

**From:** [Jonathan Bonwit](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Revised Objection Letter to Bolsa Chica Senior Care Community Project\_from Jonathan Bonwit\_09-29-2024  
**Date:** Sunday, September 29, 2024 5:52:54 PM  
**Attachments:** [Revised Objection Letter to City Council from Jonathan Bonwit\\_09-29-2024.pdf](#)

---

You don't often get email from jbonwit@earthlink.net. [Learn why this is important](#)

## **Objection to the high-density mixed use Revised Bolsa Chica Senior Care Community Project**

located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649

(Southwest corner of Bolsa Chica Street and Warner Avenue).

September 29, 2024

Greetings Mayor Van Der Mark and Esteemed City Council Members,

My attached Objection Letter to the Revised Bolsa Chica Senior Care Community Project contains new research and information for your consideration.

It addresses questionable public statements several of the City Planning Commissioners made at their recent Planning Commission Meeting held on September 24, 20024 whereat they voted to refer this Project to City Council.

Several Commissioners publicly disclosed that they individually met with the developer prior to this meeting and their vote. But it should be noted that two of these same Commissioners unfortunately were not able to allocate a mutually agreed upon time to meet with residents Brian Thienes and me in spite of our multiple requests to meet to discuss this project before the meeting. So, they only heard the developer's self-serving arguments in favor of this high-density residential Project. Very one-sided.

At the meeting, our allotted 3-minute time to address the Commissioners was inadequate to address the list of code irregularities, research, and objections detailed in my attached updated letter.

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses pursuant to Land Use Codes: LU-1(D) and LU-2(B).

**This revised high-density mixed use Project is not compatible in proportion, scale and character to complement adjoining uses,**

**and is certainly not complementary of our city's beach culture.**

**This Project violates City Land Use Codes: LU-1(D) and LU-2(B).**

I urge you to Reject the following:

Reject the Revised Draft Environmental Impact Report ("EIR")

Reject the General Plan Amendment No. 21-004

Reject the Zoning Map Amendment No. 21-003

Reject the Zoning Text Amendment No. 22-005

Reject the Conditional Use Permit No. 21-024

This Project should be sent back to the developer for further revisions to conform with adjoining uses.

I simply cannot imagine that any City Council Member is in favor of building more high-density residential Big Box Projects in Huntington Beach.

Thank you.

Respectfully submitted,

**Jonathan Bonwit**

4622 Oceanridge Drive  
Huntington Beach, CA 92649

714-412-2222

[JBonwit@earthlink.net](mailto:JBonwit@earthlink.net)

Attachments:

1. Objection Letter from HB resident Jonathan Bonwit dated September 29, 2024
2. Map of HB General Plan "Preserve Zone" adopted 10/02/2017

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

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions.

Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

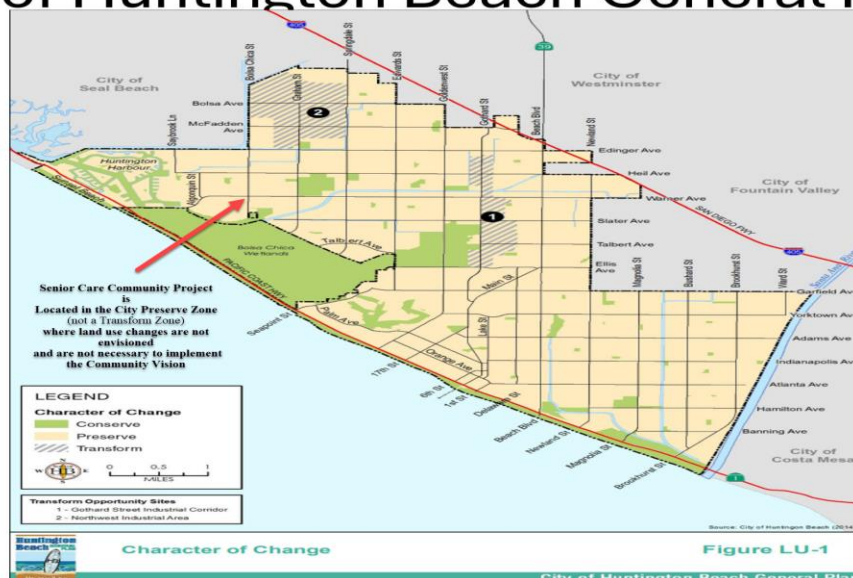
1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revise Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the



Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square foot apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. The project fails to comply with the City’s governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

## City of Huntington Beach General Plan



Adopted Oct. 2, 2017

## **Conclusion**

**This revised high-density mixed-use Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture.**

**This Project violates City Land Use Codes: LU-1(D) and LU-2(B).**

**I simply cannot imagine that any City Council Member is in favor of building more high-density residential Big Box Projects in Huntington Beach.**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

**Send this Project back to the developer for further revisions to conform with adjoining uses.**

Thank you.

Respectfully Submitted,

September 29, 2024

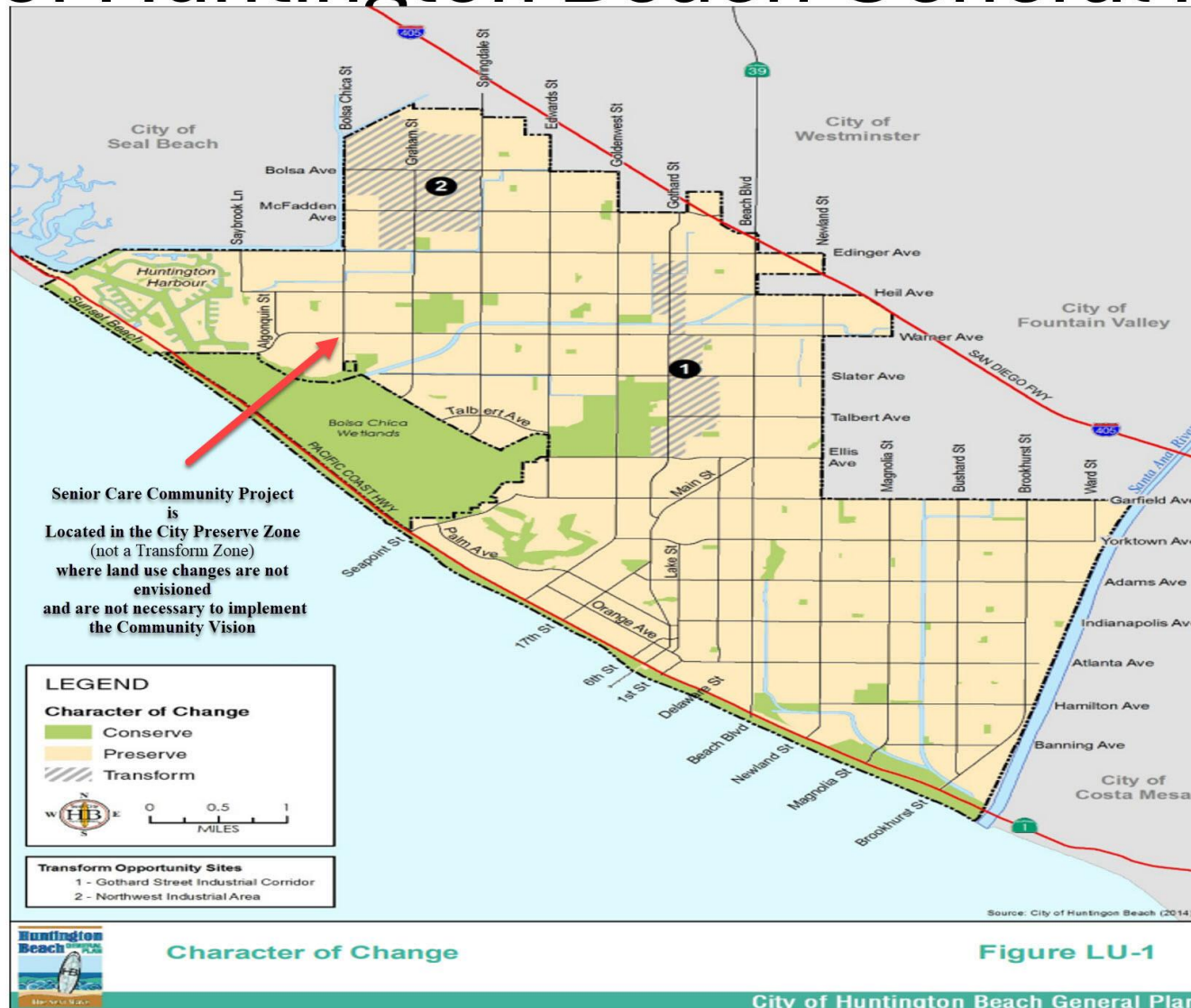
*Jonathan Bonwit*

**Jonathan Bonwit**  
4622 Oceanridge Drive  
Huntington Beach, CA 92649  
714-412-2222  
[JBonwit@earthlink.net](mailto:JBonwit@earthlink.net)

Attachment: Map of HB General Plan "Preserve Zone" adopted 10/02/2017

this section is intentionally left blank

# City of Huntington Beach General Plan



Adopted Oct. 2, 2017

**From:** [Davoud@manouchehri.com](mailto:Davoud@manouchehri.com)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** I Strongly Oppose Bolsa Chica Senior Care Community Project  
**Date:** Sunday, September 29, 2024 8:00:33 PM

---

You don't often get email from [davoud@manouchehri.com](mailto:davoud@manouchehri.com). [Learn why this is important](#)

I am writing to **oppose the approval of Conditional Use Permit No. 21-024 for the Bolsa Chica Senior Care Community Project**. I have been a resident of Huntington Beach since 1981, living near Bolsa Chica and Warner. In addition to owning my residence, I also own several rental properties in the city. It is disheartening to watch certain members of the city council and planning department continually push for overdevelopment, seemingly disregarding the long-term impact on our community. Your responsibility should be to prioritize the interests of Huntington Beach residents, not to maximize profits for developers.

Building codes, height limits, setbacks, and other regulations exist for a reason. These standards should not be ignored or relaxed simply because a developer requests it. Bolsa Chica Street serves as the main gateway to the Bolsa Chica Wetlands, and the surrounding neighborhood is designed to harmonize with one of Southern California's last remaining nature preserves. Every day, and especially on weekends, countless people visit Bolsa Chica. Yet, the city is now considering a proposal to build a four-story monstrosity at the entrance to this delicate wetland environment. How can our city officials even entertain such an idea?

Additionally, I am confident you are aware that this project will negatively impact the General Plan, as it is inconsistent with key goals and policies. Specifically:

- **Land Use Element Policy LU-1(D):** This policy mandates that new development must be of compatible proportion, scale, and character to complement adjoining uses.
- **Land Use Element Policy LU-2(B):** This policy requires that new and renovated structures be context-sensitive, creative, and complementary to the city's beach culture, while remaining compatible with surrounding developments and public spaces.
- This Revise Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
- This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres will tower over the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa

Chica.

- When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
- This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
- High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
- While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
- The 32-feet setback will place this towering monstrosity right in the faces of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
- This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
- Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
- There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue and Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

- An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3 rd party workers, and potential customers of the commercial ground floor businesses.
- The "Senior Care Community" label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of "convalescent care" in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
- This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4 th -floor and extended rooftop parapets.
- This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet "Surf City" beach community.
- This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City's discretionary approval process.
- The Draft Environmental Impact Report ("EIR") fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista,

project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.

- This Project is located in the City Designated "Preserve Zone" (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
- The project fails to comply with the City's governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

As a longtime resident of Huntington Beach, I urge you to reject this project in its current form. I also request that you do not waive or alter any existing requirements to accommodate this development. The same planning and building codes that apply to neighboring buildings should be applied to this project. There is no justification for bending the rules for an outside developer at the expense of our residents and the Bolsa Chica Wetlands. **Afterall we voted for you to represent us and not the developers.**

Regards,

--

Davoud Manouchehri

[Davoud@Manouchehri.com](mailto:Davoud@Manouchehri.com)

(714)840-8791 ☐ (Cell)

(714)908-1818 ☐ (Fax)

--

Davoud Manouchehri

[Davoud@Manouchehri.com](mailto:Davoud@Manouchehri.com)

(714)840-8791 ☐ (Cell)

(714)908-1818 ☐ (Fax)

**From:** [Michael Carr](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Please reject High-Density Residential Bolsa Chica Senior Care Community Project  
**Date:** Monday, September 30, 2024 12:57:19 PM  
**Attachments:** [Objection Letter to City Council.pdf](#)

---

You don't often get email from [mike.e.carr@gmail.com](mailto:mike.e.carr@gmail.com). [Learn why this is important](#)

Dear Huntington City Council Members,

I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649

Please see attached with my signature.

Best,  
Mike

--

**Mike Carr** | 917-374-6482 | [www.linkedin.com/in/mikeecarr](https://www.linkedin.com/in/mikeecarr)



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

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.


Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. The project fails to comply with the City’s governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

 _____ (Signature)	Sept 30 2024 _____ (Date)
---	---------------------------------

Michael Carr  
\_\_\_\_\_  
(Legibly Print Name)

5146 Dorado Drive, unit 204, Huntington Beach, CA 92649  
\_\_\_\_\_  
(Legibly Print Home Address)

Mike.e.carr@gmail.com  
\_\_\_\_\_  
(Legibly Print Email Address)

**Email to City Council:** Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

**From:** [libbygregg4@aol.com](mailto:libbygregg4@aol.com)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Objection letter to HB City Council  
**Date:** Monday, September 30, 2024 2:21:26 PM  
**Attachments:** [Scan2024-09-30\\_142400.pdf](#)

---

You don't often get email from libbygregg4@aol.com. [Learn why this is important](#)

To the HB City Council: I understand a senior care facility may be necessary but the size of it is crazy and does not fit in our neighborhood. Please see attached objection letter. Thank you for your consideration. Elizabeth Gregg

**Objection Letter to Huntington Beach City Council September 29, 2024 Dear Huntington City Council Members, I urge you to Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).**

This Project requires a Specific Plan because it is a high-density 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses. Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions. Residents welcome the general "concept" of building a new senior care facility, **but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B).** The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times. This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses pursuant to Land Use Codes: LU-1(D) and LU-2(B).

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture.**

**This Project violates City Land Use Codes: LU-1(D) and LU-2(B).**

We urge City Council to Reject the following:

Reject the Revised Draft Environmental Impact Report ("EIR")

Reject the General Plan Amendment No. 21-004

Reject the Zoning Map Amendment No. 21-003

Reject the Zoning Text Amendment No. 22-005

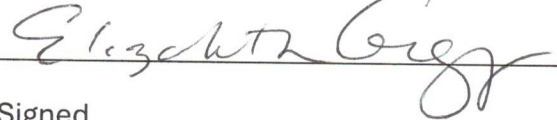
Reject the Conditional Use Permit No. 21-024

This Project should be sent back to the developer for further revisions to conform with adjoining uses.

Name: Elizabeth Gregg

17172 Abalone Lane #210, Huntington Beach, CA 92649

Email: [LibbyGregg4@aol.com](mailto:LibbyGregg4@aol.com)

A handwritten signature in cursive script, reading "Elizabeth Gregg", is written over a horizontal line.

Signed

**From:** [Estanislau, Robin](#)  
**To:** [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org)  
**Subject:** FW: Reject the General Plan Amendment No.21-004  
**Date:** Monday, September 30, 2024 2:49:02 PM  
**Attachments:** [Revised Objection Letter to City Council for Neighbors to Sign 09-29-2024.pdf](#)

---

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

From: Annette's Emails <[angelsinoc@yahoo.com](mailto:angelsinoc@yahoo.com)>  
Sent: Monday, September 30, 2024 2:12 PM  
To: Estanislau, Robin <[Robin.Estanislau@surfcity-hb.org](mailto:Robin.Estanislau@surfcity-hb.org)>  
Subject: Reject the General Plan Amendment No.21-004

[You don't often get email from [angelsinoc@yahoo.com](mailto:angelsinoc@yahoo.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Sent from my iPhone



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

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.


Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. The project fails to comply with the City’s governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

  
(Signature) September 30, 2024  
(Date)

Annette Raizola  
(Legibly Print Name)

5032 Dorado Drive Apt. 104, Huntington Beach, CA 92649  
(Legibly Print Home Address)

angelsinoc@yahoo.com  
(Legibly Print Email Address)

**Email to City Council:** Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



**From:** [Linas Raslavicius](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Revised Bolsa Chica Senior Care Community Project  
**Date:** Monday, September 30, 2024 3:26:07 PM  
**Attachments:** [2024\\_09\\_30\\_Objection\\_Letter\\_Linas\\_Raslavicius.pdf](#)

---

You don't often get email from [linas.raslavicius@gmail.com](mailto:linas.raslavicius@gmail.com). [Learn why this is important](#)

Please review the attached letter and consider its points carefully as you make decisions about the future of our unique beach community, "Surf City USA."

Sincerely,  
Linas Raslavicius

213-716-1404  
5176 Tortuga Drive 203  
Huntington Beach, CA 92649

Linus Raslavicius  
5176 Tortuga Drive #203  
Huntington Beach, CA 92649  
**Proud HB Resident for 45 years**

**Date:** September 30, 2024

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

Dear Huntington Beach City Council Members,

I strongly urge you to reject the:

- Revised Draft Environmental Impact Report (EIR) No. 21-004,
- General Plan Amendment No. 21-004,
- Zoning Map Amendment No. 21-003,
- Zoning Text Amendment No. 22-005, and
- Conditional Use Permit No. 21-024

for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA 92649.

### **Key Concerns and Regulatory Non-Compliance:**

#### **1. Incompatibility with Adjoining Uses:**

- The project, a high-density complex with 159 units, is vastly disproportionate to the surrounding residential areas.
- It *fails to comply with Land Use Policy LU-1(D)*, which mandates that new developments be of compatible scale and character with neighboring properties.

#### **2. Exceeds Allowable Density:**

- The project proposes 56.6 units per acre, *almost double the density defined in the 2017 General Plan for High-Density Residential areas*.
- This is *not aligned with adjacent residential zoning standards*.

#### **3. Height and Massiveness:**

- The four-story, 53-foot structure will *dwarf surrounding buildings*.
- Factoring in the grade differential and parapets, it will appear over 56 feet tall.
- This is unacceptable when *neighboring residences are one to three stories tall*.

#### **4. Parking Deficiency:**

- The project *severely underestimates parking needs*.
- With only 104 spaces, *the allocation does not meet the needs* for 110 employees working in shifts, 159 units, visitors, delivery trucks, and ground-floor businesses.
- The developer's use of *reduced parking standards for "senior care" facilities is misleading*.
- *The general plan's standards for mixed-use projects must be applied to avoid significant traffic and parking issues*.

#### 5. Traffic and Safety Issues:

- The intersection of Warner Avenue and Bolsa Chica Street *lacks available street parking*, further compounding traffic congestion.
- Bolsa Chica Street, a major access point for several communities, will be *negatively impacted by the increase in traffic* from the project.

#### 6. Environmental Impact:

- The project is located in the Pacific Flyway, a key migratory bird corridor adjacent to the Bolsa Chica Ecological Reserve, home to endangered species.
- The *structure's height poses a significant risk of bird strikes*, further threatening local wildlife.

#### 7. Violation of Land Use Policies:

- The project *contradicts Land Use Policy LU-2(B)*, which requires that new structures be context-sensitive and complementary to the city's beach culture.
- Additionally, the designation of a "Specific Plan" *attempts to bypass compliance* with existing zoning codes and *should be rejected*.

#### 8. Inadequate EIR:

- The *Draft EIR is severely lacking* as follows: does not include an accurate project description, underestimates cumulative impacts, and fails to provide sufficient analysis of alternatives.
- Traffic, sewer, water, and storm drain capacity are *inadequately addressed*.
- *The EIR must be revised and recirculated*.

#### Conclusion:

- This project, in its current form, is incompatible with the neighborhood, exceeds permissible density and height, and introduces serious environmental and traffic concerns.
  - As a senior citizen, I support the idea of a senior care facility to meet community needs.
  - *AND*, it must be properly scaled to fit the area, with a maximum height of 35 feet, proper setbacks, and a lower density to comply with local land use policies.

*Please vote **NO** on this proposal and send it back for revisions that ensure compliance with city planning requirements and respect for the local community.*

Sincerely,

*Linas Raslavicius*  
*9/30/2024*

Linas Raslavicius

**Email to City Council:**

[Gracey.VanDerMark@surfcity-hb.org](mailto:Gracey.VanDerMark@surfcity-hb.org), [Tony.strickland@surfcity-hb.org](mailto:Tony.strickland@surfcity-hb.org), [Pat.Burns@surfcity-hb.org](mailto:Pat.Burns@surfcity-hb.org), [Casey.McKeon@surfcity-hb.org](mailto:Casey.McKeon@surfcity-hb.org), [Dan.Kalmick@surfcity-hb.org](mailto:Dan.Kalmick@surfcity-hb.org), [Natalie.Moser@surfcity-hb.org](mailto:Natalie.Moser@surfcity-hb.org), [Rhonda.Bolton@surfcity-hb.org](mailto:Rhonda.Bolton@surfcity-hb.org), [City.Council@surfcity-hb.org](mailto:City.Council@surfcity-hb.org), [SupplementalComm@Surfcity-hb.org](mailto:SupplementalComm@Surfcity-hb.org), [Robin.Estanislau@Surfcity-hb.org](mailto:Robin.Estanislau@Surfcity-hb.org)

---

**REFERENCES:**

<sup>i</sup> Bird–building collisions in the United States: Estimates of annual mortality and species vulnerability, *The Condor*, Volume 116, Issue 1, 1 February 2014, Pages 8–23, Accessed Online: [Bird–building collisions](#)

**From:** [Kim](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Objection letter for Bolsa Chica Senior Care Community Project  
**Date:** Monday, September 30, 2024 3:59:41 PM

---

You don't often get email from kimdeckr@gmail.com. [Learn why this is important](#)

Dear City Council Members,

I urge you to Reject the each of the amendments presented at the Sept 24th hearing for the Revised Bolsa Chica Senior Care Community Project located at the Southwest corner of Bolsa Chica Street and Warner Avenue

There is public concern about the environmental impacts to the already vulnerable Bolsa Chica wetlands and surrounding protected marshlands. This project would be detrimental to this small coastal area and the environmental impacts will most certainly having a lasting effects on the protected wildlife. The damage will be irreversible.

Currently, there is no available street parking near this particular intersection. There is no street parking on Warner Avenue.

Bolsa Chica Street is a “red-curbed” zone with extremely limited street parking that also serves as street parking for local apartments and an entryway to the public hiking trails in the Bolsa Chica Wetlands. This project will adversely affect and inhibit the flow of traffic.

As a long time resident of the Cabo Del Mar Community, which is across the street from the proposed site, I have seen the traffic increase exponentially at this intersection due to drivers using Bolsa Chica as a thoroughfare to coast hwy and/or the 405 freeway on the east side of Warner Ave.

This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the businesses, employees, in addition to the endless daily delivery and service trucks.

This Revise Project is too massive in scale, bulk, and size for our neighborhood and the are cannot withstand further traffic congestion.

I urge the city council to ask the developers to consider an alternate location.

Thank you for your time and consideration

Kimberly Decker

714-878-5028

Local Resident

**From:** [Michael McShane](#)  
**To:** [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org)  
**Subject:** Bolsa Chica Senior Housing rejection  
**Date:** Monday, September 30, 2024 6:19:25 PM  
**Attachments:** [Bolsa Chica Senior Housing rejection.pdf](#)

---

You don't often get email from mmcshane@outlook.com. [Learn why this is important](#)

To the Huntington Beach City Council,

My wife and I have lived off of Bolsa Chica for going on ten years. The high-density senior housing project being planned for the intersection of Warner and Bolsa Chica despite unhappy citizens that will be living next to it. Attached please find a letter indicating our reasons for rejecting this plan.

1. This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants.
2. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses pursuant to Land Use Codes: LU-1(D) and LU-2(B).
3. **This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture.**
4. **This Project violates City Land Use Codes: LU-1(D) and LU-2(B).**

Reject the Revised Draft Environmental Impact Report ("EIR")  
Reject the General Plan Amendment No. 21-004  
Reject the Zoning Map Amendment No. 21-003  
Reject the Zoning Text Amendment No. 22-005  
Reject the Conditional Use Permit No. 21-024

This Project should be sent back to the developer for further revisions

I urge you to also consider rejecting this plan.

Respectfully,  
Michael McShane  
17202 Corbina Ln #108  
Huntington Beach, Ca 92649  
714-803-7125



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

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions. Residents welcome the general "*concept*" of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: **Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. **There is essentially no available street parking near this particular intersection.** There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The "Senior Care Community" label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square foot apartment units. The developer conveniently uses the designation of "convalescent care" in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet "Surf City" beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City's discretionary approval process.
18. The Draft Environmental Impact Report ("EIR") fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated "Preserve Zone" (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. The project fails to comply with the City's governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

*Michael McShane*  
(Signature)

9/30/2024  
(Date)

MICHAEL J. MCSHANE

(Legibly Print Name)

17202 CORBINA LN #108 H.B.C.A 92649

(Legibly Print Home Address)

MMCSHANE@OUTLOOK.COM

(Legibly Print Email Address)

**Email to City Council:** Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



**From:** [Marcie Zeller](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Cc:** [Marcie Zeller](#)  
**Subject:** Bolsa Chica Senior Housing Project  
**Date:** Monday, September 30, 2024 9:15:36 PM

---

[You don't often get email from [marciezeller@gmail.com](mailto:marciezeller@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Huntington Beach City Council,

This letter is to kindly ask that you DO NOT approve the Bolsa Chica/Warner Senior Care Community Project as it currently is. So many of the factors in this project DO NOT MAKE SENSE!

1. Assisted Living seniors do not need apartments with 1700-2000 sq feet. This is larger than many single family homes that seniors live in now.
2. They are including a BAR to sell Liquor to seniors.....does this make sense? Build a smaller building or add parking instead!
3. THERE ARE NOT ENOUGH PARKING SPOTS! Please do not allow a variance on the parking spots. There is no room anywhere outside of the project to park. The existing apartments do not have enough parking to begin with. On the one hand this builder thinks a Bar is necessary for seniors but not a spot to park their car. Doesn't make sense!
4. This will be an eye sore on the corner..... It will be a square block of walls and so oversized for the space. Please require landscaping and the aesthetics to blend in with the existing area so it is not built up to the side walks..... 25 foot set back with greenery and only 2 stories like the existing area.
5. MOST IMPORTANTLY.....PLEASE REDUCE THE NUMBER OF UNITS.....NO HIGH DENSITY HOUSING PLEASE! Keep Huntington Beach charming like the taxpaying residents have requested. Please listen to us. This is not unreasonable!
6. TRAFFIC will be terrible on the corner and Bolsa Chica and Warner. It is presently an issue as is. Heading South on Bolsa Chica to the light at WARNER, there is only ONE LANE to go straight across Warner. Allowing for the additional residents, employees, etc. using that one lane would be a lack of responsibility and obviously a set up for FAILURE, if you approve this project as is. The intersection is highly unusual and confusing for many people. We have heavy pedestrian crossings and 2 left turn lanes, one straight lane, and 2 right turn lanes. There is always mayhem and CLOSE-CALLS every day. This intersection CANNOT handle more daily traffic.
7. Please make sure that what the builder is building is already approved by the state to be an assisted living, memory care facility so the builder cannot change the plan after they get started.

In conclusion, We, the residents of HB do not want high density housing and are requesting that you adhere to our existing regulations and building requirements to keep HB a pleasant place to live. No one likes too much congestion on the local streets and in neighborhoods.

There is NO good reason that the builder CANNOT and SHOULD NOT comply with our city codes as is. The codes are there for a reason. The city council should not let the builder decide how to change our city for their benefit if it does not work for its local residents. Please have the builder revise their plans until they can comply with HB and keep HB safe and sane for its residents.

Thank you for your consideration.

Marcie Zeller

714-904-1236

40 year resident of HB

**From:** [pess.co](#)  
**To:** [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org)  
**Subject:** Project violates City Land Use Codes: LU-1(D) and LU-2(B).  
**Date:** Monday, September 30, 2024 10:38:47 PM  
**Attachments:** [Revised Objection Letter to City Council for Neighbors to Sign 09-29-2024 \(1\).pdf](#)

---

You don't often get email from pessny@gmail.com. [Learn why this is important](#)

We urge City Council to Reject the following:

Reject the Revised Draft Environmental Impact Report (“EIR”)  
Reject the General Plan Amendment No. 21-004  
Reject the Zoning Map Amendment No. 21-003  
Reject the Zoning Text Amendment No. 22-005  
Reject the Conditional Use Permit No. 21-024

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

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.


Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. The project fails to comply with the City’s governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

 (Signature)	10/01/2024 (Date)
--	----------------------

Dan Zhu  
(Legibly Print Name)

17191 Corbina Ln Apt 108 Huntington Beach CA 92649  
(Legibly Print Home Address)

pessny@gmail.com  
(Legibly Print Email Address)

**Email to City Council:** Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

**From:** [Diane Black](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](#); [Estanislau, Robin](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [McKeon, Casey](#); [Kalmick, Dan](#)  
**Subject:** REJECTION LETTER for Bolsa Chica Senior Care Community Project  
**Date:** Tuesday, October 1, 2024 10:09:17 AM

---

You don't often get email from [dianegratiss@gmail.com](mailto:dianegratiss@gmail.com). [Learn why this is important](#)

Dear City Council Members,

Please reject all the amendments for the Revised Bolsa Chica Senior Care Community Project

located at the Southwest corner of Bolsa Chica Street and Warner Avenue

Environmental impacts to the Bolsa Chica Wetlands and wildlife preserve would be detrimental and the environmental impacts will have lasting effects. The damage will be irreversible.

Additionally there is no street parking around this intersection. There is zero street parking on Warner Avenue.

Bolsa Chica Street has limited street parking plus it serves as residential parking for the local apartments.

This project will have a devastating affect on the flow of traffic.

This Revised Project is way too large in scale for this community and neighborhood, and cannot withstand further traffic congestion.

PLEASE PLEASE request the developers consider an alternate location within the city of Huntington Beach.

Thank you,

Kay Gramata

714-421-2285

HB resident

**From:** [Kim](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Re sending Objection to Bolsa Chica Senior Care Community Project  
**Date:** Tuesday, October 1, 2024 10:11:41 AM

---

You don't often get email from kimdeckr@gmail.com. [Learn why this is important](#)

On Mon, Sep 30, 2024, 3:59 PM Kim <[kimdeckr@gmail.com](mailto:kimdeckr@gmail.com)> wrote:

Dear City Council Members,

I urge you to Reject the each of the amendments presented at the Sept 24th hearing for the Revised Bolsa Chica Senior Care Community Project located at the Southwest corner of Bolsa Chica Street and Warner Avenue

There is public concern about the environmental impacts to the already vulnerable Bolsa Chica wetlands and surrounding protected marshlands. This project would be detrimental to this small coastal area and the environmental impacts will most certainly having a lasting effects on the protected wildlife. The damage will be irreversible.

Currently, there is no available street parking near this particular intersection. There is no street parking on Warner Avenue.

Bolsa Chica Street is a "red-curbed" zone with extremely limited street parking that also serves as street parking for local apartments and an entryway to the public hiking trails in the Bolsa Chica Wetlands. This project will adversely affect and inhibit the flow of traffic.

As a long time resident of the Cabo Del Mar Community, which is across the street from the proposed site, I have seen the traffic increase exponentially at this intersection due to drivers using Bolsa Chica as a thoroughfare to coast hwy and/or the 405 freeway on the east side of Warner Ave.

This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the businesses,employees, in addition to the endless daily delivery and service trucks.

This Revise Project is too massive in scale, bulk, and size for our neighborhood and the are cannot withstand further traffic congestion.

I urge the city council to ask the developers to consider an alternate location.

Thank you for your time and consideration

Kimberly Decker

714-878-5028

Local Resident



**From:** [Dan Grommersch](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Objection Letter to the Bolsa Chica Senior Care Community Project  
**Date:** Tuesday, October 1, 2024 11:02:07 AM  
**Attachments:** [objection.pdf](#)

---

**Objection Letter to Huntington Beach City Council**

October 1, 2024

**Please Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649**

My wife and I were transferred to Southern California in 1991 and chose to live in HB as it seemed like a comfortable place to live. It did not have the congestion and density of LA county. Two years later our daughter was born here. Since then, I've been transferred in and out of CA four times, but each time we buy a home in HB as we enjoy the lifestyle. In fact, in 2007, we choose to retire in HB and we live near the intersection of Bolsa Chica and Warner.

There are existing rules and regulations in place governing the use of property and I don't see the need to amend these rules to accommodate a for profit industry. I have no doubt there are other sources of revenue for the city that can be built in this location that will not require amendments to the General plan and Zoning regulations.

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

D. Grommersch  
(Signature)

1 OCT '24  
(Date)

DAN GROMMERSCH  
(Legibly Print Name)

4872 OCEANEDGE DRIVE, HB  
(Legibly Print Home Address)

GROMMERSCHD@GMAIL.COM  
(Legibly Print Email Address)

**From:** [Monique x](#)  
**To:** [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org)  
**Subject:** Objection letter  
**Date:** Tuesday, October 1, 2024 1:31:19 PM  
**Attachments:** [Objection Letter To HB Planning Community Project.docx](#)

---

You don't often get email from m.parry8609@gmail.com. [Learn why this is important](#)

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

**October 1, 2024**

**Dear Huntington City Council Members, I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).**

**Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the**

**developer for further revisions. Residents welcome the general “concept” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of**

**parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.**

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

**1: This high- density Big Box high-rise apartment is too massive in size, proportion, scope, and density for surrounding neighborhood.**

**2: This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres will tower over the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.**

**3: This monstrosity will loom 4 stories high in a neighborhood of single story and two-story buildings.**

**4: Built on a Zero Lot line with only 10 feet setback from the curb, this monstrosity will sprawl over 3.5 acres crowding a major traffic intersection in Huntington Beach.**

**5: High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner**

**approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density!**

**6: The grossly inadequate parking spaces will not provide enough parking for visitors, vendors, delivery /service trucks. Spillover parking will saturate the streets which are all ready overcrowded. This will grossly impact the major gateway to the public hiking trails to the Bolsa Chica Ecological Reserves.**

**7: This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and abuse.**

**8: The Senior Living Community label for this is misleading as only the wealthy will be able to these rents**

**9: This Revise Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.**

**10: Huntington Beach is turning into an overpriced, overbuilt Los Angeles suburb which is not why we live here.**

**11: This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of**

**birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.**

**12: This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high -density Big Boxes that will destroy our quiet “Surf City” beach community.**

**13: The project fails to comply with the City’s governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected**

**in favor of protecting and preserving the proportions and character of our local neighborhood community. This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

**Sincerely, Monique Parry**

**17191 Corbina Ln # 112 Huntington Beach CA 92649**

**M.parry8609@Gmail.com**



**From:** [Joe Mazza](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Cc:** [JBonwit@earthlink.net](mailto:JBonwit@earthlink.net)  
**Subject:** Objection Letter to Huntington Beach City Council  
**Date:** Tuesday, October 1, 2024 5:21:45 PM

You don't often get email from joedom908@gmail.com. [Learn why this is important](#)

Joseph Mazza  
17431 Oakbluffs LN  
Huntington Beach, CA 92649  
October 1, 2024

Huntington Beach City Council  
Huntington Beach, CA

**Objection Letter to Huntington Beach City Council**

Dear Huntington City Council Members:

I urge you to **Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA, 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that are designed to be occupied by senior citizens. Because the project is a high-density project, it is not a residential project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions. Residents welcome the general "concept" of building a new senior care facility, but please **do not** maintain existing setback codes and reduce the density of the project. The project is a high-density project and should be rejected under the current LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensures that new development projects are of compatible proportion, scale and character to complement adjoining uses.**

2. Land Use Element Policy LU-2(B) mandates: **Ensures that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and contribute to the overall character of the city.**

3. This 4-story, 53-foot tall, 205,308 sq ft building which is over 250,000 sq ft viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres will tower over the three 1-story tall homes on the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner and the 3-story Condo's on Bolsa Chica Street.

5. When factoring in the grade differential, this Project will be 36-feet tall due to its 3'-6" feet rooftop parapets.

6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.

1





IMG\_2978.jpg

7. High Density Residential is defined in the 2017 general plan, which Dan Kalfenick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is a violation of the general plan.
8. While Commercial Zoning (CZ) allows a 50-foot tall building, this new zoning should comply with the CZ height limit of 40 feet. The proposed building is 55 feet in height to match neighboring 3-story commercial buildings.
9. The proposed building is grossly underparked and has insufficient parking spaces for the residents of the apartments on the south side of it on Warner Avenue. And it will lower over all other adjoining uses.
10. This Project is grossly underparked and has insufficient parking spaces for the residents of the apartments on the south side of it on Warner Avenue. And it will lower over all other adjoining uses.
11. Insufficient parking is due to the developer incorrectly applying parking space-per-bed rather than using the correct standard of parking space-per-unit. This misused use Project will result in significantly more spaces per unit for the residential unit portion of this Project. This misused use Project will result in significantly more spaces per unit for the residential unit portion of this Project. This misused use Project will result in significantly more spaces per unit for the residential unit portion of this Project.
12. The parking needs recalculation for this project is as follows: There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces.
13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be 330 employees in the area. The project is located in a "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces.
14. The "Senior Care Community" label for this Big Box is intentionally misleading since it will feature commercial retail and services. The project is located in a "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor. The project is located in a "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces.
16. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor. The project is located in a "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces. The project is located in a "red-curb" zone with extremely limited parking spaces.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the claim that the project is a violation of the City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City's discretionary approval process.

**From:** [Estanislau, Robin](#)  
**To:** [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org)  
**Subject:** FW: Project violates City Land Use Codes: LU-1(D) and LU-2(B)  
**Date:** Tuesday, October 1, 2024 6:42:15 PM  
**Attachments:** [Revised Objection Letter to City Council for Neighbors to Sign 09-29-2024 \(1\).pdf](#)

---

---

**From:** pess co <[pessny@gmail.com](mailto:pessny@gmail.com)>  
**Sent:** Monday, September 30, 2024 10:39 PM  
**To:** Estanislau, Robin <[Robin.Estanislau@surfcity-hb.org](mailto:Robin.Estanislau@surfcity-hb.org)>  
**Subject:** Project violates City Land Use Codes: LU-1(D) and LU-2(B)

You don't often get email from [pessny@gmail.com](mailto:pessny@gmail.com). [Learn why this is important](#)

We urge City Council to Reject the following:

Reject the Revised Draft Environmental Impact Report (“EIR”)  
Reject the General Plan Amendment No. 21-004  
Reject the Zoning Map Amendment No. 21-003  
Reject the Zoning Text Amendment No. 22-005  
Reject the Conditional Use Permit No. 21-024

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

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.


Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. The project fails to comply with the City’s governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

(Signature) 

10/01/2024

(Date)

Dan Zhu

(Legibly Print Name)

17191 Corbina Ln Apt 108 Huntington Beach CA 92649

(Legibly Print Home Address)

pessny@gmail.com

(Legibly Print Email Address)

**Email to City Council:** Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

**From:** [Estanislau, Robin](#)  
**To:** [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org)  
**Subject:** FW: Bolsa Chica Senior Housing rejection  
**Date:** Tuesday, October 1, 2024 6:42:40 PM  
**Attachments:** [Bolsa Chica Senior Housing rejection.pdf](#)

---

---

**From:** Michael McShane <mmcshane@outlook.com>  
**Sent:** Monday, September 30, 2024 6:21 PM  
**To:** Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>  
**Subject:** Bolsa Chica Senior Housing rejection

You don't often get email from [mmcshane@outlook.com](mailto:mmcshane@outlook.com). [Learn why this is important](#)

Dear Robin,

My wife and I have lived off of Bolsa Chica for going on ten years. The high-density senior housing project being planned for the intersection of Warner and Bolsa Chica despite unhappy citizens that will be living next to it. Attached please find a letter indicating our reasons for rejecting this plan.

1. This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants.
2. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses pursuant to Land Use Codes: LU-1(D) and LU-2(B).
3. **This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture.**
4. **This Project violates City Land Use Codes: LU-1(D) and LU-2(B).**

Reject the Revised Draft Environmental Impact Report (“EIR”)

Reject the General Plan Amendment No. 21-004

Reject the Zoning Map Amendment No. 21-003

Reject the Zoning Text Amendment No. 22-005

Reject the Conditional Use Permit No. 21-024

This Project should be sent back to the developer for further revisions

I urge you to also consider rejecting this plan.

Respectfully,

Michael McShane

17202 Corbina Ln #108

Huntington Beach, Ca 92649

714-803-7125



## Objection Letter to Huntington Beach City Council

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions. Residents welcome the general "*concept*" of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: **Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. **There is essentially no available street parking near this particular intersection.** There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The "Senior Care Community" label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square foot apartment units. The developer conveniently uses the designation of "convalescent care" in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet "Surf City" beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City's discretionary approval process.
18. The Draft Environmental Impact Report ("EIR") fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated "Preserve Zone" (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. The project fails to comply with the City's governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

*Michael McShane*

(Signature)

9/30/2024

(Date)

MICHAEL J. MCSHANE

(Legibly Print Name)

17202 CORBINA LN #108 H.B.C.A 92649

(Legibly Print Home Address)

MMCSHANE@OUTLOOK.COM

(Legibly Print Email Address)

**Email to City Council:** Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org



**From:** [Christine Magar](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** NO to High-Density Residential Bolsa Chica Senior Care Community Project  
**Date:** Tuesday, October 1, 2024 6:54:44 PM  
**Attachments:** [Revised Objection Letter to City Council for Neighbors to Sign 09-29-2024.docx](#)

---

[You don't often get email from christinemagar828@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

God bless,  
Christine Magar

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

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. The project fails to comply with the City’s governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

\_\_\_\_\_.ch  
(Signature)

(Date)

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

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

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

**Email to City Council:** Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org,

Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org,  
SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

**From:** [Sandee Maheshwari](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Bolsa Chica Senior Care Community Project  
**Date:** Wednesday, October 2, 2024 2:59:11 PM  
**Attachments:** [image001.png](#)  
[Bolsa Chica Senior Care Community Project.pdf](#)

---

You don't often get email from sandeembe@gmail.com. [Learn why this is important](#)

Dear City Council Members,

**I urge you to please vote NO and reject the Revised Bolsa Chica Senior Care Community high-density project in its current format and design located in the City of Huntington Beach (City).**

I am in favor of having a senior care community and appreciate the efforts taken with modifying the project scale; however, I am urging you to reject the **Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project (Project)** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

Due to multiple city code, zoning, and architectural and site design issues, this Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions.

The facility will stand out as an abnormity due to the proposed size, and will not fit with the ideal scale for the area, which would be more reasonable at 35-feet tall, maintaining exit setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B).

Please consider the following before making your vote:

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, **complementary of the city's beach culture, and compatible with surrounding development and public spaces.**
3. The Project is still too tall and massive in scale for our surrounding neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-

story on Warner, and the 3-story Condo's on Bolsa Chica.

5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre, which is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-foot tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-foot setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this Project will adversely affect and inhibit the flow of traffic.
13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The "Senior Care Community" label for is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of "convalescent care" in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of

spaces required by our city for any residential use.

15. This Project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This Project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and The California Environmental Quality Act (CEQA) that includes, but is not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “Preserve Zone” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. This Project fails to comply with the City’s governing land use policies and codes. The Project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.
21. This Project requires a Specific Plan because it is a high-density 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless, regardless of its label, it is still a high-density project which is considered mixed use, which mandates the residential portion conform with adjoining residential uses.

**This revised Project is not compatible in proportion, scale, and character to complement adjoining uses, and is certainly NOT complementary of our city’s beach culture. This project violates LU-1(D) and LU-2(B).**

**I trust that you will take the above into consideration and take the proper action in keeping the picture of surf, sand, sun and subtle sophistication which encapsulates what the City of Huntington Beach is all about.**

With gratitude,

A handwritten signature in blue ink, appearing to be 'Sandeepa', with a stylized flourish at the end.

Sandeepa Maheshwari  
5096 Tortuga Dr., #108  
Huntington Beach, CA 92649



Sandeepa Maheshwari

5096 Tortuga Drive, #108, Huntington Beach, CA 92649 (626) 460-9712 [sandeembe@gmail.com](mailto:sandeembe@gmail.com)

---

October 2, 2024

Dear City Council Members,

**I urge you to please vote NO and reject the Revised Bolsa Chica Senior Care Community high-density project in its current format and design located in the City of Huntington Beach (City).**

I am in favor of having a senior care community and appreciate the efforts taken with modifying the project scale; however, I am urging you to reject the **Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project (Project)** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

Due to multiple city code, zoning, and architectural and site design issues, this Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions.

The facility will stand out as an abnormity due to the proposed size, and will not fit with the ideal scale for the area, which would be more reasonable at 35-feet tall, maintaining exit setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B).

Please consider the following before making your vote:

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, **complementary of the city's beach culture, and compatible with surrounding development and public spaces.**
3. The Project is still too tall and massive in scale for our surrounding neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.

7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre, which is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-foot tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-foot setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this Project will adversely affect and inhibit the flow of traffic.
13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This Project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.

17. This Project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and The California Environmental Quality Act (CEQA) that includes, but is not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “Preserve Zone” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. This Project fails to comply with the City’s governing land use policies and codes. The Project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.
21. This Project requires a Specific Plan because it is a high-density 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless, regardless of its label, it is still a high-density project which is considered mixed use, which mandates the residential portion conform with adjoining residential uses.

**This revised Project is not compatible in proportion, scale, and character to complement adjoining uses, and is certainly NOT complementary of our city’s beach culture. This project violates LU-1(D) and LU-2(B).**

**I trust that you will take the above into consideration and take the proper action in keeping the picture of surf, sand, sun and subtle sophistication which encapsulates what the City of Huntington Beach is all about.**

With gratitude,



Sandeepa Maheshwari  
5096 Tortuga Dr., #108  
Huntington Beach, CA 92649

**From:** [No-reply](#)  
**To:** [dk@clapcreative.com](mailto:dk@clapcreative.com); [Beckman, Hayden](#); [Planning Commission](#); [Twining, Butch](#); [Kennedy, Don](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#); [jillian@thieneseng.com](mailto:jillian@thieneseng.com)  
**Subject:** Bolsa Chica Senior Living Community  
**Date:** Wednesday, October 2, 2024 10:58:10 PM

---

You don't often get email from stophighdensitydevelopmentinhu@gmail.com. [Learn why this is important](#)

Hi Admin,

clap from email address - test@gmail.com and address - 26565 West Agoura Road, Calabasas, CA 91302 has signed the letter attached in objection to the Bolsa Chica Senior Living Community project development.

Thank you

**From:** [Alysha Reed](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Objection letter for Bolsa Chica Senior Care Project  
**Date:** Thursday, October 3, 2024 8:43:09 AM  
**Attachments:** [Revised Objection Letter to City Council for Neighbors to Sign 09-29-2024.docx\[1\].pdf](#)

---

You don't often get email from alyshaeryn@gmail.com. [Learn why this is important](#)

Good Morning,

Please take into consideration my household's objection to this project. We live in the beautiful Brightwater community. See attached

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

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.


Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revise Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thorofare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square foot apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. The project fails to comply with the City’s governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

Signed by:  
  
 (Signature)

10/3/2024

(Date)

Alysha Reed McKeen

(Legibly Print Name)

17281 Osterville Lane

(Legibly Print Home Address)

alyshaeryn@gmail.com

(Legibly Print Email Address)

**Email to City Council:** Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

**From:** [No-reply](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Bolsa Chica Senior Living Community  
**Date:** Friday, October 4, 2024 9:12:00 AM  
**Attachments:** [CF7-1728058077-6751.pdf](#)

---

You don't often get email from stophighdensitydevelopmentinhu@gmail.com. [Learn why this is important](#)

Hi Admin,

Jillian from email address - [jillian@thieneseng.com](mailto:jillian@thieneseng.com) and address - 123 main st. La Mirada ca 90538 has signed the letter attached in objection to the Bolsa Chica Senior Living Community project development.

Thank you



Objection Letter to Huntington Beach City Council  
September 29, 2024

Dear Huntington City Council Members, I urge you to Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a Specific Plan because it is a high-density 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions. Residents welcome the general "concept" of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain existing setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

- 1.Land Use Element Policy LU-1(D) mandates: Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.
- 2.Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces.
- 3.This Revise Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
- 4.This 4-story, 53-feet tall, 205,308 ft2 building which is over 250,000 ft2 viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres will tower over the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.
- 5.When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
- 6.This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
- 7.High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
- 8.While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
- 9.The 32-feet setback will place this towering monstrosity right in the faces of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
- 10.This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
- 11.Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
- 12.There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thorofare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3rd party workers, and potential customers of the commercial ground floor businesses.

14. The "Senior Care Community" label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square foot apartment units. The developer conveniently uses the designation of "convalescent care" in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.

15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.

16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet "Surf City" beach community.

17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City's discretionary approval process.

18. The Draft Environmental Impact Report ("EIR") fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.

19. This Project is located in the City Designated "Preserve Zone" (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.

20. The project fails to comply with the City's governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This play must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.

Jillian  
(Legibly Print Name)

123 main st. La Mirada ca 90538  
(Legibly Print Home Address)

jillian@thieneseng.com  
(Legibly Print Email Address)

**From:** [No-reply](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#); [jillian@thieneseng.com](mailto:jillian@thieneseng.com)  
**Subject:** Bolsa Chica Senior Living Community  
**Date:** Friday, October 4, 2024 9:29:37 AM  
**Attachments:** [CF7-1728059252-8406.pdf](#)

---

Hi Admin,

Developer from email address - test@test.com and address - test has signed the letter attached in objection to the Bolsa Chica Senior Living Community project development.

Thank you

Objection Letter to Huntington Beach City Council  
September 29, 2024

Dear Huntington City Council Members, I urge you to Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a Specific Plan because it is a high-density 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions. Residents welcome the general "concept" of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain existing setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

- 1.Land Use Element Policy LU-1(D) mandates: Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.
- 2.Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces.
- 3.This Revise Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
- 4.This 4-story, 53-feet tall, 205,308 ft2 building which is over 250,000 ft2 viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres will tower over the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.
- 5.When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
- 6.This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
- 7.High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
- 8.While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
- 9.The 32-feet setback will place this towering monstrosity right in the faces of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
- 10.This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
- 11.Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
- 12.There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thorofare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3rd party workers, and potential customers of the commercial ground floor businesses.

14. The "Senior Care Community" label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of "convalescent care" in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.

15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.

16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet "Surf City" beach community.

17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City's discretionary approval process.

18. The Draft Environmental Impact Report ("EIR") fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.

19. This Project is located in the City Designated "Preserve Zone" (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.

20. The project fails to comply with the City's governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This play must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.

Developer  
(Legibly Print Name)

test  
(Legibly Print Home Address)

test@test.com  
(Legibly Print Email Address)

**From:** [Glunt, G. Paul](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Cc:** [Glunt, G. Paul](#); [Paul Glunt](#)  
**Subject:** Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community  
**Date:** Sunday, October 6, 2024 10:47:51 AM  
**Attachments:** [Paul Glunt Revised Objection Letter to City Council for Neighbors to Sign 09-29-2024.pdf](#)

---

You don't often get email from [gpaulglunt@kpmg.com](mailto:gpaulglunt@kpmg.com). [Learn why this is important](#)

Please find attached my letter regarding the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649. I look forward to seeing you at the October 15 meeting.

**G. Paul Glunt**

Principal

**Co-Leader of KPMG US Value Chain Management Team**

KPMG LLP | 20 Pacifica | Suite 700 | Irvine, CA 92618-3391

Mobile 949.381.8434

[gpaulglunt@kpmg.com](mailto:gpaulglunt@kpmg.com)

## KPMG's Value Chain Management

Any advice in this communication is limited to the conclusions specifically set forth herein and is based on the completeness and accuracy of the stated facts, assumptions and/or representations included. In rendering our advice, we may consider tax authorities that are subject to change, retroactively and/or prospectively, and any such changes could affect the validity of our advice. We will not update our advice for subsequent changes or modifications to the laws and regulations, or to the judicial and administrative interpretations thereof. The advice or other information in this document was prepared for the sole benefit of KPMG's client and may not be relied upon by any other person or organization. KPMG accepts no responsibility or liability in respect of this document to any person or organization other than KPMG's client.

---

The information in 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 intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. When addressed to our clients any opinions or advice contained in this email are subject to the terms and conditions expressed in the governing KPMG client engagement letter.

\*\*\*\*\*

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

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: **Ensure** that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. **There is essentially no available street parking near this particular intersection.** There is **no** street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica



Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square foot apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. The project tarnishes the character of Huntington Beach for the residents does more than simply make our daily life in Huntington Beach less wonderful. It will start an increasing erosion of the more than \$500 MILLION of annual direct economic impact that tourism brings to Huntington Beach and eliminate hundreds, and eventually thousands of jobs of Huntington Beach residents as the tourism reduces as a result of changing - - - for the worse - - - the character and beauty, indeed the unique beach vibe that only HB has. The character and beauty of Huntington Beach are a key contributor to keeping our tourism dollars. At the April 16, 2024 Huntington Beach City Council meeting Visit HB CEO Kelly Miller noted that “We bring in millions of visitors generating about half a billion dollars in annual direct economic impact and supporting over 4,000 jobs.” He continued that “A drop in visitors to Huntington Beach will undoubtedly reduce (hotel) tax revenues, sales tax revenue and parking revenue.” Other data is consistent with those amounts. Destroying the character of a neighborhood that literally overlooks the beach will be the beginning of a slippery slope that erodes not only the beauty of Huntington Beach but jobs, business prosperity and tax revenue.
18. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
19. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
20. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
21. The project fails to comply with the City’s governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.



This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.



(Signature)

October 6, 2024

(Date)

G Paul Glunt

(Legibly Print Name)

17352 Greatpoint Circle, Huntington Beach, CA 92649

(Legibly Print Home Address)

Gpglaw2@yahoo.com

(Legibly Print Email Address)

**Email to City Council:** Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

**From:** [Peter Baker](#)  
**To:** [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Estanislau, Robin](#)  
**Subject:** Bolsa Chica Objection Letter  
**Date:** Tuesday, October 8, 2024 12:28:55 PM  
**Attachments:** [PSBObjectionLetter.pdf](#)

---

You don't often get email from [moreinf78@gmail.com](mailto:moreinf78@gmail.com). [Learn why this is important](#)

Please see attached letter.



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

September 29, 2024

Dear Huntington City Council Members, I urge you to **Reject** the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions. Residents welcome the general "*concept*" of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: **Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces.**
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres will tower over the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. **There is essentially no available street parking near this particular intersection.** There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.



13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3<sup>rd</sup> party workers, and potential customers of the commercial ground floor businesses.
14. The "Senior Care Community" label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of "convalescent care" in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4<sup>th</sup>-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet "Surf City" beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City's discretionary approval process.
18. The Draft Environmental Impact Report ("EIR") fails to provide and analyze an accurate and complete project description, 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 amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated "Preserve Zone" (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. The project fails to comply with the City's governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

**This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture. This Project violates LU-1(D) and LU-2(B).**

**Please Vote NO and Reject this High-Density Project in its current format and design.**

Peter S. Baker  
(Signature)

10/4/2024  
(Date)

Peter S. Baker  
(Legibly Print Name)

(Legibly Print Home Address)

Moreinf78@gmail.com  
(Legibly Print Email Address)

**Email to City Council:** Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

**From:** [Estanislau, Robin](#)  
**To:** [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org)  
**Subject:** FW: Oppose BOLSA CHICA Sr COMPLEX as proposed  
**Date:** Tuesday, October 8, 2024 1:11:41 PM  
**Attachments:** [psb letter.pdf](#)

---

---

**From:** Peter Baker <moreinf78@gmail.com>  
**Sent:** Tuesday, October 8, 2024 11:25 AM  
**To:** CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>; Beckman, Hayden <hayden.beckman@surfcity-hb.org>  
**Subject:** Oppose BOLSA CHICA Sr COMPLEX as proposed

You don't often get email from [moreinf78@gmail.com](mailto:moreinf78@gmail.com). [Learn why this is important](#)

Dear City Council members,

Please find my attached letter below requesting that you reject the current project.

Peter S. Baker  
17042 Bolsa Chica St.  
Huntington Beach, CA 92649



October 6, 2024

Dear Huntington Beach City Councilmembers,

I am writing to oppose construction of a multi-story senior apartment complex on Bolsa Chica at Warner.

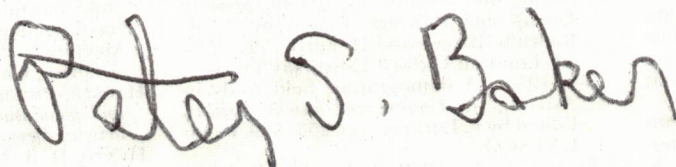
I grew up in the area the area of the proposed complex. This complex does not fit. For a senior community, it is far away from a hospital. There are no buildings in the neighborhood that are as tall as the proposed complex. The traffic in the area is already considerable due to the many single family residences. There is a major earthquake fault in the area. Please vote AGAINST this project.

It needs to be smaller. Any complex that is constructed would need sufficient parking for residents and employees.

Sincerely,

Peter S. Baker

(707) 485-8007

A handwritten signature in black ink that reads "Peter S. Baker". The signature is written in a cursive, flowing style with a large, prominent "P" at the beginning.

**From:** [dad2st@aol.com](mailto:dad2st@aol.com)  
**To:** [CITY COUNCIL \(INCL. CMO STAFF\)](#); [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org)  
**Subject:** Bolsa Chica Senior Living Community  
**Date:** Wednesday, October 9, 2024 2:47:11 AM

---

You don't often get email from dad2st@aol.com. [Learn why this is important](#)

To all it may concern.

Again, I urge you all to reject the current four story proposal for this development.

Three stories maximum to blend into the surrounding area.

Since this development is priced for only the affluent, as a retiree well into my seventh decade, I'd have to hit the lotto to be able to live there.

A reply will be appreciated.

Thank you  
Chuck Burns  
5502 Edinger Ave  
Huntington Beach CA.

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

**From:** dad2st@aol.com <dad2st@aol.com>  
**To:** CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>  
**Sent:** Thursday, September 5, 2024 at 07:33:45 AM PDT  
**Subject:** Bolsa Chica Senior Living Community

I urge you all to do the same. Reject the current proposal of this project being four stories high.

A reply will be appreciated.

Thank you  
Chuck Burns

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

**From:** dad2st@aol.com <dad2st@aol.com>  
**To:** [planning.commission@surfcity-hb.org](mailto:planning.commission@surfcity-hb.org) <[planning.commission@surfcity-hb.org](mailto:planning.commission@surfcity-hb.org)>  
**Sent:** Thursday, September 5, 2024 at 07:13:32 AM PDT  
**Subject:** Bolsa Chica Senior Living Community

To whom it may concern,

I urge you to reject the current proposal of this project being four stories high .

At the most no more than three stories high.

A reply will be appreciated

Thank you  
Chuck Burns  
5502 Edinger Ave  
Huntington Beach  
714 369-7384



**From:** [Fikes, Cathy](#)  
**To:** [Agenda Alerts](#)  
**Subject:** FW: Support for Senior Living Project  
**Date:** Thursday, September 26, 2024 12:17:51 PM  
**Attachments:** [Davenport support for senior care.docx](#)

---

---

**From:** Seth Davenport <SDavenport@voitco.com>  
**Sent:** Thursday, September 26, 2024 12:09 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>  
**Subject:** Support for Senior Living Project

Some people who received this message don't often get email from [sdavenport@voitco.com](mailto:sdavenport@voitco.com). [Learn why this is important](#)

To Whom It May Concern,

Please see my attached letter in support of the senior living project that will be presented at the upcoming Huntington Beach City Council hearing.

Thank you for your time and consideration.

Best regards,

Seth H. Davenport | Executive Vice President  
Voit Real Estate Services | The Zehner Davenport Industrial Group  
Please Update Address – We Moved  
2020 Main Street, Suite 100, Irvine, California 92614  
D (714) 935-2376 | C (714) 420-2839 | F (714) 978-8329  
[sdavenport@voitco.com](mailto:sdavenport@voitco.com) | [www.zehnerdavenport.com](http://www.zehnerdavenport.com) | License #01413387  
Voit Real Estate Services, Broker License #01333376

Huntington Beach City Council

Sent via email

Dear Mayor Van Der Mark and Members of the City Council,

I am writing in support of the proposed senior living project in Huntington Beach. As a community, we have the opportunity to address a growing need for quality housing and care options for our seniors—those who have contributed so much to the fabric of our city. This project represents a thoughtful solution, ensuring that our elderly residents can age comfortably and with dignity in a supportive environment.

The senior living project will not only provide much-needed housing but also strengthen the local economy by creating jobs and increasing local spending.

Additionally, the thoughtful design of the project promotes accessibility, community engagement, and well-being, all of which are critical to ensuring a high quality of life for our seniors.

I urge the council to approve this project, as it is a necessary step in addressing the needs of our aging population while maintaining Huntington Beach's reputation as a welcoming and compassionate community.

Thank you for your consideration, and I look forward to the positive impact this project will bring to our city.

Sincerely,

*Seth Davenport*

**From:** [Fikes, Cathy](#)  
**To:** [Agenda Alerts](#)  
**Subject:** FW: Support for Senior Living Project  
**Date:** Thursday, September 26, 2024 1:57:46 PM  
**Attachments:** [Davenport support for senior care.docx](#)

---

---

**From:** Seth Davenport <SDavenport@voitco.com>  
**Sent:** Thursday, September 26, 2024 12:08 PM  
**To:** Fikes, Cathy <CFikes@surfcity-hb.org>  
**Subject:** Support for Senior Living Project

You don't often get email from [sdavenport@voitco.com](mailto:sdavenport@voitco.com). [Learn why this is important](#)

Good Afternoon,

Please see my attached letter in support of the senior living project that will be presented at the upcoming Huntington Beach City Council hearing.

Thank you for your time and consideration.

Best regards,

Seth H. Davenport | Executive Vice President  
Voit Real Estate Services | The Zehner Davenport Industrial Group  
Please Update Address – We Moved  
2020 Main Street, Suite 100, Irvine, California 92614  
D (714) 935-2376 | C (714) 420-2839 | F (714) 978-8329  
[sdavenport@voitco.com](mailto:sdavenport@voitco.com) | [www.zehnerdavenport.com](http://www.zehnerdavenport.com) | License #01413387  
Voit Real Estate Services, Broker License #01333376

Huntington Beach City Council

Sent via email

Dear Mayor Van Der Mark and Members of the City Council,

I am writing in support of the proposed senior living project in Huntington Beach. As a community, we have the opportunity to address a growing need for quality housing and care options for our seniors—those who have contributed so much to the fabric of our city. This project represents a thoughtful solution, ensuring that our elderly residents can age comfortably and with dignity in a supportive environment.

The senior living project will not only provide much-needed housing but also strengthen the local economy by creating jobs and increasing local spending.

Additionally, the thoughtful design of the project promotes accessibility, community engagement, and well-being, all of which are critical to ensuring a high quality of life for our seniors.

I urge the council to approve this project, as it is a necessary step in addressing the needs of our aging population while maintaining Huntington Beach's reputation as a welcoming and compassionate community.

Thank you for your consideration, and I look forward to the positive impact this project will bring to our city.

Sincerely,

*Seth Davenport*

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

**October 1, 2024**

**Dear Huntington City Council Members, I urge you to Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).**

**Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the**

**developer for further revisions. Residents welcome the general "concept" of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of**

**RECEIVED**

**OCT 04 REC'D**

**Huntington Beach  
CITY COUNCIL OFFICE**

**parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.**

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

**1: This high- density Big Box high-rise apartment is too massive in size, proportion, scope, and density for surrounding neighborhood.**

**2: This 4-story, 53-feet tall, 205,308 ft<sup>2</sup> building which is over 250,000 ft<sup>2</sup> viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres will tower over the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.**

**3: This monstrosity will loom 4 stories high in a neighborhood of single story and two-story buildings.**

**4: Built on a Zero Lot line with only 10 feet setback from the curb, this monstrosity will sprawl over 3.5 acres crowding a major traffic intersection in Huntington Beach.**

**5: High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner**

approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density!

6: The grossly inadequate parking spaces will not provide enough parking for visitors, vendors, delivery /service trucks. Spillover parking will saturate the streets which are all ready overcrowded. This will grossly impact the major gateway to the public hiking trails to the Bolsa Chica Ecological Reserves.

7: This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and abuse.

8: The Senior Living Community label for this is misleading as only the wealthy will be able to these rents

9: This Revise Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.

10: Huntington Beach is turning into an overpriced, overbuilt Los Angeles suburb which is not why we live here.

11: This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of

birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.


12: This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high -density Big Boxes that will destroy our quiet "Surf City" beach community.

13: The project fails to comply with the City's governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. This ploy must be rejected

in favor of protecting and preserving the proportions and character of our local neighborhood community. This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.

Sincerely, Monique Parry



17191 Corbina Ln # 112 Huntington Beach CA 92649

M.parry8609@Gmail.com