

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: Fwd: Concerns regarding proposed senior living building project at Warner and Bolsa Chica
Date: Tuesday, November 21, 2023 7:05:31 AM

Have you received this SC?

Sent from my iPad

Begin forwarded message:

From: Jack Radle <jackradle@gmail.com>
Date: November 17, 2023 at 1:19:22 PM PST
To: city.council@surfcity-hb.org, "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>
Subject: Concerns regarding proposed senior living building project at Warner and Bolsa Chica

Dear HB City Council members,

I hope this letter finds you well. I am writing to express my deep concerns about the proposed development of a 5-story senior living building in our community. While I understand the importance of providing adequate housing for seniors, I believe that this particular project raises significant issues that need careful consideration.

One of the primary concerns is the height of the proposed building. As you may be aware, the maximum height of surrounding buildings is currently limited to 2 stories. Introducing a 5-story structure would not only disrupt the visual harmony of the neighborhood but also set a precedent that deviates from the established norms. This could have a lasting impact on the overall aesthetic appeal of our community.

Moreover, our area is already grappling with congested traffic and limited parking spaces. Adding a sizable senior living facility would inevitably exacerbate these issues, potentially leading to safety concerns and inconvenience for residents. The strain on local infrastructure, especially in terms of transportation and parking, needs to be thoroughly evaluated before proceeding with such a development.

I urge you to carefully consider the long-term implications of this project on our community's character and quality of life. It is crucial that any development aligns with the existing architectural standards and addresses the challenges posed by increased traffic and limited parking. Community input should be actively sought and taken into account in the decision-making process to ensure that the concerns of the residents are adequately addressed.

Thank you for your attention to this matter, and I trust that you will carefully weigh the potential impacts of the proposed senior living building on our beloved Huntington Beach. I am opposed to this project moving forward and respectfully request you consider your constituents' concerns above a developer whose only concern is making profit at the expense of the local citizens.

Respectively,

Jack Radle

**4901 Los Patos Ave
Huntington Beach, CA 9264
714.514.7592**

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: FW: Opposition to high rise senior living facility
Date: Monday, November 27, 2023 5:48:54 PM
Attachments: [opposition letter.pdf](#)

From: Eve Perlman <eveperlman@hotmail.com>
Sent: Monday, November 27, 2023 5:03 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Opposition to high rise senior living facility

Please see attached letter.

EVE. PERLMAN

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 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)

Eve Perlman

(Date)

11/27/2023

(Print Name)

EVE PERLMAN

(Print Home Address)

5096 Tortuga Dr. 103

(Print Email Address)

eve.perlman@hotmail.com

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: FW: Warner / Bolsa Chica Proposed Senior Living Project...
Date: Tuesday, November 28, 2023 4:15:28 PM

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

From: Vanessa English Casella <vanessa_english@mac.com>
Sent: Tuesday, November 28, 2023 12:29 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Warner / Bolsa Chica Proposed Senior Living Project...

Hello-

Thank you for the opportunity to record my concern for the proposed senior living project slated for the corner of Warner and Bolsa Chica. Admittedly, I am not familiar with details of this community, and I am definitely not against the building of a neighborhood defined for older people at this location, however what I have read concerns me regarding unit and project size, lack of parking, and infrastructure stress as I understand the current development is proposed. I will attend future CC meetings to become more active in knowledge as it relates to this project, however if it is as high-density and ill-planned as it has been reported I will continue to stand for a more thoughtful solution that is less encroaching and problematic, and one that continues to promote the current lifestyle and vibe of Huntington Beach.

Thank you,
Vanessa P English Casella
19311 Surf Drive, HB

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: FW: Please do not prove this Senior Centet development project.
Date: Tuesday, November 28, 2023 4:17:19 PM

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

From: May Hong <mayjeehong@hotmail.com>
Sent: Tuesday, November 28, 2023 11:13 AM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Please do not prove this Senior Centet development project.

Sent from my iPhone

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: FW: Bolsa Chica Senior Living Community Project
Date: Tuesday, November 28, 2023 4:19:46 PM

From: Sue Tan <tiggertan67@gmail.com>
Sent: Monday, November 27, 2023 11:33 PM
To: ouncil@surfcity-hb.org; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
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 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 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,

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

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: FW: Senior housing
Date: Wednesday, November 29, 2023 4:06:20 PM
Attachments: [SKM_C30823112815430.pdf](#)
[SKM_C30823112815440.pdf](#)

From: Julie Brashears <julbrashears@gmail.com>
Sent: Wednesday, November 29, 2023 2:53 PM
To: HBCity.council@surfcity-hb.org; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Senior housing

Please see attached letters against this project.
Thank you.

Objection Letter to Huntington Beach City Councilmembers

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Please VOTE NO and DENY THIS INSANE PROJECT!

Julie Brashears
(Signature)

11-28-23
(Date)

Julie Brashears
(Print Name)

6061 Medford Dr. Huntington Beach CA 92647
(Print Home Address)

(Print Email Address)

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

we trusted you to hold to your campaign promises

Objection Letter to Huntington Beach City Councilmembers

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Please VOTE NO and DENY THIS INSANE PROJECT!

Linda M. Tracy
(Signature)

11-28-2023
(Date)

Linda M. Tracy
(Print Name)

16361 Goldengate Lane HB 92649
(Print Home Address)

The Tracy home@Gmail.com
(Print Email Address)

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

(Print Name)

(Print Home Address)

(Print Email Address)

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

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: FW: No Senior HDD in HB
Date: Thursday, November 30, 2023 2:29:19 PM

From: Skywalker Valentine <skywalkervallentine@gmail.com>
Sent: Monday, November 27, 2023 6:21 AM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
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
www.BolsaChicaSeniorLiving.com

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers,

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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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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

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: FW: Attached HB Objection Letter to Council members
Date: Thursday, November 30, 2023 4:56:06 PM
Attachments: [HB Objection Letter.pdf](#)

From: Janet Kallemeyn <jankallemeyn@gmail.com>
Sent: Thursday, November 30, 2023 4:07 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Attached HB Objection Letter to Council members

Robin,
Attached HB Objection Letter to Council members

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Thanks,
Janet Kallemeyn

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) Janet A. Kallemeyn

11/30/23
(Date)

(Print Name) Janet A. Kallemeyn

(Print Home Address) 4432 Hughes Dr. Huntington Bch, CA 92647

(Print Email Address) JKallemeyn@aol.com

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

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: Fwd: Letter to City Council
Date: Friday, December 1, 2023 10:39:03 AM
Attachments: [Letter of Objection for Neighbors to Sign_11-23-2023.docx](#)

Sent from my iPad

Begin forwarded message:

From: Kim Hendricks <kimhendricks26@gmail.com>
Date: December 1, 2023 at 9:02:42 AM PST
To: citycouncil@surfcity-hb.org, "Estanislau, Robin"
<Robin.Estanislau@surfcity-hb.org>
Subject: Letter to City Council

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.
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!

_____*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, Robin.Estanislau@Surfcity-hb.org

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: Fwd: Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living.
Date: Friday, December 1, 2023 10:40:55 AM

Sent from my iPad

Begin forwarded message:

From: "Jeanine D." <jmd17@live.com>
Date: November 30, 2023 at 7:47:28 PM PST
To: "Strickland, Tony" <Tony.Strickland@surfcity-hb.org>
Cc: "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>
Subject: Fwd: 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:

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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

Warm Regards,
Jeanine D./92649

Get [Outlook for Android](#)

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: FW: Objection Letter
Date: Monday, December 4, 2023 11:33:26 AM

From: Fikes, Cathy <CFikes@surfcity-hb.org>
Sent: Monday, December 4, 2023 9:21 AM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: FW: Objection Letter

From: brunetmichael@aol.com <brunetmichael@aol.com>
Sent: Sunday, December 3, 2023 7:08 PM
To: Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>
Subject: Objection Letter

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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Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council:

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

12/1/2023
(Date)

Anna Maria Brunet

5351 Overland Dr. HB, CA 92649

anna_maria_basile@hotmail.com

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, Robin.Estanislau@Surfcity-hb.org

From: [Estanislau, Robin](#)
To: [Jack Radle](#)
Cc: [Switzer, Donna](#); [Moore, Tania](#)
Subject: RE: Proposed Bolsa Chica Senior Living Community Project
Date: Monday, December 4, 2023 11:43:28 AM

Received.

From: Jack Radle <jackradle@gmail.com>
Sent: Friday, December 1, 2023 11:33 AM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Proposed Bolsa Chica Senior Living Community Project

Please see attached letter. My wife and I are strongly opposed to this development.

Thanks for your time and consideration.

Jack Radle
Julie Radle

4901 Los Patos Ave
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!**

John Radle 11/30/23
(Signature) (Date)

JOHN RADLE
(Print Name)

4901 LOS PATOS AVE HB, CA.
(Print Home Address)

JACKRADLE@gmail.com
(Print Email Address)

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

From: [Estanislau, Robin](#)
To: [Meggan Brunette](#)
Cc: [Switzer, Donna](#); [Moore, Tania](#)
Subject: RE: Objection Letter Attached
Date: Monday, December 4, 2023 11:48:51 AM

Received.

From: Meggan Brunette <megganbrunette@gmail.com>
Sent: Friday, December 1, 2023 11:00 AM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Re: Objection Letter Attached

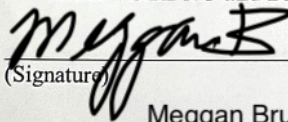
Hello Robin, please see attached.
Thank you,

Objection Letter to Huntington Beach City Councilmembers

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Please VOTE NO and DENY THIS INSANE PROJECT!


(Signature)

Meggan Brunette

(Print Name)

5072 Dunbar Drive #C, Huntington Beach, CA 92649

(Print Home Address)

megganbrunette@gmail.com

(Print Email Address)

12/1/23

(Date)

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

Meggan Brunette
714.337.1438
megganbrunette@gmail.com
Huntington Beach, CA
[LinkedIn.com/in/Meggan-M-Brunette/](https://www.linkedin.com/in/Meggan-M-Brunette/)

From: [C.G](#)
To: supplementalcomm@surfcity-hb.org
Subject: Bolsa Chica Senior Living
Date: Sunday, November 26, 2023 5:44:27 PM

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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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!

Chele Greer
16962 Lowell Circle
Huntington Beach CA 92649
greer.chele@gmail.com
714.661.7735

Sent from my iPhone

Sent from my iPhone

From: [K Carroll](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\); supplementalcomm@surfcity-hb.org](#)
Subject: Bolsa Chica Senior Living
Date: Monday, November 27, 2023 10:05:52 AM

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

(Print Name)

11/27/23
(Date)

(Print Home Address)

Print Email Address)

Kerissie7@gmail.com

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

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

From: [Renette Mazza](#)
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
Date: Monday, November 27, 2023 11:49:17 AM
Attachments: [Outlook-uydpdptov.png](#)

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

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Cell: [253-606-4013](tel:253-606-4013)

24 Hour Operations

800-255-6883

LAX@grafairfreight.com

SFOQUOTES@grafairfreight.com



From: [Jeanne Paris](#)
To: supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Oppose Senior Center HDD project
Date: Wednesday, November 29, 2023 10:33:33 PM

I urgently request that City Council not move forward with this HDD project. All but one of you campaigned to stop these developments across our city. I am supporting this petition to stop this proposed center.

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 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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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!

Jeanne Paris
Huntington Beach Resident 28 years

[Sent from Yahoo Mail for iPhone](#)

From: [M Abbott](#)
To: supplementalcomm@surfcity-hb.org
Subject: HDD Senior Housing vote
Date: Thursday, November 30, 2023 1:44:10 PM

I am writing again to implore the city council to Veto against this development as designed. It is too tall, too dense, too expensive.

Please send this back for design and more public input.

Michele Abbott

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Cc: joromero8@icloud.com
Subject: FW: Objection Letter-Bolsa Chica Senior Living Project
Date: Tuesday, December 5, 2023 2:32:16 PM
Attachments: [attachment 1.pdf](#)

For 12/19 supplemental communication

From: Jo Romero <joromero8@icloud.com>
Sent: Tuesday, December 5, 2023 12:53 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Objection Letter-Bolsa Chica Senior Living Project

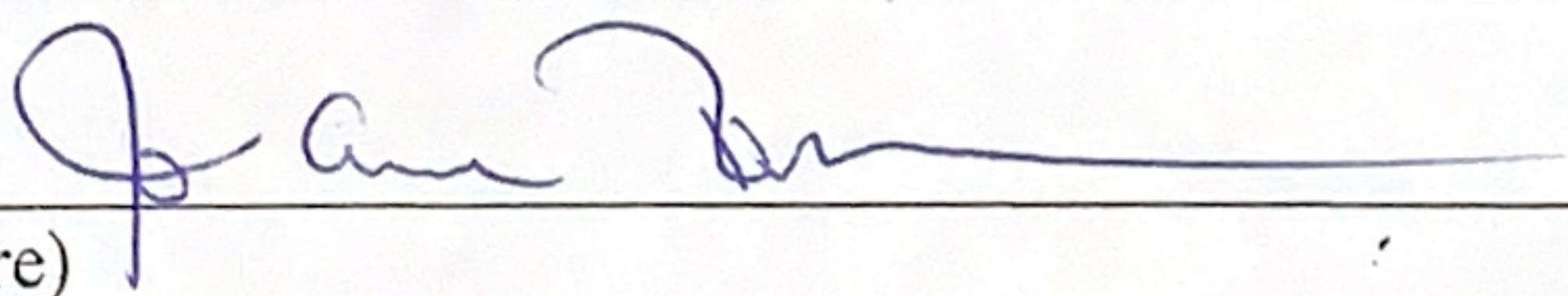
Sent from my iPhone

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)

12-5-23
(Date)

Jo Anne Romero
(Print Name)

4802 Tiara Dr. #204 Huntington Beach, CA 92649
(Print Home Address)

joser1953@yahoo.com
(Print Email Address)

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

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Cc: [cngargan@yahoo.com](#)
Subject: FW: Objection Letter to HB City Councilmembers
Date: Tuesday, December 5, 2023 2:33:08 PM

Supplemental Communication for the 12/19 meeting

From: Norma <nngargan@yahoo.com>
Sent: Tuesday, December 5, 2023 12:42 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Objection Letter to HB City Councilmembers

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!

Norma P. Gargan
(Signature)

12/4/23
(Date)

NORMA P. GARGAN
(Print Name)

4992 Tiara Dr. #101
(Print Home Address)

ngargan@yahoo.com
(Print Email Address)

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

From: [Charlie Knoth](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Objection Letter.PDF
Date: Thursday, December 7, 2023 11:24:36 AM
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, Supplementalcomm@surfcity-hb.org, 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)

(Print Name)

(Print Home Address)

(Print Email Address)

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!

Marie Smekal
(Signature)

12-4-23
(Date)

Marie A Smekal
(Print Name)

8902 Crescent Dr HUNT Bch CA 92646
(Print Home Address)

12 redcorvette@gmail.com
(Print Email Address)

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

From: [Claire Au](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Please Vote NO
Date: Sunday, December 10, 2023 11:35:29 AM
Attachments: [2023 Vote No HB City Council C. Au.pdf](#)

Forwarding my first original email to this address, as well.

Thank you.

From: Claire Au <cka@roadrunner.com>
Sent: Tuesday, November 28, 2023 9:14 AM
To: 'City.Council@surfcity-hb.org' <City.Council@surfcity-hb.org>
Cc: 'Robin.Estanislau@Surcity-hb.org' <Robin.Estanislau@Surcity-hb.org>
Subject: Please Vote NO

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

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Please VOTE NO and DENY THIS INSANE PROJECT!

Chaire Au
(Signature)

NOV 27, 2023
(Date)

Chaire 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, Robin.Estanislau@Surfcity-hb.org

From: [Catalina, Ruby](#)
To: [Robin Estanislau, Robin Estanislau@surfcity-hb.org](#)
Subject: [Please stop this building](#)
Date: Tuesday, December 12, 2023 12:42:58 PM

From: Barbara Steel <barb@bam1941@gmail.com>
Sent: Tuesday, December 12, 2023 11:58 AM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Please stop this building

Objection Letter to Huntington Beach City Councilmembers

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

(Signature)

Charles Steel

12/11/2023
(Date)

(Print Name)

CHARLES STEEL

(Print Home Address)

LEE
17202 SANDRA LEE LANE

(Print Email Address)

35 STEEL35@GMAIL.COM

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

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: FW: Objection letter to HB Council members
Date: Tuesday, December 12, 2023 5:59:07 PM
Attachments: [Renee Norton HB letter.pdf](#)

From: Janet Kallemeyn <jankallemeyn@gmail.com>
Sent: Tuesday, December 12, 2023 4:02 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Cc: busch-biotch@yahoo.com
Subject: Objection letter to HB Council members

Robin,
Objection letter to HB Council members attached.

--

Thanks,
Renee Norton

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!

Geneé Norton
(Signature)

12/12/2023
(Date)

Geneé Norton
(Print Name)

6391 Hughes Dr. Huntington Beach, CA 92647
(Print Home Address)

busch-biotch@yahoo.com
(Print Email Address)

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

From: drsneddy@gmail.com
To: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org
Subject: **Objection Letter to proposed Bolsa Chica Senior Living Community Project**

From: Debbie Snedden drsneddy@gmail.com
Sent: Tuesday, December 12, 2023 3:23 PM
To: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org
Subject: **Objection Letter to proposed 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!

Deborah Felice Snedden
(Signature)

12/11/2023
(Date)

Deborah Felice Snedden
(Print Name)

17178 Courtney Ln. HB 92649
(Print Home Address)

drsneddy@gmail.com
(Print Email Address)

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

(Print Name)

(Print Home Address)

(Print Email Address)

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

From: [Estanislau, Robin](#)
To: [Moore, Tania](#)
Subject: FW: Objection Letter to HB City Councilmembers
Date: Wednesday, December 13, 2023 3:08:59 PM
Attachments: [Objection Letter to HB City Councilmembers.pdf](#)

From: Janet Kiang <wasabimom@hotmail.com>
Sent: Wednesday, December 13, 2023 3:01 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Fw: Objection Letter to HB City Councilmembers

From: Janet Kiang <wasabimom@hotmail.com>
Sent: Wednesday, December 13, 2023 10:58 PM
To: City.Council@surfcity-hb.org <City.Council@surfcity-hb.org>; Robin.Estanislau@Surfcity-hb.org <Robin.Estanislau@Surfcity-hb.org>
Cc: Janet Kiang <wasabimom@hotmail.com>
Subject: Objection Letter to HB City Councilmembers

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:

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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, Robin.Estanislau@Surfcity-hb.org

From: [Robert Trazo](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: re: objection letter for bolsa chica senior community living project
Date: Wednesday, December 13, 2023 2:41:07 PM
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 5th 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.

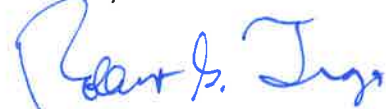
Table 4.7.B: Gen. plan consistency analysis ERC-A

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

Moore, Tania

From: Estanislau, Robin
Sent: Tuesday, November 7, 2023 7:29 PM
To: Moore, Tania
Subject: FW: Continuance Request

Hey Tania,

Can we insert this email into the Laserfiche record for Agenda Item #26? Thanks!!

Robin

From: Hopkins, Travis <thopkins@surfcity-hb.org>
Sent: Tuesday, November 7, 2023 5:08 PM
To: Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
Cc: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>; Gates, Michael <Michael.Gates@surfcity-hb.org>; Hyland, Connor <connor.hyland@surfcity-hb.org>; Beckman, Hayden <hayden.beckman@surfcity-hb.org>
Subject: Re: Continuance Request

Thank you

Sent from my iPhone

On Nov 7, 2023, at 4:43 PM, Villasenor, Jennifer <JVillasenor@surfcity-hb.org> wrote:

Travis and Robin,

Please see below a request from the applicant for a continuance of the Bolsa Chica senior living public hearing. We will let the appellant know about the continuance.

Jennifer

Begin forwarded message:

From: "Beckman, Hayden" <hayden.beckman@surfcity-hb.org>
Date: November 7, 2023 at 4:27:12 PM PST
To: "Villasenor, Jennifer" <JVillasenor@surfcity-hb.org>
Cc: "Ramos, Ricky" <rmos@surfcity-hb.org>
Subject: FW: Continuance Request

Jennifer,

Tom Lawless, the applicant for the Bolsa Chica Senior Living Project is requesting that the Council continue the item until the December 19th City Council meeting, per below.

<image001.png>

From: Lawless, Tom <Tom.Lawless@hines.com>
Sent: Tuesday, November 7, 2023 4:25 PM
To: Beckman, Hayden <hayden.beckman@surfcity-hb.org>
Cc: Ed Mountford <ed@cornerstonereconsulting.com>
Subject: Continuance Request

Hayden--

We are going to ask for a continuance until the December 19th meeting in order to hold more information sessions with the community.

We appreciate your time and look forward to presenting in December.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

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Moore, Tania

From: Fikes, Cathy
Sent: Tuesday, November 7, 2023 8:56 AM
To: Agenda Alerts
Subject: FW: Vote No on the high density Project

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

From: Joseph Gallo <sealbeachjoe1@gmail.com>
Sent: Tuesday, November 7, 2023 5:52 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Vote No on the high density Project

Hi folks,
I did a lot of work to help you get elected. Please don't disappoint me and HB with this project.
Do the right thing and vote no!!!
Joe Gallo

Sent from my iPhone Joseph C Gallo

Moore, Tania

From: Fikes, Cathy
Sent: Tuesday, November 7, 2023 9:29 AM
To: Agenda Alerts
Subject: FW:

From: Norman Lee <nlee876@gmail.com>
Sent: Tuesday, November 7, 2023 9:28 AM
To: Fikes, Cathy <CFikes@surfcity-hb.org>
Subject:

My name is Norman Lee, I live at 17381 Chilmark Ln, Huntington Beach, CA. I would like you to be aware of my opinion related to the proposed Bolsa Chica Senior Living Community Project, located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. I believe this development is not right for our community, it is way too big.

The Developer for the Bolsa Chica senior living community wants its own specific plan and proposes 69 units per acre. The building will be 72 feet tall measured from the sidewalk at the corner to the top of the roof parapet. The documents say 65 feet, but it does not include the roof parapet and it is measured from the highest Street elevation, not the lower elevation at the intersection of Warner and Bolsa Chica, where everybody will see it. The building will be 5.4 times larger than the existing buildings. The developer is proposing a floor area ratio of 2.42 times the site area, for comparison the Bella Terra specific plan area A and B proposed a floor area ratio of 1.75. Other specific plans in the city range from 4 to 25 dwelling units per acre with some areas of downtown Huntington Beach being the maximum that I could find at this time at 50 units per acre. The windward specific plan Located at the Southeast corner of Los Patos Avenue and Bolsa Chica Road used the specific plan concept and created 36 dwelling units on 2.5 acres, this is the densest specific plan approved in our area at 14.4 units per acre. As far as I know, this will be one of most dense projects ever approved in the city of Huntington Beach. The bulk restriction should remain at 1.5 of the site area. Maximum height should remain at 50 feet which is a very generous height for our neighborhood.

If this project is approved, it is my firm belief that our neighborhood will soon be covered with massive apartment buildings on every retail site. We watched this happen at Bella Terra and downtown Huntington Beach, if this project is approved, I am sure it will open the doors to other similar projects like Bella Terra.

Can you imagine, the environmental impact report says multiplying the building area 5.4 times to its existing size has no impact on the surrounding environment. I believe the cumulative effect of approving this project and the future projects to follow will have a significant negative impact on our community. Basically, this is a piecemealing effort to rezone and change the general plan of our community without an overall environmental impact report. Piecemealing is not allowed per California Civil Code. It was the California environmental quality act that stopped the Brightwater development of 6000 homes and a marina to the 355 single-family homes you see here today. The environmental impact report for this project is seriously flawed. I will be providing more details closer to the hearing.

At 69 dwelling units per acre the project is way too dense, there are no projects in our area that even come close to this level of density or massive structure. Most buildings in our area are 3 stories maximum in our setback from the street much further than 10 feet.

The city has developed zoning standards which do not allow for a 65-foot-high building structure. The building structure would tower over the existing residence which is only 2 stories tall. The proposed structure is not compatible in proportion, scale, or character to the adjoining uses. The exhibits shown

in the environmental impact report indicate the structure will be 72 feet tall viewed from the intersection of Bolsa Chica and Warner Avenue or 78 feet to the top of roof equipment. Not only is 65 feet way too tall, but the environmental impact report is also misleading. Most of the surrounding buildings are maximum 3 stories tall and are set far back from the street. 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. Our neighborhood is not Bella Terra.

Please do not adopt the General plan amendment, zoning map amendment or the conditional use permit for the Bolsa Chica senior living community, it is not right for our community, it is way too big.

Thank you,

Norman Lee

626-272-4831

Moore, Tania

From: Fikes, Cathy
Sent: Tuesday, November 7, 2023 10:18 AM
To: Agenda Alerts
Subject: FW: Agenda Item #26

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

From: Bonnie Weberg <bonniww@gmail.com>
Sent: Tuesday, November 7, 2023 9:22 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Agenda Item #26

As a "new-comer" (17 years ago) to Huntington Beach, I ask you for a NO vote on the referenced Agenda item #26. While living in Glendale, CA - 43 years in a lovely "small" town - I watched while developers did what they do: develop. Glendale became unlivable with unending lines of traffic at every intersection. Huntington Beach, was the answer to a prayer when I moved here. Please fully consider the impact to our city caused by a five-story building, with no set back, zoning exceptions, all the sweet perks a city can offer. Remember a few promises made regarding high-density development, when some of you were campaigning for your current positions. A NO vote on Agenda Item #26 would truly be appreciated.
Thank you,
Bonnie Weberg
Huntington Beach, 92646

Sent from my iPhone

Moore, Tania

From: Fikes, Cathy
Sent: Tuesday, November 7, 2023 10:18 AM
To: Agenda Alerts
Subject: FW: Warner and Bolsa Chica

From: steve bozer <stevebozer@gmail.com>
Sent: Tuesday, November 7, 2023 9:53 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Warner and Bolsa Chica

Please vote NO on this

Moore, Tania

From: Fikes, Cathy
Sent: Tuesday, November 7, 2023 10:23 AM
To: Agenda Alerts
Subject: FW: Proposed Bolsa Chica Senior Living Community

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

From: Anthony Falangetti <falangetti@me.com>
Sent: Tuesday, November 7, 2023 10:21 AM
To: Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>
Subject: Proposed Bolsa Chica Senior Living Community

Dear City Counsel:

I am opposed to the senior living community that is proposed for the corner of Bolsa Chica and Warner.

My family and I own our home right around the corner. We are passing through that intersection multiple times each day going to and from our home.

The proposed community is far too massive for our community. I am not opposed to redeveloping that location. I think a responsible and reasonable plan could use that location to everyone's benefit. However, what is proposed would be terrible for our neighborhood.

First, that intersection is a business or commercial intersection. It is not a good location for any type of housing. There is housing down the street, but the intersection is not a good location.

Second, the proposed project is mammoth in size and will overwhelm the neighborhood. The proposed project is an urban type of development. It is completely out of place in our neighborhood. It would be a terrible monstrosity. It is too tall and too wide. From what I can tell, the structure would be right up to the sidewalk. This kind of building might be good for cities such as San Francisco or New York. But we are not that kind of urban city, and this location is not that kind of location.

Third, it is simply too dense for our neighborhood. There are too many units. We already have a number of apartment buildings and complexes in our area. We have a lot of traffic. Cars are driving far too fast through Bolsa Chica and Warner. It is not safe for our kids to ride there bikes or walk to school, the store, or even the beach. This development would bring way too many cars and people to this location. More high density housing would be a sure fire way to hurt our neighborhood.

Fourth, there is not enough parking to support the proposed community. Also, the site plan would create traffic issues for cars coming and going for pickups and drop offs. Developments like this never have adequate parking and access to visitors and vendors. Friends, family, care givers, amazon, etc. will all need parking and loading zone space that will surely be under provided.

Fifth, there are other areas in our town where developments like this have gone up. Some of them work in those areas, such as Bella Terra. But Bella Terra and the surrounding area is vastly different in character than the homes, community and neighborhood surrounding Bolsa Chica and Warner. Our neighborhood is nothing like Bella Terra. And we don't want it to be. If the City feels there is a need for a senior living community such as this, then it should explore a different location, one more suitable for a monstrous develop such as this.

Thank you for your time and consideration.

ANTHONY FALANGETTI
Huntington Beach Resident

Moore, Tania

From: Cari Swan <cswanie@aol.com>
Sent: Tuesday, November 7, 2023 9:02 AM
To: supplementalcomm@surfcity-hb.org
Subject: Fw: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER

For the record. Also sent city council members:

----- Forwarded Message -----

From: Cari Swan <cswanie@aol.com>
To: H. B. City Council <city.council@surfcity-hb.org>
Sent: Monday, November 6, 2023 at 09:18:40 AM PST
Subject: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER

Dear Council Members,

I urge you to OPPOSE Agenda Item 26 that proposes a completely unsuitable HIGH DENSITY development (70+ units/acre) at Warner and Bolsa Chica. I make the request to deny this project based on the following.

1. First and foremost, the property-owner purchased this site knowing precisely how it was zoned and did so at his own risk. We have zoning and specific plans in place across the city **FOR A REASON!** It allows this city to be built and developed in a manner that safely makes sense and fits with the surround community. This project does **NEITHER**. This area is already fully built out, especially with addition of Brightwater several years ago. Brightwater was a long-fought compromise that brought high-quality single-family residents representing an appropriate "fit" to the community.
2. This project proposes to be "Senior Living" and yet it will be extremely expensive. This will have a very negative impact to other senior rentals in HB as a consequence, which is exactly what happened with the onslaught of HDD across HB. All rental rates increased substantially once the "granite countertop expensive HDD" hit the market. For any council members that believe "affordable housing" is a priority, this project will have the exact opposite effect.
3. In an area that is already built out and prone to deadly automobile and motorcycle accidents, this project presents a massive safety risk to an already dangerous portion of Warner Ave.
4. We **MUST STOP** the practice of "tail wagging the dog" in our city as was the case with Shopoff and the Magnolia Tank Farm. It is all too clear that campaign donations are the "ticket to spot zoning & planning" in HB. Again, I refer to Item one above, there is a reason for zoning and specific plans. If developers want to develop, then they should purchase land that is adequate for their proposed use.
5. **MOST IMPORTANT**, with the exception of Council Member Bolton (appointed, not elected), 6 of you campaigned on the promise of stopping High Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

I respectfully ask that you vote NO on AGENDA ITEM 26.

Sincerely,
Cari Swan

Moore, Tania

From: BRUCE WAREH <bawareh@aol.com>
Sent: Tuesday, November 7, 2023 9:09 AM
To: supplementalcomm@surfcity-hb.org
Cc: CITY COUNCIL (INCL. CMO STAFF)
Subject: Vote No on #26 - HDD 4 Seniors!

That's 70 units/acre, & 6 stories high (IDGAF that it's labeled 5, cuz 65' is 6+ stories!) for that 1-story dominant area! SMH

And that is a new HDD BEACHHEAD incursion into North HB!

Like Mandic Motors condos was the 1st 4-story off of PCH!

You can hear the next 100 projects in each sector of HB say, "But our little 6-story project just aligns with the surrounding area!" 😞

Seniors become immobile & wind causes fires & power goes out in CA & wheelchairs don't go down stairs & like during Covid, more senior home deaths will happen!!!

You ALL promised to FIGHT AGAINST HDD & FOR SUBURBAN HB! Now is your chance! Your duty!

#WhatPartOf"No-HDD," Don'tYouGet?

Bruce Wareh
34 year HB owner!

Sent from my iPhone

Moore, Tania

From: Michaela Rutherford <mishastarhb@yahoo.com>
Sent: Tuesday, November 7, 2023 9:58 AM
To: supplementalcomm@surfcity-hb.org
Subject: Agenda item #26

Dear Council Members,

This is an email to ask you to vote NO on agenda item #26.

Many of us worked really hard during the recall to educate our residents about the HDD projects approved by the previous CC.

Do not forget the promise you campaigned on!!!

No more HDD!!!

Thank you,

Michaela Rutherford

30+ year resident of beautiful Huntington Beach

Sent from my iPhone

Moore, Tania

From: Bella Vucurevic <bellavucurevic@gmail.com>
Sent: Tuesday, November 7, 2023 10:43 AM
To: supplementalcomm@surfcity-hb.org
Subject: Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

Dear HB City Councilmembers, I strongly object to approving this proposed senior living community project on the corner of Warner Avenue and Bolsa Chica Street which is too massive in size, scope, and density for the surrounding area. Furthermore, I object because this project is grossly under-parked with inadequate number of parking spaces for the proposed number of residents and their visitors, and the commercial businesses, and the 110 employees, and their accompanying daily stream of delivery trucks (Amazon, FedEx, UPS, USPS, food delivery, maintenance and repair trucks, etc.).

VOTE NO!

Regards,

Isabella vucurevic

4742 wentworth Cir, Huntington Beach, CA 92649

[Bellavucurevic@gmail.com](mailto:bellavucurevic@gmail.com)

Moore, Tania

From: marlo nabermole.com <marlo@nabermole.com>
Sent: Tuesday, November 7, 2023 11:09 AM
To: supplementalcomm@surfcity-hb.org
Cc: Strickland, Tony; CITY COUNCIL (INCL. CMO STAFF); Fikes, Cathy
Subject: FW: Support for the Khoshbin Senior Living Project
Attachments: Senior Center-Huntington Beach.docx; HB City Council 1.docx

Dear Mayor Strickland,

Attached are two additional letters of support received today.

Thank you for your consideration.

Marlo

Marlo

Community Outreach
Bolsa Chica Senior Living Community
(714) 745-1504
BolsaChicaSeniorLiving@gmail.com
www.BolsaChicaSeniorLiving.com



SAMANTHA GREAVES

Credentialed Huntington Beach Teacher & Resident | samantha@greavescompany.com

November 2023

HUNTINGTON BEACH CITY.COUNCIL@SURFCITY-HB.ORG
CC: CFIKES@SURFCITY-HB.ORG

Dear City Council Members of Huntington Beach,

My name is Samantha Greaves. I am writing to highly advocate for the approval of an elderly senior housing project here in Huntington Beach. As I am sure you are aware, we have closed down many schools in Huntington Beach since the pandemic. My fellow coworkers are losing their teaching positions. In addition, students are currently not sure where their home schools will be in the future because OVSD is trying to shut down three more schools as enrollment continues to decline. Please ask yourself this, "Why would we turn down a senior center for something like a HUGE apartment development when we are continuing to shut down schools because the city does not have high enrollment in the public schools anymore?"

I was born and raised in Huntington beach, worked for the Ocean View School District in elementary AND middle schools, reside with my husband and two children in this city, and beg of you to allow the building of a senior center to go in. This will improve Huntington Beach on so many levels. I am a happy contributing member in this community involving many families to help those in need as well as perform community building activities yearly. I urge you to allow this building to go in as myself and many other residents of Huntington Beach see the need for such an amazing establishment for our seniors.

Sincerely,

Samantha Greaves

November 2023

TONY STRICKLAND

HUNTINGTON BEACH CITY.COUNCIL@SURFCITY-HB.ORG
CC: CFIKES@SURFCITY-HB.ORG

To Whom It May Concern Within City Council,

I am writing as a citizen and tax-paying resident of Huntington Beach. I moved here from England a little over twenty years ago and have stayed in the city of Huntington Beach ever since. Over the past two decades I have seen with my own two eyes just how this incredible city has grown and flourished into what it is today. I have elected to remodel my home in Huntington Harbor and contributed my own tax dollars to keep my children in the Huntington Beach City School District.

I ask that we all do our part in continuing the enhancements of this city and approve the senior housing development. This will not only help the people of this city electing to stay here, but continues to enhance and help the city to flourish even more. There are a lot of old and unkept retail centers in the city that are in dire need of a new renovation. One entire area will only enhance not only the old building, but keep the surrounding areas from following the lead of "letting a building go."

This will bring new life to the area and prove to the senior citizens that after all the years they have given to the city, we are willing to help them and approve this by giving back. I urge you to consider the benefits this project offers not only in terms of aesthetics, but in the safety of our elderly. The upgrades will continue through the streets by providing a place for people to go rather than cram in a bunch of families into one space where things will be overcrowded and you will be getting letter for the parking and traffic from the area.

Approving this will continue to allow this city that I love and call home to grow and continue proving to the public that the city council DOES care. I am certain the impact will be a very positive and pleasant decision .

Sincerely,

Christopher Lawrence Greaves

Moore, Tania

From: Brooke Barnett <bbarnett13@aol.com>
Sent: Tuesday, November 7, 2023 11:11 AM
To: supplementalcomm@surfcity-hb.org; CITY COUNCIL (INCL. CMO STAFF)
Subject: Vote No on #26 - HDD 4 Seniors!

I'm writing to implore you all to vote NO on the new HDD planned development on the corner of Bolsa Chica and Warner.

That's 70 units/acre, & 6 stories high (it's labeled 5, but 65' is 6+ stories!) for that 1-story dominant area! It takes away small local business in an area that needs them. Every corner at that intersection is business and now you want to knock it down and create high density under the guise of senior living.

Not only are you setting a precedent for changing the zoning but also the height. Putting a monstrosity that soars high above the surrounding buildings. Are you freaking kidding me?!? I've included a pic of that area and a building like this would be above those palm trees and block out the sun to any surrounding buildings. No more Elans!!!!

You ALL promised to FIGHT AGAINST HDD & FOR SUBURBAN HB! Now is your chance! Your duty!

#wearentSantaMonica #dontturnHBintoLA

Brooke Barnett
16 Year HB Resident and Homeowner



Sent from my iPhone

Moore, Tania

From: Fikes, Cathy
Sent: Tuesday, November 7, 2023 11:30 AM
To: Agenda Alerts
Subject: FW: Protest

From: minhchau nguyen <ttmnadc@att.net>
Sent: Friday, November 3, 2023 2:18 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Protest

This letter is to strongly oppose the proposed project for the housing construction on the corner of Bolsa Chica & Warner. We are residents who already witnessed heavy traffic and accidents and home robberies at this intersection. Adding more housing complexes to this area will certainly aggravate the existing conditions.

Thank you,

Thanh Truong
Minhchau Nguyen
4861 Los Patos Ave
Huntington Beach, CA 92649

Moore, Tania

From: Fikes, Cathy
Sent: Tuesday, November 7, 2023 11:31 AM
To: Agenda Alerts
Subject: FW: I oppose agenda Item#26

From: Rmm4re <rmm4re@aol.com>
Sent: Tuesday, November 7, 2023 11:01 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: I oppose agenda Item#26

We do not need more high density projects in Huntington Beach as we have more than enough already. The multi-story proposed for Warner does not fit in. Ellis & Beach is a good reason why. Uprooting businesses is a bad idea. My name is Rosemarie McKowen-Miller and I have been a Huntington Beach resident since 1966.
Thank you.

Moore, Tania

From: Fikes, Cathy
Sent: Tuesday, November 7, 2023 11:33 AM
To: Agenda Alerts
Subject: FW: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

From: Bella Vucurevic <bellavucurevic@gmail.com>
Sent: Tuesday, November 7, 2023 10:44 AM
To: Fikes, Cathy <CFikes@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

Dear HB City Councilmembers, I strongly object to approving this proposed senior living community project on the corner of Warner Avenue and Bolsa Chica Street which is too massive in size, scope, and density for the surrounding area. Furthermore, I object because this project is grossly under-parked with inadequate number of parking spaces for the proposed number of residents and their visitors, and the commercial businesses, and the 110 employees, and their accompanying daily stream of delivery trucks (Amazon, FedEx, UPS, USPS, food delivery, maintenance and repair trucks, etc.).

VOTE NO!

Regards,

Isabella vucurevic

4742 wentworth Cir, Huntington Beach, CA 92649

[Bellavucurevic@gmail.com](mailto:bellavucurevic@gmail.com)

Moore, Tania

From: Davoud@manouchehri.com
Sent: Tuesday, November 7, 2023 11:27 AM
To: Fikes, Cathy; supplementalcomm@surfcity-hb.org; Estanislau, Robin
Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

Dear HB City Councilmembers,

I strongly object to approving this proposed senior living community project on the corner of Warner Avenue and Bolsa Chica Street which is too massive in size, scope, and density for the surrounding area. Furthermore, I object because this project is grossly under-parked with inadequate number of parking spaces for the proposed number of residents and their visitors, and the commercial businesses, and the 110 employees, and their accompanying daily stream of delivery trucks (Amazon, FedEx, UPS, USPS, food delivery, maintenance and repair trucks, etc.).

VOTE NO!

Regards,

Davoud Manouchehri

Davoud@Manouchehri.com

17442 Kennebunk Lane

HB, CA 92649

Moore, Tania

From: Shawna Milner <shawna@cmcinteriors.net>
Sent: Tuesday, November 7, 2023 11:29 AM
To: supplementalcomm@surfcity-hb.org; Estanislau, Robin
Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

Dear HB City Councilmembers,

I strongly object to approving this proposed senior living community project on the corner of Warner Avenue and Bolsa Chica Street which is too massive in size, scope, and density for the surrounding area. Furthermore, I object because this project is grossly under-parked with inadequate number of parking spaces for the proposed number of residents and their visitors, and the commercial businesses, and the 110 employees, and their accompanying daily stream of delivery trucks (Amazon, FedEx, UPS, USPS, food delivery, maintenance and repair trucks, etc.). The corner of Bolsa Chica and Warner is already a very busy intersection especially in the morning and evening work traffic. Many times it take sitting through two (2) rounds of the left turn signal to turn left off of Warner onto Bolsa Chica because of the amount of traffic and the U-turn cars at that signal. This is just too many more cars for this area!

VOTE NO!

Regards,

Shawna Milner
4852 Oceanridge Drive • Huntington Beach, CA 92649

● EMAIL: shawna@cmcinteriors.net

Moore, Tania

From: Niloufar <nilooaaa@yahoo.com>
Sent: Tuesday, November 7, 2023 11:30 AM
To: Fikes, Cathy; supplementalcomm@surfcity-hb.org; Estanislau, Robin
Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

Dear HB City Councilmembers,

I strongly object to approving this proposed senior living community project on the corner of Warner Avenue and Bolsa Chica Street which is too massive in size, scope, and density for the surrounding area. Furthermore, I object because this project is grossly under-parked with inadequate number of parking spaces for the proposed number of residents and their visitors, and the commercial businesses, and the 110 employees, and their accompanying daily stream of delivery trucks (Amazon, FedEx, UPS, USPS, food delivery, maintenance and repair trucks, etc.).

VOTE NO!

Regards,

Niloo Shaida
Nilooaaa@Yahoo.com
17442 Kennebunk Lane
HB, CA 92649

Moore, Tania

From: Matt Marcz <mmarcz@gmail.com>
Sent: Tuesday, November 7, 2023 1:07 PM
To: supplementalcomm@surfcity-hb.org
Subject: Agenda item #26

Honorable Mayor Strickland,

Please adhere to your campaign promises against high density development, and please vote No on agenda item #26.

Thank you very much,
Matt Marcz

Moore, Tania

From: Nielan Barnes <Nielan.Barnes@csulb.edu>
Sent: Tuesday, November 7, 2023 2:22 PM
To: supplementalcomm@surfcity-hb.org; CITY COUNCIL (INCL. CMO STAFF)
Subject: 11-7 City Council Meeting Agenda Item 26 (23-841)

Importance: High

Hello,

I have been a resident of Huntington Beach, at 4852 Tiara Dr, #202 (corner of Warner and Green St.) since 2012, and a resident of HB since 2008. I am a professor of Sociology at CSULB and teach courses on Aging and Society among others. I have also had the duty and privilege of helping multiple seniors in my family transition to independent, assisted/memory care, and am an advocate for seniors.

I agree we need more 'transitional housing' in Huntington Beach, but **I do not agree with the proposed project intended for the southwest corner of Bolsa Chica and Warner given its current size.** The planned residence is too big in terms of the size/height of the building and number of units; it does not fit with the local community aesthetics and introduces an extremely high level of urban density that destroys the low key 'surfer' ambiance of the Bolsa Chica/Sunset beach area.

As a resident and property owner, I ask that council members to please reject the current proposal as is and ask the developers for a redesign to 3 or 4 stories, not five.

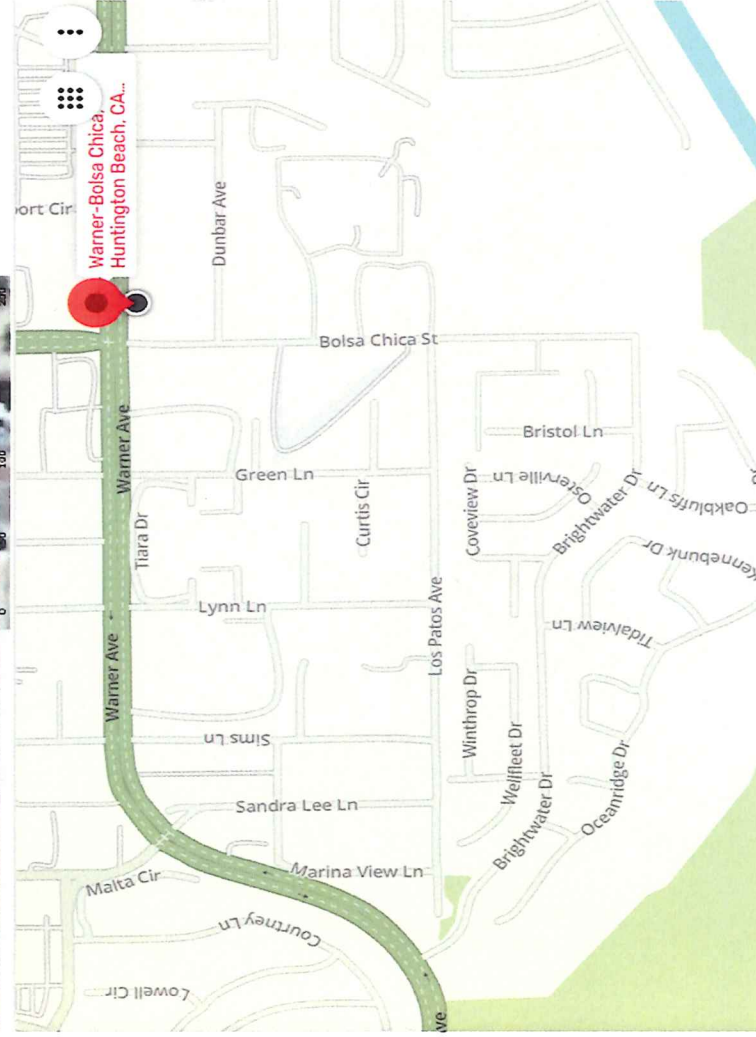
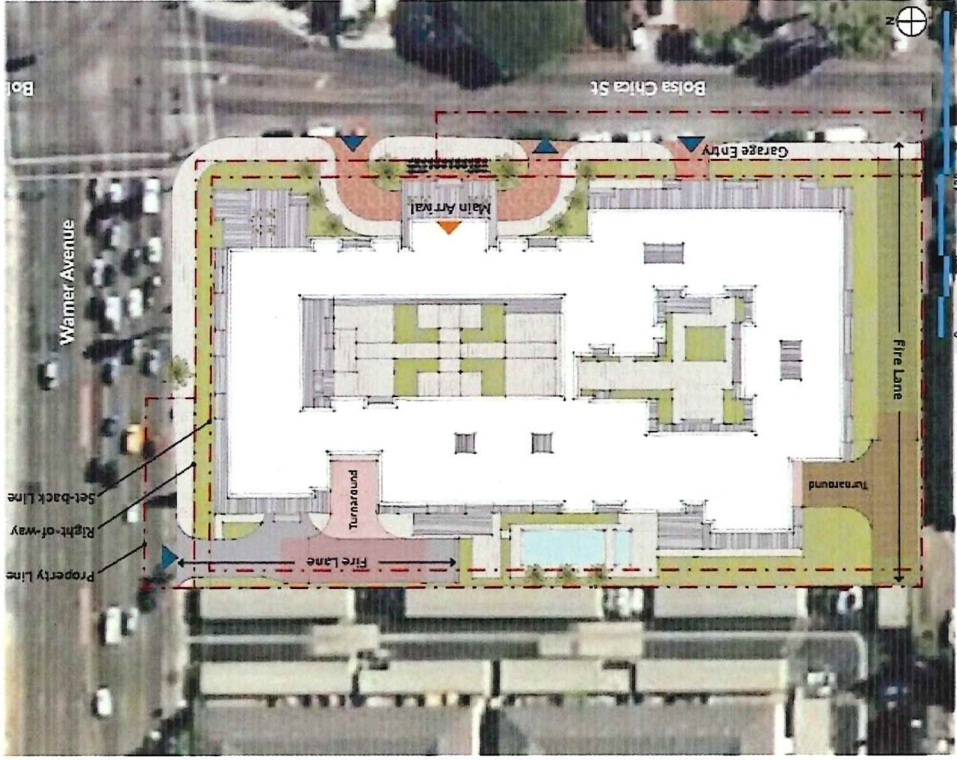
Please consider the following:

- **The traffic impact outlined in the EIR report is grossly underestimated; traffic mitigation must be considered**
 - Current commercial use is only M-F 8-5; even when very busy traffic is not diverted into residential streets
 - This facility will feature traffic 24/7 from constant deliveries -medical supplies, food/restaurant vendors, Amazon – as well as trash/pool/landscaping/building maintenance, vehicles, etc.
 - The 'right in' and 'right out' direction of traffic entrances/exits of the residence (refer to map and specifications of design below) will result in extreme impact of vehicle traffic in residential areas, particularly on Los Patos and Green Streets.
 - Vehicles that exit building parking will have to go right onto Bolsa Chica, then right onto Los Patos, and right on Green to access Warner so as to exit the area, thereby creating a constant flow of traffic, 24/7 around the residential areas of the block

- Additionally, service vehicles, most of which will approach the residence by driving west on Warner and/or South on Bolsa Chica, will have to go through the Warner/Bolsa Chica intersection heading west on Warner, and make a Uturn on Warner at some point between Green and Algonquin to access the 'right in/right out' entrance/exit on Warner Ave (refer to map and specifications of design).
 - Current traffic accident/fatality reports show a very high rate of accidents/fatalities on this particular stretch of Warner Ave.
 - Traffic mitigation must happen to manage the flow and maintain safety - e.g. traffic light on Warner between Bolsa Chica/Algonquin; speed bumps on residential streets such as Los Patos, Green and Lynn Streets, etc.
- **The number of 'staff/employees' working at the residence is grossly underestimated and will result in increased traffic and impact residential street parking**
 - The residence staffing is not limited to just 30-40 ppl per shift
 - These estimates do not include the many medical and health care workers who provide care 24/7 for those in the assisted/memory care/nursing side
 - The 189 parking spaces will not be sufficient for residents (102 units are for independent living, many of whom will have cars), building and medical staff, visitors, etc. etc.
 - Street parking for existing residents will be severely impacted
 - **Please also consider mitigation of the impact of construction** (dust, traffic patterns for semi-trucks carrying construction waste and materials)
 - **I ask that you please appoint a community liaison to help residents report and manage issues that arise from the construction and traffic**

Finally, I urge the council to consider whose interests are at stake? Please listen to your constituents and vote as a representative of the citizens of HB, not to serve the financial interests of developers.

Thank you,
 Nielan Barnes
 Professor and Chair
 Department of Sociology
 California State University Long Beach



Moore, Tania

From: delaine.bailey.1791@gmail.com
Sent: Tuesday, November 7, 2023 3:01 PM
To: supplementalcomm@surfcity-hb.org
Subject: Oppose Agenda Item #26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER

I urge you to OPPOSE Agenda Item 26 that proposes HIGH DENSITY development at Warner and Bolsa Chica.

Mayor Strickland, Gracey, Casey, and Pat have you sold us out ? ! ? !

Your grassroots campaigned for you because we believed you when you said you would fight HIGH DENSITY HOUSING in Huntington Beach. What changed? We didn't!

Have you turned from concerned Huntington Beach residents into politicians? Please tell me "NO"!

If you pass this, how can we ever trust you again?

Delaine Bailey

Moore, Tania

From: Kathey <kathey_haas@hotmail.com>
Sent: Tuesday, November 7, 2023 4:09 PM
To: supplementalcomm@surfcity-hb.org
Subject: Agenda item 26

Mayor Strickland, Mayor Pro Tem Van Der Mark and members of the City Council,

My husband and I are in complete opposition to Agenda item 26, the proposed high density senior citizen housing project. It's too large and not in keeping with the suburban lifestyle we are trying to preserve in Huntington Beach. The impact of such a large project in the proposed site would be massive to residents. The increased traffic alone would be horrendous!

Please vote NO! on agenda item 26!

Thank you!
Kathey Haas
50 year homeowner and resident

Sent from my iPhone

Moore, Tania

From: Fikes, Cathy
Sent: Tuesday, November 7, 2023 4:42 PM
To: Agenda Alerts
Subject: FW: Bolsa Chica Senior Project
Attachments: hbplan.1.docx

From: Mike Ferrero <mike@goldkeydev.com>
Sent: Tuesday, November 7, 2023 4:28 PM
To: Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: Bolsa Chica Senior Project

Dear Councilmember,

Please see attached letter regarding my opposition to the senior project at Bolsa Chica & Warner.

Mike Ferrero
562-818-1900

11/06/2023

Dera Councilmember,

My name is Mike Ferrero. I live at 4022 Morning Star Dr in Huntington Beach. I am writing you today to express my opposition to the proposed senior living project at 4952 Bolsa Chica Rd.

My objection is to the size and scope of the project. I feel that it is just too tall and too much mass at all elevations in comparison to the surrounding area. Although I realize that our state is in need of additional housing, this site could be developed more responsibly to blend into the existing area as an asset if it were better planned.

The developer could compromise and amend the plan as a 3 story project and I would then support it. I cannot support more housing in our area of the city that is so far out of the current planning guidelines.

Please vote against this project as planned.

Thank You,

Mike Ferrero

Moore, Tania

From: Estanislau, Robin
Sent: Tuesday, November 7, 2023 7:38 PM
To: Wes Stoner
Cc: Moore, Tania
Subject: RE: Bolsa Chica Senior living community

Hello,

Your communication will be uploaded into the record for this project. For your information, the Public Hearing scheduled before City Council tonight was continued to a date uncertain. I've been told that the develop plans hold more public meetings for information purposes, and will then republish a notice of the new hearing date.

Robin Estanislau
City Clerk

From: Wes Stoner <wstoner56@gmail.com>
Sent: Tuesday, November 7, 2023 6:03 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Fwd: Bolsa Chica Senior living community

Dear Ms. Estanislau,

I am writing in regards to the proposed Bolsa Chica Senior Living Community located at the Southwest corner of Bolsa Chica and Warner Ave. Please let it be known that I am strongly opposed to the proposed size of this community. At 69 dwelling units per acre, this project would be way too dense for this area or any area of Huntington Beach for that matter. This project would definitely not be compatible with the surrounding neighborhood. The proposed project would be a massive 65 foot structure, 72 feet to the top of the roof, that would tower over anything else in this area. The City has developed zoning standards which do not allow for a 65 foot high structure. If approved, this would be one of the densest projects ever approved in the City of Huntington Beach. While I am not opposed to a Senior Living Community at this site, the City needs senior housing, but not at 65 feet high and at 69 dwelling units per acre. This would be nothing more than a money grab for the developer. If this is to be approved, please consider approving the project within the current City zoning guidelines. PLEASE DO NOT adopt the General Plan Amendment, Zoning Map Amendment, or the Conditional Use Permit for the Bolsa Chica Senior Living Community. Thank you for your time and consideration.

Sincerely,

Wes and Yvonne Stoner
17272 Osterville Lane
Huntington Beach, CA 92649

Moore, Tania

From: Lamar Jervik <hbjsjervik@gmail.com>
Sent: Wednesday, November 8, 2023 6:45 AM
To: supplementalcomm@surfcity-hb.org
Subject: OPPOSE Agenda Item # 26

Thank you.

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:38 AM
To: Agenda Alerts
Subject: FW: I oppose Agenda item 26.

From: rene <reneburton@aol.com>
Sent: Tuesday, November 7, 2023 12:07 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: I oppose Agenda item 26.

To all members the City Council in Huntington Beach.

My name is Rene Burton. I have been a resident of Huntington Beach for over 35 years.

This City Council is destroying our once beautiful and unique City by the high density projects that they have already implemented on Main Street and Beach. These projects are an eyesore and have caused major problems for that area. Traffic is effected and this brings more accidents and crime to our once beautiful city.

**STOP! THIS HIGH DENSITY PROJECT,
STOP! DESTROYING OUR ONCE BEAUTIFUL AND UNIQUE CITY.
STOP! THE MONEY GRUBBING POLITICIANS.
STOP! THE GREEDY CITY COUNCIL.**

**I VEHEMTLEY OPPOSE AGENDA ITEM 26.
YOU ARE TURNING HUNTINGTON BEACH INTO LOS ANGELES. LOOK AT
THAT CITY,
LOOK AT THE CRIME AND HOMELESSNESS,
LOOK AT THE FILTH THAT THIS PROJECT WILL BRING TO OUR ONCE
BEAUTIFUL PLACE TO LIVE.**

STOP! YOUR MONEY GRUBBING POLICY.

**THIS USED TO BE A COMMUNITY WHERE YOU COULD RAISE YOUR
FAMILY IN A WHOLESOME, WELCOMING CITY. MY 3 CHILDREN GREW
UP HERE AND STILL LIVE IN HUNTINGTON BEACH. DON'T TURN OUR
CITY INTO A HOMELESS CENTER. DON'T TURN OUR ONCE BEAUTIFUL
CITY INTO LOS ANGELES.**

I VEHEMTLEY OPPOSE THIS AGENDA ITEM 26.

SHAME ON YOU. YOU NEED TO BE VOTED OUT!

RENE BURTON
418 16TH STREET.
HUNTINGTON BEACH

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:38 AM
To: Agenda Alerts
Subject: FW: HDD WARNER AND BOLSA CHIC

Importance: High

From: Mary Ann Nuesse <drmnuesse@sunrisemedicalcenter.com>
Sent: Tuesday, November 7, 2023 12:37 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: HDD WARNER AND BOLSA CHIC
Importance: High

Hi,
I voted for 4 of you because you would oppose HDD.

I respectfully ask that you vote NO on AGENDA ITEM 26.

There is a reason for zoning and specific plans. If developers want to develop, then they should purchase land that is adequate for their proposed use.

Six of you campaigned on the promise of stopping High-Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

Thank you.

Mary-Ann Nuesse
Resident Huntington Beach

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:39 AM
To: Agenda Alerts
Subject: FW: Oppose Agenda #26

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

From: Denise Kavanaugh <anikablaire@mac.com>
Sent: Tuesday, November 7, 2023 12:57 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Oppose Agenda #26

Dear City Council Members,

Please reconsider agenda item #26. This project is another Elan property that does not serve the community well. I live nearby and it will only be a five story nuisance to those who live and travel on Warner Ave. The developers are lying when they say it will be filled with non driving retirees. We have plenty of senior living facilities already. Vote no on #26. Your vote on HDD will have consequences.

Sincerely,

Denise Kavanaugh

Sent from my iPhone

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:39 AM
To: Agenda Alerts
Subject: FW: NO on Item #26

From: Kathy Carrick <carrick92647@hotmail.com>
Sent: Tuesday, November 7, 2023 2:21 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: NO on Item #26

Dear Council Members,

Please vote NO on item #26. There should be no need for debate on this. The voters of Huntington Beach made their wishes clear in the election of 2022. We don't want more HDD. That means THIS project!

For those that signed the pledge to the voters, on stage for the world to see.....REMEMBER YOUR PROMISE!!!!

Thank you!

Kathy Carrick
48 year Huntington Beach Resident

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:40 AM
To: Agenda Alerts
Subject: FW: Vote No on #26

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

From: Lily Jacinto <lilycabrera@icloud.com>
Sent: Tuesday, November 7, 2023 2:35 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Vote No on #26

Huntington Beach City Council,
Vote No on #26 - HDD 4 Seniors!

I voted for Casey McKeon, Gracey Van Der Mark, Pat Burns and Tony Strickland as you promised to FIGHT AGAINST HDD & FOR SUBURBAN HB! Now is your chance! Your duty!

#WhatPartOf"No-HDD," Don'tYouGet?

Lily Jacinto
16 years in HB, homeowner

Sent from my iPhone

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:40 AM
To: Agenda Alerts
Subject: FW:

From: Deby Pierce <deby.pierce@gmail.com>
Sent: Tuesday, November 7, 2023 2:36 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject:

Please vote no tonight on the high density building which the planning commission approved on Warner/Bolsa chica area. Most people in hb are against that type of building. To me it looks hideous and doesn't belong in our beach community. Save a lot of arguments about why the new 4 were elected. No excuses please! Please don't disappoint. Thank you

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:41 AM
To: Agenda Alerts
Subject: FW: Support the Grift or Pushback?

From: larry mcneely <lmwater@yahoo.com>
Sent: Tuesday, November 7, 2023 2:41 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Support the Grift or Pushback?

I have now spoken with each City Council Member on this issue with the exception of Natalie Moser, Rhonda Bolton, and Tony Strickland who refuse to engage after my many emails.

My Question to Natalie and Rhonda is, will you stand with Tony and support this HDD GRIFT For a Resort for the Wealthy? How does this align with your causes for affordable homes? How does this answer the needs to address the RHNA push for affordability? Will this developer add a few token closets to gain a Density Bonus? Mixed Use My Ass adding a bar does not cover a Mixed Use exception by any stretch. Wake Up it is a Grift and you know it.

The Question to you Natalie and Rhonda how will you Vote, as of now this development lies in your hands.

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:42 AM
To: Agenda Alerts
Subject: FW: OPPOSE Agenda Item #26

From: Mary Ellen Hurrell <meh.brightideas@gmail.com>
Sent: Tuesday, November 7, 2023 4:39 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: OPPOSE Agenda Item #26

I am a 27-year homeowner in Huntington Beach. I am not able to attend the November 7 City Council meeting, but I want to voice my concern over the development planned at Bolsa Chica & Warner. I live in the Harbour, and frequently shop at and drive through that intersection. The planned senior community will overwhelm the area in all ways, from the imposing building itself to the increased occupancy and resulting raffia from visitors, caregivers, health emergency responders, etc.

I strongly urge a NO vote on this as well as any other high-density, high-profile development on that parcel.

Thank you,
Mary Ellen Hurrell

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:43 AM
To: Agenda Alerts
Subject: FW: Proposed Bolsa Chica Senior Living Facility

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

From: Jennifer Dymicki <jendymicki@yahoo.com>
Sent: Tuesday, November 7, 2023 4:01 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Bolsa Chica Senior Living Facility

City Council Members -

I am writing you today to express my sincere vote against the currently proposed senior living facility at Bolsa Chica. I am sure that many of the reasons I oppose this current plan are for the many reasons my neighbors do as well.

My opposition lies in the height of the proposed building, the potential for a the potential for increased traffic, and the lack of planning to accommodate parking for all employees and visitors. A building of that height would be an imposing structure in what is a very low-key community with no buildings over three stories. There are several other local facilities that provide a blueprint for what size structure would be appropriate for this neighborhood, Merrill gardens being one of them. In addition, I have a serious concern for the parking situation if the current plan were adopted. There is already a limited amount of street parking in these neighborhoods and the propose number of parking spaces for the facility within no way come close to accommodating what would be needed on a daily basis for the operation of the facility. The number of parking spaces should account for at least the total number of residence the facility will support, and at least two times the number of employees that are expected to be on shift at a time. This way, during a shift change all employees can be accommodated in facility provided parking and not take up street parking for residents. Visitor spots should also be accounted for in the total number. There is likely to be a significant increase in traffic with employees for the facility as well as deliveries. We ask that there be a significantly thought out traffic flow for entering and exiting the facility and propose limiting the hours of the day that large delivery trucks may enter and exit the neighborhood to go to the facility.

Any construction will obviously be inconvenient for the residents of this community and this immediate neighborhood where I live with many others, but we are willing to support an assisted living community that is no more than three stories, and provides more than adequate parking for all residents and staff. I believe this facility would be a great addition to the neighborhood and for those residents that need it but I don't believe that the currently proposed plan aligns with what this neighborhood deserves or what our city council members have campaigned on for so long, and in keeping the community a great place to live.

Please hear this as my strong support against a currently proposed senior living facility at Bolsa Chica. Myself and the other residents of our neighborhood sincerely, appreciate your consideration and your action on this matter.

Best,
Jennifer Dymicki
Tiara de la Pacifica Community Member
Huntington Beach, CA

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:43 AM
To: Agenda Alerts
Subject: FW: NO to Senior Housing Project

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

From: GLORIA ABRAMS <teateateas@aol.com>
Sent: Tuesday, November 7, 2023 4:24 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: NO to Senior Housing Project

From Michelle Ryan:

Dear City Councilmember,

Thank you for your service. You were elected as the voters' best choice to represent the residents of our great city. Your loyalty should be to Huntington Beach, not Sacramento. Please honor the residents who make this area their home, preserving the beauty and function of the area by voting NO on this project on Nov 7th. I attended the Planning Commission meeting, heard the massive objection from residents of this neighborhood, and read the comments submitted on the Final EIR that are overwhelmingly against this project. This project is not a fit for many reasons. Below are a few.

- 1) The fact that rezoning is required and a specific plan, extending the height requirement from 50' to 65' in a residential area, is reason enough to deny the proposal.
- 2) We are opposed to high-density in established residential areas!
- 3) The project is not a Senior dwelling when the age is 55+. These residents are still driving and can find housing throughout the city. (See also #6 below).
- 4) The project is not affordable. Rents will be beyond seniors' ability to pay.
- 5) The high-rise complex will absolutely take away from the established character of the area, permanently destroying the gateway to a historic section of Huntington Beach and the ocean. High-rise buildings are out of place along a commercial corridor, and they destroy the character of our established neighborhood.
- 6) With a quick internet search, the list of locations in Huntington Beach with comparable care is lengthy. I selected the highest rated facilities and called the first ten on the list. They all had immediate availability. In other words, the current offerings are not being fully utilized and it is a misrepresentation to say there is an unmet need for senior housing. Calling it such is simply a rouse to mask the motives behind building this overpriced, out of place, extreme high rise and high density dwelling, which will bring enormous amounts of traffic to this small area.
- 7) There are existing traffic issues that have not been addressed. Even if you accept the preposterous idea of a 24 hr facility with 24 hour personnel, 55 year old active residents, visitors, delivery and service vehicles will materially increase the current traffic on Bolsa Chica; the current traffic patterns are dense and dangerous already.
- 8) Safety-This location is a one-way in and one-way out area. An emergency evacuation would be a crisis with this the additional 5-story complex. Also, Warner is already very unsafe to cross, and is becoming increasingly more dangerous with the increased traffic. This would be particularly true for a stereotypical senior. Also, there are no major hospitals closer than Newport Beach and Long Beach.

Please vote NO on this development. Those of us who elected you are respectfully requesting that you deny this project.

Sincerely,
Brian and Gloria Abrams

Sent from my iPhone

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:43 AM
To: Agenda Alerts
Subject: FW: I oppose agenda item #26

From: Cindy J <cindyjohnson4444@gmail.com>
Sent: Tuesday, November 7, 2023 4:38 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: I oppose agenda item #26

Please vote NO on this item. We do not need any high density project to pollute this area in our town!!!!

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:43 AM
To: Agenda Alerts
Subject: FW: Bolsa, Chica building project

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

From: Woody Woodruff <ewoodruff111@gmail.com>
Sent: Tuesday, November 7, 2023 6:02 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa, Chica building project

As a resident of Huntington Beach for 35 years and somebody that lives within a mile of this project, I would ask the entire city Council to vote no. This is just a way of getting urbanization into our city and to destroy it is a suburban beach community.

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:44 AM
To: Agenda Alerts
Subject: FW: 5 story senior center Bolsa & Warner????

From: wendyshughes <wendyshughes@ymail.com>
Sent: Tuesday, November 7, 2023 6:37 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: wendyshughes@ymail.com
Subject: 5 story senior center Bolsa & Warner????

How crazy is this.... 5 stories? This does not fit in Huntington Beach. I thought this was a joke to be around 2 to a max of 3 story apartment buildings. Who thought this was a good idea in our beach city? A 5 story senior living area? I am against anything like this.
Why would we allow mansions I'm single fa.ily neighborhoods to be built too?
Who is approving this?
Ruining the appearance of our nice beach city.

Wendy Hughes
9581 Yellowstone Dr.
Huntington Beach CA 92646

Sent from my Verizon, Samsung Galaxy smartphone

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:44 AM
To: Agenda Alerts
Subject: FW: Commercial Senior Living off Warner and Bolsa Chica

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

From: Gia Moody <giamia@me.com>
Sent: Tuesday, November 7, 2023 9:37 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Commercial Senior Living off Warner and Bolsa Chica

To the City of HB and council members in Planning and hearing,

My name is Gia Moody and I live off of Los Potros Ave. in Huntington Beach, which is a couple hundred feet from the senior living center that's being proposed for the city of Huntington Beach. I just want to let you know it's been happening in our neighborhood for the last probably three years to five years as people have either moved out on the street on Los Patos Avenue between Bolsa Chica and Sandra Lee Avenue there has been one drug abuse rehab center which had a very many problems. They were Our Neighbor and since then and they are waiting for another home to be put in. I have no idea what kind of home but was told it's a senior living. Facility....they are still waiting for a permit. There have been two properties I believe are owned by the same owner, who once lived on Los Patos has currently moved away and have been renting to both Airbnb's and drug rehab facilities for the last three years and we haven't had nothing but problems, so within a the radius of six homes....there have been three drug rehabs within six houses on our street. We're constantly trying to fight through the city nothing ever gets Addressed and we have been trying to deal with this issue for three and five years. Around the corner from us about a two minute walk for about a year there was a illegal gambling ring out of a house that was rented that they finally close down and men were caring holsters and guns in our neighbors with kids were horrified. I don't know what's been happening in this neighborhood , but for the last 3 to 7 years we've had nothing but problems with two to \$3 million homes being rented out for drug rehab facilities, etc. etc. So everybody in my neighborhood is against having now another senior facility going up literally one minute from our homes. We not only have to deal with new people wanting to make money and not caring about the neighborhood, but the crime ring that moved from Huntington Harbor has also been targeting our area, and we have nothing but people watching her homes sitting on the side streets, and their cars all day drones flying overhead , watching our neighborhood, watching us, and nothing has been done about that. The police are trying as hard as they can so we started to a NEighborhood Watch group to keep everybody informed. There Has to be rules and regulations against how many homes are being rented out for rehabilitation drug centers, gambling rings, and senior centers. Too many things are happening with an a 1 to 3 block community here so I strongly am against having another commercial building with a couple hundred seniors in it as well.

Thanks for your ears to this matter and if you need to see the police reports please contact the police department for reports! We are trying to report more issues lately Gia Moody

Sent from my iPhone

Switzer, Donna

From: Fikes, Cathy
Sent: Wednesday, November 8, 2023 11:44 AM
To: Agenda Alerts
Subject: FW: Proposed Warner/Bolsa Chica Senior Living Development

From: Patti Maude <pkmaude@gmail.com>
Sent: Wednesday, November 8, 2023 8:37 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Warner/Bolsa Chica Senior Living Development

Dear City Council,

I oppose the proposed senior living development on the SW corner of Warner and Bolsa Chica. I feel it is too tall for the surrounding community and will add parking problems as well as increase already congested traffic in the neighborhood.

Please revamp the development to something more in-tune with the surrounding area. We have all invested heavily in our community and want to retain the neighborhood feel and lifestyle.

Sincerely,
Patti Maude
16980 Edgewater Lane
Huntington Beach, ca 91649