



City of Huntington Beach
Community Development Department
Chairperson Tracy Pellman
2000 Main Street
Huntington Beach, CA 92648

Dear Chairperson Tracy Pellman and Planning Commissioners:

On behalf of the Huntington Beach Chamber of Commerce, the board of directors respectfully requests the planning commission to approve the re-use of the commercial center at Warner Avenue and Bolsa Chica Street for a senior-living community.

Like many communities across the country, the City of Huntington Beach has had to transition through a multitude of repercussions of the Covid-19 pandemic, which impacted commercial land uses significantly. Employees continue to work from home or have moved out of state to work remotely; investors have transitioned away from office buildings to new opportunities in industrial or residential products.

According to a recent article in the Orange County Register citing CBRE analysis, "Buildings constructed before 1990 in the greater LA area accounted for 80% of the office space vacated in the past four years." There is negative demand for this older product and there is an excess of newer buildings for those ready to move back into office space.

With an unpredictable future for office space, the city must be open to new opportunities for commercial sites. The property this project is proposed for is just one of many properties seeking a new use.

Moreover, the city of Huntington Beach is in desperate need of senior housing, particularly in this part of the city where housing dedicated to seniors is lacking.

This new facility is for commercial use that will replace another commercial use. It is a new business for the area in an industry that supplies a much-needed service for Huntington Beach. We need a senior living facility like the one proposed.

Please vote to approve the proposal for the Bolsa Chica Senior Living Community for Huntington Beach.

Sincerely,
Bruce Berman
Bruce Berman
Huntington Beach Chamber Chairman of The Board



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Sincerely,
Bruce Berman
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Huntington Beach Chamber Chairman of The Board

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, September 11, 2023 5:20 PM
To: Beckman, Hayden
Subject: Fwd: Senior Living Project SUPPORT

FYI

Jennifer

Begin forwarded message:

From: Michelle Schuetz <michelle@michelleschuetz.com>
Date: September 11, 2023 at 5:11:56 PM PDT
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Senior Living Project SUPPORT

Dear Chairperson Pellman:

I would like to lend my support to the senior living community proposed in Huntington Beach. As a resident with parents entering the stage of life where they will need extra care and support, I am in favor of bringing a range of housing options. I know other HB residents dealing with the issues with their parents feel the same. And I hope that I will have options like this when I am at that stage.

I'm confident Senior Citizens in HB and surrounding communities would appreciate additional opportunities for transitioning from a larger home with unwanted maintenance to a place of comfort where they can get the assistance they need without the need to drive. I do not agree with the arguments that this facility will increase traffic in the area, whatsoever. Most of the seniors in need of a facility like this project, either cannot drive or choose not to drive.

I truly hope the residents of HB and of this Commission understand that this is not a housing issue...this is simply fulfilling a need for Senior care. I truly hope your commission looks at this project from a **common sense point of view**, emotions aside.

I support this project. Please approve this project for HB!

Sincerely,

Michelle Schuetz

Huntington Beach resident

Thank you!