\_

\_\_\_\_Deb Janus\_\_\_\_\_



\_9451 Candlewood Drive\_\_\_\_\_

\_debjanus@gmail.com\_\_\_\_\_

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714.330.4152 mobile

**From:** Deb Janus <debjanus@gmail.com>  
**Sent:** Tuesday, November 28, 2023 8:46 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Bolsa Chica Senior Living Community Project

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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\_\_November 28, 2023\_\_\_\_\_

\_\_Deb Janus\_\_\_\_\_



\_9451 Candlewood Drive\_\_\_\_\_

\_debjanus@gmail.com\_\_\_\_\_

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714.330.4152 mobile

## Fikes, Cathy

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**From:** Sherry Kennedy <dksmrs5@yahoo.com>  
**Sent:** Tuesday, November 28, 2023 8:11 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** HDD @ Warner/Bolsa Chica

I urge ALL city council members to VOTE NO on this HDD (senior living) project. I especially urge those who ran their campaign on NO HDD to keep this promise to our HB community ... Mayor Tony Strickland, Mayor Pro Tem Gracey VanDerMark & council members Casey McKeon, Pat Burns, this goes to you as well Dan Kalmick (not sure @ Natalie Moser status re: HDD as I never followed her & Rhonda Bolton never ran for her position).

Do the right by our city ...

Sincerely ,  
Sherry Kennedy



**Fikes, Cathy**

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**From:** Ashley Loftus <ashleydloftus@gmail.com>  
**Sent:** Monday, November 27, 2023 12:40 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers,

I am a resident of this neighborhood where this proposed development would be located. The intersection of Warner and Bolsa Chica is already a dangerous intersection where I have been a witness of numerous near misses and several vehicle accidents. Additionally, my daughter was almost hit walking through the cross walk by a turning vehicle from Bolsa Chica onto Warner Southbound. This development in this location is out of scale and dangerous to this community.

**I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No.**

**2022110040**

**located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).**

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11/27/2023

(Signature) (Date) Ashley Loftus (Print Name) 4682 Warner Ave, unit B308, Huntington Beach, 92649 (Print Home Address) Ashleydloftus@gmail.com (Print Email Address)



**Fikes, Cathy**

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**From:** Sue Tan <tiggertan67@gmail.com>  
**Sent:** Monday, November 27, 2023 11:43 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Bolsa Chica Senior Living Community Project

Dear Huntington Beach City Councilmembers,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No.2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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Sincerely,

Sue Tan  
4611 Wellfleet Dr.  
Huntington Beach, Ca. 92649



## Fikes, Cathy

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**From:** Kaylene Schultz <kayleneks5@gmail.com>  
**Sent:** Monday, November 27, 2023 8:42 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Fwd: Object the massive size of the proposed Senior Living project  
**Attachments:** IMG\_0598.jpg

The size of this project does not make sense, and it's quite curious why no adjustments have not been made.

Kaylene Schultz  
4502 Oceanridge Drive  
Huntington Beach, CA 92649



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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- Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

(Signature)

*Kaylene Schultz*

11/27/23

(Date)

Kaylene Schultz  
(Print Name)

4502 Oceanridge Drive, Huntington Beach, CA 92649  
(Print Home Address)

KayleneKS5@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



## Fikes, Cathy

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**From:** Christina Brown <brownc4@hotmail.com>  
**Sent:** Monday, November 27, 2023 6:19 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letter to Huntington Beach City Council-members

Dear Huntington Beach City Council-members,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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Please VOTE NO and DENY THIS INSANE PROJECT!

Christina Brown 11/27/23  
1423 Alabama St  
Apt A  
Huntington Beach, CA 92648

Brownca4@hotmail.com

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**Fikes, Cathy**

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**From:** terryagriffin <terryagriffin@verizon.net>  
**Sent:** Monday, November 27, 2023 5:14 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Cc:** Estanislau, Robin  
**Subject:** VOTE NO ON BOLSA CHICA PROJECT

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices. Please VOTE NO and DENY THIS PROJECT!!!

TERRY A GRIFFIN  
(Signature) 11.27.23

7861 HAPPY DR.

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

Sent from my Verizon, Samsung Galaxy smartphone

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
  2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
  3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
  4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
  5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
  6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
  7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
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- Please VOTE NO and DENY THIS REDICULOUS PROJECT



**From:** Mary Ellen Hurrell <meh.brightideas@gmail.com>  
**Sent:** Monday, November 27, 2023 3:14 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** OPPOSE: Bolsa Chica Senior Living Community Project

## Objection Letter

**Dear Huntington Beach City Council,**  
**I am writing to you regarding the proposed Bolsa Chica Senior Living Community located on Warner Avenue, Huntington Beach. I strongly object to this project for many reasons:**

- 1. This high-density Big Box High density for the surrounding neighborhood.**
- 2. The proposed apartment rent prices are not considered to be affordable for the community.**
- 3. This monstrosity will be 6 stories high.**

**Fikes, Cathy**

---

**From:** patricia pope <patricia\_cb@hotmail.com>  
**Sent:** Monday, November 27, 2023 1:25 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Senior Living , Bolsa Chica and Warner  
**Attachments:** Senior Living.pdf

Please vote no on this project. This is not good for HB or its residents

Regards,

Patricia Pope

4761 Hermanson Cir

HB 92649



## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices. Please VOTE NO and DENY THIS INSANE PROJECT!

Patricia Pope

(Signature)

11-27-2023

(Date)

Patricia Pope

(Print Name)

Home Address 4761 Hermanson Cir HB 92649

Email Address patricia\_cb@hotmail.com



Fikes, Cathy

From: Amy Graves <amyanngraves@icloud.com>  
Sent: Monday, November 27, 2023 12:00 PM  
To: CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
Subject: Bolsa Chica senior living community


Hello -please find the attached letter in opposition of this facility. Please note that again myself or all 4 family member residences in this small community did not receive any builder community outreach and only saw it on social media. We live on 3 different streets.

**Objection Letter to Huntington Beach City Councilmembers**

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO** and **Deny Approval** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2023110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA, 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)  11/27/23  
(Date)

(Print Name) Amy Santos

(Print Home Address) 4711 Los Perros Ave

(Print Email Address) amyanngraves@icloud.com

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@SurfCity-HB.org

Again- this was postponed but again no notification to the homeowners in the area. I again wanted to note the studies appear to be inaccurate as there were only about 4 cars in the parking lot over the weekend and maybe a handful in the evening. The exiting to this location will dump travelers directly into our community turning our quiet community into a main traffic streets with additional parking issues.

It is crazy to even think that this type of facility would provide less traffic and individuals over 55 don't drive.

Please do not approve this project.

Sent from my iPhone



## **Fikes, Cathy**

---

**From:** Renette Mazza <RMazza@grafairfreight.com>  
**Sent:** Monday, November 27, 2023 11:49 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Cc:** supplementalcomm@surfcity-hb.org  
**Subject:** proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649

Dear Huntington Beach City Councilmembers,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections: 1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood. 2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing. 3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures. 4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach. 5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre. 6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. 7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit. 8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community. 9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein. 10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

Please VOTE NO and DENY THIS INSANE PROJECT!

***Warmest Regards,***

**Renette Mazza**

**National Sales & Marketing Director  
Graf Air Freight and Logistics Services  
Fashion, Entertainment, Marketing,  
Litigation Logistics & Support**

Concert & Event Logistics, Trade Shows  
Air, Ground, Ocean, Domestic and International  
[www.grafairfreight.com](http://www.grafairfreight.com)  
*Cell:* [253-606-4013](tel:253-606-4013)  
24 Hour Operations  
800-255-6883  
[LAX@grafairfreight.com](mailto:LAX@grafairfreight.com)  
[SFOQUOTES@grafairfreight.com](mailto:SFOQUOTES@grafairfreight.com)





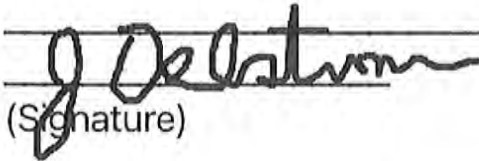
**Fikes, Cathy**

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**From:** Jeanne Oelstrom <beachgal@dslextre.me.com>  
**Sent:** Monday, November 27, 2023 10:23 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Bolsa Chico Senior Living Project--NO!!!!  
**Attachments:** B.Ch senior housing project.jpg

I VOTE -- NO -- on Bolsa Chico Senior Living Project

11-27-2023

  
(Signature)

(Date)

Jeanne Oelstrom

(Print Name)

I VOTE "NO" on the size and structure  
of this plan for a new senior living project!

711 PCH #121, HB, CA 92648

(Print Home Address)

beachgal@dslextre.me.com

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



**Bolsa Chica Senior Living Community**  
bolsachicaseniorliving.com

J Oelstrom  
(Signature)

(Date)

Jeanne Oelstrom

(Print Name)

I VOTE "NO" on the size and structure  
of this plan for a new senior living project!

711 PCH #121, HB, CA 92648

(Print Home Address)

beachgal@dslextrême.com

(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



**Bolsa Chica Senior Living Community**

[bolsachicaseniorliving.com](http://bolsachicaseniorliving.com)



**Fikes, Cathy**

---

**From:** Ponce Amanda <amanda.v.ponce@gmail.com>  
**Sent:** Monday, November 27, 2023 10:11 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection to Proposed Senior Living Community Project

Ponce Amanda has sent you an email via **Gmail confidential mode**:



## Objection to Proposed Senior Living Community Project

This message was sent on Nov 27, 2023 at 10:10:54 AM PST  
You can open it by clicking the link below. This link will only work for City.Council@surfcity-hb.org.

[View the email](#)

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Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this message because someone sent you an email via Gmail confidential mode.



## Fikes, Cathy

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**From:** K Carroll <kcrissie7@gmail.com>  
**Sent:** Monday, November 27, 2023 10:06 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); supplementalcomm@surfcity-hb.org  
**Subject:** Bolsa Chica Senior Living  
**Attachments:** IMG\_9049.jpeg



### Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO** and **Deny Approval** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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**Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

*Kris Carroll*

*11/27/23*  
(Date)

(Print Name)

*Kris Carroll*

(Print Home Address)

(Print Email Address)

*Kerissie7@gmail.com*

mail to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

*Stop the High Density! Please Listen!  
Be the 1st Council that Listens!*



## Fikes, Cathy

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**From:** Cathy Lyn <nomiddlename@live.com>  
**Sent:** Monday, November 27, 2023 9:54 AM  
**To:** Bolsa Chica Senior Living  
**Cc:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Re: You're Invited: Bolsa Chica Senior Living Community Open House, 11/27 and 12/4

Nope. Nope. Nope.

You need to find another space for this.

The neighbors are organizing against this.

This will be a fight I predict.

---

**From:** Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>  
**Sent:** Tuesday, November 21, 2023 12:41 AM  
**To:** Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>  
**Subject:** You're Invited: Bolsa Chica Senior Living Community Open House, 11/27 and 12/4

What: **Bolsa Chica Senior Living Community Open House**  
When: November 27 and December 4, 2023, 4-8 p.m.  
Where: Harbour View Clubhouse, 16600 Saybrook Lane

All are invited to learn more about our plans for the Bolsa Chica Senior Living Community in Huntington Beach. Please join us anytime between 4 – 8 p.m. on November 27 or December 4. Project representatives will be available to gather your feedback and answer your questions. We look forward to seeing you there.

Bolsa Chica Senior Living Community  
[BolsaChicaSeniorLiving@gmail.com](mailto:BolsaChicaSeniorLiving@gmail.com)  
[www.BolsaChicaSeniorLiving.com](http://www.BolsaChicaSeniorLiving.com)



**Fikes, Cathy**

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**From:** Matt Driver <mwgdriver@gmail.com>  
**Sent:** Monday, November 27, 2023 9:49 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Senior Living Community - Warner/Bolsa  
**Attachments:** Letter of Objection for Neighbors to Sign\_11-23-2023.docx

Hi City Council,

I hope you had a wonderful Thanksgiving Holiday with your family.

I have attached a signed/dated petition letter distributed by a concerned resident within our community. The language is a bit brash, but she get's the point across. Those opposed to this development please keep me in the loop. This overbuilt precedent should not be set within Northwest Huntington Beach. Please preserve our suburban community.

Best,

--  
Matt Driver

Phone Number: 1(937)409-0936

Email: [mwgdriver@gmail.com](mailto:mwgdriver@gmail.com)

## Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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 Please VOTE NO and DENY THIS INSANE PROJECT!

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
11/27/23

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Matthew Driver

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
5451 Bonanza Dr. Huntington Beach, CA

\_\_\_\_\_  
92648

\_\_\_\_\_  
(Print Home Address)

\_\_\_\_\_  
mwgdriver@gmail.com

\_\_\_\_\_  
(Print Email Address)



## Fikes, Cathy

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**From:** Kathy Sharkoff <ksharkoff@gmail.com>  
**Sent:** Monday, November 27, 2023 9:07 AM  
**To:** Estanislau, Robin  
**Cc:** CITY COUNCIL (INCL. CMO STAFF); James Sharkoff  
**Subject:** Bolsa chic Senior living housing

Dear City Council:

We urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No.

2022110040

located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). This monstrous high rise building is not needed and will be a blight to our community. How can you oppose HDH but allow this? These so called senior living apartments can and will change to regular apartments contributing to more traffic, congestion, and ultimately more crime in the area.

Please do Not allow these developers to come in under the guise of building "senior living" units as a way to sneak in more high density housing.

Once again we urge all City Council members to vote NO and deny approval of this high rise so called "Senior Living" facility.

Respectfully,  
Katherine & James Sharkoff  
18752 Jockey Circle

**From:** Betty <bettyinhb@yahoo.com>  
**Sent:** Monday, November 27, 2023 8:52 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Bolsa Chica Senior Living VOTE NO

### **Objection Letter to Huntington Beach City Councilmembers**

**Dear Huntington Beach City Councilmembers,** I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial



evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.

- 10.** This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices. **Please VOTE NO!**

**Thank you,**

**Betty Flynn**

**11/27/2023**

Sent from my iPhone

**Fikes, Cathy**

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**From:** Rick Ingram <rick@cadcrew.com>  
**Sent:** Sunday, November 26, 2023 5:36 PM  
**To:** Estanislau, Robin; CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Bolsa Chica Senior Living Community Project

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No.

2022110040

located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections: 1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood. 2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and cannot be considered as affordable housing. 3. The proposed structure will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures. 4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach. 5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre. 6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. 7. The "Senior Living Community" label for this Big Box is misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit. 8. This enormous development is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community. 9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein. 10. I believe the City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices. Please VOTE NO! DENY THIS PROJECT!

(Signature) (Date) Rick Ingram Nov 26, 2023

(Print Name) 6551 Rennrick Circle

(Print Home Address) [rick@cadcrew.com](mailto:rick@cadcrew.com)

(Print Email Address)



**Fikes, Cathy**

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**From:** Skywalker Valentine <skywalkervalentine@gmail.com>  
**Sent:** Monday, November 27, 2023 6:20 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** No senior HDD in HB

The developer of the proposed Senior Housing Project pulled their presentation from the last City Council Meeting in the face of good turnout of opponents. They gave an excuse along the lines of desiring to conduct more community outreach. So, they are holding open houses to try and gain supporters who neither understand nor will have to live with the outcome, in a neighborhood many blocks from the actual location of the project.

Please attend and continue to help us fight for right-sizing of this project, our zoning standards should NOT be tossed aside so developers can come in and over-develop our beautiful area. This project will be double the height of the nearest multi-story property and will have 2 to 3 times the number of occupants per acre (69 residents per acre vs 22-35). It will block the sun, impact our local natural spaces, create traffic, overburden infrastructure and cause other symptoms of unsupportable density. We are NOT fighting against Senior Housing, we are fighting FOR the beauty, character and functionality of our community. At 72 feet tall, zero setback, under-parked and inadequately sensitive to our environment - this will be a monstrosity. No one should want a Bella Terra type development in this quiet corner of HB.

Please sign and email the attached objection letter to our city council and copy the administrator (address at the bottom of the letter).

Attend the Open Houses if you are interested, please express your concerns directly to the developer, and share our objections with other attendees.

What: Bolsa Chica Senior Living Community Open House  
When: November 27 and December 4, 2023, 4-8 p.m.  
Where: Harbour View Clubhouse, 16600 Saybrook Lane

All are invited to learn more about our plans for the Bolsa Chica Senior Living Community in Huntington Beach. Please join us anytime between 4 – 8 p.m. on November 27 or December 4. Project representatives will be available to gather your feedback and answer your questions. We look forward to seeing you there.

Bolsa Chica Senior Living Community  
[BolsaChicaSeniorLiving@gmail.com](mailto:BolsaChicaSeniorLiving@gmail.com)

## Objection Letter to Huntington Beach City Councilmembers

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7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.



10. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices. Please VOTE NO and DENY THIS INSANE PROJECT!

Luke Dennis \_\_\_\_\_11/27/2023

\_\_\_\_\_ 2402 Delaware st. #101, Huntington Beach Ca 92648

Lrmbasedskywalker@gmail.com\_\_\_\_\_

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

**Fikes, Cathy**

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**From:** Marcie Zeller <marciezeller@gmail.com>  
**Sent:** Sunday, November 26, 2023 9:41 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Objection Letters to the Bolsa Chica Senior Living Project  
**Attachments:** SeniorLivingObjectionLetters.pdf

Hello,

Please find the attached 2 objection letters to the Bolsa Chica Senior Living Project for your consideration.

Thank you,  
Marcie and Lee Zeller



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Please VOTE NO and DENY THIS INSANE PROJECT!

Lee Zeller  
(Signature)

11-26-23  
(Date)

Lee Zeller  
(Print Name)

4632 Oceanridge HB CA 92649  
(Print Home Address)

leea.zeller@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfeity-hb.org](mailto:Robin.Estanislau@Surfeity-hb.org)

## Objection Letter to Huntington Beach City Councilmembers

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Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

Marcie Zeller  
(Signature)

11/26/2023  
(Date)

Marcie Zeller  
(Print Name)

4632 Oceanridge Dr, Huntington Beach, CA 92649  
(Print Home Address)

MarcieZeller@gmail.com  
(Print Email Address)

Email to HB City Council: [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)



## Fikes, Cathy

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**From:** C G <greer.chefe@gmail.com>  
**Sent:** Sunday, November 26, 2023 5:39 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF); Estanislau, Robin  
**Subject:** Proposed Senior Housing Bolsa Chica / Warner

Dear Huntington Beach City Council-members,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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Please VOTE NO and DENY THIS INSANE PROJECT!

Chele Greer  
16962 Lowell Circle

Huntington Beach CA 92649  
greer.chele@gmail.com  
714.661.7735

Sent from my iPhone



## Fikes, Cathy

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**From:** Kimmie Kalayjian <kimmie\_kmk@icloud.com>  
**Sent:** Monday, November 20, 2023 8:49 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF)  
**Subject:** Please don't build that senior facility on the corner of Bolsa Chica and Warner in Huntington Beach

To whom it may concern,

Building a 5-story senior living facility on prime real estate a mile from the beach has me feeling so sad. I live right next to that space at the Villa Milano condos where I have lived for the last 28 years, and I daily look to the west at the sunset right where this new building is being planned. If that large monstrosity is built there, it will completely block the beautiful beach sunsets, not just for me but for so many others. These views are the ms reason most of us live here in HB.

Isn't there some other place that the city can build this thing, instead of on some of the most prime property in HB? I mean, those seniors are mostly going to be bed-bound and won't even be able to see or appreciate the beautiful views that the rest of us have enjoyed for decades. Why build this here? As I understand it, the city already has another senior faculty called Merrill Gardens. If more space is needed there, then just add on a couple of stories to this, or find another location more inland and away from prime beach real estate. For example, do a new build by tearing down some old buildings like the Bee Hive on Edwards and Edinger. But please please please reconsider your current building plan.

I am a Huntington Beach native and have lived here since 1970. My parents (who are both seniors) have lived here since 1969 and also love it and consider it their home. They don't want this building here anymore than anyone else does, and THEY ARE SENIORS. We appreciate the beautiful sunsets and palm trees. If you allow this building plan to continue, many people will be very sad because you will be taking away the beauty of the landscape to build an ugly 5-story eye sore that will block prime real estate views and could be better suited elsewhere.

Thanks for your consideration and for your service to our city,  
Kimmie Kalayjian

P.S. a pic taken from my balcony with a view towards the ocean to the west. 😊



Sent from my iPhone