

From: mooney@padesky.com
To: [Strickland, Tony](#); [Van Der Mark, Gracey](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); supplementalcomm@surfcity-hb.org
Subject: HB Homeowner in Opposition to Senior Living Community Project
Date: Friday, November 3, 2023 6:59:57 PM

Dear Huntington Beach City Council Members:

My opposition statement can be read within 3 minutes so I hope you take the time to read it top to bottom.

Given that all 6 of our elected City Council members pledged during their campaigns to fight against high density housing, I would expect you all to join me and strongly oppose the Senior Living Community as proposed.

I have been a homeowner in Huntington Beach since 1978, currently live near the proposed development and am very familiar with our city's building codes, practices and the overall image of our commercial and residential developments.

The demolition and construction required for this project present permanent issues that once in place, cannot be changed. If permitted to build with these serious problems of extreme height, exceptions to our building codes, and deep shade, it threatens citizen safety and fails to protect our delicate flora and fauna. If approved it also opens the door to other developers using this project and the permissions it grants, as an argument to build up higher and bigger.

I present multiple Issues of concern:

1. campaign pledges
2. height issues
3. conceptual drawings
4. shadows/deep shade
5. aesthetics
6. I also submit two questions that were not addressed in all the reports

**SUPPLEMENTAL
COMMUNICATION**

11-07-2023

Meeting Date: _____

Agenda Item No.: 23 (23-841)

Please note that at the end of this email, there is a list of all **References** mentioned in my comments.

1. CAMPAIGN PLEDGES: When candidates run for office, they make campaign pledges and voters presumably vote for people in part because of their pledges. All 6 elected members of the current City Council pledged to fight against high density development. The proposed Senior Living Community project is nothing short of High Density Development. I include their exact statements in the reference section at the bottom of this email.

As a resident and voter, it is expected that all council members will vote in accordance with their campaign pledges. This Senior Living Community proposal is the very project that you all promised to protect us from.

2. Height Issues: Many others have addressed this issue. In sum, the proposal seeks and needs a change in height requirements that is 30% higher than the city currently permits (not including the added height of mechanical equipment). The surrounding area has NO buildings close to this height and density. The proposed five story, 298,000-square-foot building on a 3.10 acre parcel is volumes higher and denser than any neighborhood structure. It is a design never intended to integrate into the existing infrastructure.

This project is oversized for the location and requires unacceptable and unsubstantiated exceptions to our existing codes.

3. Conceptual Drawings: The conceptual drawing show quite full sunlit streets with early morning shade on Bolsa Chica coming from the opposite side of the street (Figure 5 page 2 of 3). The conceptual renderings on the Warner side show **NO shade** whatsoever. A virtual impossibility on a sunny day (Figure 5 page 3 of 3).

It is important to note, in the submitted conceptual renderings of the project, NONE of them show the actual

shadow patterns.

4. Shadow Studies: In response to the Shadow Studies as submitted by Hines Clearwater Living (created 7/26/2022). Appendix C photos show the proposed property shade areas during the Summer Solstice and the Winter Solstice.

It is important to note that buildings create deep shade as opposed to filtered shade produced by trees.

Consider the Summer Solstice study. (in contrast to the conceptual drawing which shows NO SHADE) The proposed 5 story design casts a deep shade pattern at 4 pm that covers entire lanes on Bolsa Chica. And at the solstice, there are 4 more hours of sun past 4 pm. Their study does not reflect what happens as the sun descends. We know shadows LENGTHEN and when it does, the shade can cover the sidewalk on the opposite side of the road as well as the private properties. *That is not healthy for humans, plants, and animals/insects.*

In the Winter Solstice Study, on the Warner side, at 2 pm the deep shade covers 4 lanes of traffic. As the afternoon progresses, the shadow will lengthen and enter this very busy 4 way intersection. This results in drivers suddenly leaving a fully sunlit lane and entering a very deep shade lane all because of the proposed 5 story building. *This presents significant safety issues both for drivers, bikers and pedestrians.*

Photos of Shadows as Examples of Deep Shade: Since there are no actual photos of what the deep shade produced by the proposed 5 story structure looks like, I submit the following real life examples. In these 2 examples, the building that is casting the deep shadow is not nearly as high as the proposed building and nowhere near the size of the proposed building square footage but they do dramatically *demonstrate the impact of deep shade on neighborhood aesthetics and safety.*

Photos retrieved from

<https://www.loopnet.com/Listing/8550-Santa-Monica-Blvd-West-Hollywood-CA/25145155/>





CONCLUSION - Shadows

The deep shadows this 5 story building creates have a significant impact on humans, animal life, insect life, and plant life, as well as the safety of drivers, walkers, bikers, and pedestrians.

5. Community Aesthetics

Please consider the intersectionality of light, deep shade, human well being, building design (especially height), and community aesthetics. When a city builds really tall buildings, such as the proposed building, they generally accommodate for shadow and visual blight by varying roof lines and including very wide boulevards surrounding the building. Instead of varying roof heights which might mitigate some of the shade issues and visual blight of a 5 story building, the design proposes a very high 65 feet + structure on the west side that serves as the sunblock for afternoon sunlight thus creating deep shadows on Bolsa Chica (summer) and Warner traffic lanes (winter).

6. Two Questions that need to be addressed.

- No renewable energy sources will be used for this project. Why?
- Where will 200 construction workers park? This further impacts traffic and especially neighborhood congestion since the majority of construction workers drive oversized pickup trucks.

As a 45 year homeowner in Huntington Beach, I ask our duly elected City Council to do the right thing and uphold their campaign pledges and REJECT the proposed Senior Living Community Project.

Thank you for the opportunity to submit these comments and concerns.

Respectfully submitted,
Kathleen A. Mooney, PhD
Huntington Beach Homeowner since 1978

References

Bolsa Chica Senior Living Community: Draft Environmental Impact Report SSH No. 2022110040 (April 2023).
Prepared by LSA.

- Appendix C: Shadow and Shade Analysis
- Figure 3-5 Section 3-15 (pages 2 of 3 and 3 of 3) Conceptual Drawings

Sample Shade Photos

- Retrieved from
<https://www.loopnet.com/Listing/8550-Santa-Monica-Blvd-West-Hollywood-CA/25145155/>

Campaign websites

- <https://www.caseymckeonhb.com/platform>
Casey McKeon stated on his campaign website: "I will fight to protect Huntington Beach from irresponsible development to ensure our City remains a suburban beach community that protects our open spaces."
- <https://stricklandforhb.com/>
Tony Strickland stated on his campaign website: "Stopping Overdevelopment - To prevent LA-style mega apartment complexes from popping up all up and down Beach Blvd, Huntington Beach needs to set strict limits on the size of new high-density construction projects."
- <https://graceyforhb.com/>
Gracey Van Der Mark stated on her campaign website: "Stop High Density Development"
- <https://www.patburns4hb.com/>
Pat Burns stated on his campaign website: "Our current council majority undermined the ability of our City Attorney to fight the state's overreach and violation of our City Charter to protect local control and zoning and fight High Density Development. In my experience as Police Officer, Sergeant and Lieutenant in the City of Long Beach, I have seen first-hand the damage to quality of life, increased crime, traffic and parking issues when family neighborhoods are replaced with High Density Development."
- <https://orangecountytribune.com/2018/10/02/candidate-profile-dan-kalmick/>
2018 campaign "Change the zoning code to remove High Density to limit over development and density in our community."
- <https://dankalmick.com/dans-vision/>
2022 campaign "...will continue to support projects that beautify the city and preserve Open Space.
- <https://www.nataliemoser4hb.com/natalies-vision>
"...avoiding high-density housing development projects"

From: mooney@padesky.com
To: [McKeon, Casey](#); [Strickland, Tony](#); [Van Der Mark, Gracey](#); [Burns, Pat](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); supplementalcomm@surfcity-hb.org
Subject: Highlights of City Council Members Campaign Promises
Date: Friday, November 3, 2023 7:12:31 PM

As a 45 year Huntington Beach homeowner, I am opposed to the Senior Living Community project and remind our elected City Council members of their campaign promises to limit high-density construction projects and development. I urge the City Council members to uphold their campaign promises. VOTE NO and OPPOSE the Senior Living Community project.

Campaign websites

- <https://www.caseymckeonhb.com/platform>
Casey McKeon stated on his campaign website: *"I will fight to protect Huntington Beach from irresponsible development to ensure our City remains a suburban beach community that protects our open spaces."*
- <https://stricklandforhb.com/>
Tony Strickland stated on his campaign website: *"Stopping Overdevelopment - To prevent LA-style mega apartment complexes from popping up all up and down Beach Blvd, Huntington Beach needs to set strict limits on the size of new high-density construction projects."*
- <https://graceyforhb.com/>
Gracey Van Der Mark stated on her campaign website: *"Stop High Density Development"*
- <https://www.patburns4hb.com/>
Pat Burns stated on his campaign website: *"Our current council majority undermined the ability of our City Attorney to fight the state's overreach and violation of our City Charter to protect local control and zoning and fight High Density Development. In my experience as Police Officer, Sergeant and Lieutenant in the City of Long Beach, I have seen first-hand the damage to quality of life, increased crime, traffic and parking issues when family neighborhoods are replaced with High Density Development."*
- <https://orangecountytribune.com/2018/10/02/candidate-profile-dan-kalmick/>
Dan Kalmick 2018 campaign *"Change the zoning code to remove High Density to limit over development and density in our community."*
- <https://dankalmick.com/dans-vision/>
Dan Kalmick 2022 campaign *"...will continue to support projects that beautify the city and preserve Open Space."*
- <https://www.nataliemoser4hb.com/natalies-vision>
Natalie Moser *"...avoiding high-density housing development projects"*

Thank you for your consideration.

Sincerely,
Kathleen Mooney, PhD
45 year Huntington Beach homeowner

From: dad2st@aol.com
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Cc: supplementalcomm@surfcity-hb.org; supplementalcomm@surfcity-hb.org
Subject: Agenda Item 26
Date: Saturday, November 4, 2023 2:24:42 AM

To all council members

I urge you all to Oppose Agenda item #26 A, B, C, D. I urge you all to Uphold Appeal item E.

A reply will be appreciated.

Chuck Burns
5502 Edinger Ave
Huntington Beach CA. 92649

From: [Karla Jondle](#)
To: supplementalcomm@surfcity-hb.org
Subject: Bolsa Chica Senior living development
Date: Saturday, November 4, 2023 11:26:50 AM

To whom it may concern:

My name is Karla Jondle and I am a resident of the Brightwater community in Huntington Beach. I would like to express my concern and objection to the proposed Bolsa Chica senior living project. This project appears to be one of the densest projects ever approved in the city of Huntington Beach and I am greatly concerned with the impact to traffic, parking, noise and health and welfare of the surrounding neighborhoods.

Please vote AGAINST this intrusive project.

Karla Jondle
4462 Oceanridge Dr
Huntington Beach, CA 92649

From: [jjreed85](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\); supplementalcomm@surfcity-hb.org](#)
Subject: Adamantly Oppose Building At Warner/Bolsa Chica
Date: Saturday, November 4, 2023 5:37:56 PM

Dear City Council,

I am writing to strongly oppose the building at the corner of Warner and Bolsa Chica. Warner is already a death trap (literally - how many have died on the curve right there). How many terrible accidents happen already on that street. No thanks to the huge increase in population already from the 'bluffs' and 'bean field' build out that should have never ever happened. They are both a tragedy to the wetlands. I believe this property is supposed to be for seniors, and while I'm sure that means less cars than an apartment, it is still a massive increase in traffic from what is there now.

I oppose any and all building in this city. We are maxed out. More than. You keep adding people and taking away lanes for stupid bike paths that no one uses. Springdale and now Saybrook are ruined. Stop it! They are so pointless and ugly. Seriously, there is green paint everywhere, it's absurd. I travel both of those streets often and never see any bikes regularly. At least Saybrook doesn't have the stupid cars parked in the middle of the street like Springdale. But seriously one lane each way now??

I am also seriously questioning some of your planning commission appointees who approved this building project too. Regardless of when the project was put into the system. They should have fought back.

Stop building, stop taking away lanes and resources we are already short on.

JJ

Sent with [Proton Mail](#) secure email.

From: [HB Phillips](#)
To: supplementalcomm@surfcity-hb.org
Subject: Development at Warner Avenue & Bolsa Chica Street
Date: Sunday, November 5, 2023 8:32:51 AM

We are strongly opposed to any high density development at Warner Avenue and Bolsa Chica Street. Warner Avenue already has high traffic and deadly accidents. Developing this area will only increase the congestion and accident likelihood.

In fact any new developments of high density we are opposed to anywhere in the city for the same reasons. Have any of you traveled Beach Blvd., Edinger, Warner, or Bolsa Chica even during off peak time—it is still an incredibly congested experience.

We need to fix our streets and sidewalks throughout the city. Illegal parking by people who do not obey the laws especially, parking on corners blocking views to make right and left hand turns.

There are already far too many people living in Huntington Beach than it can handle. Especially once you add tourists.

Thank you for protecting the citizens of HB!!

From: [OurTime](#)
To: supplementalcomm@surfcity-hb.org
Subject: Re: Senior Living Project at Bolsa Chica St and Warner Ave
Date: Sunday, November 5, 2023 11:07:29 AM

On Sunday, November 5, 2023 at 10:23:24 AM PST, OurTime <wl.forman@verizon.net> wrote:

Good morning,

I am again writing to state my opposition to the above project. I have written recently to members of the city council, attended the planning commission meeting (during which they approved the variances required for this project) and heard their disingenuous justifications.

Without going into extreme details and repeating what has been previously submitted, I will simply state that my wife and I support Brian Thienes' thoroughly researched well documented arguments against this project. He and others have identified and eloquently laid out why this proposal is simply wrong for our community and especially for our neighborhood. It has been repeatedly and rightfully referred to as a monstrosity and would be an extreme overbuild for this location. I am not sure what the planning commission's motivation was for approving the variances for this project, but it is obviously what the builder's motivation is - a money grab. There was never a discussion relative to a compromise or alternative to the proposal for this site. In fact, one of the commissioner's response was that if this project wasn't approved we could end up with something far worse. I don't know what could be worse than a seven story (elevation) building in a neighborhood with nothing currently higher than three stories!

This is a golden opportunity to protect our lovely and still quaint coastal community. Stop the overbuilding in Huntington Beach! This project is just too big and overwhelming for our community.

Respectfully,

William and Maureen Forman
17345 Wareham Ln
HB 92649

From: [HB Resident](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\); supplementalcomm@surfcity-hb.org](#)
Subject: Oppose Warner/Bolsa Chica Build - ANY Building In HB
Date: Sunday, November 5, 2023 12:27:16 PM

Please vote against the proposed building at Bolsa Chica/Warner. The location is inappropriate for such a project both in size and increased traffic to an already dangerous street. Oppose any, and all, building going forward - in any stage of the approval process. I am very happy our city attorney is fighting so hard against the state, but I hope we can also find ways to also fight developers who are trying to ruin our city. This includes SB 9 and 10 which will destroy neighborhoods, and already is, from what I've seen in our online forums.

I also believe there was a matter regarding allowing homes to be torn down on main street to make way for the stack and pack houses. Please work harder on trying to maintain our history. It is quickly disappearing and so sad. Yes, even to millennials like me. Not many cities can claim such a long history.

I have to say, the only good thing to note about the Warner/Bolsa Chica project is that its proposed appearance at least fits our beach community more... unlike the hideous Elan and Bella Terra areas.

Again, please vote against it. And tell your planning commissioners too.

From: [MJ Adams](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Cc: supplementalcomm@surfcity-hb.org
Subject: Developing Warner Ave & Bolsa Chica St Area
Date: Sunday, November 5, 2023 12:49:46 PM

To City Council Members and Planning Commission:

I am strongly opposed to any new development at this location and throughout the City of Huntington Beach. Our streets are already impacted by traffic all day and night, we do not need any more severe accidents happening.

Warner Ave alone has too many deadly accidents, but so do all of our other major roadways now.

Our traffic laws are not enforced as it is, with people making right hand turns without even stopping for lights or stop signs. And many other laws that contribute. The electric bikes and motorcycles don't help, and the new laws aren't even enforced on the streets regularly. We've never seen them enforced in the Bolsa Chica wetlands; they are so dangerous for the people and dogs walking the trails every day. Maybe the police need to get on a bike to stop this, or work with the state to enforce!

I am so disappointed in the Planning Commission who voted for this project. Do they not experience the problems the majority of residents do with the traffic, electric bikes, etc.? Are their heads in the sand?

Please protect the current citizens of HB!!

From: [debbie dahl](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Cc: supplementalcomm@surfcity-hb.org
Subject: New developmental Warner/Bolsa Chica street
Date: Sunday, November 5, 2023 2:43:39 PM
Attachments: [Screen Shot 2022-09-21 at 2.17.04 PM.png](#)

To whom it may concern:

I urge you all to vote no on this current development. This many residences, parking spaces all packed on only three acres is crazy. Especially when one considers it will be 5 stories high and stick out like a sore thumb at the intersection of Warner & Bolsa Chica.

Please reconsider this

Debbie Dahl
17811 Alfawn Circle
Huntington Beach, CA 92649
(949) 510-2155



DEBBIE DAHL INTERIORS

E: ADAHLHOUSE@GMAIL.COM
(949) 510-2155

W: DEBBIEDAHLINTERIORS.COM

 [instagram](#) DEBBIETHEDESIGNER

From: [Dennis Pappas](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org
Cc: [Dennis Pappas](#)
Subject: Vote no on Agenda Item 26 Nov 7 2023
Date: Monday, November 6, 2023 3:51:38 AM

HDD

Vote no on Agenda Item 26

City Council Members, I urge you to vote no on Agenda Item 26 High Density Senior Convalescent living center and institute a plan for evaluation of projects based on promoting low density projects in Huntington Beach. See below for some ideas for a check list that could be developed to evaluate projects.

Also, I would urge you to develop a process for letting residents know what is being proposed within the city, the new web site could house a resident building proposal page.

Check list for building in HB to protect from High Density building projects

When the project proposal meets the planning department.

When the project proposal meets the planning commission.

When the project is proposed to the city council and residents.

Questions:

Does a project meet with a low density building guidelines for the city?

Does the project displace current small businesses in Huntington Beach?

Does the investor have a stake in HB to promote the feel of our beach town or is this purely an investment?

Does the developer have a stake in HB to promote the city council and residents “wants” for preserving our Huntington Beach small town feel?

Does the project include and support beautification of HB, including trees, sidewalks, green spaces, etc.?

Are their current pre-existing buildings that can meet the needs of citizens and growing population, instead of displacement of current businesses?

Have the city departments looked for other areas in the city to build the project that meets the guidelines within this list?

Does the project meet with current city needs for water, electricity, etc. ?

Does the project meet with the vision for our city?

Other

Thank you,

Patricia Pappas

From: [Erika Kotite](#)
To: [Strickland, Tony](#); [Van Der Mark, Gracey](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [Fikes, Cathy](#); supplementalcomm@surfcity-hb.org
Subject: Bolsa Chica Senior Living Community
Date: Monday, November 6, 2023 8:18:36 AM

November 6, 2023

Dear City Council members of Huntington Beach,

My name is Erika Kotite and I am a resident in the Brightwater community, where I have lived since 2011.

I've been following the progress of the Bolsa Chica Living Community Project for the past year and initially decided that it sounded reasonable to create a senior living complex on the corner of Warner and Bolsa Chica. Huntington Beach has been dragging its heels in complying with the state's mandate to build more housing that is accessible to those who live here or who want to live here—shame on us. Our neighborhood has adequate, and in many cases walkable access to amenities like groceries, prescriptions, salons, churches, and restaurants.

However, when looking at the scope and the details more closely, my husband Tim Hayes and I are now concerned that it is WAY larger than it should be, or even needs to be.

As you know, most of the specs for this building show a plan that is denser and taller than everything else around it by a factor of 2, 3, and even 5. The building will be 5.4 times larger than the existing buildings, for example. And how was the decision to build 69 dwelling units per acre arrived at? Is this really the ideal density when it far exceeds the density levels of projects in nearby areas, or even in the entire city?

It appears that this will be one of most dense projects ever approved in the city of Huntington Beach. The bulk restriction should remain at 1.5 of the site area. Maximum height should remain at 50 feet, which is a very generous height for the neighborhood. Furthermore, a deeper setback from the street would be better than what the current modeling images portray.

Without examining or auditing the environmental impact of this build, I'm afraid that we are blindly altering the landscape and the general plan of this neighborhood. This is too important of a project to push through without making sure that it is harmonious and enhances our neighborhood, not smother it.

I welcome new housing and the opportunity for seniors to live in such a lovely place as this. However, we need to build better, not bigger. Please do not adopt the General plan amendment, zoning map amendment or the conditional use permit for the Bolsa Chica senior living community as it currently stands. Let's get it right.

Thank you,

Erika Kotite and Timothy Hayes

4681 Winthrop Drive

erika.kotite@gmail.com

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Proposed Bolsa Chica Senior Living facility
Date: Monday, November 6, 2023 9:24:43 AM

From: padesky@padesky.com <padesky@padesky.com>
Sent: Friday, November 3, 2023 4:39 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Bolsa Chica Senior Living facility

Dear City Council Members,

I am a homeowner and business owner in the neighborhoods surrounding the proposed senior living facility.

I attended (virtually) the City planning commission meeting when they approved the proposed Bolsa Chica senior living facility. Their reasoning for giving their approval to this project (which will require granting a number of special exceptions and variances to Huntington Beach building codes and the city's General Plan) was hard to understand. Mostly the commission members said, "we better approve this because something worse might be proposed in the future." What? If something worse is proposed, that can be rejected as well. Approving this project as currently proposed gives a green light to developers to ignore our city building codes and the Huntington Beach General Plan in future proposals.

PLEASE VOTE NO on the Bolsa Chica Senior Living facility proposal for these reasons:

#1 SIZE. It is too LARGE. The heights will exceed those at Bella Terra and includes a mere 10 foot setback so it will look like an elephant in a small backyard. This intersection of Warner and Bolsa Chica is surrounded by one and two story buildings. Even commercial spaces in this area of town are generally no more than 2 - 2 1/2 stories high and include generous setbacks from sidewalks and roads as well as large public parking lots.

#2 COST & DENSITY. The argument is made that we need more senior living in HB and yet it has been estimated residents in this space will be charged \$6,000 - \$10,000 per month which is way above budget for most HB residents. I support a smaller senior living center with more reasonable residential costs. This argument should appeal especially to city council members who made campaign promises to fight high density building projects. This is the first high density proposal you have an opportunity to reject as members of our city council. I look forward to you keeping your campaign pledge to do so.

#3 TRAFFIC. The intersection of Warner and Bolsa Chica is already a very busy one. Traffic from the commercial buildings currently existing on this site is virtually nil. The proposed building will have 100 staff and daily deliveries. Visitor, staff, and resident traffic will greatly impact (perhaps even double) current traffic in local neighborhoods since there are few road options in and out of this

site.

#4 NOISE. City noise limits are being exceeded in this proposal throughout the several years of construction. I've reviewed the proposal documents titled Bolsa Chica Senior Living Community: Draft Environmental Impact Report SSH No. 2022110040 (April 2023). Prepared by LSA.

Appendix I lists noise calculations for the construction period. At 50 feet, the maximum noise levels will vary from 86-91 dBA throughout the project until the final phase of architectural coating which will be 76 dBA. Equivalent noise levels are not much better ranging from 86-88 dBA until the final phase. This is a damaging level of noise. Even at a 200 foot distance the noise levels are projected to be 74-79 dBA for years.

Studies show many adverse health effects on construction workers due to noise impacts. At least when construction workers choose to work on a construction site they wear protective gear. What are the impacts on adults, children, infants, and pets living in one of the houses or apartment units across the street and on people living or working on other streets within a few hundred feet of this project? A review of factors affecting occupant comfort in multi-unit residential buildings found that construction noise had a greater impact on discomfort than indoor noise sources or traffic noise (Andargie, Touchie, & O'Brien, 2019, TSpace Research Repository).

According to the World Health Organization, "Excessive noise seriously harms human health and interferes with people's daily activities at school, at work, at home and during leisure time. It can disturb sleep, cause cardiovascular and psychophysiological effects, reduce performance and provoke annoyance responses and changes in social behaviour."
(https://www.who.int/europe/health-topics/noise#tab=tab_1)

Even a 5-10 dBA increase in noise levels has been shown in research to significantly increase hearing loss, stress, sleep disruption, and cardiovascular diseases such as hypertension and coronary heart disease (Swinburn, Hammer & Neitzel, 2015, *American J of Preventive Medicine*, 49(3), 345-353). And this project is near the protected Bolsa Chica wetlands so this noise is likely to affect wildlife there as well.

It is interesting the proposal cites the average daily noise level near Warner as 67.6 (dBA CNEL) and on the opposite SW corner of the project site as 58.2 (TABLE 4.8.A of the report). Since these noise levels are primarily from traffic which will continue throughout this project, construction noise levels will ADD to this already relatively high ambient noise level.

I have lived several hundred feet from a long-term construction project. The human impact of construction, even when a few blocks away, is amplified over time. I've never lived near a project with such a long time frame for construction. The size of the proposed structure is the direct cause of such a long construction period.

I do not honestly know how people will manage the noise for nearly 3 years. It seems whoever owns nearby apartment buildings will lose tenants over the term of this project. People who own their homes and cannot vacate will suffer impacts without recourse during construction. After

construction, everyone living and working in this part of Huntington Beach will be saddled with an oversized building, dwarfing all other buildings in this area and changing the coastal landscape forever.

I appreciate your consideration of these factors in your review of this proposal. The proposed project is too large, high density, and will have an unacceptably oversized impact on traffic and noise in this area. PLEASE VOTE NO.

Christine A. Padesky

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Senior Living @ Warner & Bolsa Chica
Date: Monday, November 6, 2023 9:25:07 AM

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

From: Chelley DeSisto <chelleydesisto@gmail.com>
Sent: Friday, November 3, 2023 5:31 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: MARSHALL Crawford <marshallcrawford15@gmail.com>
Subject: Senior Living @ Warner & Bolsa Chica

Dear City Council,

PLEASE reconsider the number of stories on this new Senior Living build to three floors max.
The current plans are not in line with the surrounding area.
We own a home in Brightwater and would welcome senior living nearby but not this tall, proposed structure.

Thank you in advance for your reconsideration, Chelley DeSisto

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Proposed senior living facility on Warner and bolsa chica
Date: Monday, November 6, 2023 9:25:18 AM

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

From: Lisa <miller.lisa3@yahoo.com>
Sent: Saturday, November 4, 2023 2:11 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed senior living facility on Warner and bolsa chica

Hi there!

Resident here in the cabo Del Mar complex off of Warner and bolsa chica. I urge you to vote no on this new building. It will cause an unsafe amount of traffic on bolsa chica. It's too large and too tall for the area. Seems better suited for Beach blvd where there are other large buildings and more lanes on the road.

Thank you for your kind consideration and personal review of the area and it's vantage point and roadway.

Lisa Maixner
7143256602

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Proposed 5 story Senior facility warner Bolsa Chica
Date: Monday, November 6, 2023 9:25:55 AM

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

From: Chris Vukojevich <cvnhb@aol.com>
Sent: Saturday, November 4, 2023 8:29 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed 5 story Senior facility warner Bolsa Chica

Please oppose #26 on agenda
A,B,C,D
And Uphold E

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: In regards to the 11/7/2023 City Council Agenda Item #26, HDD Sienor Housing Resort for the Wealthy
Date: Monday, November 6, 2023 9:26:14 AM

From: larry mcneely <lmwater@yahoo.com>
Sent: Saturday, November 4, 2023 11:41 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: In regards to the 11/7/2023 City Council Agenda Item #26, HDD Sienor Housing Resort for the Wealthy

I Urge a NO VOTE on this project, This will only displace the dozens of small businesses and needed service providers in our community. This item will allow a Developer to Bulldoze an established neighborhood of public service providers and force them Out of Business or the Hardship of Relocating at great costs. For What? A Developers Profits?

I spoke with Dan Kalmick about this project and he will be supporting it, as he does not Give a Dam about Displacing all these Small Businesses Owners and Needed Services that have Established Their Locations There, After All, he works from home and it will not affect him, and like he said 'They Can Relocate" sure bet at what cost to them? and where? as these same council members have re-zoned many of our Business Districts for High-Density Developments making Commercial Space more Limited and at a Much Higher Cost, Will Natalie Moser and Rhonda Bolton Follow His Lead?

In Order to Accommodate this Scheam, it will require a Change in Zoning and our Established General Plan, and will Require a Specific Plan which is the tool these greedy developers use to Skirt all our Set City Protections of Overbuilt High-Density Projects Doubling our set standard of the Number of Units Per-Acre. Ignoring our Number of Required Parking Spaces, our Set Back Requirements, and Open Area Spaces as outlined in our Zoning and General Plans. This project requires an EIR (environmental impact report) that they will self-certify by using a Paid Consultant with a Pre-Determined Outcome which has become the standard for these Specific Plan Approvals.

I find it interesting and alarming that our Planning Members Voted to Approve this Project with a 6-1 Vote, That included the appointees from the NO-High-Density Project Advocates along with the High-Density Supporters for Affordable Housing for the poor and neglected element of our society. This will do Little to Address our Forced RHNA numbers because the project lacks any hint of affordability with rents ranging from \$6K to \$8K a month that only the Very Wealthy Could Afford.

When I see Three Appointed Planning Members from the City Council Majority who were elected primarily on their stand on NO HIGH-DENSITY PROJECTS in our Community, It does cause me concern, does "NO" to them mean Maybe if someone likes the project or the campaign support money involved can give reason to approve it? We will See, and if approved there will be considerable pushback and Destroy Any Credibility they have with their supporters.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Notice
Date: Monday, November 6, 2023 9:26:38 AM

From: larry mcneely <lmwater@yahoo.com>
Sent: Saturday, November 4, 2023 11:48 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Re: Notice

Yes it is a Public Comment include it as my objection

On Saturday, November 4, 2023 at 11:41:02 AM PDT, CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org> wrote:

Thank you for contacting the City of Huntington Beach. Your message is important to us.

If your message is for public comment for a City Council meeting, we will submit the email to supplementalcomm@surfcity-hb.org on your behalf. The cutoff time to add public comment to the supplemental communication is 9AM the day of the meeting.

Your message has been shared with all of our City Council members and associated staff, and they will reach out to you if they have further inquiries about your message.

Thank you.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Senior Living
Date: Monday, November 6, 2023 9:26:46 AM

From: Paul Defeo <pmdefeo@yahoo.com>
Sent: Saturday, November 4, 2023 12:07 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>
Subject: Senior Living

Dear Mayor Strickland:

I am in favor of senior living, a new commercial use, that will help to revitalize that corner of Bolsa Chica Street and Warner Avenue.

With the future of office space uncertain, cities must look for creative land uses as replacements.

Senior living communities can be an asset in a community. They provide new home opportunities for seniors, yes, but they provide so much more. With amenities and services provided within, seniors can be well taken care of, and enjoy their golden years with familiar shops, restaurants, and doctors nearby, as well as family members.

This type of community is good for Huntington Beach and specifically a good use for this piece of property.

Thank you for your consideration.

Sincerely,

Name: Paul Defeo

HB resident

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica and Warner Sr Citizen Center
Date: Monday, November 6, 2023 9:27:04 AM

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

From: Brandey Kabat <brandeykabat@icloud.com>
Sent: Saturday, November 4, 2023 1:03 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica and Warner Sr Citizen Center

Hi-

I would like to petition against the proposed senior citizen center going up on the corner of Bolsa Chica and Warner. I live in the neighborhood right behind it. Please let me know if I need to sign something. This is not a big enough area to hold 100 staff members plus seniors coming in and out of this busy intersection all day. There is already a senior citizen center nearby.

I agree that area needs to be updated with something but not a 5 story senior center.

Thanks,
Brandey Kabat
Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Senior Housing development at Bolsa Chica and Warner
Date: Monday, November 6, 2023 9:28:05 AM

From: M'Liss Jaso <jasofam@hotmail.com>
Sent: Saturday, November 4, 2023 4:48 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Senior Housing development at Bolsa Chica and Warner

Please reconsider approving the new LARGE senior living building at Bolsa Chica and Warner. That intersection already has many accidents. Please consider making the project smaller to blend in with the existing area AND provide enough parking as well.

Yours,

M'Liss Jaso
Huntington Beach home owner and resident

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: More on the Senior HDD at Warner and Bolas Chica
Date: Monday, November 6, 2023 9:28:28 AM

From: larry mcneely <lmwater@yahoo.com>
Sent: Saturday, November 4, 2023 5:03 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: More on the Senior HDD at Warner and Bolas Chica

Some may claim this Project will Thwart a Worst Development. LOL are they Pulling Our Leg, is this some kind of Joke, does anybody think this will Work? I find that to be a Cop-Out as the new majority was elected to Fight These Projects not Substitute Them for what they may claim to be less offensive. We as a community have every right to deny them based on our Set Zoning and Development Standards. Spot Zoning and the use of Specific Plans is not a Right, it is offered as needed, and it Has Never Been Needed by our community, where only the Developers benefit and the community loses due to Traffic and Congestion, as the Bridgewater Community would suffer. Could a Project Get Any Worse? especially when it does not fully address these forced RHNA requirements of Affordable Housing. We have been Duped in the Past with the Mixed Use Hoax, Look at the Elan Project and the Boardwalk Project where businesses go to die due to the fact little to no parking is available. These Mixed-Use Claims might have fooled the likes of Posey and Delgleize for their campaign donations that were easily proven, especially in Barbara Delgleize's case where she took the money while a planning member and was Fined by the FPPC for doing so. Well, I can Tell You this Claim Will Fall on Deaf Ears and will be met by the Community's Uproar. Do Not Tempt Us with these Claims, we are much smarter than some give us credit for, and if this turns out to be a Quid Pro Quo for campaign donations it will be exposed as we are all Great Researchers and one can't hide from the Powers of the Internet. You Were Elected to Have a Choice and a Vote to Represent Your Voters and Supporters, Use it Wisely.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Living project
Date: Monday, November 6, 2023 9:28:47 AM

From: philip smith <philsmith827@gmail.com>
Sent: Saturday, November 4, 2023 6:25 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>
Cc: Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>
Subject: Bolsa Chica Senior Living project

Dear Mayor Strickland and City Council,

I am writing in support of the Bolsa Chica Senior Living project. Twenty-five percent of the population in Huntington Beach are seniors over the age of 60! Housing available to seniors that fits their needs is scarce. Senior housing should be available in all demographics.

Bolsa Chica Senior Living Community is offering housing for seniors that is needed in Huntington Beach.

Please approve this type of community.

Sincerely,

Phil Smith
Huntington Beach, CA

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica and Warner Sr Citizen Center
Date: Monday, November 6, 2023 9:29:23 AM

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

From: Gifford Kabat <giffkabat@me.com>
Sent: Sunday, November 5, 2023 7:03 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica and Warner Sr Citizen Center

Hi-

I would like to petition against the proposed senior citizen center going up on the corner of Bolsa Chica and Warner. I live in the neighborhood right behind it. Please let me know if I need to sign something. This is not a big enough area to hold 100 staff members plus seniors coming in and out of this busy intersection all day. There is already a senior citizen center nearby.

I agree that area needs to be updated with something but not a 5 story senior center.

Giff Kabat

Resident in Brightwater

Email: giffkabat@me.com

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Agenda Item 26
Date: Monday, November 6, 2023 9:30:00 AM

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

From: Janet Bean <janetbeandesigns@gmail.com>
Sent: Sunday, November 5, 2023 7:21 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Agenda Item 26

To the members of this city council,

I was very upset to learn on facebook that the person that Tony Strickland appointed a former Shopoff employee to the Planning Commission, Tony please explain to me why you would appoint someone who is pro HDD and has a shown history of it. Gracey and Casey, I am not sure who your appointees are, but you surely did not pick anyone who is in line with your campaign promises.....remember those...fight HDD. The only person who picked well was Patrick Burns, he chose someone who is standing up for the community and not having those whose pockets will be lined with \$\$ from big developers hell bent on ruining our city! I have never been so disappointed in a vote that I made. If this project goes forward based on your broken promises, I will make it my life mission through talking to everyone about the promises you made, which clearly seem like big lies, are never elected for anything ever again. Nothing I hate worse than a liar.

Only you can change my mind as well as the many I have already spoken to, by voting NO on 26. Protect our community, that is what you campaigned on, not protecting rich developers. This feels like you duped us in a big way. Fool me once.....

Janet Bean

Sent from my iPad

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Proposed Senior Living Facility at Warner & Bolsa Chica
Date: Monday, November 6, 2023 9:30:17 AM

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

From: robert wirthlin <docmike12@me.com>
Sent: Sunday, November 5, 2023 7:37 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Senior Living Facility at Warner & Bolsa Chica

To Whom it May Concern,

Our city has literally dozens and dozens of senior living facilities that aren't even fully occupied. So it makes no sense to erect a five story structure with 300 units and add traffic and congestion to this area of Huntington Beach is without justification!

Please cast your vote against this project which most likely is a construction company windfall, not to mention the city taxation implications. There appears to be little regard for our community and how this would impact an already overly populated area of the city, of have which I have been a citizen of for 51 years.

Respectfully yours,

Dr. R.M.Wirthlin

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Development at Warner Ave & Bolsa Chica Street
Date: Monday, November 6, 2023 9:30:37 AM

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

From: HB Phillips <hbphillips@verizon.net>
Sent: Sunday, November 5, 2023 8:19 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Development at Warner Ave & Bolsa Chica Street

We are strongly opposed to any high density development at Warner Avenue and Bolsa Chica Street. Warner Avenue already has high traffic and deadly accidents. Developing this area will only increase the congestion and accident likelihood.

In fact any new developments of high density we are opposed to anywhere in the city for the same reasons. Have any of you traveled Beach Blvd., Edinger, Warner, or Bolsa Chica even during off peak time—it is still an incredibly congested experience.

We need to fix our streets and sidewalks throughout the city. Illegal parking by people who do not obey the laws especially, parking on corners blocking views to make right and left hand turns.

There are already far too many people living in Huntington Beach than it can handle. Especially once you add tourists.

Thank you for protecting the citizens of HB!!

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Hines project Huntington Beach
Date: Monday, November 6, 2023 9:31:19 AM
Attachments: [DOC110323-11032023142426\[77\].pdf](#)

From: Manny Khoshbin <Manny@khoshbin.com>
Sent: Sunday, November 5, 2023 9:03 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>
Subject: Hines project Huntington Beach

Dear City Council

Please see attached letter and THANK YOU for your support!!

Thank you,

Manny Khoshbin
President

The Khoshbin Company
18071 Fitch Suite 100
Irvine, CA 92614
949-863-9390 Tel
949-863-9391 Fax
Manny@Khoshbin.com

Dear Huntington Beach City Council Members,

I am writing to you today as a longstanding business owner to express my strong support for the proposed senior living community at 4952 Warner Avenue. This project is a no-brainer. It will revitalize our community, create jobs, and make our streets safer.

As the longtime owner of the site at 4952 Warner Avenue, as well as several office buildings throughout Orange County, I have seen firsthand the decline in demand for office space and historically low office utilization rates. Vacancies in the office sector continue to rise. Nearly half of my building is empty today, and it is extremely challenging to get tenants to extend their leases upon expiration or find tenants who want to sign a new lease. The outlook for the building is bleak.

To make matters worse, my current tenants have communicated a rise in homelessness on the property. This has created a dangerous and uncomfortable environment for those who remain in the building today. As you can imagine, this does not make it any easier to convince tenants to re-sign.

The senior living community would be a game-changer for our community. It would provide much-needed housing for our aging population, create jobs for local residents, and generate tax revenue for the city. It would also help to turn a derelict site into a vibrant and safe community for the residents, employees, visitors, and neighbors.

I urge you to approve this project. It is in the best interests of our community and our future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manny Khoshbin', with a stylized flourish at the end.

Manny Khoshbin

CEO & Founder, The Khoshbin Company

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: High Density Senior Housing
Date: Monday, November 6, 2023 9:31:35 AM

From: M Abbott <mabbott7437@gmail.com>
Sent: Sunday, November 5, 2023 9:44 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: High Density Senior Housing

HB City Council,

Please stand by your campaign pledge to stop HDH in HB. Veto the project as it stands planned for Warner/Bolsa Chica.

I am not against senior housing but this planned community is not right for this location. Smaller, not as tall, less dense. It will have to be very expensive so the affordable aspect is nonexistent.

I am also very suspect of the person developing this project. He will build, take his profit and then the the facility to be managed by someone else.

Disappointed in the planning commissions vote based on what city council member appointed them.

Please Veto those proposed project.

Michele Abbott

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Senior Living Project at Bolsa Chica St and Warner Ave
Date: Monday, November 6, 2023 9:32:12 AM

From: OurTime <wl.forman@verizon.net>
Sent: Sunday, November 5, 2023 10:23 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Senior Living Project at Bolsa Chica St and Warner Ave

Good morning council members,

I am again writing to state my opposition to the above project. I have written recently to you collectively, attended the planning commission meeting during which they approved the variances required for this project, and heard their disingenuous justifications.

Without going into extreme details and repeating what has been previously submitted, I will simply state that my wife and I support Brian Thienes' thoroughly researched well documented arguments against this project. He and others have identified and eloquently laid out why this proposal is simply wrong for our community and especially for our neighborhood. It has been repeatedly and rightfully referred to as a monstrosity and would be an extreme overbuild for this location. I am not sure what the planning commission's motivation was for approving the variances for this project, but it is obviously what the builder's motivation is - a money grab. There was never a discussion relative to a compromise or alternative to the proposal for this site. In fact, one of the commissioner's response was that if this project wasn't approved we could end up with something far worse. I don't know what could be worse than a seven story (elevation) building in a neighborhood with nothing currently higher than three stories!

This is a golden opportunity to protect our lovely and still quaint coastal community. For some of you recently elected members, this is the time for you to stand up for what you promised. Stop the overbuilding in Huntington Beach! This project is just too big and overwhelming for our community.

Respectfully,

William and Maureen Forman
17345 Wareham Ln
HB 92649

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Developing Warner Ave & Bolsa Chica St Area
Date: Monday, November 6, 2023 9:32:36 AM

From: MJ Adams <mariejadams618@gmail.com>
Sent: Sunday, November 5, 2023 2:16 PM
To: Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>
Cc: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Re: Developing Warner Ave & Bolsa Chica St Area

Hi Dan,

I am talking about the walking path from Talbert to the Wintersburg channel—DOGS are allowed on these paths. Speaking about dogs; maybe another law that needs to be passed is to outlaw **retractable** leashes since there is a law on the books for the city of 6 foot leashes. These retractable leashes are dangerous to both dogs and people! Ask any professional dog trainer.

I was **specifically** told by HBPD that they DO patrol this particular walking path and to report any problems with the electric bike/motorcycles since they have to enter and exit the path onto city streets.

Basically it sounds like you do not want to try to fix the problems, just give excuses as to why it cannot be done. Let's get results to protect the citizens especially the seniors who have been harassed by these kids on electric bikes. Actions speak louder than words!

On Nov 5, 2023, at 1:22 PM, Kalmick, Dan <Dan.Kalmick@surfcity-hb.org> wrote:

Hi Marie,

Thanks for your email.

I see you're having issues in Bolsa Chica? A quick note - it was unclear from your email, but dogs are not allowed in the ecological reserve at all. And something else to note is that Bolsa Chica isn't in the City of Huntington Beach, it's unincorporated county, so the City has very little jurisdiction out there. The California Department of Fish and Wildlife is the administrator out there and they have very few game wardens to enforce the laws there (1 for most of OC and SD).

I have worked to get PD to update their MOU with OC Sheriffs so that PD can take

Dan Kalmick
Council Member, City of Huntington Beach
dan.kalmick@surfcity-hb.org
(657) 360-4796

From: MJ Adams <mariejadams618@gmail.com>
Sent: Sunday, November 5, 2023 12:49:25 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: supplementalcomm@surfcity-hb.org <supplementalcomm@surfcity-hb.org>
Subject: Developing Warner Ave & Bolsa Chica St Area

To City Council Members and Planning Commission:

I am strongly opposed to any new development at this location and throughout the City of Huntington Beach. Our streets are already impacted by traffic all day and night, we do not need any more severe accidents happening.

Warner Ave alone has too many deadly accidents, but so do all of our other major roadways now.

Our traffic laws are not enforced as it is, with people making right hand turns without even stopping for lights or stop signs. And many other laws that contribute. The electric bikes and motorcycles don't help, and the new laws aren't even enforced on the streets regularly. We've never seen them enforced in the Bolsa Chica wetlands; they are so dangerous for the people and dogs walking the trails every day. Maybe the police need to get on a bike to stop this, or work with the state to enforce!

I am so disappointed in the Planning Commission who voted for this project. Do they not experience the problems the majority of residents do with the traffic, electric bikes, etc.? Are their heads in the sand?

Please protect the current citizens of HB!!

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Protest Against Senior Living Facility on the Corner of Bolsa Chica and Warner
Date: Monday, November 6, 2023 9:32:55 AM

From: Alicia Stevens <Alicia.Stevens@riskconnect.com>
Sent: Sunday, November 5, 2023 2:34 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Protest Against Senior Living Facility on the Corner of Bolsa Chica and Warner

November 5, 2023

Dear Members of the Huntington Beach City Council,

I am writing to express my deep concern and protest regarding the proposed senior living facility on the corner of Bolsa Chica and Warner in Huntington Beach. I, along with many other concerned residents, believe that this project would have a detrimental impact on our community and its residents. I urge you to reconsider this decision for the following reasons:

Traffic Congestion: The intersection of Bolsa Chica and Warner is already heavily congested, especially during peak hours. The addition of a senior living facility would significantly worsen the traffic situation, leading to increased travel time for residents and potential safety hazards.

Strain on Public Services: Senior living facilities often require additional support from public services such as healthcare, emergency response, and social services. The strain on these resources could impact the quality of service provided to other residents in the community.

Noise and Disruptions: Construction activities and operational noise from the facility could disrupt the peaceful atmosphere of the neighborhood. This disturbance would be especially challenging for residents living near the proposed site.

Preservation of Natural Environment: The proposed location is near the Bolsa Chica Ecological Reserve, a vital natural habitat for local wildlife. Constructing a senior living facility in this area could disrupt the natural environment and harm the diverse wildlife that call this reserve home.

Community Character: The construction of a large senior living facility may change the character of our community, which is primarily residential. Preserving the existing community character is important for maintaining the unique identity of Huntington Beach.

Impact on Property Values: The presence of another senior living facility in the neighborhood could negatively impact property values. We already have Merrill Gardens just a few miles away. Potential buyers and renters may be deterred from living in the area, leading to decreased property values for existing residents.

Considering these concerns, I urge the City Council to reconsider the approval of the senior living facility on the corner of Bolsa Chica and Warner. I also request that the Council conduct a comprehensive environmental impact assessment and solicits public input to fully understand the potential consequences of this project.

I appreciate your attention to this matter and trust that you will consider the best interests of the community in your decision-making process. Please keep us informed about any developments related to this issue, and I am available to discuss my concerns further if needed.

Thank you for your time and consideration.

Sincerely,

Alicia Stevens
Pelican Cove Condominiums
16960 Algonquin St. Unit 4-202
Huntington Beach, CA 92649
562-260-6791

Alicia Stevens

People + Talent Manager, Human Resources

Riskconnect, Inc.

alicia.stevens@riskconnect.com

Mobile: 562.260.6791

www.riskconnect.com

Huntington Beach, CA 92649





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From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Public Comment Items 24, 26 & Non-agendized, Tuesday, November 7, 2023
Date: Monday, November 6, 2023 9:33:16 AM

From: qw <channelfrequency@gmail.com>
Sent: Sunday, November 5, 2023 3:27 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Public Comment Items 24, 26 & Non-agendized, Tuesday, November 7, 2023

Dear City Council. Ben P. here.

Huntington Beach is only 114 years old & only decades old in most areas. Most importantly I'd like to see people keep treating each other better when they want to.

Item 24 - The outer trail already exists & might already be elevated in the back corner. Please keep the inner trail as is so adventurers & maintenance can reach the waterfront; these trailheads are safely blocked off with warning signs.

Item 26 - I 'd like to see this project design redrawn by the engineer & architect with the corner commercial & adjacent outdoor parking, all with an orange, blue & black zigzag color scheme. There is simply no other place for Little Caesars Pizza & these key establishments on the south side of Warner for miles; this is a ridiculous problem. I don't think subterranean parking structures are safe for a building's foundation. Another 5+ R jammed on the corner? Why would you do that? Who's going to safely build this & not turn this intersection into a nightmare for 100 years for all & emergency traffic with virtually zero commercial selection? I have a problem with what you're doing to our police, fire & ambulance's driving. Location & directionality isn't being looked into. This also isn't a downtown zone. Rule #1, city spread means trouble ahead. Rule #2, don't

build high or medium density outside of a downtown zone. This project shouldn't have been approved like this & is a repeat of the problematic Elan & Luce building & looks worse. The city's major projects have to be taken more seriously than this. I hope this project is redrawn & done right.

Non-agendized - Huntington Gateway Phase

II Industrial Project

Phase 1 - Amazon

Phase 2 - ?

Phase 3 - ?

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Opposition Letter to Proposed Development at Bolsa Chica and Warner Ave
Date: Monday, November 6, 2023 9:34:47 AM

From: Melissa Ke <clahbapartments26@gmail.com>
Sent: Sunday, November 5, 2023 8:23 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Opposition Letter to Proposed Development at Bolsa Chica and Warner Ave

Dear Huntington Beach City Council,

I am writing this letter on behalf of the 8 residential apartment buildings that are owned by myself and the rest of my family (Esther Ke, Miranda Ke Cheung, Malcolm Ke, Nai Chao Hsu and Hatfield Investment Inc.) and all managed by me the last 6 years and currently, and by my mother for almost 35 years before I took over. We have 3 buildings on Dunbar Drive, 2 buildings on Moody Circle, 2 buildings on Hoskins Lane and 1 building on Jib Circle. My family has owned our residential apartment buildings in the Warner Avenue and Bolsa Chica intersection area for 40 years since the early 1980's and we will continue to do so into the following decades and generations. We have been and will continue to be invested in our residential and commercial neighbors and community. Not only do I own one of my families' buildings, but I also live in my building so I have been a resident of this area for 6 years since I moved back to Southern California to take over the family business of property investment and management from my aging mom. I will continue to live and work here for many years to come. I was not able to attend the meeting on September 26, 2023, as I was traveling during that time. However, I will be present at the city council meeting this Tuesday evening, November 7, 2023. However, I am writing this letter as official written opposition since I may not be able to speak at the meeting.

I am writing this letter to oppose the proposed senior living facility that might be developed at the intersection of Bolsa Chica and Warner Avenue. I have read all of the documents pertaining to this development including building/planning municipal codes for zoning change, safety, aesthetics, air pollutants and health effects, traffic flow, land use and planning, and the environmental impact report. First, I am so very shocked that the city was willing to change the zoning for this development in order for it to be a 5-story building. In the 4 quadrants of land of this intersection area of residential and commercial buildings there are only single-story, 2-story and 3-story buildings due to building code/zoning. My family and I do not approve of a building to be more than 3 commercial stories high per the original zoning of the intersection area, which would already be taller than any other building in this intersection area. This will block the natural light especially since the area the senior facility is to be built on is on the west side of the intersection and the sun sets to the west. Second, we are extremely worried of the congestion that it would bring to the intersection and the Bolsa Chica Wetlands. This development will bring so much more foot and car traffic to an intersection that does not need that to be that much more for the worst. The senior facility proposes 80 staff members and if you include all of those, plus all the delivery and other service trucks, the 213-426 seniors living in the building and all of the visiting family members and

other guests of the seniors living there that will be expected to go through the facility each day, week, month and year. We truly do not believe this will be good for the fragile environment of the nearby wetlands to have and definitely not for the car traffic of the intersection and street parking once the facility guest spots are filled. Furthermore, there are 4 single family homes and 3 of my families' apartment buildings are on Dunbar Drive that are all directly across the street from the proposed senior facility. This will have a very big negative impact on the 4 houses and Dunbar Drive for all the reasons I have already stated above. Additionally, we already have 22 other senior living facilities in Huntington Beach. All are serving the Huntington Beach communities very well and NONE of them are higher than 3-stories.

My family strongly opposes the approval of the current building plan of this senior facility for all the reasons stated above. Please vote no on this proposal. We would be open to another proposal in future that is a better fit for the Warner Avenue and Bolsa Chica area community in building code/height and residential and/or commercial suitability to the current residential and commercial owners and tenants of the neighborhood. We appreciate your high consideration to this and all the other letters of opposition concerning this matter.

Most sincerely and take care,

Melissa Ke

--

Melissa Ke

Work (714) 454-7434

From: [Gary Tarkington](#)
To: city.council@surfcity-hb.com
Subject: Voting on Tuesday!
Date: Monday, November 6, 2023 2:34:16 AM
Importance: High

So, this is what is being said!! How do you all explain the pledge to get RID of HDD, but yet here we are!!

"Here is the Proposed High-Density Luxury Resort for the Very Wealthy Seniors and will Displace Dozens of small businesses and needed service providers that are part of our community. This Project will come to our City Council on Tuesday Night for a Vote, Agenda Item #26. We elected our New City Council Majority primarily on their Stance of No-On-High-Density Developments. What I find Alarming and Upsetting is that Three of the Four, Fab-Fours Appointed Planning Commission Members Voted to Approve this Scheme to In rich this Developers Profits over our community's Outcries Against All Future High-Density Projects. One Must Ask Why??? What is in it for them? Campaign Donations now that they raised the limits from \$550 to \$5,500 which is quite a sum. What Do You Think? you can Email your thoughts and objections to City.Council@SurfCity-HB.org."

VOTE NO on #26, AND anything else to do with HDD!!

Don't let us down!!

Ann Tarkington
Huntington Beach

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Protesting against Proposed Bolsa Chica Senior Living facility
Date: Monday, November 6, 2023 9:35:46 AM

From: Warren Jolly <warrenjolly@gmail.com>
Sent: Monday, November 6, 2023 8:00 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Protesting against Proposed Bolsa Chica Senior Living facility

Dear Council Members,

I am a long-time citizen of HB presently residing in Brightwater which is adjacent to Bolsa Chica & Warner Ave.

i am writing to protest against the proposal to build a Bolsa Chica Senior Living facility (a 5 story, 300 room facility) for the corner of Bolsa Chica and Warner, where the present Little Caesar pizza restaurant is located. It will also have 100 workers throughout the day. As you might guess, this will stick out like a sore thumb as there is no other 5 story building in that area, and will also increase traffic in this area where already many cars turn North onto Bolsa Chica to get onto the I- 405. As you might know, there is already Merrill Gardens, another senior facility, just a few miles away on Goldenwest Street and Warner.

Thank you for your consideration and concern about our neighborhood.

Regards,
Warren and Monica Jolly

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER
Date: Monday, November 6, 2023 9:36:23 AM

From: Cari Swan <cswanie@aol.com>
Sent: Monday, November 6, 2023 9:19 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER

Dear Council Members,

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

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

years. Was this just an empty campaign promise, or will you stand by your promise?

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

Sincerely,
Cari Swan

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER
Date: Monday, November 6, 2023 9:36:36 AM

From: Ray Scrafield <octoolguy@gmail.com>
Sent: Monday, November 6, 2023 9:30 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Fwd: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER

My wife Barbara and I, Ray Scrafield strongly oppose this project and urge you to vote against it.

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

From: **Cari Swan** <cswanie@aol.com>
Date: Mon, Nov 6, 2023, 9:18 AM
Subject: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER
To: H. B. City Council <city.council@surfcity-hb.org>

Dear Council Members,

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

1. First and foremost, the property-owner purchased this site knowing precisely how it was zoned and did so at his own risk. We have zoning and specific plans in place across the city **FOR A REASON!** It allows this city to be built and developed in a manner that safely makes sense and fits with the surround community. This project does NEITHER. This area is already fully built out, especially with addition of Brightwater several years ago. Brightwater was a long-fought compromise that brought high-quality single-family residents representing an appropriate "fit" to the community.
2. This project proposes to be "Senior Living" and yet it will be extremely expensive. This will have a very negative impact to other senior rentals in HB as a consequence, which is exactly what happened with the onslaught of HDD across HB. All rental rates increased substantially once the "granite countertop expensive HDD" hit the market. For any council members that believe "affordable housing" is a priority, this project will have the exact opposite effect.
3. In an area that is already built out and prone to deadly automobile and motorcycle accidents, this project presents a massive safety risk to an already dangerous portion of Warner Ave.

4. We **MUST STOP** the practice of "tail wagging the dog" in our city as was the case with Shopoff and the Magnolia Tank Farm. It is all too clear that campaign donations are the "ticket to spot zoning & planning" in HB. Again, I refer to Item one above, there is a reason for zoning and specific plans. If developers want to develop, then they should purchase land that is adequate for their proposed use.

5. ***MOST IMPORTANT***, with the exception of Council Member Bolton (appointed, not elected), 6 of you campaigned on the promise of stopping High Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

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

Sincerely,
Cari Swan

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Objection to Bolsa Chica senior living project
Date: Monday, November 6, 2023 10:06:59 AM
Attachments: [Aguilar letter to city Council members.pdf](#)

From: Jennifer Aguilar <mrsjenaguilar@gmail.com>
Sent: Monday, November 6, 2023 9:00 AM
To: Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>
Subject: Objection to Bolsa Chica senior living project

Hello City Council,

Please read the attached letter and enter into record for the 11/7/23 city council meeting. Imploring you to not approve this project due to potential negative impacts on the population density, environment, and surrounding neighborhoods.

Thank you,
Jennifer & Carlos Aguilar
714-803-8540

My name is Jennifer Aguilar, and I live at 17472 Kennebunk Lane, Huntington Beach, CA. I would like you to be aware of my opinion related to the proposed Bolsa Chica Senior Living Community Project, located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. I believe this development is not right for our community. It is way too big.

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

If this project is approved, it is my firm belief that our neighborhood will soon be covered with massive apartment buildings on every retail site. We watched this happen at Bella Terra and downtown Huntington Beach.

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

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

The existing zoning has been adopted by the residents for years and has been relied on by the residents to protect the integrity of the community. Allowing the general plan amendment and the zoning map amendment to change the zoning from CG to specific plan would cause long-term environmental impacts to the community. Our neighborhood is not Bella Terra.

Please do not adopt the general plan amendment, zoning map amendment or the conditional use permit for the Bolsa Chica senior living community. It is not right for our community. Given the great number of immigrant families residing here, this project feels targeted to negatively impact our neighborhood.

Thank you,
Jennifer, Carlos, Noah & Sabrina Aguilar
714-803-8540

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Living Plans
Date: Monday, November 6, 2023 10:07:51 AM

From: Sarah Sandell <2sarah4722@gmail.com>
Sent: Monday, November 6, 2023 6:02 AM
To: Michael <wingshoot2@gmail.com>
Subject: Bolsa Chica Senior Living Plans

Sarah Sandell MD, FACP
4722 Oceanridge Dr.
Huntington Beach, CA 92649
562-673-5035
FAX: 714-596-4979
2sarah4722@gmail.com

Dear Council Member,

I have been a resident in Huntington Beach since 1988. I have watched the city grow and support development when it is done wisely to prevent adverse effects on the current home and business residents. I am also in favor of creating senior living communities.

Now however, I am concerned about the plans to create a very dense project at the corner of Warner and Bolsa Chica. This project involves buildings that are

not consistent with others in the area in terms of size and height. There are many adverse consequences to this and approving the development of this size also opens the door to similar projects in this area in the future.

Please do not adopt the general plan amendment.

Thank you.

S

Sarah Sandell MD FACP

From: [Estanislau, Robin](#)
To: [Ann Palmer](#)
Cc: [Switzer, Donna](#); [Moore, Tania](#)
Subject: RE: Request to Comment 11/7/23 on Agenda item #26 [Opposed]
Date: Monday, November 6, 2023 11:18:59 AM

Received.

Robin Estanislau, CMC, City Clerk
City of Huntington Beach
714-536-5405

Please consider the HB City Clerk's office for your passport needs!

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

From: Ann Palmer <714anniep@gmail.com>
Sent: Monday, November 6, 2023 9:04 AM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Request to Comment 11/7/23 on Agenda item #26 [Opposed]

This is a request to speak at City Council meeting Tuesday night during Public Comments period.

I am opposed to the proposal brought forth in Agenda Item #26 concerning the development project at Bolsa Chica/Warner. My concerns are inconsistency with neighborhood, extreme density, zoning change, lack of setbacks, poor entrance/egress for emergency & service vehicles, liquor license on premises, lack of parking, inappropriate height, improper accommodations for seniors and unsightly exterior aesthetics.

Thank you for accommodating this request; it is appreciated.

Ann Palmer
30+ year resident
Huntington Beach 92648
310.982.8263 ph/txt

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Please Vote NO on the Bolsa Chica Senior Living Community
Date: Monday, November 6, 2023 12:15:45 PM

From: Kathleen Karnowski <kathleenkarnowski@gmail.com>
Sent: Monday, November 6, 2023 12:10 PM
To: Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: Please Vote NO on the Bolsa Chica Senior Living Community

I am a resident of the Brightwater neighborhood in Huntington Beach and I respectfully ask that you vote NO on the Bolsa Chica Senior Living Community project that is on the upcoming agenda.

The Bolsa Chica Senior Living Community proposes 69 units per acre, the building will be 72 feet tall measured from the sidewalk at the corner to the top of the roof parapet. **The building will be 5.4 times larger than the existing buildings.** The developer is proposing a floor area ratio of 2.42 times the site area, for comparison the Bella Terra specific plan area A and B proposed a floor area ratio of 1.75 units per acre.

As far as I know, if approved, this will be one of most dense projects ever in the city of Huntington Beach.

This project will increase traffic and noise in a quiet community. There is only one main way in and out of the Brightwater tract (and the surrounding apartment buildings and other housing tracts) and that is the intersection of Bolsa Chica and Warner. With a huge senior living community, the traffic in and out of our neighborhood will be increase dramatically. Also, since it is a senior community, the frequency of emergency vehicles will increase thus increasing the noise as sirens wail down the street.

Please, I urge you to vote NO on this project.

Sincerely,

Kathleen Karnowski

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Agenda Item 26
Date: Monday, November 6, 2023 12:17:25 PM

From: Laurie Virtue <laurie.virtue@gmail.com>
Sent: Monday, November 6, 2023 11:40 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Agenda Item 26

Dear City Council Members,

I am opposed to Agenda Item 26, and am shocked if you are not. Most of you ran on the vow of fighting HDD in our city. If you were being honest with yourselves and the citizens about that, I don't see how you could vote any other way than a resounding NO!

In my over 40 years of living in Huntington Beach I have seen a lot of changes, some good, some not. But the changes in the last 10 plus years have completely changed the town I love. This newest HDD development on Bolsa Chica would only add to the many issues we already have with the developments that have been put up on Beach, Edinger and Gothard. Traffic, which brings more accidents, the list goes on.

I urge you to Oppose Agenda Item 26 that proposes a completely unsuitable High Density Development at Warner and Bolsa Chica. The request to deny this project is based on the following.

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

the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

I respectfully request you vote NO on Agenda Item 26.

Laurie Virtue

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: John GREENBERG support letter for senior living center
Date: Monday, November 6, 2023 12:18:24 PM

From: John Greenberg <jcgreenpad@gmail.com>
Sent: Monday, November 6, 2023 12:10 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: John Greenberg <jcgreenpad@gmail.com>
Subject: John GREENBERG support letter for senior living center

Dear Huntington Beach City Council Members,

I am writing to you today as a longstanding resident of Huntington Beach..

I want to express my strong support for the proposed senior living community at 4952 Warner Avenue. This project will revitalize our community, create jobs, and make our streets safer.

I live a few blocks away from the property that's being considered for senior living site

My address is

17212 Lynn lane, HB cal 92649

As a longtime resident of 23 years I have seen firsthand the decline in demand for office space and THE unfortunate **rise of homelessness near the proposed senior center property.** This has created a dangerous and uncomfortable environment for those who remain in the local area!

The senior living community would be a game-changer for our community. It would provide much-needed housing for our aging population, create jobs for local residents, and generate tax revenue for the city. It would help to turn a derelict site into a vibrant and safe community for the residents,

employees, visitors, and neighbors.

I urge you to approve this project. It is in the best interests of our community and our future.

Sincerely,

John GREENBERG

17212 Lynn lane

Huntington Beach Ca 92649

Ph# 714-231-7770

Jcgreenpad@gmail.com

<http://shorebreakinc.com/contact/>

”HAPPY 2B ALIVE”

<http://www.h2ba.com/>

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: NO to new senior development
Date: Monday, November 6, 2023 12:23:12 PM

From: Marcos Magar <marcosmagar@gmail.com>

Sent: Saturday, November 4, 2023 3:38 PM

To: Fikes, Cathy <CFikes@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>

Subject: NO to new senior development

My name is Marcos Magar, I live at [17461 Kennebunk Lane, Huntington Beach, CA](#). I would like you to be aware of my opinion related to the proposed Bolsa Chica Senior Living Community Project, located at 4952 and [4972 Warner Avenue, Huntington Beach, CA](#). I believe this development is not right for our community, it is way too big.

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

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

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

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

The city has developed zoning standards which do not allow for a 65-foot-high building structure. The building structure would tower over the existing residence which is only 2 stories tall. The proposed structure is not compatible in proportion, scale, or character to the adjoining uses. The exhibits shown in the environmental impact report indicate the structure will be 72 feet tall viewed from the intersection of Bolsa Chica and Warner Avenue or 78 feet to the top of roof equipment. Not only is 65 feet way too tall, but the environmental impact report is also misleading. Most of the surrounding buildings are maximum 3 stories tall and are set far back from the street.

The existing zoning has been adopted by the residents for years and has been relied on by the residents to protect the integrity of the community. Allowing the general plan amendment and the zoning map amendment to change the zoning from CG to specific plan would cause long-term environmental impacts to the community. Our neighborhood is not Bella Terra.

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

Thank you,

Marcos Magar
562-882-2892

From: [K Carroll](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org
Subject: City Council Meeting: Tuesday 11/7/2023 Item 23-841
Date: Monday, November 6, 2023 11:06:36 AM

Greetings Mayor Strickland, Pro Tem Gracey Van der Mark, Councilmen Pat Burns and Casey McKeon:

Thank you for listening and your dedication to making HB better and true to it's roots and culture. Thank you also Mayor Strickland for your recent press release regarding the previous Mayor's gathering at City Hall. Point on!!

Just a few comments:

Item 23-841 (Bolsa Chica Senior Living). Please vote 'N0' on this project. Stop the rezoning near established neighborhoods. All are bonafide concerns from the citizens opposing who have investments in their homes and wish to maintain their quality of life. Not an appropriate site for these reasons and many more mentioned including traffic. And, exposure to crime does increase rezoning from industrial to residential). Commissioner Don Kennedy was very thorough and informed when questioning this project and suspect of being flipped for apartments. I recall that the staff person when questioned timing as to when the build had to start, responded within two years.

Well, I am wondering why that has not happened in other cases. For example, the Planning Commission had rejected proposed development on the liquor store property behind Jack In The Box (Ellis & Main). The applicant cited one of the benefits for development of this multi-story combination condo owned and rented apartments would be to get rid of the eye sore Liquor Store and homeless. Can you imagine adding traffic to Ellis/Main/Beach and emergency vehicle traffic (including to this cite)? But, the owner appealed and the previous council majority folded. That was over three years ago and nothing has been built (Glad;but, wondering if something bigger may be coming down the road and if they are sitting on their investment). That is the last I heard and I am unaware of any updates since then.

Thank you Councilman Burns for your appeal. I was very disappointed in the vote. And, brought back the Elan nightmare vividly when residents were not heard of the negative impacts which all came true. Commissioner Don Kennedy could not have been more compelling and on point and I appreciated his no vote immensely.

Thank you again. Our family supports and appreciates all you have accomplished in such a short period of time since being elected and I take every opportunity to brag about you. You are exactly what HB wanted and proved yourselves to be legit!

Best regards,
Kris Carroll

From: [Ray Raines](#)
To: supplementalcomm@surfcity-hb.org
Subject: I oppose agenda item 26
Date: Monday, November 6, 2023 11:43:05 AM

Irish the city council members to vote no on agenda item number 26. I've been arrested of Huntington Beach for 58 years and I am appalled by the amount of high density development in my city.

Respectfully,
Ray Raines

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Nancy Garafalo](mailto:Nancy.Garafalo@surfcity-hb.org)
To: supplementalcomm@surfcity-hb.org
Subject: Proposed Bolsa Chica Senior Community Facility Item 23-841
Date: Monday, November 6, 2023 11:45:01 AM

I am a resident of Huntington Beach and reside near the proposed Senior Residence.

I am against the current plan as I believe that the size of the facility is too large and dense for the site and will negatively impact traffic at the Warner-Bolsa Chica Intersection.

The proposed building is much higher than anything in the vicinity and is not consistent with the rest of the neighborhood.

Although the plan shows 2 places where Fire Vehicles can partially access the back and the side of the building opposite of Warner Avenue, it does not look like first responders have enough space for vehicle access to much of the back of the building during an emergency which seems like a safety hazard.

The turn from west bound Warner Avenue to Bolsa Chica Street is used to access the Brightwater Development, condominiums, apartments and visitors to the wetlands. There is no other left turn access to these areas from west bound Warner Avenue. There is also a new condominium complex in the planning process on Bolsa Chica near the intersection of Brightwater Drive which will increase the traffic on Bolsa Chica.

At present the traffic entering the the commercial area from Bolsa Chica is low as the parking lot can also be entered from Warner Avenue as well.

With the proposed facility, all the traffic will be entering only one entrance on Bolsa Chica. It is likely that the traffic will increase substantially with residents who can drive, employees, visitors, and vendors for the facility. For these reasons I believe that any facility built on this acreage should be no more than 2 or 3 stories and much less dense. The new condominium complex on Bolsa Chica is proposed at 36 units on 2 1/2 acres. Approving the large 5 story, high density building (over 200 units on 3 acres) will allow developers to build more high rise, high density projects in an area that is largely 1 and 2 story buildings now.

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Senior living community at 4952 & 4972 Warner Avenue
Date: Monday, November 6, 2023 3:25:28 PM
Attachments: [HB letter.pdf](#)

From: Dave Wirgler <davewirgler@gmail.com>
Sent: Monday, November 6, 2023 3:21 PM
To: Fikes, Cathy <CFikes@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>
Subject: Senior living community at 4952 & 4972 Warner Avenue

Dear Huntington Beach City Council - please find attached my letter of support for the proposed Senior living community.

Thank you,
Dave Wirgler
415-350-7529

Dear Huntington Beach Council,

I kindly request your thoughtful consideration of the proposed senior living community at 4952 Warner Avenue and your support in addressing the critical shortage of senior housing in Huntington Beach. By approving this initiative, our city can demonstrate our dedication to creating an age-friendly community that values the well-being and comfort of our senior citizens. There are not enough opportunities for seniors to reside in Huntington Beach with the current offerings, while this project will add to the much-needed supply of spaces for senior residents to live comfortably.

As a real estate professional and longtime resident of Huntington Beach, I am confident that a project of this caliber would only improve Huntington Beach for everyone and objectively be viewed as a long-term good. More than anything, please consider the seniors of our community when making this decision. I strongly encourage you to approve this project.

Thank you,



Dave Wirgler

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: NO on AGENDA ITEM 26
Date: Monday, November 6, 2023 3:25:58 PM

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

From: Sherry Kennedy <dksmrs5@yahoo.com>
Sent: Monday, November 6, 2023 1:42 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: NO on AGENDA ITEM 26

Dear Council Members,

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

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

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

Sherry Kennedy

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER
Date: Monday, November 6, 2023 3:26:10 PM

From: Dr Craig Koehler <drkoehlerhb@gmail.com>
Sent: Monday, November 6, 2023 1:59 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Fwd: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER

Subject: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER

Dear HB City Council Members,

The current proposal of Agenda Item 26 HIGH DENSITY development (**70+ units/acre**) at Warner and Bolsa Chica is inappropriate and unsuitable for this location.

1. This property is zoned for commercial use and designed this way for the community of this area and has been completely built out already. Further there are small business owners that would be essentially be put out on the street. What about the hardship to them, their families, employees and their customers?
2. This project proposes to be "Senior Living," has there been any research that Huntington Beach drastically needs more senior living? Further, is there a belief that more seniors is what Huntington Beach wants or does our amazing town want to grow with perhaps more families and services to provide for them? Which would you think would be a better long term solution for our city?
3. Seniors seem to do a little better with more open space, less traffic/congestion etc. Do you know how many cars are up and down Warner and Bolsa Chica every day, our main arteries to our beach? Who believes more congestion/traffic at Warner and Bolsa Chica is what our community wants and needs?
4. Regarding the property owner, if they believe they need or want more income from their property then perhaps investing in a make-over of the property might help or perhaps to purchase land that has already been zoned for residential use and build there. Surely there must be some land available for residential zoning and development.

5. Building a High Density Development property in an area that was never designed for it simply sounds like a big money grab and mistake to the detriment of the community, it's homeowners and the existing infrastructure of the community.

I urge you vote NO on AGENDA ITEM 26.

Sincerely,
Dr. Craig Koehler

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Proposed Senior Facility
Date: Monday, November 6, 2023 3:26:43 PM
Attachments: [Amy Letter.docx](#)

From: Amy Graves <amyanngraves@icloud.com>
Sent: Monday, November 6, 2023 2:08 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Senior Facility

Hello- sharing this again as a neighbor shared the upcoming chat regarding this program. Again, not one of my family members in the area received any notification.

The number of cars daily are far below the estimate for the current office and the planning commissioners comment that we all got use to the Brightwater development was appalling and offensive. No- we are not happy about losing our view. Or the large amount of traffic in our quiet neighborhood.

Please continue to support your residents in the community. Yes, our seniors are important too but not at the expense of our current residents. Maybe we can find another shopping mall that would be better suited or a 2 story facility. Or one that would not disturb the wetlands with light from a roof top bar.

I appreciate your time to read this.

Thank you

RE: Bolsa Chica Convalescent Building, Item #23-715

Atten: City Council

To Whom it May Concern:

As a longtime single family resident of the Bolsa Chica Bluff, I would like to express my concerns and oppose changing zoning of this property to accommodate the 213 unit 5 story convalescent home/senior living/ drug rehab center to be built on the corner of Bolsa Chica and Warner. **I was NOT informed of the meeting on Tuesday, September 25th** . Another homeowner who did receive notification of the public hearing shared the public hearing notification. Living just down the street we **were not notified to express opinions or evidence for major concerns of this center**. It appears the true longtime residents of the area were not notified. In fact, **none** of my 5 family members living in the area were notified. This lack of comparisons and transparency is extremely concerning and problematic to all residents in the community.

The scope of the current 5 story building will generate a significant amount of traffic on both Warner and Bolsa Chica, which has already required additional stop lights over the last few years. We currently do not have ANY building of this size (5 stories in the immediate area). The additional traffic will also bring in additional parking challenges for the high-density housing corner, which now has their parking extending into single family residential areas. The area around Bolsa Chica and Los Patos in recent years has become parking for our homeless community sleeping in their cars and unwanted foot traffic and burglaries. We also receive large amounts of visitors parking to access the beach and Bolsa Chica Wetlands, often times up to 50 cars at one time. The facility with 213 residences will require additional resident parking, and will create a **large excess of vendors (food delivery, alcohol delivery, restaurant supplies), suppliers (towel delivery, laundry delivery, oxygen and medical supply delivery), transportation companies, ambulances** and fire trucks to support the massive size of this facility. These services will be arriving on a daily basis 24 hrs a day 7 days a week into a residential community, 365 days a year. **Essentially you will be operating a hotel in a neighborhood**. Currently Bolsa Chica only has one exit lane leaving and entering this area creating a further bottleneck exiting and entering our homes daily. I am also extremely concerned why a medical facility would need an alcohol permit?

At the most recent meeting in September the builder and investory expressed that the new facility would actually decrease traffic. Well – I am unaware of who completed this study, but I can say that last Sunday there was not one car in the parking lot at 7pm. They also shared that a large amount of 55 year olds and older do not drive. This is just crazy.

Homes around this location will be tremendously impacted not only with traffic, but an invasion having a 5 story building looking into their yards and residences. Having the opportunity to currently live thru a single home construction next door, I can share that the quality of the current homeowners and residents will be diminished by not only losing their privacy, but LARGE amount of construction noise Monday thru Saturday, a constant arrival of delivery trucks, grading tractors causing local cracking of homes due to vibrations. Home alarms will be taken off-line and car alarms set off. This will require additional sidewalk and street repair. Perhaps the owner/developer can find a location closer to his home residence.

The proposed location for this building and construction will also create the need for additional city resources, energy consumption, greenhouse gas emissions and impact resident's health along with the nature at the Bolsa Chica Wetland Wildlife Preserve. The 24/7 – 365 day a year business operations will cause additional lighting and traffic can disrupt migratory birds, natural habits of nocturnal animals would be disrupted, and animals circadian rhythm. This facility will disrupt a quiet neighborhood as emergency services will be needed regularly for this type of facility. Residents in this area in the past already have seen the fallout from various Drug Rehab Facilities in this area (we had 3) and the individuals that were brought into our community requiring both medical and police assistance. This large sized urban building does not align with the current character of our neighbor and will cause an overall decrease in the property value of our homes.

For all of the above reasons and more, our community, your constituents, request that the construction of a facility of this scope not be approved.

Respectfully,

You Huntington Beach Resident

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa chica senior living center
Date: Monday, November 6, 2023 3:26:56 PM

From: Michel Bumbaugh <michelbumbaugh@gmail.com>
Sent: Monday, November 6, 2023 2:50 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: Fikes, Cathy <CFikes@surfcity-hb.org>; Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>
Subject: Bolsa chica senior living center

Dear City Council,

I am writing to ask that you approve the senior housing development in the interest of our senior residents. I work with seniors in promoting health and well-being in body and mind. It is imperative that we extend our support to the senior members of our community and supply them with appropriate living opportunities; secure, comfortable housing is crucial to well-being. This project represents a unique chance to offer a beautiful living environment with extensive outdoor spaces, comprehensive amenities, and the nurturing sense of a genuine community. I wholeheartedly ask you to consider the importance of this opportunity for our seniors and to grant your approval. Our commitment to our senior citizens is a reflection of our values, and this project is a concrete step toward upholding those values. Thank you for your time and consideration.

Sincerely,

Michel Bumbaugh

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Agenda Item 26-23-841-OPPOSED
Date: Monday, November 6, 2023 3:27:09 PM

From: Steve Barnes <stevebarneshb@gmail.com>
Sent: Monday, November 6, 2023 2:55 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Agenda Item 26-23-841-OPPOSED

Dear Council Members,

I urge you to OPPOSE Agenda Item 26.

Our residents trusted in confidence that Huntington Beach would not support HDD projects. BCSLC is exactly that, regardless of who is intended as its tenants. Additionally, the site zoning is appropriate for the surrounding community. It should not be altered due to the potentially negative impact on the nearby residences and businesses. Likewise, the effects of traffic ingress/egress on both Bolsa Chica and Warner pose significant impact as well. Lastly, the affordability is questionable for many senior residents.

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

Best Regards,

Steve Barnes
HB Resident/Homeowner

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: High Density housing
Date: Monday, November 6, 2023 3:27:28 PM

From: Susan Johnson-Lipman <suepinhb@gmail.com>
Sent: Monday, November 6, 2023 2:56 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: High Density housing

Dear Council Members,

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

1. First and foremost, the property-owner purchased this site knowing precisely how it was zoned and did so at his own risk. We have zoning and specific plans in place across the city **FOR A REASON!** It allows this city to be built and developed in a manner that safely makes sense and fits with the surround community. This project does NEITHER. This area is already fully built out, especially with addition of Brightwater several years ago. Brightwater was a long-fought compromise that brought high-quality single-family residents representing an appropriate "fit" to the community.
2. This project proposes to be "Senior Living" and yet it will be extremely expensive. This will have a very negative impact to other senior rentals in HB as a consequence, which is exactly what happened with the onslaught of HDD across HB. All rental rates increased substantially once the "granite countertop expensive HDD" hit the market. For any council members that believe "affordable housing" is a priority, this project will have the exact opposite effect.
3. In an area that is already built out and prone to deadly automobile and motorcycle accidents, this project presents a massive safety risk to an already dangerous portion of Warner Ave.

4. We MUST STOP the practice of "tail wagging the dog" in our city as was the case with Shopoff and the Magnolia Tank Farm. It is all too clear that campaign donations are the "ticket to spot zoning & planning" in HB. Again, I refer to Item one above, there is a reason for zoning and specific plans. If developers want to develop, then they should purchase land that is adequate for their proposed use.

5. ***MOST IMPORTANT***, with the exception of Council Member Bolton (appointed, not elected), 6 of you campaigned on the promise of stopping High Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

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

Sincerely,

Susan Lipman

From: [Karla Jondle](#)
To: supplementalcomm@surfcity-hb.org
Date: Monday, November 6, 2023 3:46:12 PM

Dear HB City Councilmembers,

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

VOTE NO!

Regards,
Karla Jondle
4462 Oceanridge Dr.
Huntington Beach, CA 92649

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Vote NO on Item #26 - No High Density Development at Bolsa Chica St. and Warner Ave
Date: Monday, November 6, 2023 5:16:11 PM

From: Steve Amundson <samundson001@socal.rr.com>
Sent: Monday, November 6, 2023 3:50 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Vote NO on Item #26 - No High Density Development at Bolsa Chica St. and Warner Ave

I urge you to vote NO on item #26 on the agenda for the meeting tomorrow night. The majority of you campaigned on the promise of no more High Density Developments in Huntington Beach. And you got elected for the most part for your stance on this issue. This tells you that the majority who voted do not want more High Density Developments.

Will you stand firm on this issue as you promised or are you going to flip flop?

Regards,
Steve Amundson
HB Resident

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Proposed senior development
Date: Monday, November 6, 2023 5:16:23 PM

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

From: christine earl <christineearl@icloud.com>
Sent: Monday, November 6, 2023 4:03 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed senior development

Dear Council Members,

Please reconsider building a 5 story senior center development on Warner and Bolsa Chica. I can't imagine a 5 story building randomly appearing at that intersection. The lack of parking space and increase in traffic will take away from the charm of Huntington Beach. We don't want to turn our city into a high density city.

I would support a 2 or at most 3 story senior development in that area.

Thank you for your consideration,

Christine Earl

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Oppose Agenda Item 26
Date: Monday, November 6, 2023 5:16:38 PM

From: Lisa Barnes <laneg01@msn.com>
Sent: Monday, November 6, 2023 4:08 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Oppose Agenda Item 26

Council Members,

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

1. We have zoning and specific plans in place across the city FOR A REASON! It allows this city to be built and developed in a manner that safely makes sense and fits with the surround community. This project does NEITHER. This area is already fully built out, especially with addition of Brightwater. Brightwater was a long-fought compromise that brought high-quality single-family residents representing an appropriate "fit" to the community.
2. This project proposes to be "Senior Living" and yet it will be extremely expensive. This will have a very negative impact to other senior rentals in HB as a consequence, which is exactly what happened with the onslaught of HDD across HB. All rental rates increased substantially once the expensive HDD hit the market. For any council members that believe "affordable housing" is a priority, this project will have the exact opposite effect.
3. The project could be modified to meet the specific plan – the owner/developer could modify to meet the specific plan. If developers want to develop, then they should purchase land that is adequate for their proposed use.
4. MOST IMPORTANT, with the exception of Council Member Bolton (appointed, not elected), 6 of you campaigned on the promise of stopping High Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

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

[Lisa Barnes](#)

HB Resident/Homeowner

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Development at Bolsa Chica and Warner
Date: Monday, November 6, 2023 5:16:54 PM

From: Jim Knapp <jim@octitlerep.com>
Sent: Monday, November 6, 2023 4:15 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Development at Bolsa Chica and Warner

Huntington Beach City Council Members,

I am writing this email to urge you to vote NO on the proposed development at Bolsa Chica and Warner. This proposal is just way too big for the area. I am not against any redevelopment of this site but any proposal needs to fit the area. With an already high residence per acer in the area due to the apartment buildings on between Warner and Heil and Bolsa Chica and Algonquin the size of a development will add to the traffic congestion in the area. Not to mention the height of this building will stick out like a sore thumb. No matter how much the supportive senior nature of this development is stressed this is still high density housing.

Thank you,

Jim Knapp
714-713-5407

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: High Density Project at Warner and Bolsa Chica
Date: Monday, November 6, 2023 5:17:08 PM

From: hrrtfstr@yahoo.com <hrrtfstr@yahoo.com>
Sent: Monday, November 6, 2023 4:23 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: High Density Project at Warner and Bolsa Chica

All Council Members:

Please vote NO on the proposed high-density senior citizen project at Bolsa Chica and Warner Ave. This plan to increase the density of the city and this intersection is untenable.

Harriet Foster, resident

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: VOTE NO BOLSA CHICA SENIOR LIVING COMMUNITY
Date: Monday, November 6, 2023 5:22:50 PM
Importance: High

From: Marjie Betz <Marjie@quickdispense.com>
Sent: Monday, November 6, 2023 4:33 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: VOTE NO BOLSA CHICA SENIOR LIVING COMMUNITY
Importance: High

Hello City Council,

I urge you to vote NO on this development. Too many residences and parking spaces on three acres is NOT GOOD. The traffic in this area will be horrible similar to the traffic at Bella Terra. This area is too close to the wetlands and will have a detrimental impact on the wildlife and wetlands.

This is not a good move for Huntington Beach. We thrive on being a small beach community – not downtown LA. At the very least please reduce the size to preferably two and max three stories.

Sincerely,
Marjorie Betz
16621 Edgewater Lane
HB, CA 92649

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Living Community ERI Comments
Date: Monday, November 6, 2023 5:23:55 PM

From: Paul Langenwalter <paul.langenwalter2@gmail.com>
Sent: Monday, November 6, 2023 4:47 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica Senior Living Community ERI Comments

Nov 6, 2023

Dear City Council members,

I am writing this letter to ask you to DENY the Bolsa Chica Sr Living Complex. I am a homeowner on Bolsa Chica. I have the following problems with the favorable assessment in the EIR.

---The EIR suggests the use of light colors will keep the “beach” feel to the neighborhood **despite the project’s size.**

--- The EIR compares the Bolsa Chica project to other senior complexes **which are ALL 4 stories or less.**

---Seniors don’t prefer to reside in high-rise buildings for safety or aesthetic reasons.

--- The EIR misrepresents the Bolsa Chica-Warner intersection as a commercial corridor comparable to Beach Blvd and suggesting the complex is a fit for this reason.

---**CURRENT traffic congestion** is extensive and was not considered in the EIR.

---This intersection is one way in and one way out, posing **inadequate evacuation routes** in the event of an emergency.

---According to the EIR, reducing the complex to three stories would eliminate 76 units. If a reduction of 76 is too many, **then reduce the complex by 38 units to 4 stories like the other senior complexes in town.**

---There are **vacancies in the numerous existing Senior complexes** within city limits. What data is there to show that there will be sufficient local seniors in a financial position to occupy 213 **high-end units?**

-The EIR finds it acceptable that local residences will be in shadow after 2 or 3 pm **every day of the year, stating this is not a significant impact.**

-Closest major hospitals are 11.7 miles (Hoag, Newport Beach) via PCH, 13.7 miles to Saint Mary’s, Long Beach, 15.1 miles to Long Beach Memorial Hospital).

-The 5 story complex would be located in the Newport-Inglewood Earthquake Fault zone. The fault is approximately 1/3 mile to the west and was active on March 10, 1933 with a 6.4 earthquake. The next event is a probable magnitude of 6.0-7.4.

-The age of the residences along Bolsa Chica is incorrectly listed as 1920s and 1930s. **The construction of one home across from the proposed complex was just completed THIS YEAR. The couple built their dream home for their retirement years after selecting this neighborhood.**

Please do not destroy our scenic neighborhood. If you lived here, you would not want a megalithic complex that will degrade the beauty of the area that is a landmark to residents and

many visitors to HB throughout southern California.

Sincerely,

Paul Langenwarter II and family

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: NO on Agenda Item 26 - High Density Warner and Bolsa Chica
Date: Monday, November 6, 2023 5:25:45 PM

From: gingerl <gingerl@protonmail.com>
Sent: Monday, November 6, 2023 5:12 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: NO on Agenda Item 26 - High Density Warner and Bolsa Chica

Dear Council Members,

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

1. First and foremost, the property-owner purchased this site knowing precisely how it was zoned and did so at his own risk. We have zoning and specific plans in place across the city FOR A REASON! It allows this city to be built and developed in a manner that safely makes sense and fits with the surround community. This project does NEITHER. This area is already fully built out, especially with addition of Brightwater several years ago. Brightwater was a long-fought compromise that brought high-quality single-family residents representing an appropriate "fit" to the community.

2. This project proposes to be "Senior Living" and yet it will be extremely expensive. This will have a very negative impact to other senior rentals in HB as a consequence, which is exactly what happened with the onslaught of HDD across HB. All rental rates increased substantially once the "granite countertop expensive HDD" hit the market. For any council members that believe "affordable housing" is a priority, this project will have the exact opposite effect.

3. In an area that is already built out and prone to deadly automobile and motorcycle accidents, this project presents a massive safety risk to an already dangerous portion of Warner Ave.

4. We MUST STOP the practice of "tail wagging the dog" in our city as was the case with Shopoff and the Magnolia Tank Farm. It is all too clear that campaign donations are the "ticket to spot zoning & planning" in HB. Again, I refer to Item One above, there is a reason for zoning and specific plans. If developers want to develop, then they should purchase land that is adequate for their proposed use.

5. MOST IMPORTANT, with the exception of Council Member Bolton (appointed, not elected), 6 of you campaigned on the promise of stopping High-Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

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

*Ginger Leibfreid
Huntington Beach Resident*

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: I urge you to OPPOSE Agenda Item 26
Date: Monday, November 6, 2023 5:26:24 PM

From: Diane Bennett <bennettddiane@aol.com>
Sent: Monday, November 6, 2023 5:20 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: I urge you to OPPOSE Agenda Item 26

Dear Council Members,

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

1. First and foremost, the property-owner purchased this site knowing precisely how it was zoned and did so at his own risk. We have zoning and specific plans in place across the city FOR A REASON! It allows this city to be built and developed in a manner that safely makes sense and fits with the surround community. This project does NEITHER. This area is already fully built out, especially with addition of Brightwater several years ago. Brightwater was a long-fought compromise that brought high-quality single-family residents representing an appropriate "fit" to the community.

2. This project proposes to be "Senior Living" and yet it will be extremely expensive. This will have a very negative impact to other senior rentals in HB as a consequence, which is exactly what happened with the onslaught of HDD across HB. All rental rates increased substantially once the "granite countertop expensive HDD" hit the market. For any council members that believe "affordable housing" is a priority, this project will have the exact opposite effect.

3. In an area that is already built out and prone to deadly automobile and motorcycle accidents, this project presents a massive safety risk to an already dangerous portion of Warner Ave.

4. We MUST STOP the practice of "tail wagging the dog" in our city as was the case with Shopoff and the Magnolia Tank Farm. It is all too clear that campaign donations are the "ticket to spot zoning & planning" in HB. Again, I refer to Item One above, there is a reason for zoning and specific plans. If developers want to develop, then they should purchase land that is adequate for their proposed use.

5. MOST IMPORTANT, with the exception of Council Member Bolton (appointed, not elected), 6 of you campaigned on the promise of stopping High-Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

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

Thank you,

Diane Bennett

SummerLane resident in HB 92649

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: Fwd: Objection to proposed Bolsa Senior Living Community Project
Date: Tuesday, November 7, 2023 6:21:11 AM

Sent from my iPad

Begin forwarded message:

From: James Murray <jmurrayhb@gmail.com>
Date: November 6, 2023 at 7:07:43 PM PST
To: "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>, "Fikes, Cathy" <CFikes@surfcity-hb.org>
Subject: Objection to proposed Bolsa Senior Living Community Project

To: [Cathy Fikes, Robin Estanislau](#)

Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

Dear HB City Councilmembers,

I strongly object to approving this proposed senior living community project on the corner of Warner Avenue and Bolsa Chica Street which is too massive in size, scope, and density for the surrounding area.

Furthermore, I object because this project is grossly under-parked with inadequate number of parking spaces for the proposed number of residents and their visitors, and the commercial businesses, and the 110 employees, and their accompanying daily stream of delivery trucks (Amazon, FedEx, UPS, USPS, food delivery, maintenance and repair trucks, etc.).

VOTE NO!

Regards,

James Murray

4922 Oceanridge Dr

jmurrayhb@gmail.com

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: Fwd: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040
Date: Tuesday, November 7, 2023 6:21:32 AM

Sent from my iPad

Begin forwarded message:

From: Debi Murray <debi@debimurray.com>
Date: November 6, 2023 at 7:15:32 PM PST
To: "Fikes, Cathy" <CFikes@surfcity-hb.org>, "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>
Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

To: [Cathy Fikes, Robin Estanislau](#)

Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

Dear HB City Councilmembers,

I strongly object to approving this proposed senior living community project on the corner of Warner Avenue and Bolsa Chica Street which is too massive in size, scope, and density for the surrounding area.

Furthermore, I object because this project is grossly under-parked with inadequate number of parking spaces for the proposed number of residents and their visitors, and the commercial businesses, and the 110 employees, and their accompanying daily stream of delivery trucks (Amazon, FedEx, UPS, USPS, food delivery, maintenance and repair trucks, etc.).

VOTE NO!

Regards,

Debi Murray

4922 Oceanridge Dr
E: debi@debimurray.com

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: Fwd: No on senior living!!!
Date: Tuesday, November 7, 2023 6:22:27 AM

Sent from my iPad

Begin forwarded message:

From: Su <subaluba777@yahoo.com>
Date: November 6, 2023 at 7:29:40 PM PST
To: "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>
Subject: No on senior living!!!

Dear HB City Councilmembers,

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

VOTE NO!

Regards,

Su Erickson
17341 Tidalview Ln
HB 92649
Subaluba777@yahoo.com

Sent from my iPhone

From: [Connie Yu](#)
To: supplementalcomm@surfcity-hb.org
Subject: Senior Center
Date: Monday, November 6, 2023 4:35:13 PM

Dear HB City Councilmembers,

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

Connie Yu

17382 Tidalview Lane

HB

Sent from my iPhone

From: [Russell Long](#)
To: supplementalcomm@surfcity-hb.org
Subject: Development
Date: Monday, November 6, 2023 5:14:57 PM

We strenuously object to the proposed development of the structure at Bolsa Chica and Warner. Ridiculous over development.

Sent from my iPhone

From: [Joe Pham](#)
To: CFikes@surfcity-hb.org; supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040
Date: Monday, November 6, 2023 5:24:15 PM

Dear HB City Councilmembers,

My name is Joe Pham and I live in Huntington Beach. I am writing to strongly object to approving this proposed senior living community project on the corner of Warner Avenue and Bolsa Chica Street. The planned project is simply too large in size, scope, and density for the surrounding areas.

Please VOTE NO on this senior living project proposal.

Thank you,

Joe Pham
joe.pham@qsc.com

From: [Michele Ryan](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#); [Fikes, Cathy](#)
Subject: Vote NO on "Senior Center!"
Date: Monday, November 6, 2023 7:17:55 PM

Council members, especially those of you who ran on no/low growth, thank you for your service - now it's time for the rubber to meet the road.

Vote NO on this monstrosity planned for our quiet nature-adjacent neighborhood. I have read all the supporting documents and am dismayed that such a project has gotten this far. How can you claim to be doing your jobs if you simply rubber stamp this massive change to the current use and character of this property, based on a thinly analyzed and misleading presentation by a greedy developer? How will you feel about what you have done today, 5 to 10 years from now when Huntington Beach has become jam-packed with high rise developments that no longer reflect the character of Huntington Beach because you kicked the door open and let the the carpetbaggers in? Don't tell us that a "senior center" or "senior housing" is in desperate demand - there are many ways to meet that need without destroying one of our remaining nature-adjacent communities.

- That EIR is full of baloney: about density, shade, parking, traffic, noise, and so much more. Senior housing could be a welcome addition to the area - but not this project. FIVE stories (really almost 6 from a perceptual standpoint) is way TOO BIG, and the accommodations to the developer that were approved will make this the biggest, densest development anywhere nearby by a factor of almost 2.5 times, and over 5 times the size of the average project in the area.
- The proposed zoning change and specific plan will open the door to builders who block all our sky. This will open a Pandora's box of high density development. Don't let this happen! It took nearly 30 years for the 350 units in Brightwater to be approved and built from an original plan of over 6,000. This development would add over 200 units on one block almost overnight!
- Virtually no consideration is given to what this will do to the last of our scant wild space (practically next door) and how it impacts the creatures that occupy this important ecological site.
- The letters of support for the project do not demonstrate that the supporters have any specific or intimate understanding of the size, scope, density or impact of this project - they look like they were pulled from an online "interest list," not actual citizens who support what is best for our community.
- This project is far from the lower density, affordable, accessible type of senior housing Huntington Beach needs, this will be a Shangri-la for seniors and many of those who have expressed interest probably wouldn't be able to pay for it.
- Don't try to bamboozle us - and don't try and run on a low growth platform again. If this goes through my property's value will drop - well I guess then you'll be keeping your promises, there is nothing lower growth than NEGATIVE growth in value.

Show some character of your own in protecting Huntington Beach's character - don't cave to the developer - vote NO!

Victoria Michele Ryan
4492 Oceanridge Drive
Huntington Beach, CA 92649
(714) 655-1955 mobile
Please excuse typos and incorrect autocorrects. :-)

From: [Su](#)
To: supplementalcomm@surfcity-hb.org
Subject: No on senior living!!!
Date: Monday, November 6, 2023 7:28:05 PM

Dear HB City Councilmembers,

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

VOTE NO!

Regards,

Su Erickson

17341 Tidalview Ln
HB 92649
Subaluba777@yahoo.com

Sent from my iPhone

From: [Su](#)
To: supplementalcomm@surfcity-hb.org
Subject: No on senior living!!
Date: Monday, November 6, 2023 7:29:41 PM

Dear HB City Councilmembers,

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

VOTE NO!

Regards,

Su Erickson
17341 Tidalview Ln
HB 92649
Subaluba777@yahoo.com

Sent from my iPhone

From: [Michelle Thienes](#)
To: [Fikes, Cathy](#); [Estanislau, Robin](#); supplementalcomm@surfcity-hb.org
Subject: Bolsa Chica Senior Living Center OBJECTION. Project number: 2022110040
Date: Monday, November 6, 2023 7:51:08 PM

Project SCH No. 2022110040

Dear HB City Council members, I object to approving this proposed senior living community project on the corner of Warner Avenue and Bolsa Chica Street which is too massive in size, scope, and density for the surrounding area.

I also object because this project is grossly under-parked with inadequate number of parking spaces for the proposed number of residents and their visitors, and the commercial businesses, and the large number of employees, and their accompanying daily stream of delivery trucks. Warner is already a high traffic street, with many medium and high density housing in the area, there is no need to further congest the area.

VOTE NO!

Regards,
Michelle Thienes
4512 Oceanridge Dr. Huntington Beach, CA. 92649.
Michellethienes@gmail.com

From: [Tim Schultz](mailto:Tim.Schultz@surfcity-hb.org)
To: supplementalcomm@surfcity-hb.org
Cc: city.council@surfcity-.org; [Estanislau, Robin](#); [Fikes, Cathy](#)
Subject: Fwd: Bolsa Chica "Senior Living" complex
Date: Monday, November 6, 2023 9:13:03 PM

Good Evening All,

I'm not sure why my original email (forwarded below)...never got recognized or even received?

I know that Pat Burns and Casey McKeon received, as they did acknowledge me.

I have sent it again for your review and hope that it is considered for the upcoming City Council meeting tomorrow evening that is analyzing this project.

I have recently learned that there have been some letters in support of this project, but the originators of these letters have not identified themselves? Is this true?

If so; I hope that you do not consider those in your final decision, as I believe those types of correspondence should be, considered highly suspect.

Thank you!

Best Regards,

Tim Schultz
President
Impact Aesthetics, Inc.
310-486-2082
timschultz@impactaesthetics.com

Begin forwarded message:

From: Tim Schultz <timschultz@impactaesthetics.com>
Date: October 14, 2023 at 8:01:19 PM PDT
To: city.council@surfcity-.org, Tony.strickland@surfcity-hb.org,
Gracey.VanDerMark@surfcity-hb.org, Pat.Burns@surfcity-hb.org,
Casey.McKeon@surfcity-hb.org
Subject: Fwd: Bolsa Chica 'Senior Living' complex

Hello City Council Members,

My name is Tim Schultz, and I live in the Brightwater community, (which all of you came to campaign when you were running for election most recently).

As a matter fact, I participated in your town meetings several times, and a big focus of all of you running in unison; centered around the theme of stifling the growth and density of low income housing and high-rise buildings.

In the effort not to make the message below redundant, I think it's a pretty well-known fact; and hopefully widely accepted by all of you, that you ran your campaigns on keeping Huntington Beach a nice place to live and maintaining the ambiance of our special beachside community.

That same message is echoed below and resonating around our neighborhood where this monstrosity of a building is being proposed. My question is...why in the world would any of you in our city government want to approve something of this size and scope...especially so close to the beach?

I also cannot understand how the planning commission could approve something like this when it exceeds the height and setback requirements of the city code as it sits now? Is that not a code violation in and of itself? Why would our city want to set the precedent for developers to come and feed off the passage of this building project? I think one Bella Terra Housing project is enough!

I interpreted your campaigns were to cut the growth, (which would include high density), minimize traffic & congestion; and more importantly, maintain the exquisite beauty that our unique beachside community has to offer.

I am not against a retirement community or living assisted for the elderly, (God knows, we will all be there some day!), but I am against big business & corporate greed taking advantage of our city at the expense of the surrounding residents who moved here with the same intent and purpose...a beautiful seaside neighborhood tucked away in the awesome city of H.B.

I urge you to think of us, the constituents who voted and elected you, to say "NO" to this project and honor your promises you made and fought so hard for! I plan to be at the upcoming City Council meeting with my fellow neighbors and we are anxious to hear your responses. Until then, I thank you for your time and service!

Best Regards,

Tim Schultz
President
Impact Aesthetics, Inc.
timschultz@impactaesthetics.com

From: Michele Ryan <meeshryan@gmail.com>
Date: November 6, 2023 at 5:17:27 PM HST

To: City.Council@surfcity-hb.org, SupplementalComm@surfcity-hb.org, Robin.Estanislau@surfcity-hb.org, CFikes@surfcity-hb.org
Subject: Vote NO on “Senior Center!”

Council members, especially those of you who ran on no/low growth, thank you for your service - now it's time for the rubber to meet the road.

Vote NO on this monstrosity planned for our quiet nature-adjacent neighborhood. I have read all the supporting documents and am dismayed that such a project has gotten this far. How can you claim to be doing your jobs if you simply rubber stamp this massive change to the current use and character of this property, based on a thinly analyzed and misleading presentation by a greedy developer? How will you feel about what you have done today, 5 to 10 years from now when Huntington Beach has become jam-packed with high rise developments that no longer reflect the character of Huntington Beach because you kicked the door open and let the the carpetbaggers in? Don't tell us that a “senior center” or “senior housing” is in desperate demand - there are many ways to meet that need without destroying one of our remaining nature-adjacent communities.

- That EIR is full of baloney: about density, shade, parking, traffic, noise, and so much more. Senior housing could be a welcome addition to the area - but not this project. FIVE stories (really almost 6 from a perceptual standpoint) is way TOO BIG, and the accommodations to the developer that were approved will make this the biggest, densest development anywhere nearby by a factor of almost 2.5 times, and over 5 times the size of the average project in the area.
- The proposed zoning change and specific plan will open the door to builders who block all our sky. This will open a Pandora's box of high density development. Don't let this happen! It took nearly 30 years for the 350 units in Brightwater to be approved and built from an original plan of over 6,000. This development would add over 200 units on one block almost overnight!
- Virtually no consideration is given to what this will do to the last of our scant wild space (practically next door) and how it impacts the creatures that occupy this important ecological site.
- The letters of support for the project do not demonstrate that the supporters have any specific or intimate understanding of the size, scope, density or impact of this project - they look like they were pulled from an online “interest list,” not actual citizens who support what is best for our community.
- This project is far from the lower density, affordable, accessible type of senior housing Huntington Beach needs, this will be a Shangri-la for seniors and many of those who have expressed interest probably wouldn't be able to pay for it.

- Don't try to bamboozle us - and don't try and run on a low growth platform again. If this goes through my property's value will drop - well I guess then you'll be keeping your promises, there is nothing lower growth than NEGATIVE growth in value.

Show some character of your own in protecting Huntington Beach's character - don't cave to the developer - vote NO!

Victoria Michele Ryan
4492 Oceanridge Drive
Huntington Beach, CA 92649
(714) 655-1955 mobile
Please excuse typos and incorrect autocorrects. :-)

Begin forwarded message:

From: Becky Langenwalter <becky.langenwalter@gmail.com>
Date: October 13, 2023 at 5:25:44 PM PDT
To: Becky Langenwalter <becky.langenwalter@gmail.com>
Subject: Bolsa Chica 'Senior Living' complex

Neighbors and friends of Bolsa Chica,

If we want our city to remain a wonderful place to live, we have to voice our opinions of what makes up an improvement versus a development that degrades where we live. If our city moves forward making changes that increase the beauty of our community, people will be drawn to our area and those of us who live here will stay with the fulfillment that our actions have helped make our neighborhood the lovely place that it is. **Beauty attracts people and lifts them up, inspiring them to be the best versions of themselves.** Impersonal high-density high rise buildings foster isolation and blight. Please weigh in again on this proposed project that needs to be Denied!

I hope you don't mind me contacting you. Thank you for your excellent comments, expressing your concerns about the proposed complex that would significantly degrade our neighborhood. My family has been connected with this area since 1953 and built at

17042 Bolsa Chica where the large Morton Bay Fig resides.

I am writing to ask you to contact the HB City Council members in advance of the meeting. Here is the group email address:

city.council@surfcity-hb.org which reaches all of them simultaneously. We are hoping to encourage the following council members to deny this proposal: [Casey McKeon](#), [Patrick Burns](#), [Gracey Larrea-Van Der Mark](#), and [Tony Strickland](#). It will take four votes to defeat it. We suspect the other three council members will vote in favor of the project unless persuaded otherwise.

In addition to writing, please come to the Nov 7th City Council meeting to voice your objection to the proposed development.

PS. If you are interested, here is the link for HB Against High Density FB page <https://www.facebook.com/groups/280145535508480>

Sincerely and In your Service,

Rebecca Baker Langenwaller
becky.langenwaller@gmail.com
Cell (562) 686-8256 FAX (714) 521-9724

From: [Bob Tummolo](#)
To: supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040
Date: Monday, November 6, 2023 9:19:55 PM

Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

Dear HB City Councilmembers,

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

VOTE NO!

Regards,

Robert Tummolo

17312 Tidalridge Ln

Huntington Beach Ca. 92649

Sent from my iPhone

From: [Marcie Zeller](#)
To: [Estanislau, Robin](#); [Fikes, Cathy](#); supplementalcomm@surfcity-hb.org
Subject: Fwd: Senior Living Center Bolsa Chica & Warner
Date: Tuesday, November 7, 2023 1:20:12 AM

Hello,

Please see my email below to our city council members. We strongly **oppose this project**. We are asking you ALL to please think ahead of what you are doing to this community. Can you imagine how many accidents are going to happen as vehicles come up Warner from PCH around the curve because traffic is so backed up and they can't see around the curve.....AND SMASH!!! AN Unavoidable, dangerous situation for pedestrian's, bikes, cars, ETC.

LET'S THINK ABOUT THE LOGISTICS THAT THIS PROJECT WILL CAUSE before it's TOO LATE!!

OVERBUILDING the corner and ADDING MORE ACTIVITY TO THE INTERSECTION of Bolsa Chica and Warner THAT IS ALREADY OVERLY CONGESTED, makes NO SENSE. You are setting us up to FAIL, putting us ALL at RISK.

PLEASE THINK ABOUT WHAT YOU ARE DOING FROM ALL ANGLES..... Think about it as if you lived here like we do. WHY IS THERE SO LITTLE PARKING? For all those units? Again, a set up for failure.

IT'S SIMPLE TO SAY NO to this existing plan and reconfigure it to make sense to ALL of us.....you need to plan for more parking, less density, stay within the 2 story height limits like on every other corner and have a larger setback from the street. Let's be logical and sensible when we make decisions.

GIVE us ONE GOOD REASON WHY THIS MONSTER IS SO IMPORTANT that you ignore its impact to the community and make bad decisions for the people. Please be respectful and keep this project in line with our community.

Please reconsider this project and VOTE NO.

THANK YOU!!!!!!

Regards,
Marcie and Lee Zeller
4632 Oceanridge Dr.
Huntington Beach, CA 92649

Begin forwarded message:

From: Marcie Zeller <marciezeller@gmail.com>
Subject: Senior Living Center Bolsa Chica & Warner

Date: October 30, 2023 at 2:59:11 PM PDT

To: Tony.strickland@surfcity-hb.org, Gracey.VanDerMark@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, CFikes@surfcity-hb.org

Dear HB City Council Members,

This email is an objection regarding the TALL proposed Senior Living Center building at the corner of Bolsa Chica and Warner, which does not comply with current building standards. PLEASE DO NOT APPROVE THIS PROJECT! The local residents and business have complied with these zoning requirements per the HB city regulations and we feel these regulations should be respected and not be changed. There is no reason to OVERBUILD this corner.

More importantly is the current TRAFFIC situation. Have any of you ever been on the corner of Bolsa Chica and Warner, especially in the afternoon? It is always congested, backed up and many accidents and too many close calls. Lots of pedestrians, bikes, buses and cars. There are already double turning lanes due to the current congestion in the area. IT MAKES NO SENSE TO ADD MORE CARS!!

I'm sure this proposed building will negatively impact our present environment in many ways.

The building is a BIG mismatched project that doesn't belong in our neighborhood. Please consider the residents when you make decisions and **DENY this project.**

Thank you for your time and consideration.

Marcie and Lee Zeller
Brightwater Residents

From: [Chuck Johnson](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org
Subject: Vote no on Agenda Item 26.
Date: Tuesday, November 7, 2023 1:36:47 AM

Regarding your upcoming vote on the rezoning and approval of redevelopment of the Commercial lots at Bolsa Chica and Warner;

Vote no on Agenda Item 26.

1. The Property Owner, Manny Khoshbin, in his correspondence to the Council, calls Huntington Beach "Our Community" However, he does not live here. He resides in Newport Coast and /or Costa Mesa.
2. The Property owner describes his own property as "derelict". That would be the fault of the property owner.
3. He mentions homelessness as a problem. Has the owner submitted a TAA (Trespass Arrest Authorization) to the Huntington Beach Police Department? If he has not done so, then he is simply being disingenuous about the homelessness issue. A recent site visit revealed no homeless people and security measures in place that would seem to contradict the owner's assertion. Perhaps he is talking about the retail element adjacent to his site.
4. Khoshbin complains about trouble leasing space in his building. and it is known among prospective tenants that he intends to attempt to redevelop the site, so potential lessors are reluctant to lease at the location. Or perhaps his lease rate demands are too high in th current market. It is not up to the residents of Huntington Beach to insure he makes a handsome profit on his investment. He bought office property. Rezoning it to this use is a gift to him at the expense of the community.
5. A 6-story building is not appropriate for the site. it is unsafe for elderly people to live in multi-story structures in the event of fire or earthquake due to difficulty using stairwells.
6. Ocean View School district will be closing school sites very soon. They would be a far better alternative to this site for the intended purpose, as they have the acreage to support a two-story assisted living structure that is not only safer for the residents, but is compatible with the surrounding residential neighborhoods.
7. The redevelopment of the property would displace numerous existing businesses and create a net loss of jobs and tax revenue.
8. The city needs to stop its ongoing conversion of retail and commercial space into housing of any kind and stop destroying existing jobs and sales tax revenue.
9. Most current council members ran on a platform of opposition to High Density Development of any kind. A Yes vote for this project would indicate that you lied in order to secure votes and that would be a tragic mistake politically for any of the current council who ran on such a promise, especially those politicians who made a promise to "Protect our Suburban Beach Community". Such politicians will find themselves at a political dead end after such a betrayal of the voters.

Ask former Huntington Beach Mayor Matthew Harper how that whole thing is working out.

Respectfully,
Charles Johnson

From: [bruce brown](#)
To: supplementalcomm@surfcity-hb.org
Subject: Proposed construction at Warner& Bolsa Chica
Date: Tuesday, November 7, 2023 1:54:13 AM

My name is Bruce Brown. I am a condo owner @ 4822 Tiara Dr. #204, HBch, Ca 92649-4388 We who live in the proximity of the proposed 65 story monstrosity vehemently disagree with pending building proposal. I have lived here for over 10yrs and there is no building over 2 stories anywhere around us. The traffic is already bad enough-we don't need anymore!! We are also concerned about our property values and the potential degradation of our neighborhood. I understand this will have lights on 24 hrs a day and a bar on the roof, This is ridiculous I'm sure the owner & developers, don't live in the immediate area so they don't care! Take the money and run-that's the truth. Please stop this!!!!!!! Thanks, Bruce

From: [Beth Pepper](#)
To: CFikes@surfcity-hb.org; supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040
Date: Tuesday, November 7, 2023 6:29:23 AM

Dear HB City Councilmembers,

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

VOTE NO!

Regards,
Michael and Beth Pepper
4802 Oceanridge Drive
Huntington Beach, CA 92649

mbpepper@me.com

From: [Tricia Thienes](#)
To: supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Senior Living Project at Bolsa Chica and Warner
Date: Tuesday, November 7, 2023 7:23:42 AM

Good morning,

My name is Tricia Thienes, I live at 4512 Oceanridge Drive, Huntington Beach, CA in the Brightwater Community.

This development makes absolutely no sense for our community. A building at 72 feet tall is not consistent with the existing zoning that would protect our community. This massive building would impact so many things that it can't possibly make sense to approve this development.

This project DOES NOT fit the existing zoning laws. According to Huntington Beach ordinance regarding specific plans it is supposed to be consistent with the general plan in the surrounding uses. It definitely does not, so how is it that you don't have to comply?

This project would be too dense for our neighborhood. We have 2 to 3 story buildings in this area and anything bigger would negatively impact everything around us.

I would love to have a senior living development but it should meet the standards of the existing zoning for our community.

Please do not adopt the general plan amendment, zoning map amendment or the conditional use permit for the Bolsa Chica senior living community.

My vote is NO on the existing plan.

Thank you in advance for your time.

Tricia Thienes

From: [Norman Lee](#)
To: [Fikes, Cathy](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: I Object!! Vote NO
Date: Tuesday, November 7, 2023 8:09:45 AM

Dear HB City Councilmembers,

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

VOTE NO!

Regards,

Norman Lee

17381 Chillmark Ln

Huntington Beach, CA 92649

From: [Janet Bean](#)
To: supplementalcomm@surfcity-hb.org
Subject: No on 26
Date: Tuesday, November 7, 2023 8:18:51 AM

I am writing to encourage a No vote on the unsightly proposed HDD on Warner and Bolsa Chica. Please standup for the city and its citizens and against the HDD Developers. Please let us continue to call you the Fab 4 by voting along the lines that you campaigned for. The 4 of you voted against HDD, your vote tonight will show us if you can be trusted.

Janet Bean

Sent from my iPad

From: [Brandon Berberet](#)
To: supplementalcomm@surfcity-hb.org
Subject: No on Agenda 26
Date: Tuesday, November 7, 2023 8:37:47 AM

I'm a 41 year resident of Huntington Beach. Please stop building large high rise building in our city! They are ruining our small town! More cars and more people is not what we need!!!

Please vote no on 26!!!

Thank you!

Brandon Berberet

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: I VOTE NO ON THE PROJECT ON NOV 7th !
Date: Tuesday, November 7, 2023 8:50:37 AM

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

From: Chiara Germelli <germek71@gmail.com>
Sent: Monday, November 6, 2023 5:47 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: I VOTE NO ON THE PROJECT ON NOV 7th !

Dear City Councilmember,

Thank you for your service. You were elected as the voters' best choice to represent the residents of our great city. Please honor the residents who make this area their home, preserving the beauty and function of the area by voting NO on this project on Nov 7th.

I attended the Planning Commission meeting, heard the massive objection from residents of this neighborhood, and read the comments submitted on the Final EIR that are overwhelmingly against this project. This project is not a fit for many reasons. Below are a few.

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

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

Sincerely,
Chiara Germelli

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Oppose item #26 on Nov 7th meeting
Date: Tuesday, November 7, 2023 8:50:52 AM

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

From: Renee McKay <reneeathouse@yahoo.com>
Sent: Monday, November 6, 2023 5:50 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Oppose item #26 on Nov 7th meeting

Dear City Council Members,

Please vote no on Item #26 High Density building of senior living at the corner of Bolsa Chica and Warner. I implore you to keep high density buildings out of Huntington Beach.

I've been a resident of Huntington Beach for over 40 years.

Thank you for your consideration.
Renee McKay

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Item26
Date: Tuesday, November 7, 2023 8:51:13 AM

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

From: Diane Baher <dg9201@yahoo.com>
Sent: Monday, November 6, 2023 5:58 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Item26

Vote no please. It's close to my neighborhood. It will make Warner more congested at the intersection with Bolsa Chica.

Diane Baher

URGENT PLEASE READ

DEAR NIEGBORS,

YOUR BEAUTIFUL QUIET NEIGHBORHOOD IS ABOUT TO BE OVERDEVELOPED!!!!!!
ON NOV 7TH AT 6 P.M., THE CITY COUNCIL IS HOLDING A PUBLIC HEARING CONCERNING THE APPROVAL OF A 5 STORY ,202 UNIT SENIOR CARE "COMMUNITY" FACILITY WHICH WILL BE CONSTRUCTED ON THE CORNER OF WARNER AVE AND BOLSA CHICA ST.REPLACING 60,000SQ FT OF COMMERCIAL AND RETAIL PROPERTY. THIS BEHEMOTH WILL OPERATE 24/7(INCLUDING LIGHTING)HAVE UNDERGROUND PARKING(AFFECTING THE ECO STRUCTURE OF THE AREA) A POOL A ROOFTOP BAR AND OTHER AMMENITIES. THERE WILL BE A STAFF OF APPROX 80 ON EACH SHIFT 3 X A DAY. THERE WILL BE AMBULANCES, DELIVERY TRUCKS FOR THE LINEN THE FOOD / LIQUOR AND MEDICAL SUPPLIES NOT TO MEMTION THE VISITORS.

THERE ARE 22 OTHER SENIOR CARE FACILITIES IN OUR TOWN (NONE OF THEM 5 STORIES) THE INFRASTRUCTURE OF THIS AREA CANT BEAR A FACITLITY THIS HUGE. THE ONLY PEOPLE WHO BENEFIT FROM THIS IS THE GREEDY CORPORATE DEVELOPERS THAT HAVE NO REGARD FOR YOUR PROPERTY OR TRULY THE WELL BEING OF THE SENIORS WHO WILL LIVE THERE ONLY \$\$\$\$\$\$\$ AND THE CITY WHO WILL BENEFIT FROM THE TAXES.THE COST FOR A SENIOR RESIDENT WILL BE \$6,000.- \$10,000 A MONTH. FOR "COUNRTY CLUB LIVING " NEAR A BEACH HOW MANY SENIORS WILL ACTUALLY SEE THE BEACH IN THEIR TIME THERE???

WHAT WILL THIS DO TO YOUR PROPERTY VALUE, YOUR PRIVACY AND MOSY OF ALL, YOUR DESIRE TO LIVE IN THE BEAUTIFUL, PEACEFUL ASTHETHICS OF OUR WONDERFUL HUNTINGTON BEACH COMMUNITY. IT IS IRRATIONAL TO THINK THIS A POSITIVE STEP FORWARD FOR THIS ALREADY DENSELY POPULATED AREA THE TRAFFIC IS ALREADY HORRENDOUS ESPECIALLY IN THE SUMMER .THE SUBJECTIVE PLANNING COMMITTEE SANS MR.. KENNEDY(THE ONLY RATIONAL AND PRAGMATIC COUNCIL MEMBER) HAS ALREADY PASSED THIS AGENDA.....IT MUST BE STOPPED!!!! JUST BEAUSE THERE IS A WALGREENS AND A CVS ACROSS THE STREET THAT DOES NOT MAKE THIS PROJECT REASONABLY SUITABLE TO BE BUILT THERE.!

PLEASE IF YOU CARE ABOUT WHAT WILL HAPPENTO YOUR NEIGHBORHOOD THIS IS YOUR CHANCE TO MAKE CHANGES YOU HAVE A VOICE ...
PLEASE ATTEND THE PUBLIC HEARING AT THE COUCIL CHAMBERS AT CITY HALL ON NOV 7TH AT 6 P.M

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: I oppose agenda item #26
Date: Tuesday, November 7, 2023 8:51:49 AM

From: Jennifer Paulin <grammyjenjen@gmail.com>
Sent: Monday, November 6, 2023 6:21 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: I oppose agenda item #26

I've lived near that area for over 40 years. Please don't do this!

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Vote no on Item 26
Date: Tuesday, November 7, 2023 8:52:17 AM

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

From: Diane Baher <dg9201@yahoo.com>
Sent: Monday, November 6, 2023 6:24 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Vote no on Item 26

I believe that development will bring great congestion to my neighborhood. I am a property owner.

thank you.

Diane Baher
16471 Poipu Ln
HB 92649

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: I oppose agenda item #26
Date: Tuesday, November 7, 2023 8:52:39 AM

From: Jennifer Paulin <grammyjenjen@gmail.com>
Sent: Monday, November 6, 2023 6:25 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Fwd: I oppose agenda item #26

I've lived near that area for over 40 years. Please don't do this! Jennifer Paulin

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Agenda item #26
Date: Tuesday, November 7, 2023 8:52:52 AM

From: Cathy Haro <oceanhb@gmail.com>
Sent: Monday, November 6, 2023 6:28 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Agenda item #26

Dear Council Members,

I strongly oppose item #26 and ask that you vote no as well. This project is inconsistent with the proposed area, 5 stories with no set-backs and the usual extremely limited parking availability. These types of projects should have been tabled years ago and every single resident knows it.

Rumors are flying about the Mayor becoming a turncoat. Won't the dreaded Kalmick, Moser, and Bolton have a field day if this damn thing passes not to mention the leftist constantly fighting us. Is common sense eluding us?

I pray with all of my heart that these rumors are not true!

Sincerely,
Cathy Haro
HB 92648

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Stop the development at Bolsa Chica and Warner.
Date: Tuesday, November 7, 2023 8:53:02 AM

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

From: Birgitta Ganz <birgittaganz@gmail.com>
Sent: Monday, November 6, 2023 6:42 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Stop the development at Bolsa Chica and Warner.

Birgitta Ganz
birgittaganz@gmail.com

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Support November 7, 2023 Agenda Item 26
Date: Tuesday, November 7, 2023 8:53:38 AM
Attachments: [4x5.5 flyer 2023.png](#)

From: Pat Goodman <patgoodman@yahoo.com>
Sent: Monday, November 6, 2023 7:37 PM
To: Strickland, Tony <Tony.Strickland@surfcity-hb.org>; CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Support November 7, 2023 Agenda Item 26

I support the approval of agenda #26 - uphold the Planning Commission's approval of Conditional Use Permit No. 21-024 with findings and conditions of approval. This is a needed development in our city for senior housing and potentially will create new housing opportunities for families to live our city. We are an aging city, and a declining population. We need more young people and families to move into our city. The opportunity to create new housing for the next generation by providing housing for seniors within our community to move is one we don't want to miss. Vote yes on agenda # 26.

Finally, I invite you, the staff and your families to this Sunday's Greater Huntington Beach Interfaith Council Thanksgiving Gathering, 6 pm at Congregation B'nai Tzedek. We have much to be grateful for.

Sincerely,
Pat Goodman
Huntington Beach, CA

Pat Goodman



Sunday, November 12, 2023
6:00 p.m.

Interfaith Thanksgiving Program

HOST: Congregation B'nai Tzedek
9669 Talbert Ave, Fountain Valley 92708

5:30 pm Musical Prelude

6:00 pm Program

7:00 pm Reception

with "Breads & Spreads" from around the world.



Representatives from various faith groups will share their gratitude through music and dance.

This is a free event open to the public

Nonperishable donations will be gratefully accepted for local nonprofits.

GHBIC.ORG / 714 847 6617

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Agenda item #26
Date: Tuesday, November 7, 2023 8:54:07 AM

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

From: Sharon Layton <shalayton@aol.com>
Sent: Monday, November 6, 2023 7:58 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Agenda item #26

I oppose agenda item #26. The majority of you council members stated you would put a stop to high density housing in HB. Please vote no on this item.

Thank you,
Sharon Layton
Resident of Penninsula Homes.

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Agenda #26
Date: Tuesday, November 7, 2023 8:54:17 AM

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

From: Neva Koon <nmkoon75@gmail.com>
Sent: Monday, November 6, 2023 8:05 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Agenda #26

I oppose agenda #26.

I am a resident of Huntington Beach and oppose this type of high rise, especially in that area. This project would cause excess traffic in this area. I am urging the city Council of Huntington Beach to vote NO on agenda number 26.
Neva Koon
Huntington Harbour resident

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Regarding building a 5 story structure in North HB
Date: Tuesday, November 7, 2023 8:54:27 AM

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

From: Robert Durazzo <rdurazzo@rocketmail.com>
Sent: Monday, November 6, 2023 8:50 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Regarding building a 5 story structure in North HB

Dear City Council,

Please, Please, Please do not consider the proposed Senior Living building at THIS location. There is already a huge Senior facility at Goldenwest and Warner. This type of building would be like the incredible terrible choice of building—a huge office building that has NO other building that completely out of place in the entire city— at the corner of Warner and Beach. Please leave Warner alone! Please don't consider this type of project— so many reasons this is a terrible idea.

Sincerely,
Rob Durazzo
(member of AARP)

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: HB Project
Date: Tuesday, November 7, 2023 8:54:39 AM

From: Pam Crecelius <pamcrecelius@yahoo.com>
Sent: Monday, November 6, 2023 8:54 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: HB Project

Please, please DO NOT vote to allow this development in our HB! Just look at the congestion and poor visibility at Beach and Ellis.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: I OPPOSE Agenda Item #26
Date: Tuesday, November 7, 2023 8:55:04 AM

From: Karen Allen <karen.alohagirl@gmail.com>
Sent: Tuesday, November 7, 2023 12:29 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: I OPPOSE Agenda Item #26

Dear City Council Members:

I am writing to you to express my opposition to the 5-story high density senior living home. It is not a good fit for the area for the size of the building and the resulting traffic it will cause from tenants, visitors and the 100+ staff members.

Warner Avenue is already a fast moving street with beach traffic and main artery to the coast. There are enough accidents that occur there on Warner Avenue and only imagine they will increase as cars come speeding around the curve only to be met with senior drivers pulling in and out of the complex.

Please consider another location and vote NO on this 5-story senior home on Warner Avenue and Bolsa Chica Road.

Thank you,
Karen Allen

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: I oppose Item 26.
Date: Tuesday, November 7, 2023 8:55:15 AM

From: Terry Edwards <seniorfieldengineer@gmail.com>
Sent: Monday, November 6, 2023 10:06 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: I oppose Item 26.

Our area here is already fully developed. The last thing we need is something like this creating yet another eyesore. The added traffic and residents is just going to be too much to deal with. We've been a resident in this area since 2005. Let's stop this nonsense and keep our city the way we all like it

Respectfully,

Terry & Julie Edwards
Huntington Harbor

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: I OPPOSE Agenda Item #26
Date: Tuesday, November 7, 2023 8:55:37 AM

From: Daniel Orozco <danorozco75@gmail.com>
Sent: Monday, November 6, 2023 10:23 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: I OPPOSE Agenda Item #26

Dear Council Members,

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

1. First and foremost, the property-owner purchased this site knowing precisely how it was zoned and did so at his own risk. We have zoning and specific plans in place across the city FOR A REASON! It allows this city to be built and developed in a manner that safely makes sense and fits with the surround community. This project does NEITHER. This area is already fully built out, especially with addition of Brightwater several years ago. Brightwater was a long-fought compromise that brought high-quality single-family residents representing an appropriate "fit" to the community.

2. This project proposes to be "Senior Living" and yet it will be extremely expensive. This will have a very negative impact to other senior rentals in HB as a consequence, which is exactly what happened with the onslaught of HDD across HB. All rental rates increased substantially once the "granite countertop expensive HDD" hit the market. For any council members that believe "affordable housing" is a priority, this project will have the exact opposite effect.

3. In an area that is already built out and prone to deadly automobile and

motorcycle accidents, this project presents a massive safety risk to an already dangerous portion of Warner Ave.

4. We MUST STOP the practice of "tail wagging the dog" in our city as was the case with Shopoff and the Magnolia Tank Farm. It is all too clear that campaign donations are the "ticket to spot zoning & planning" in HB. Again, I refer to Item One above, there is a reason for zoning and specific plans. If developers want to develop, then they should purchase land that is adequate for their proposed use.

5. MOST IMPORTANT, with the exception of Council Member Bolton (appointed, not elected), 6 of you campaigned on the promise of stopping High-Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

Thanks for your consideration

Daniel Orozco

Huntington Landmark, Huntington Beach

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: My How Things Have Changed In Just One Year !
Date: Tuesday, November 7, 2023 8:55:52 AM
Attachments: [Strick.PNG](#)

From: larry mcneely <lmwater@yahoo.com>
Sent: Monday, November 6, 2023 11:40 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: My How Things Have Changed In Just One Year !

Tony Strickland Fighting "Overdevelopment Issues" What Changed Tony?

[About Tony](#)

[Endorsements](#)

[Issues](#)

● Rectangular Sign

STRICKLAND

FOR HUNTINGTON BEACH CITY COUNCIL

I am running for City Council today because for too long the answers from City Hall have been too small.

Homelessness. Crime. Overdevelopment. Issues like these threaten to forever change Huntington Beach. And they're happening because the City hasn't been getting the job done.

Huntington Beach is better than this. What we need are leaders who will actually find answers for Surf City.

If you agree, I hope you'll join me.

[://stricklandforhb.com/#endorsements](https://stricklandforhb.com/#endorsements)

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER
Date: Tuesday, November 7, 2023 8:56:21 AM

From: Pat Pitts <ppitts@socal.rr.com>
Sent: Tuesday, November 7, 2023 5:44 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER

Subject: OPPOSE AGENDA ITEM 26 - NO HIGH DENSITY DEVELOPMENT AT BOLSA CHICA & WARNER

Dear Council Members,

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

1. First and foremost, the property-owner purchased this site knowing precisely how it was zoned and did so at his own risk. We have zoning and specific plans in place across the city **FOR A REASON!** It allows this city to be built and developed in a manner that safely makes sense and fits with the surround community. This project does NEITHER. This area is already fully built out, especially with addition of Brightwater several years ago. Brightwater was a long-fought compromise that brought high-quality single-family residents representing an appropriate "fit" to the community.
2. This project proposes to be "Senior Living" and yet it will be extremely expensive. This will have a very negative impact to other senior rentals in HB as a consequence, which is exactly what happened with the onslaught of HDD across HB. All rental rates increased substantially once the "granite countertop expensive HDD" hit the market. For any council members that believe "affordable housing" is a priority, this project will have the exact opposite effect.
3. In an area that is already built out and prone to deadly automobile and motorcycle accidents, this project presents a massive safety risk to an already dangerous portion of Warner Ave.
4. We MUST STOP the practice of "tail wagging the dog" in our city as

was the case with Shopoff and the Magnolia Tank Farm. It is all too clear that campaign donations are the "ticket to spot zoning & planning" in HB. Again, I refer to Item one above, there is a reason for zoning and specific plans. If developers want to develop, then they should purchase land that is adequate for their proposed use.

5. ***MOST IMPORTANT***, with the exception of Council Member Bolton (appointed, not elected), 6 of you campaigned on the promise of stopping High Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

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

Sincerely, Patricia Pitts

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Oppose Agenda Item 26
Date: Tuesday, November 7, 2023 8:56:37 AM

From: Sue Jervik <suejervik@pm.me>
Sent: Tuesday, November 7, 2023 6:21 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Oppose Agenda Item 26

Dear Council Members,

I urge you to OPPOSE Agenda Item 26 that proposes a High Density senior living development on the corner of Warner and Bolsa Chica. The zoning in this area should not be changed to allow this development. The size of this development does not fit the area. Something like this on a smaller scale should be considered. This area already has too much traffic and that street is prone to many horrific accidents. We don't need to add so many more cars in the mix. I own a condo just down the street on Warner and pulling out on to Warner is already frightening. Please take this under consideration, especially those who ran on the promise of not supporting HDD.

Sincerely,
Sue Jervik
40 year Huntington Beach Resident

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Please vote NO to agenda item 26- High density project.
Date: Tuesday, November 7, 2023 8:57:01 AM

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

From: Karen Stewart <bksbd15@yahoo.com>
Sent: Tuesday, November 7, 2023 7:27 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Please vote NO to agenda item 26- High density project.

Thank you for your consideration from a voter.

Karen Stewart
7591 Anita Lane, HB

Sent from my iPad

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: No on 26
Date: Tuesday, November 7, 2023 8:57:14 AM

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

From: Janet Bean <janetbeandesigns@gmail.com>
Sent: Tuesday, November 7, 2023 8:11 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: No on 26

I am writing to encourage a NO vote on the HDD project on Warner and Bolsa Chica. Please stand with and for this city on wanting to keep our community free of the ugly out of place plans such as that you are voting on tonight. Please show us you want HB to remain the same community it always has been and not turn it into an LA or Santa Monica.

Janet Bean

Sent from my iPad

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: YES on Agenda Item 23-841 Bolsa Chica Senior Living Project
Date: Tuesday, November 7, 2023 8:57:25 AM

From: Paula Schaefer <pas92649@gmail.com>
Sent: Tuesday, November 7, 2023 8:22 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: YES on Agenda Item 23-841 Bolsa Chica Senior Living Project

Mayor and City Council Members:

As someone who works with a lot of senior citizens, I encourage you to [vote YES on the Planning Commission's approval](#) of the CUP as conditioned.

The City desperately needs housing and housing that allows seniors to live independently and, if necessary, obtain assistance or move easily into a memory care facility, this proposal meets all of these needs. The proposal appears to be well-designed and situated in an area with numerous larger two-story homes on adjacent streets, and near many three-story condominium complexes. This neighborhood also has many places for obtaining necessary groceries, pharmacy products, household goods that are within short driving distances or reasonable walking distances.

This project is a significantly better opportunity to make a dent in the City's housing deficit than potential alternatives and I encourage you to carefully consider this project and support it by voting YES.

Paula Schaefer, HB resident

November 6, 2023

Dear City Council Members,

My husband and I lived much of our lives in the valley and wanted to find a beautiful area for our retirement. We purchased the property on Bolsa Chica Street 2005 as an investment and a place to live in our retirement. Just this year we finished our dream home. Now we are learning that the view on our street will be completely changed. Please do not allow this housing complex to be built. It is not fair to the many residents who call this area home.

Sincerely,

Xuan Mai Nguyen

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040
Date: Tuesday, November 7, 2023 8:59:47 AM

From: Bob Tummolo <btummolo@yahoo.com>
Sent: Monday, November 6, 2023 9:26 PM
To: Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: Fwd: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040

Dear HB City Councilmembers,

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

VOTE NO!

Regards,

Robert Tummolo

17312 Tidalridge Ln

Huntington Beach Ca. 92649

Sent from my iPhone

From: [Ann Palmer](#)
To: supplementalcomm@surfcity-hb.org
Subject: 8 reasons to vote NO on item 26. #8 will haunt you
Date: Tuesday, November 7, 2023 8:59:03 AM

There are many, many reasons NOT to approve the Bolsa Chica/Warner development project for consideration and vote tonight via agenda item #26.

I will outline 7 of these briefly in Public Comments. But listen carefully, please, as point number 8 may be new information to you. Once you hear this it may never leave your conscience if you vote YES on the project.

I urge you to vote NO in agenda item #26!

I look forward to seeing you tonight at City Council meeting.

Best,
Ann Palmer
30+ year resident
Huntington Beach 92648

Sent from my iPhone