

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, October 9, 2023 7:03 PM
To: Beckman, Hayden
Subject: FW: Proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040
Located at 4952 and 4972 Warner Avenue, Huntington Beach

From: Davoud@manouchehri.com <Davoud@manouchehri.com>
Sent: Saturday, October 7, 2023 11:17 AM
To: Planning Commission <planning.commission@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>; 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>; Pellman, Tracy <Tracy.Pellman@surfcity-hb.org>; Twining, Butch <Butch.Twining@surfcity-hb.org>; Acosta-Galvan, Kayla <Kayla.Acosta-Galvan@surfcity-hb.org>; Rodriguez, Oscar <Oscar.Rodriguez@surfcity-hb.org>; Adam, Ian <Ian.Adam@surfcity-hb.org>; Kennedy, Don <Don.Kennedy@surfcity-hb.org>; Wood, Rick <Rick.Wood@surfcity-hb.org>
Subject: Proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach

Dear Mr. Hayden,

My name is Davoud Manouchehri, I live at 17442 Kennebunk Lane, Huntington Beach, CA. I would like to provide comments to the statements and findings of the Draft Environmental Impact Report Related to the proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. I would also like to be listed as a Interested Individual and receive all future correspondence, technical information and hearing notices.

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

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

1.4 significant and unavoidable impacts:

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

if this project were approved. The draft environmental impact report failed to provide a sewer capacity and water capacity study.

1.5.2 identification of the environmentally superior alternative:

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

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

4.1; aesthetics

I disagree with the statement “the proposed project would not conflict with relevant goals and policies in terms of preserving the visual quality in the city” the city has developed zoning standards which does not allow for a 65-foot-high building structure. The building structure would tower over the existing residence which are only 2 stories tall. The proposed structure is not compatible in proportion, scale or character to the adjoining uses.

4.7 land use and planning

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

4.10: utilities and service systems

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

2.4.1 Aesthetics

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

2.4.8 hydrology and water quality

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

2.4.14 recreation

I disagree with the statement “the proposed project does not include recreational facilities nor require the construction or expensing of recreational facilities that would result in a significant adverse physical effect to the environment, therefore project related impacts with respect to recreation are not evaluated further in this draft EIR”. The proposed project is significantly under parked according to existing zoning, the city of Huntington Beach has established parking standards that eliminate the need for street parking. If developed, this project would cause excessive street parking which would inhibit access to the trail system. There is already a shortage of parking for people who are visiting the Bolsa Chica wetlands, this project would severely impact the available street parking leading to the trailhead at the southerly terminus of Bolsa Chica Street. The proposed project only considers parking spaces for the residential units and fails to address the required parking spaces for the estimated 110 employees who will work at the proposed multiple restaurants, wellness centers and studio spaces. It is not reasonable to assume 62 units are parked at a ratio of 0.65 spaces per unit when there is no mechanism stated to control whether a unit is assisted living or normal senior housing. I believe the parking should be evaluated as worst-case senior housing and a separate calculation added for the multiple restaurant style dining venues, wellness centers and studio spaces. Due to the lack of parking this development does not support the protection and maintenance of environmental open-space resources. The lack of on-site parking will prohibit access to the Bolsa Chica trail system.

2.4.16 utilities and service systems

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

4.1.6 project impacts

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

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

4.1.10 cumulative impacts

I disagree with the statement “approval of the general plan amendment and zoning amendment would render the proposed project consistent with the city’s establish development standards and no mitigation would be required.” The existing zoning has been adopted by the residents for years and has been relied on by the residents to protect the integrity of the community. Allowing the general plan amendment and the zoning map amendment to change the zoning from CG to specific plan would cause long-term environmental impacts to the community. If this project is approved there will be a landslide of similar developments that will forever change the density of the community, this is evidenced by the recent development at Bella Terra and downtown Huntington Beach. This project should evaluate the

cumulative impact of all sites of similar nature that would be subject to redevelopment. This project is not compatible with the long-term established development standards in the area.

4.2.3.1 air pollutants and health effects

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

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

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

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

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

Thank you,

Sincerely

--

Davoud Manouchehri

Davoud@Manouchehri.com

(714)840-8791 (Cell)

(714)908-1818 (Fax)

From: cincorr@icloud.com
To: supplementalcomm@surfcity-hb.org; [Strickland, Tony](#); [Van Der Mark, Gracey](#); [Burns, Pat](#); Casey.mckeeon@surfcity.hb.org; [Moser, Natalie](#); [Bolton, Rhonda](#); [Fikes, Cathy](#)
Subject: Senior development project objection
Date: Tuesday, October 31, 2023 12:51:07 PM

Hello,

I live in Brightwater and am opposed to the proposal for a senior living community being planned near my home.

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 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.

Regards,

Cindy Corrigan

4762 Oceanridge Dr

Huntington Beach, Ca 92649

From: [Dan Grommersch](mailto:supplementalcomm@surfcity-hb.org)
To: supplementalcomm@surfcity-hb.org
Subject: Senior Living Project at Bolsa Chica & Warner Avenue
Date: Tuesday, October 31, 2023 12:35:22 PM

Greetings City Council Members,

My name is Dan Grommersch and I live in the Brightwater community near the proposed site of the multi-story retirement building. I also met several of you during your election campaign when you came to Brightwater to solicit my vote.

It was my understanding that you campaigned on the idea of reducing the rampant growth of low income and multistory buildings in Hunting Beach. Consequently, I ask that you honor this campaign pledge and say “NO” to the Bolsa Chica Senior Living complex. This high-density project will ruin the aesthetics of our local community due to its size in height and footprint. It will also create more noise and traffic congestion due to the increase traffic from the new residents, the facility staff and the suppliers to this facility; which not only negatively impacts our community of Brightwater, but also the local wildlife that calls the Bolsa Chica wetlands their home.

Additionally, I understand the proposed project exceeds the existing height and setback requirements in the city code, which is an additional reason to vote “NO” on this project as it will set a precedent and open our community to future unsightly buildings of this size and scope. Drive by the Bella Terra area and witness the unsightliness and congestion in this area due to these high-density residencies.

Thank you for considering my request and voting “NO” on this project.

Regards,
Dan

4872 Oceanridge Drive

From: [Marcie Zeller](#)
To: supplementalcomm@surfcity-hb.org
Subject: Fwd: Senior Living Center Bolsa Chica & Warner
Date: Monday, October 30, 2023 3:04:51 PM

Please see our letter below to the city council members for your records.

WE OPPOSE THE SENIOR LIVING CENTER on BOLSA CHICA AND WARNER!

Please HELP.....

**Marcie and Lee Zeller
Brightwater Residents**

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: [Jonathan Bonwit](#)
To: Robin.Estanislau@surfcity.hb.org
Cc: supplementalcomm@surfcity-hb.org
Subject: Objection to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040
Date: Monday, October 30, 2023 2:46:15 PM
Attachments: [Objection Letter to HB City Planning Commission_06-15-2023_Jonathan Bonwit.pdf](#)

Please include this Letter and Attachment in the Info Package for the upcoming HB City Council Meeting on November 7, 2023

October 30, 2023

Dear Ms. Estanislau,

My name is Jonathan Bonwit and I own and live at 4622 Oceanridge Drive, Huntington Beach, CA 92649 in the Brightwater Community.

As you may be aware, on June 15, 2023 I emailed my strong objections to the HB City Planning Commission regarding the proposed **Bolsa Chica Senior Living Community Project (See attached), SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA.** (see my attached objection letter to the Planning Commission dated 6/15/2023)

This proposed immense 5-story high complex to be built on nearly a zero-lot line with only a meager 10 feet setback clearly does not fit into the surrounding neighborhood of two-story high homes and commercial structures.

This proposed behemoth will tower over all neighboring buildings, flood our streets with overflow parking that will inhibit public access to the Bolsa Chica Ecological Reserve hiking trail system, and create significant traffic congestion at the primary entrance and egress point to our Brightwater community.

The Developer for this proposed **Bolsa Chica Senior Living Community** wants his own specific plan exception to build an enormous **69 units-per-acre complex**. This building actually will be **72 feet tall** measured from the sidewalk at the corner to the top of the roof parapet. The misleading documents wrongfully state it will be 65 feet tall, but it does not include the roof parapet and is measured from the highest street elevation, rather than from the lower elevation at the intersection of Warner Avenue and Bolsa Chica Street where it will be prominently seen.

This massive structure will be 5.4 times (5x) larger than the surrounding existing homes and buildings!

The developer is requesting approval to build **a giant floor area ratio of 2.42 times the site area which is 69 units-per-acre!** In comparison, the Bella Terra specific plan area A and B proposed a floor area ratio of 1.75. Most other specific plans in the city range from 4 to 25 dwelling units per acre. The Windward specific plan located nearby at the Southeast corner of Los Patos Avenue and Bolsa Chica Street used the specific plan concept and created 36 dwelling units on 2.5 acres which is the densest specific plan approved in our area at 14.4 units per acre up until this proposal.

This complex is one of most dense projects ever proposed in the city of Huntington Beach. Consequently, I respectfully petition our City Council to not alter the bulk restriction and create a special exception for this project and plea the bulk restriction should remain at 1.5 of the site area. And the maximum height should remain at 50 feet which is a very generous maximum height allowed in our quiet residential neighborhood in Surf City.

If this insane project is approved, it is my firm belief that our quiet neighborhood will soon be covered with massive apartment buildings on every retail site. We watched this nightmare play out at Bella Terra and downtown Huntington Beach. If approved, it will establish precedence to inundate this area with other similar projects such as sadly occurred around Bella Terra.

I pay over \$28,000 per year in property taxes and do not want this project to destroy my property value nor destroy the ambiance and aesthetics of the Bolsa Chica Ecological Reserve and our beautiful beach community. If I had wanted to live near giant high rises, then I would have purchased a home in Santa Monica or downtown Long Beach.

The developer's environmental impact report wrongfully states that multiplying this proposed building area by 5.4 times (5x) the size of the existing surrounding homes and buildings has no impact on the surrounding environment. That is a complete fabrication of the truth. Of course it will negatively impact this neighborhood, how could it not? We're talking about building a mammoth structure over 5x the size of the surrounding homes and structures!

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 (aka, block busting) is not allowed per California Civil Code. It was the California Environmental Quality Act that stopped the Brightwater developer from building his originally proposed 6,000 homes and a marina here in Brightwater that was later reduced

down to only 355 single-family homes that we have today.

The environmental impact report for this project is seriously flawed and misleading.

At 69 dwelling units-per-acre density this project is way too dense for this neighborhood. There are no projects in our area that even come close to this level of density and mass. Most buildings in our area are only 2 stories high with only a few exceptions being 3 stories high max. And all are setback way from the street significantly further than this proposed 10 feet setback.

The city has developed and enforced zoning standards which do not allow for a 65-foot-high building structure in this neighborhood. Period. Please honor and abide by this well-established zoning standard.

This proposed structure is clearly not compatible in proportion, scale, or character to the adjoining uses.

The existing zoning has been adopted and followed in good faith by we taxpaying residents for decades and has been relied upon by residents to protect the integrity of our community.

Allowing the general plan amendment and the zoning map amendment to change the zoning from CG to specific plan to accommodate this one single developer will cause long-term environmental impacts to our community and have a negative impact on our property values and our families' enjoyment of Surf City. Our quiet family neighborhood is not, and does not want to be another Bella Terra.

Please reject and do not adopt the General plan amendment, zoning map amendment, or the conditional use permit for the Bolsa Chica senior living community. Decline approval for this project.

Thank you for your service and for protecting our families and our community.

Regards,

Jonathan Bonwit

4622 Oceanridge Drive

Huntington Beach, CA 92649

714-412-2222

JBonwit@earthlink.net

Public Interest Comment and Objection re: Proposed Development SCH No.2022110040

From: Jonathan Bonwit <jbonwit@earthlink.net>
To: <tracy.pellman@surfcity-hb.org>, <butch.twining@surfcity-hb.org>, <Kayla.Acosta-Galvan@surfcity-hb.org>, <Oscar.Rodriguez@surfcity-hb.org>, <Ian.Adam@surfcity-hb.org>, <don.kennedy@surfcity-hb.org>, <rick.wood@surfcity-hb.org>
Cc: <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>, <CFikes@surfcity-hb.org>
Subject: Public Interest Comment and Objection re: Proposed Development SCH No.2022110040
Date: Sep 27, 2023 6:11 PM

To the Planning Commission and City Council for Huntington Beach:

As a property taxpaying long-term resident of Huntington Beach, CA. I would like to provide my comments and objection to the proposed **Bolsa Chica Senior Living Community Project**, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach, CA.

It is outrageous that our Planning Commission and City Council would even consider allowing a developer to build a monstrous 6 story high senior living complex on Warner Avenue and Bolsa Chica Street when all of the surrounding buildings are only two (2) story high.

This monstrosity will devalue our nearby homes, increase traffic congestion, and saturate the area with cars searching the streets for parking.

The developer does not allocate enough parking spaces for the estimated 100 + employees who will work at the complex, let alone all of the residences and their guests.

I object to the general plan amendment to change the land use designation from CG to mixed-use (MU) and I object to the zoning map amendment to change the zoning from CG to specific plan (SP). I also object to the increase in allowable floor area ratio to 2.5 and I object to raising the maximum building height to 65 feet. I believe the impact on the environment has not been reasonably assessed. The project's inconsistency with the city of Huntington Beach policy and zoning will cause significant physical environmental impacts to our neighborhood. The only reason the developer is seeking a specific plan is for greed, they will make a substantial profit creating their own zoning Standards while destroying our neighborhood. I find it hard to believe the city of Huntington Beach planning staff would allow this project to be presented to the planning commission. There are no 65-foot-tall buildings built 10 feet from the property line anywhere near our neighborhood. I urge the planning commission to deny the developer's request. There is no reason this project cannot be built to meet the current zoning standards.

The current project is substantially under parked, there is no way the project has sufficient parking for the 110 employees, residents and all of the visitors. This project would be a giant disaster for our neighborhood and would open the door to future developments of similar nature. This project does not fit our neighborhood, it is the duty of the planning commission to enforce development standards consistent with the surrounding neighborhood. This proposed development is more than double the allowed size with half of the required parking when you consider everything being proposed within the project.

Please reject this application to build a six-story complex and limit the size to a two (2) story building to conform with the adjacent properties.

Thank you.

Regards,

Jonathan Bonwit
Resident
4622 Oceanridge Drive
Huntington Beach, CA 92649
JBonwit@earthlink.net

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Living Project
Date: Tuesday, October 31, 2023 5:13:52 PM
Attachments: [Support for Bolsa Chica Senior Living.docx](#)

From: Brian Genovese <briangrealty@gmail.com>
Sent: Tuesday, October 31, 2023 2:45 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>
Cc: bolsachicaseniorliving@gmail.com
Subject: Bolsa Chica Senior Living Project

Good afternoon council members,
Please find attached my letter in support of the Bolsa Chica Senior Living Project. Thank you for your consideration.

Sincerely,
Brian Genovese

Brian Genovese

Realtor

DreamForce Real Estate

Direct: (714) 696-9223

Lic# 01930733

Brkr # 02088410

2023-24 President- Fountain Valley Kiwanis

2023 Trustee- PAEC, Orange County Realtors

2023 Immediate Past Chair- Fountain Valley Chamber

2023 Ambassador- Fountain Valley Schools Foundation

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From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior living community, Southwest corner Bolsa Chica and Warner Avenue
Date: Tuesday, October 31, 2023 5:14:19 PM
Attachments: [2023-10-05 Appeal Letter Stamped by City Clerk.pdf](#)

From: Brian Thienes <Briant@thieneseng.com>
Sent: Monday, October 30, 2023 6:49 AM
To: Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>
Cc: Tricia Thienes <Tricia.Thienes@carringtonhc.com>; Tim Carmel <tcarmel@carnaclaw.com>
Subject: Bolsa Chica Senior living community, Southwest corner Bolsa Chica and Warner Avenue

Dear councilmember Bolton,

My name is Brian Thienes, I live at 4512 Oceanridge Drive, Huntington Beach, CA. As you may be aware, I filed an appeal to the proposed Bolsa Chica Senior Living Community Project (See attached), SCH No. 2022110040 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,
Brian Thienes
714-928-3501

From: dad2st@aol.com
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Cc: supplementalcomm@surfcity-hb.org
Subject: Bolsa Chica Senior Living Community
Date: Wednesday, November 1, 2023 8:58:59 AM

I urge you all to vote no on this current development. This many residences, parking spaces et al packed on only three acres is ridiculous.

Especially when one considers it will be five stories high and stick out like a sore thumb at the intersection of the Warner Motor Speedway and Bolsa Chica Raceway.

At the very least reduce it's size to only three stories. A reply will be appreciated.

Thank you
Chuck Burns
714 369-7384

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Living Community Project
Date: Wednesday, November 1, 2023 9:10:42 AM
Attachments: [image001.png](#)

From: Tatyana Bukrinsky <Tatyana.Bukrinsky@kp.org>
Sent: Wednesday, November 1, 2023 8:51 AM
To: Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>
Cc: Tatyana Bukrinsky <tatyana.bukrinsky@gmail.com>
Subject: Bolsa Chica Senior Living Community Project

My name is Tatyana Bukrinsky, I live at 4871 Oceanridge Dr, 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 and downtown watched this happen at Bella Terra 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,
Tatyana Bukrinsky
8186401620

Tatyana Bukrinsky, PharmD., PRS
Senior Manager, National Pharmacy Controls, Monitoring & Reporting



National Pharmacy Controls

12254 Bellflower Blvd. Independence Park Office #022W28 Downey, CA 90242
Cell ☎: 562.505.6276
✉ Tatyana.Bukrinsky@kp.org

[Archer Online Platform Access](#)

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Thank you.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Proposed Bolsa Chica Senior Living Project
Date: Wednesday, November 1, 2023 4:17:15 PM

From: Amrik Phull <amrik.phull@sbcglobal.net>
Sent: Wednesday, November 1, 2023 4:12 PM
To: Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: Proposed Bolsa Chica Senior Living Project

My name is Amrik Phull. I live at 4912 Oceanridge Drive, 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.

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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,

Amrik Phull

(714) 392 4666

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Please reject the Bolsa Chica Senior Living Community
Date: Thursday, November 2, 2023 8:45:52 AM

From: Caroline Lee <caroline.lee23@gmail.com>
Sent: Wednesday, November 1, 2023 10:10 PM
To: Fikes, Cathy <CFikes@surfcity-hb.org>
Cc: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Please reject the Bolsa Chica Senior Living Community

Hello,

My name is Caroline Lee and I live in Huntington Beach, CA near the proposed site of the Senior Living Project.

The proposed Bolsa Chica Senior Living Community Project, located at 4952 and 4972 Warner Avenue, Huntington Beach, CA- is not right for our community. It is too enormous.

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, environment, and well being.

Thank you,
Caroline

Sent from my iPhone

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/03/23

Agenda Item No.: 26 (23-841)

From: [Paula Shawa](#)
To: supplementalcomm@surfcity-hb.org
Subject: Item 26 / Bolsa Chica Senior Living Community Project / Nov. 7 City Council Mtg.
Date: Thursday, November 2, 2023 8:36:50 PM

HB City Council,

Please accept the appeal to deny this project for a senior living facility in its current scope and scale. We all agree that there is a need for more housing, but a five-story complex at the intersection of Bolsa Chica and Warner is not the answer. Here are my objections:

- There are no 5-story buildings anywhere nearby. This plan is completely at odds with the surrounding neighborhood, contrary to what the supporting documents say.
- It will create a traffic nightmare at this intersection. There is nothing in the supporting materials that really examine - factually and deeply - what impact a complex of this scope and size would have on traffic and infrastructure. This is already a busy intersection, it's disingenuous at best to claim there would be no increase in traffic with the addition of a 200-unit complex and its supporting staff.
- The objections raised by Brian Thienes et al make a lot of sense.

Please do not allow this project to move forward as currently envisioned. It might work if the scale were modified but a 5-story complex in this location is just crazy and completely at odds with the character of the surrounding neighborhood.

Thank you, Paula Shawa, HB resident

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Living Community Outreach Summary
Date: Friday, November 3, 2023 8:56:15 AM
Attachments: [Bolsa Chica Senior Living Community Outreach Summary 110723 CC.pdf](#)

From: marlo nabermole.com <marlo@nabermole.com>
Sent: Friday, November 3, 2023 6:43 AM
To: Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Dan Kalmick <dan@dankalmick.com>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>
Cc: Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: Bolsa Chica Senior Living Community Outreach Summary

Dear Mayor Strickland and Councilmembers,

I would like to respectfully submit a summary of outreach efforts for the Bolsa Chica Senior Living Community on your agenda for November 7. Included in the packet is a sample of communication received in support of the project through our project website at BolsaChicaSeniorLiving.com.

Please let me know if you have any questions.

Thank you.
Marlo

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

**Hines/Clearwater
Bolsa Chica Senior Living Community
Community Outreach Summary**

In May of 2022, Hines and Clearwater initiated a robust community outreach program. We started with meeting current tenants to share our plans for the retail and service center to be repurposed as a senior living community, while offering any assistance needed with relocation of current businesses in the center. Communication with tenants continues today.

In December of 2022, Hines and Clearwater hosted an open house inviting neighbors within 1,000 feet of the project site to attend. Team members were available to answer questions. Notes were taken on comments and feedback received after those attending reviewed plans and concepts for the new community. Of the 10 attendees, the majority were generally supportive with several asking to be added to the interest list for future residency at Bolsa Chica Senior Living Community. Since then, nearby residents have visited the project website and submitted comments and questions. Many replied that they were interested in becoming future residents of the community.

Team members have also engaged local organizations in the process, asking for feedback and attending and supporting a variety of community events along the way.

Our goal was to be accessible and transparent as we embarked on planning for a new high-end senior living community for Huntington Beach.

List of Activity from July 2022 to Present

May 2022	Meetings with tenants
May 2022- Present	Communication with Tenants Ongoing
August 26, 2022	Team attends Bolsa Chica Conservancy Barefoot Ball
September 2022	Team attends SAGE seminar at Building Industry Association
October 8, 2022	Team attends Boys and Girls Club of Huntington Valley Gala
November 2022	Launch project-specific email address Communication with neighbors begins
December 1, 2022	Open House with neighbors in 1,000-foot radius
October 2022-ongoing	Community organization outreach
November 17, 2022	Team attends Huntington Beach State of the City
January 30, 2023	Requested meeting with Brightwater HOA
March 23, 2023	Mayor's Breakfast
April 28, 2023	Team attends Chamber of Commerce Gala
May 11, 2023	Presentation to Chamber of Commerce
August 3, 2023	Attendance at HB Council on Aging
August 25, 2023	Team attends Bolsa Chica Conservancy Barefoot Ball
September 7, 2023	Attendance at HB Council on Aging
September 14, 2023	Attendance at Chamber of Commerce event
October 5, 2023	Attendance at HB Council on Aging

October 12, 2023
October 14, 2023
December 9, 2023
2023

Attendance at Chamber of Commerce event
Team attends Boys and Girls Club Gala
Sponsorship of Council on Aging Golden Jubilee
Small group and individual meetings with stakeholders
Ongoing communication with neighbors via email and website



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

From: [Michelle Schuetz](mailto:Michelle.Schuetz@marlo.nabermole.com)
To: marlo.nabermole.com
Subject: Fwd: Senior Living Project SUPPORT
Date: Monday, September 11, 2023 5:13:04 PM

Thank you!

Michelle Schuetz
602.299.2050

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

From: **Michelle Schuetz** <michelle@michelleschuetz.com>
Date: Mon, Sep 11, 2023 at 5:11 PM
Subject: Senior Living Project SUPPORT
To: <planning.commission@surfcity-hb.org>

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!

From: [Issam Naber](#)
To: planning.commission@surfcity-hb.org
Cc: marlo.nabermole.com
Subject: Bolsa Chica Senior Living Community SUPPORT
Date: Monday, September 25, 2023 7:23:46 PM

Dear Planning Commission:

I'm writing to express my support for a new senior living community here in Huntington Beach. As a homeowner here in Huntington Beach, I know the value of owning a home in this area. And, I understand wanting to live here in my hometown. While I enjoy having my single-story family home, I know that at some point I will want to downsize. I am excited to hear that more communities like the one being proposed are being built. These communities present an opportunity for people like me. We need communities like this in every demographic. I am astounded at the number of amenities this community will offer. I can only hope that it will be approved and be available to people like me who would like to continue living in Huntington Beach, where all of our friends, doctors, local restaurants, and stores are.

This community is a great use of space and would be a welcomed addition to Huntington Beach. Please approve this project.

Sincerely, Issam Naber



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Sept. 26th meeting for the bolsa chica senior living center

Michel Bumbaugh <michelbumbaugh@gmail.com>

Mon, Sep 25, 2023 at 1:02 PM

To: planning.commission@surfcity-hb.org

Cc: Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Greetings!

My name is Michel Bumbaugh. I've been a resident of Huntington beach for 7 years. The last few of those years have been spent on Dunbar drive. Near the corner of bolsa chica and Warner. One day I received a letter notifying me of the of the senior living center nearby. I thought it was very kind of them to notify all nearby residences of the upcoming addition to our communitiy

I enjoy being so close to the wetland trails. I walk them almost everyday and find so much joy in being that close to nature. My first reaction to the notification that there may be senior center as my neighbor, was a happy one. I was glad for the possiblility that these seniors could enjoy all of the nature so close to them. Secondly, I enjoy being around the elderly. My family is all the way across the country so I enjoy the time I get to chat and listen to stories of those older and wiser.

I am on board with adding this safe space in our community for seniors to live. I'm hoping once it's established to offer my services as a yoga instructor to aid in a healthy lifestyle of the residence. I am confident the construction of the building will be done ethically and quickly. And that there will be no disruption in the flow of traffic in that area.

Thank you for your time.



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - Waiting list

Squarespace <form-submission@squarespace.info>

Fri, Aug 25, 2023 at 9:28 AM

Reply-To: penarq@aol.com

To: BolsaChicaSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Rachel Pena**Email:** penarq@aol.com**Phone:** (714) 234-0656**Subject:** Waiting list**Message:** I am interested in the Bolsa Chica Senior Community.

: Yes, I support the plans for a new senior living community.

[Manage Submissions](#)Does this submission look like spam? [Report it here](#).



Huntington Beach Seniorliving <huntingtonbeachseniorliving@gmail.com>

Form Submission - New Form - Senior living

Squarespace <form-submission@squarespace.info>

Mon, Mar 6, 2023 at 3:18 AM

Reply-To: j.watson6060@gmail.com

To: HuntingtonBeachSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Jill Watson**Email:** j.watson6060@gmail.com**Phone:** (414) 861-0105**Subject:** Senior living**Message:** Hello, my son and his family live close by to this project, I'm very interested in learning more.

: Yes, I support the plans for a new senior living community., I am interested in living here or have a relative/friend who is interested in living here., I would like to meet with a project representative.

Does this submission look like spam? [Report it here.](#)



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - Senior Living

Squarespace <form-submission@squarespace.info>

Sun, Jul 30, 2023 at 1:39 PM

Reply-To: hbmom@mac.com

To: BolsaChicaSeniorLiving@gmail.com



FORM SUBMISSION

New form submission from Huntington Beach Senior Living

Submitted on Huntington Beach Senior Living

NAME:

Denise Menichiello

EMAIL:

hbmom@mac.com

PHONE:

(714) 227-3743

SUBJECT:

Senior Living

MESSAGE:

interested in following this project

:

Yes, I support the plans for a new senior living community., I am interested in living here or have a relative/friend who is interested in living here.

MANAGE SUBMISSION

You are receiving this email because this form has notifications turned on. You can change your notifications in the form block of your website.

Does this submission look like spam? [Report it here](#)



Huntington Beach Seniorliving <huntingtonbeachseniorliving@gmail.com>

Form Submission - New Form - Senior living

Squarespace <form-submission@squarespace.info>

Tue, Feb 28, 2023 at 7:39 PM

Reply-To: ajatheo@gmail.com

To: HuntingtonBeachSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)**Name:** Dorothy Howard**Email:** ajatheo@gmail.com**Phone:** (909) 518-0805**Subject:** Senior living**Message:** Would like to know more about this community

: Yes, I support the plans for a new senior living community., I am interested in living here or have a relative/friend who is interested in living here.

Does this submission look like spam? [Report it here.](#)



Huntington Beach Seniorliving <huntingtonbeachseniorliving@gmail.com>

Form Submission - New Form - Senior Living

Squarespace <form-submission@squarespace.info>

Sun, Mar 5, 2023 at 11:26 AM

Reply-To: bruceh@gmail.com

To: HuntingtonBeachSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Bruce Higgle**Email:** bruceh@gmail.com**Phone:****Subject:** Senior Living

Message: I think this is amazing. We need to do more for our Seniors in HB. This will make it possible to care for our seniors and live closely to them so we can see them often.

: Yes, I support the plans for a new senior living community.

Does this submission look like spam? [Report it here.](#)



Huntington Beach Seniorliving <huntingtonbeachseniorliving@gmail.com>

Form Submission - New Form - Senior Living - corner of Warner and Bolsa Chica

Squarespace <form-submission@squarespace.info>

Tue, Feb 28, 2023 at 1:18 PM

Reply-To: nannygiraffe@gmail.com

To: HuntingtonBeachSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)**Name:** Nancy Garafalo**Email:** nannygiraffe@gmail.com**Phone:** (949) 701-0951**Subject:** Senior Living - corner of Warner and Bolsa Chica**Message:** I think that this would be a wonderful place for a Senior Living Center. It would be great for the residents and would have a minimal impact on traffic as many older seniors do not have cars.

: Yes, I support the plans for a new senior living community., I am interested in living here or have a relative/friend who is interested in living here.

Does this submission look like spam? [Report it here.](#)



Huntington Beach Seniorliving <huntingtonbeachseniorliving@gmail.com>

Form Submission - New Form - PLEASE KEEP ME UPDATED

Squarespace <form-submission@squarespace.info>

Tue, Feb 28, 2023 at 3:52 PM

Reply-To: Chris@coasttocoasthomesolutions.com

To: HuntingtonBeachSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Christopher Price

Email: Chris@coasttocoasthomesolutions.com

Phone: (951) 453-4545

Subject: PLEASE KEEP ME UPDATED

Message: Would like to be keep in the loop of if approved, when, meetings, etc. Thanks

: Yes, I support the plans for a new senior living community., I would like to meet with a project representative.

Does this submission look like spam? [Report it here.](#)



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - Looks awesome

Squarespace <form-submission@squarespace.info>

Tue, Aug 22, 2023 at 9:06 PM

Reply-To: info@a-cto.com

To: BolsaChicaSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Eric Halsey**Email:** info@a-cto.com**Phone:** (949) 296-5389**Subject:** Looks awesome**Message:** Love to see this built. Any information on pricing?

: Yes, I support the plans for a new senior living community., I am interested in living here or have a relative/friend who is interested in living here.

[Manage Submissions](#)

Does this submission look like spam? [Report it here](#).



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - Living

Squarespace <form-submission@squarespace.info>

Sun, May 28, 2023 at 8:49 AM

Reply-To: markus.meyer@me.com

To: BolsaChicaSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Markus Meyer

Email: markus.meyer@me.com

Phone: (151) 157-81032

Subject: Living

Message: Hi guys,
we are from Germany with a company in Irvine and we are interested to know about the plans.

: I am interested in living here or have a relative/friend who is interested in living here.

Does this submission look like spam? [Report it here.](#)



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - Interested in Senir Living

Squarespace <form-submission@squarespace.info>

Wed, Aug 16, 2023 at 8:53 PM

Reply-To: absolutelyfabulous1960@gmail.com

To: BolsaChicaSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Michelle Brennan**Email:** absolutelyfabulous1960@gmail.com**Phone:** (714) 603-4533**Subject:** Interested in Senir Living**Message:** I support the plan and would like to talk with someone regarding living in your community.

: I am interested in living here or have a relative/friend who is interested in living here.

[Manage Submissions](#)Does this submission look like spam? [Report it here](#).



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - Information

Squarespace <form-submission@squarespace.info>

Tue, Aug 22, 2023 at 7:21 PM

Reply-To: vincemasslon@socal.rr.com

To: BolsaChicaSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)**Name:** Vincent Masslon**Email:** vincemasslon@socal.rr.com**Phone:** (714) 293-0012**Subject:** Information**Message:** We are 30 year residents of Huntington Beach and are very interested in any of these type of communities coming to HB. We have been looking in other areas but would prefer to remain in HB

: I am interested in living here or have a relative/friend who is interested in living here., Yes, I support the plans for a new senior living community.

[Manage Submissions](#)Does this submission look like spam? [Report it here.](#)



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - information

Squarespace <form-submission@squarespace.info>

Fri, Jul 21, 2023 at 4:12 PM

Reply-To: Cathy@abovesndbeyondrs.com

To: BolsaChicaSeniorLiving@gmail.com



FORM SUBMISSION

New form submission from Huntington Beach Senior Living

Submitted on Huntington Beach Senior Living

NAME:

Cathy Gaertner

EMAIL:

Cathy@abovesndbeyondrs.com

PHONE:

(714) 651-8012

SUBJECT:

information

MESSAGE:

I'm in the senior living industry & live in Huntington Beach. I would love more info.

:

Yes, I support the plans for a new senior living community., I am interested in living here or have a relative/friend who is interested in living here., I would like to meet with a project representative.

MANAGE SUBMISSION

You are receiving this email because this form has notifications turned on. You can change your notifications in the form block of your website.

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Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - Information

Squarespace <form-submission@squarespace.info>

Thu, Jul 27, 2023 at 9:25 PM

Reply-To: Jenniferdorchak@yahoo.com

To: BolsaChicaSeniorLiving@gmail.com



FORM SUBMISSION

New form submission from Huntington Beach Senior Living

Submitted on Huntington Beach Senior Living

NAME:

Jennifer Dorchak

EMAIL:

Jenniferdorchak@yahoo.com

PHONE:

(949) 533-0766

SUBJECT:

Information

MESSAGE:

I would like more information on this community.

:

I am interested in living here or have a relative/friend who is interested in living here.

MANAGE SUBMISSION

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Huntington Beach Seniorliving <huntingtonbeachseniorliving@gmail.com>

Form Submission - New Form - I support the development of Senior Center

Squarespace <form-submission@squarespace.info>

Tue, Feb 28, 2023 at 12:58 PM

Reply-To: seeod@aol.com

To: HuntingtonBeachSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Cary Tseng

Email: seeod@aol.com

Phone: (626) 272-0540

Subject: I support the development of Senior Center

Message: Where exactly is the site?

: Yes, I support the plans for a new senior living community., I am interested in living here or have a relative/friend who is interested in living here.

Does this submission look like spam? [Report it here.](#)



Huntington Beach Seniorliving <huntingtonbeachseniorliving@gmail.com>

Form Submission - New Form - I support

Squarespace <form-submission@squarespace.info>

Tue, Feb 28, 2023 at 4:36 PM

Reply-To: yasemingundogar@yahoo.com

To: HuntingtonBeachSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)**Name:** Yasemin Nissen**Email:** yasemingundogar@yahoo.com**Phone:****Subject:** I support**Message:** Looks very good

: Yes, I support the plans for a new senior living community.

Does this submission look like spam? [Report it here](#).



Huntington Beach Seniorliving <huntingtonbeachseniorliving@gmail.com>

Form Submission - New Form - HB Senior Living

Squarespace <form-submission@squarespace.info>

Tue, Feb 28, 2023 at 2:11 PM

Reply-To: tcapeters6@verizon.net

To: HuntingtonBeachSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Carole Peters

Email: tcapeters6@verizon.net

Phone: (571) 271-1326

Subject: HB Senior Living

Message: I am for the plans. Would like to be informed on the progress of the project.
Thank you

: Yes, I support the plans for a new senior living community.

Does this submission look like spam? [Report it here.](#)



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - Great project for seniors who feel home in Huntington Beach

Squarespace <form-submission@squarespace.info>

Sun, Sep 17, 2023 at 3:02 PM

Reply-To: younlee1976@gmail.com

To: BolsaChicaSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Lynda Lee**Email:** younlee1976@gmail.com**Phone:** (714) 336-8985**Subject:** Great project for seniors who feel home in Huntington Beach

Message: I am so grateful to know this project which offers Assisted Living, Memory Care and Independent Living in one community. I am a Hunting Beach senior resident who considers this wonderful city my home town. Looking forward to being informed of this project. Thank you.

: I am interested in living here or have a relative/friend who is interested in living here., Yes, I support the plans for a new senior living community.

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Huntington Beach Seniorliving <huntingtonbeachseniorliving@gmail.com>

Form Submission - New Form - Future occupancy

Squarespace <form-submission@squarespace.info>

Sat, Mar 4, 2023 at 4:55 PM

Reply-To: kbeave57@aol.com

To: HuntingtonBeachSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Kimberly Keller

Email: kbeave57@aol.com

Phone: (562) 773-2801

Subject: Future occupancy

Message: When would these be available?

: I am interested in living here or have a relative/friend who is interested in living here.

Does this submission look like spam? [Report it here](#).



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - Bolsa Chica Senior Housing

Squarespace <form-submission@squarespace.info>

Mon, Jun 5, 2023 at 12:55 PM

Reply-To: barbara4hb@gmail.com

To: BolsaChicaSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Barbara Delgleize

Email: barbara4hb@gmail.com

Phone: (714) 421-0103

Subject: Bolsa Chica Senior Housing

Message: Interesting community

: Yes, I support the plans for a new senior living community.

Does this submission look like spam? [Report it here](#).



Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>

Form Submission - New Form - 2 bedrooms availability .

Squarespace <form-submission@squarespace.info>

Wed, Aug 30, 2023 at 4:34 PM

Reply-To: emadelzawy@hotmail.com

To: BolsaChicaSeniorLiving@gmail.com

Sent via form submission from [Huntington Beach Senior Living](#)

Name: Emad Elzawy

Email: emadelzawy@hotmail.com

Phone: (714) 322-5778

Subject: 2 bedrooms availability .

Message: Kindly .. I am interested in your living senior apartment . Looking for 2 bedrooms , really appreciate your help .

: I would like to meet with a project representative.

[Manage Submissions](#)

Does this submission look like spam? [Report it here](#).

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: 5 story senior living proposed on Warner and Bolsa Vhica
Date: Friday, November 3, 2023 9:28:26 AM

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

From: Patricia Frangente <pfrangente037@yahoo.com>
Sent: Thursday, November 2, 2023 11:21 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: 5 story senior living proposed on Warner and Bolsa Vhica

Please do not allow this to go in. There are no more 5 story buildings around HB. Please consider a lower building if necessary. It will stand out like a sore thumb!! Merrill Gardens is just down the way as well. We do not want or need high rises in HB. Many people turn north on Bolsa Chica to get to the 405 and that could become a more congested corner than it already is.
Thank you for your consideration!

Patricia Frangente
Fredrick Frangente
16522 Trudy Lane
Huntington Beach
714-904-0003

Sent from my iPhone
Patricia Frangente

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Living
Date: Friday, November 3, 2023 9:29:51 AM

From: vincemasslon@socal.rr.com <vincemasslon@socal.rr.com>
Sent: Thursday, November 2, 2023 2:04 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica Senior Living

Dear City Council,

I am writing to urge you to support the proposed new senior living community in Huntington Beach at 4952 Warner Avenue. As a senior citizen and longtime resident of Huntington Beach, I am deeply concerned about the lack of options for seniors who are looking for a healthy and enjoyable lifestyle.

Many seniors in Huntington Beach are still active and engaged members of our community. They want to continue living in a place that offers them opportunities to socialize, learn, and grow. However, there are few options available to them that offer the right mix of amenities and activities to meet their needs.

The proposed senior living community would provide elderly seniors with a vibrant and engaging lifestyle. The community would offer a variety of amenities, such as a fitness center, library, and arts and crafts studio. It would also offer a variety of activities, such as social events, educational programs, and fitness classes.

In addition to the benefits for seniors, the proposed senior living community would also be a valuable asset to the Huntington Beach economy. The construction and operation of the community would create jobs and generate revenue for our city.

I urge you to support the proposed senior living community in Huntington Beach. It is the right thing to do for our seniors and our community.

Regards,

Vince Masslon

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Senior Housing
Date: Friday, November 3, 2023 9:30:04 AM

From: Marta Masslon <martamasslon@socal.rr.com>
Sent: Thursday, November 2, 2023 4:17 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Senior Housing

Dear City Council Members,

I am writing to advocate for your support of the proposed new senior living community in Huntington Beach. As a senior citizen of our city, I am deeply interested in living in this community when it opens.

There are many reasons why I believe this community is needed. First, Huntington Beach's population is aging rapidly. In the next decade, the number of seniors in our community is expected to increase by 50%. This means that there will be a growing demand for senior housing and services.

Second, our city currently has a shortage of senior housing. Many seniors are forced to remain in their homes, even if they are no longer safe or accessible, and deal with loneliness and lacking the ability to easily socialize with friends and family.

Third, the proposed senior living community will offer a wide range of services and amenities that will help seniors live their best lives. These services will include transportation, dining, social activities, and healthcare. The community will also have a variety of safety features that appeal to us.

I believe that the proposed senior living community is a valuable investment in our city. It will provide much-needed affordable housing and services for seniors, and it will help to create jobs and boost the local economy.

I urge you to support the proposed senior living community. It is a wise investment in our city's future.

Sincerely,

Marta Masslon

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bad idea
Date: Friday, November 3, 2023 9:30:31 AM

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

From: Diana A. Zook <dianazook@gmail.com>
Sent: Friday, November 3, 2023 12:06 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bad idea

Please listen to the people who live nearby because we know that putting a large (5 stories ?) senior living structure on Warner/Bolsa Chica would be a really bad idea . There's too much traffic, speeding , accidents, congestion there already and quite noisy , and not a good walking area .

Put some affordable house in a less congested area , wherever that may or may not be .

That area was already ruined by the Brightwater McMansions that are seemingly half empty investments and do nothing for the community .

Diana Zook

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Warner & Bolsa Chica
Date: Friday, November 3, 2023 9:31:33 AM

From: Cathy Lyn <nomiddlename@live.com>
Sent: Friday, November 3, 2023 8:25 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Warner & Bolsa Chica

Regarding the 5 story senior living proposed there, I feel this does not fit well into the surrounding community for several reasons.

1. Five stories is way too high to be located near residential homes and among all other commercial properties that are only 2 stories
2. The traffic there is already terrible to make a left turn going east, for example get the freeway r to businesses on Bolsa Chica or off Edinger
3. Thing such as this really change the feeling of our city.

I seriously doubt comments from residents in opposition will have any impact on the decision of the council, but I am ever hopeful.

Thank you.

Cathy Lyn

Please excuse brevity or typos as I may be replying using a mobile device.

Over ten million animals are abused, neglected or abandoned yearly. You can help each day with a free click!

Visit The Animal Rescue Site at <http://www.theanimalrescuesite.com> daily and click the purple "Feed an Animal in Need" button. That simple action gives food to an abandoned or abused animal.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica and Warner Senior Facility - feedback
Date: Friday, November 3, 2023 9:31:59 AM

From: John Harris <johnharris@gmail.com>
Sent: Friday, November 3, 2023 9:22 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica and Warner Senior Facility - feedback

I am stunned anyone would consider a senior living center on the corner of Warner and Bolsa Chica much less one that is 5 stories in height!

Why on earth would anyone want to put such a facility right in the center of a busy intersection as well as in a busy commercial area? It is hair-brain ideas like this that are changing the feel of Huntington Beach. We are already beginning to look like a typical inland city, rather than the beach-city that we are. So much for the charming city HB used to be.

Our family has one foot out the door as it is.

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#)
Cc: [Beckman, Hayden](#); jbonwit@earthlink.net
Subject: Fwd: EIR Objections to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040
Date: Friday, November 3, 2023 10:00:48 AM

Supplemental Communication

Sent from my iPad

Begin forwarded message:

From: Jonathan Bonwit <jbonwit@earthlink.net>
Date: November 3, 2023 at 9:43:44 AM PDT
To: "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>
Subject: EIR Objections to proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040
Reply-To: jbonwit@earthlink.net

Please also include this Letter in the Info Package for the upcoming HB City Council Meeting on November 7, 2023

November 3, 2023

In follow up to my previous letter of objection that I emailed to HB City Council members on October 30, 2023, I hereby also submit the following violations of the **Environmental Impact Report (EIR)** that apply to the proposed **Bolsa Chica Senior Living Community Project SCH No. 2022110040** which supports my request for the City Council to deny and decline approval for this project.

EIR Fails to Provide and Analyze an Accurate and Complete Project Description

1. Construction operations including staging have not been addressed as required under CEQA. The EIR fails to provide information about the anticipated construction equipment fleet, whether a crusher or crane will be located on the property, where construction equipment will be staged, where construction vehicles will be parked, where construction workers will park, the proposed routes for hauling demolition debris and delivery of materials, and how construction activities will be kept from physically encroaching onto adjacent properties. Draft EIR Section 3.0 and Subsection 3.5 lack this information, yielding an incomplete and unstable Project Description and depriving the public from a meaningful opportunity to comment on the environmental effects that would occur over the

project's 3-year construction schedule. The Draft EIR must be revised and recirculated to include this information, address the whole of the project, and substantively evaluate the potential construction-related effects associated with construction staging and hauling.

2. The EIR fails to disclose what other projects may be under construction at the same time as the proposed project. As such, the EIR fails to meaningfully consider cumulative construction-related effects. The Draft EIR must be revised and recirculated to include this information to allow a meaningful evaluation of construction-related cumulative effects.
3. Construction phasing has not been addressed as required under CEQA. The EIR fails to include a detailed construction phasing plan including identifying the duration of street, lane, and sidewalk closures. Street, lane, and sidewalk closures can be disruptive and temporarily increase traffic congestion, leading to increased vehicle idling and short-term but significant mobile source air pollutant emissions and noise levels that exceed significance thresholds. Draft EIR Section 3.0 and Subsection 3.5 lack this information, yielding an incomplete and unstable Project Description and depriving the public from a meaningful opportunity to comment on the environmental effects that would occur over the project's 3-year construction schedule. The Draft EIR must be revised and recirculated to include this information, address the whole of the project, and substantively evaluate the potential construction-related effects associated with construction phasing including temporary street, lane, and sidewalk closures.
4. The EIR fails to provide a description of the services that would be provided at the facility. The EIR simply describes the project as a senior care facility with memory care, assisted living, and independent living components, with few references to services provided. The specific proposed services are relevant to the project's environmental review and permitting requirements. For example, if the facility will involve the storage, use, and disposal of hazardous chemicals and biological or medical wastes, this must be disclosed and analyzed in a revised and recirculated Draft EIR. The Initial Study did not contain sufficient information about the project or evidence to scope out the topic of Hazards and Hazardous Materials, for example. The Project Description must include the full range of services and activities contemplated by the project for the EIR to adequately review the potentially significant impacts of the project.

EIR Fails to Support its Findings with Substantial Evidence

EIR Fails to Use an Accurate Environmental Baseline and Trip Generation Calculations

Final EIR Fails to Adequately Respond to Public Comment in Violation of CEQA

5. It is egregious that a Traffic Impact Study, Transportation Safety Study, and Vehicle Miles Traveled (VMT) Analysis were not prepared for this project, particularly considering the number of comments and concerns raised about transportation safety in public comment submitted to the Draft EIR. The City has completely ignored compelling and substantive evidence submitted in comments to the Draft EIR demonstrating why a Traffic Study and VMT analysis should have been prepared. The Draft EIR must be revised and recirculated to include a Traffic Study and VMT analysis to allow a meaningful evaluation of transportation impacts and other potential impacts to the environment resulting from vehicles traveling to and from the project site.
 - a. The topic of Transportation is dismissed in Draft EIR Subsection 2.4.15, referring readers to the Initial Study, which was buried in an Appendix to the Draft EIR. Substantive information such as a project's traffic trip generation volume, is critical piece of information and is essential to the public's understanding of a project, and cannot be hidden in an Appendix. The project's trip generation must be brought forward in the EIR's Project Description and the Draft EIR must be recirculated to include this information.
 - b. The Initial Study and EIR do not provide any substantive evidence demonstrating that the Project Trip Generation Summary (Initial Study Table B) is accurate and reliable. This one table presented in the Initial Study (Table B) is not a sound basis for dismissing serious public comments and concerns regarding the potential environmental effects associated with vehicle trip generation. Initial Study Table B is unsupported by evidence and is the sole source of conclusions reached on the topics of transportation safety, mobile source air pollutants, and vehicular noise, claiming that no impacts will occur because the project is thought to generate a lesser amount of daily traffic than the existing condition. This is unfounded and lacking evidentiary support.
 - c. The data presented in Initial Study Table B, Existing Trip Generation, is not based on the existing condition, which is violation of CEQA. There is no existing driveway count information presented for the existing uses as evidence that the project site's existing uses actually generate 947 trips per day. Instead, the Initial Study relies on ITE trip generation rates for theoretical daily and peak hour trip assumptions. Given that the site is occupied by retail and office uses, there was ample opportunity for the City to collect actual trip generation data by driveway counts to use as the environmental baseline. There was a complete failure to report the actual baseline

given the ability to collect driveway counts at the site. Instead, and to artificially inflate the existing trip generation reported in Table B, ITE rates were used. Substantial evidence must be provided that the ITE trip generation rates used in Table B are reflective of the existing condition baseline. Existing driveway count data must be collected and used as the baseline, and the Draft EIR must be revised and recirculated to use an accurate baseline. There is lack of substantive evidence to omit a more detailed analysis of the actual trip generation baseline. Thus, the City applied an incorrect standard in defining the baseline for purposes of impact analyses throughout the EIR. The EIR's analysis of Transportation and vehicular-related Air Quality, Greenhouse Gas Emissions, and Noise is thereby faulty, unsupported, and unreliable.

- d. The data presented in Initial Study Table B, Project Trip Generation, uses ITE Codes for Congregate Care and Assisting Living, and the rates are very low compared to ITE rates for multi-family residential. There is no substantive evidence or assurance that the project will operate completely as a traditional congregate care and assisting living facility. In fact, the Project Description states that 123 of the 213 units (more than 50% of the project) will be for independent living and some of the units will be as large as 2,580 square feet. A residential unit of 2,580 s.f. is larger than many single family homes in Huntington Beach and greater Orange County. It is implausible that the independent living units, where residents can come and go at their discretion, will have the same trip generation characteristics as a congregate care or assisting living unit. The project's trip generation rates must be revised to, at minimum, calculate the independent living units as traditional low-rise multi-family housing that carries a daily ITE trip generation rate of 6.74 trips per unit based on the 11th Edition of the ITE Trip Generation Manual.
- e. The data presented in Initial Study Table B does not take into account that the site's existing commercial uses likely attract pass-by trips, whereas the proposed project would generate new trips. Therefore, the subtraction of existing pass-by trips (from commercial and office use) from future new trips (from senior housing residential use) cannot be used as support for screening out a VMT analysis. The trip types are for different land uses and therefore are not comparable for purposes of VMT screening. Only the new trips from the project should be considered for purposes of VMT. At 537 trips per day (assuming the congregate care and assisting living ITE rates show in Table B), there is ample evidence to suggest that a VMT analysis must be conducted and reported in revised and recirculated Draft EIR.
- f. The data presented in Initial Study Table B does not take into account the number of employee, vendor, and package delivery trips that will

be attracted to the proposed project site on a daily basis. As one example, the response to Comment S-1-6 is inadequate and non-responsive to the comment. The response makes a circular argument based on (the faulty) Initial Study Table B that delivery trips would not cause or contribute to increased daily trips or an otherwise significant transportation impact. If each of the 213 units received just one delivery per day (parcel, food, medical supply, etc.), the number of daily trips would spike compared to what is reported in Initial Study Table B. It is reasonably foreseeable that the project's residents will be able to order and receive packages and deliveries, and these trips must be accounted for in a revised and recirculated Draft EIR.

- g. A Draft EIR must be prepared and recirculated containing analyses based on a corrected Trip Generation Table. There is ample evidence to support that Initial Study Table B is grossly inaccurate.

- 6. The Initial Study admits that the project could have short-term and significant transportation impacts, without the conduct of any analysis. CEQA requires that temporary impacts be studied in the same manner as permanent impacts. The City has completely ignored this potential short term impact and has made no evidence-based conclusions regarding the significance of short-term vehicle-trip based impacts as required under CEQA. As stated in the Initial Study:

Although construction of the proposed project would generate more peak-hour trips than the existing office use and the proposed senior living community, the increased traffic conditions would be temporary and would cease upon the completion of project construction. The temporary increase in construction trips is not anticipated to result in permanent adverse operations to the adjacent roadways.

- 7. The EIR fails to include substantive analysis of potential transportation safety hazards. The Draft EIR must be revised and recirculated to include exhibits showing the turning movements of all vehicle types in and out of the project's proposed driveways, including passenger vehicles, delivery vans, trash trucks, moving trucks, ambulances, fire trucks, service vehicles, vendor vehicles, and misc. emergency/medical vehicles. There was a complete failure to adequately respond to public comments and concerns regarding potential transportation safety hazards that could result from vehicles entering and existing the project driveways. It must be shown at minimum that turning movements do not cross lane markers, that opposing vehicle turn movements for all vehicle types do not have turn movement conflicts, that there will be no vehicle queuing from the project's driveways onto the public streets, that there is adequate site distance, that there will be no unsafe pedestrian or bicycle conflicts at the site's frontages or at crosswalks, and that there is ample space for operation of emergency

medial and fire vehicles, which may frequent the site given its use for congregate care housing. At present, there is no substantial evidence in the EIR to demonstrate that the project will not result in a significant transportation safety hazard. There were a substantial number of public comments made to the Draft EIR, including reports of vehicle accidents and deaths, to show by personal observation of community residents that the project's location is dangerous from a transportation safety perspective.

EIR Fails to Disclose Conflicts with Plans and Policies Adopted for Purposes of Reducing Environmental Effects

8. The project fails to comply with the City's governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. For meaningful public input and full disclosure, the Draft EIR must be revised and recirculated including a table comparing standard City "Commercial General" zoning standards for setbacks, height, bulk, and scale, with those that will be more lenient *visa vi* the Specific Plan.

EIR Fails to Disclose Significant Adverse Impacts in Violation of CEQA

9. Contrary to the Initial Study's findings that habitat impacts to wildlife stemming from the Project would be considered less than significant under CEQA due to the disturbed nature of the site, there is adequate evidence to suggest that the project would result in significant impacts to biological resources requiring mitigation. The project site is located at the Pacific Flyway, a major migratory bird corridor. The project also is located in close proximity to the Pacific Ocean and the Bolsa Chica Wetlands, which are major attractors of avian species. There are no other buildings of the proposed building's height in the vicinity of the project site, so the project's building would be the tallest building in the area. The project's windows and particularly windows in the higher stories of the building would result in a significant number of bird collision deaths per year. Thus, the topic of Biological Resources should not have been scoped out of the EIR through the Initial Study. Mitigation is necessary and the following measures should be required: 1) adherence to available Bird-Safe Guidelines, recommending minimum use of glass and using glass with inherent properties to reduce collisions; 2) monitoring post-construction fatalities; 3) funding wildlife rehabilitation facilities to cover the costs of injured animals that will be delivered to these facilities for care from collisions with the building and its windows; 4) reducing the height of the proposed building. Refer to Draft EIR Comment No. I-3-1 and the inadequate response supplied in the Final EIR based on studies conducted in a different geographic region. The Draft EIR must be revised and recirculated to include a site-specific study of bird overflights and the potential for significant impacts.

10. Final EIR Response to Comment I-16-1 and to Comment I-25-1, as well as other similar responses, state “*views of the Bolsa Chica Ecological Reserve from units on the fifth floor with windows facing to the southwest – creating a scenic vista rather than diminishing one.*” Clearly, the Final EIR has established that private views from the private rooms of project residents are scenic vistas. Thus, the Draft EIR must be revised and recirculated to consider the private views of existing residents and the impact that the project will have on those views. The EIR cannot treat the project one way and existing resident views the opposite way. The City has established in the record that private views are scenic views subject to consideration in the EIR.
11. Comment 29 to the Draft EIR contained evidence based on personal observations that the numerical significance threshold of 80 dBA Leq used in the Draft EIR as the basis for significant construction-related noise impacts is inadequate. The Draft EIR must be revised and recirculated to use a more reasonable significance threshold considering the local context of the community and not a threshold published by the Federal Transportation Authority which is out of context for Huntington Beach and the local context of the project site. The EIR provides no credible basis for use of a 80 dBA Leq significance threshold. The City’s General Plan EIR Noise Element Table N-2, Land Use-Noise Compatibility Standards, sets forth acceptable noise levels based on land use type, which is a credible source to be used as the significance threshold for construction noise. The project’s construction phase will last years, and as such it is appropriate to evaluate years of construction noise against the land use compatibility standards given in the City’s General Plan. The revised and recirculated Draft EIR should consider construction-related noise levels falling above the “Exterior Normally Unacceptable” levels given in General Plan Table N-2 as being significant under CEQA.
12. Final EIR Master Response 2.1.1, Aesthetics, states that there are homes across the street from the project site that were built in the 1920’s and 30’s. According to Draft EIR pp. 4.3-6 and 4.3-7, buildings that are more than 50 years of age require consideration for historical significance. As the Master Response admits that the project will be out of character with the historic-age homes, the Draft EIR must be revised and recirculated to consider the potentially significant indirect impacts of the project on nearby historic-age structures in terms of loss of historical context and other potential indirect effects. Also, the revised and recirculated Draft EIR must evaluate the potential growth-inducing effects of the project that may trigger the redevelopment of these properties, including the reasonably foreseeable loss of historic-age structures.

Final EIR Fails to Adequately Respond to Public Comment in Violation of CEQA

13. Final EIR Master Response 2.1.1, Aesthetics, attempts to compare the proposed project to other projects in different viewsheds as justification that project is visually compatible with the surrounding area. The Master Response is grossly inappropriate in its reliance on other areas of the city outside of the proposed project's viewshed to justify the obvious significant and unmitigable impact that would be caused by degradation of the existing visual character and quality of public views of the site and its surroundings. The Master Responses primarily focuses on architectural style, skirting the primary public concern of the project's proposed mass, bulk, and height. The Draft EIR must be revised and recirculated including an analysis of the geographic area that actually falls within the project's viewshed.
14. Final EIR Master Response 2.1.1, Aesthetics, uses other projects in different parts of the City as justification that the height, bulk, and scale of the proposed project is acceptable and does not constitute a significant direct, indirect, or cumulatively considerable aesthetic impact or land use impact under CEQA. Essentially, the City has admitted in this Master Responses that the physical character of approved development projects (their height, bulk, scale, and architectural style) in any part of Huntington Beach can be used as justification for the development of other similar projects in similar contexts (in this case, along commercial road corridors) anywhere in the City. This is a clear admission of growth inducement. The Draft EIR must be revised and recirculated to include a robust and meaningful analysis of every commercial corridor in the City of Huntington Beach and identify every other parcel in the City that the proposed project, along with the other projects mentioned in the Master Response (such as Merrill Gardens, Beach and Ocean Project, Piazza Almeria, Jamboree Housing Project, etc.) could induce to develop or redevelop at a similar intensity. The Draft EIR has failed to analyze reasonably foreseeable growth-inducing impacts of the project. The height, bulk, and scale of proposed project was induced by (and is being justified by) past, comparable development projects and thereby there is ample evidence to suggest that the project is the continuation of, and also will set in motion, a chain of events that will result in foreseeable physical changes in the environment along commercial corridors throughout the City of Huntington Beach. Every commercial corridor must be meaningfully analyzed in a revised and recirculated Draft EIR.
15. Final EIR Master Response 2.1.1, Aesthetics, claims without any evidence-based support, that reducing the proposed height of the project and the associated density reduction of 76 units would make the project infeasible. The City must disclose financial or other information from the applicant showing the infeasibility of a Lower Building Height Alternative in a revised and recirculated Draft EIR.
16. Final EIR Master Response 2.1.2, Transportation/Traffic, provides information about the amount of traffic that could be generated by maximum buildout of the site under its existing CG zoning designation (7,497 daily trips). This information is irrelevant and presents a plan-to-

plan comparison that is not permitted by CEQA. CEQA requires an evaluation of a project's impact on the existing environment and not a comparison to a theoretical build out condition. *Communities for a Better Env't v South Coast Air Quality Mgmt. Dist.* (2010) 48 C4th 310, 320 Held that the environmental baseline for assessing a new project's environmental impacts must be based on existing physical conditions, not theoretical conditions allowed by an existing permit. This comparative information must be stricken from the Final EIR to avoid confusing the public.

17. Final EIR Master Response 2.1.2, Transportation/Traffic, relies on a faulty trip generation table included as Initial Study Table B . Refer to the comments presented above regarding Table B.

EIR Fails to Report Potential Significant and Unmitigable Impacts and Consider Alternatives

18. Upon revision and recirculation of the Draft EIR as will be required to respond to the comments herein, it is likely that impacts will be determined to be significant and unavoidable. The following Alternatives are requested to be analyzed: 1) a robust evaluation of Alternative Sites; 2) a Reduced Building Height Alternative; 3) a Zoning Compliance Alternative that does not rely on a Specific Plan to achieve a denser project that the underlying zoning designation allows.
19. The proposed project claims without any evidence-based support, that reducing the proposed height of the project and the associated density reduction of 76 units would make the project infeasible. The City must disclose financial or other information from the applicant showing the infeasibility of a Lower Building Height Alternative in a revised and recirculated Draft EIR.

Regards,

Jonathan Bonwit

4622 Oceanridge Drive

Huntington Beach, CA 92649

714-412-2222

JBonwit@earthlink.net

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

From: <jbonwit@earthlink.net>

Sent: Nov 1, 2023 10:32 AM

To: <Robin.Estanislau@surfcity-hb.org>

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

**Please include this Letter and Attachment in the Info Package for the
upcoming HB City Council Meeting on November 7, 2023**

October 30, 2023

Dear Ms. Estanislau,

My name is Jonathan Bonwit and I own and live at 4622 Oceanridge Drive,
Huntington Beach, CA 92649 in the Brightwater Community.

As you may be aware, on June 15, 2023 I emailed my strong objections to
the HB City Planning Commission regarding the proposed **Bolsa Chica
Senior Living Community Project (See attached), SCH No. 2022110040
located at 4952 and 4972 Warner Avenue, Huntington Beach, CA.** (see
my attached objection letter to the Planning Commission dated 6/15/2023)

This proposed immense 5-story high complex to be built on nearly a zero-lot
line with only a meager 10 feet setback clearly does not fit into the
surrounding neighborhood of two-story high homes and commercial
structures.

This proposed behemoth will tower over all neighboring buildings, flood our
streets with overflow parking that will inhibit public access to the Bolsa
Chica Ecological Reserve hiking trail system, and create significant traffic
congestion at the primary entrance and egress point to our Brightwater
community.

The Developer for this proposed **Bolsa Chica Senior Living Community** wants his own specific plan exception to build an enormous **69 units-per-acre complex**. This building actually will be **72 feet tall** measured from the sidewalk at the corner to the top of the roof parapet.

The misleading documents wrongfully state it will be 65 feet tall, but it does not include the roof parapet and is measured from the highest street elevation, rather than from the lower elevation at the intersection of Warner Avenue and Bolsa Chica Street where it will be prominently seen.

This massive structure will be 5.4 times (5x) larger than the surrounding existing homes and buildings!

The developer is requesting approval to build a **giant floor area ratio of 2.42 times the site area which is 69 units-per-acre!** In comparison, the Bella Terra specific plan area A and B proposed a floor area ratio of 1.75.

Most other specific plans in the city range from 4 to 25 dwelling units per acre. The Windward specific plan located nearby at the Southeast corner of Los Patos Avenue and Bolsa Chica Street used the specific plan concept and created 36 dwelling units on 2.5 acres which is the densest specific plan approved in our area at 14.4 units per acre up until this proposal.

This complex is one of most dense projects ever proposed in the city of Huntington Beach. Consequently, I respectfully petition our City Council to not alter the bulk restriction and create a special exception for this project and plea the bulk restriction should remain at 1.5 of the site area. And the maximum height should remain at 50 feet which is a very generous maximum height allowed in our quiet residential neighborhood in Surf City.

If this insane project is approved, it is my firm belief that our quiet neighborhood will soon be covered with massive apartment buildings on every retail site. We watched this nightmare play out at Bella Terra and downtown Huntington Beach. If approved, it will establish precedence to inundate this area with other similar projects such as sadly occurred around Bella Terra.

I pay over \$28,000 per year in property taxes and do not want this project to destroy my property value nor destroy the ambiance and aesthetics of the Bolsa Chica Ecological Reserve and our beautiful beach community. If I had wanted to live near giant high rises, then I would have purchased a home in Santa Monica or downtown Long Beach.

The developer's environmental impact report wrongfully states that

multiplying this proposed building area by 5.4 times (5x) the size of the existing surrounding homes and buildings has no impact on the surrounding environment. That is a complete fabrication of the truth. Of course it will negatively impact this neighborhood, how could it not? We're talking about building a mammoth structure over 5x the size of the surrounding homes and structures!

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 (aka, block busting) is not allowed per California Civil Code.

It was the California Environmental Quality Act that stopped the Brightwater developer from building his originally proposed 6,000 homes and a marina here in Brightwater that was later reduced down to only 355 single-family homes that we have today.

The environmental impact report for this project is seriously flawed and misleading.

At 69 dwelling units-per-acre density this project is way too dense for this neighborhood. There are no projects in our area that even come close to this level of density and mass. Most buildings in our area are only 2 stories high with only a few exceptions being 3 stories high max. And all are setback way from the street significantly further than this proposed 10 feet setback.

The city has developed and enforced zoning standards which do not allow for a 65-foot-high building structure in this neighborhood. Period. Please honor and abide by this well-established zoning standard.

This proposed structure is clearly not compatible in proportion, scale, or character to the adjoining uses.

The existing zoning has been adopted and followed in good faith by we taxpaying residents for decades and has been relied upon by residents to protect the integrity of our community. Allowing the general plan amendment and the zoning map amendment to change the zoning from CG to specific plan to accommodate this one single developer will cause long-term environmental impacts to our community and have a negative impact on our property values and our families' enjoyment of Surf City. Our quiet

family neighborhood is not, and does not want to be another Bella Terra.

Please reject and do not adopt the General plan amendment, zoning map amendment, or the conditional use permit for the Bolsa Chica senior living community. Decline approval for this project.

Thank you for your service and for protecting our families and our community.

Regards,

Jonathan Bonwit

4622 Oceanridge Drive

Huntington Beach, CA 92649

714-412-2222

JBonwit@earthlink.net

Employee Recognition

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Support the proposed senior residence facility on Bolsa Chica x Warner
Date: Friday, November 3, 2023 10:43:37 AM

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

From: Kaci Christian <kacichristian@yahoo.com>
Sent: Friday, November 3, 2023 9:33 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Support the proposed senior residence facility on Bolsa Chica x Warner

Hello,

I'm strongly in favor of the proposed 300-unit senior living facility on Bolsa Chica x Warner.

We have so little affordable housing for seniors in our community, and most are relegated to undesirable or inconvenient areas. Why shouldn't seniors be allowed to live in Huntington Beach within walking distance of the ocean and close to amenities.

For those opposed who clamor that a 5-story building will not fit in with the environment, they'll get used to the change in the view.

For those who complain that it will affect traffic and parking, most seniors prefer to walk or use scooters to access shopping and services, and won't be attracting significant extra vehicular traffic.

All those opposed have some vested interest in preventing Huntington Beach seniors from having affordable housing.

Please vote YES on this project.

Thank you,
Kaci Christian
Homeowner in HB

From: [Preeti Ghuman](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Opposition to Senior Living Facility at Warner and Bolsa Chica
Date: Friday, November 3, 2023 11:26:24 AM

From: Preeti Ghuman
Sent: Friday, November 3, 2023 11:22 AM
To: Robin.Estanislau@Surfcity-hb.org
Subject: Opposition to Senior Living Facility at Warner and Bolsa Chica

Good Morning,

I oppose the proposed development at Warner and Bolsa Chica of a large Senior Living Facility. The design is not compatible with the existing structures in the neighborhood and current land use. Current multifamily buildings are permitted to be at most 3 stories tall. The proposed design will change the character of the neighborhood by allowing a high-rise structure to dominate the landscape in a low-rise residential area. In addition, the traffic impacts and mitigation for such a large compound were not fully addressed.

Was a land use variance issued for this property to allow for a commercial multifamily living facility? Currently, the property is zoned for light commercial and has very few cars. This facility will cause traffic impacts from both the residents and the significant staff required. A 2-3 story multifamily residential development would have less traffic since there would not be 300 staff members per day. I recommend the zoning continue to be strip mall as it is currently, single family homes, or a 2-3 story multifamily residential development. These land uses are consistent with the current area.

I encourage the Planning Commission and City Council to vote no on this proposal.

Thank you,
Preeti Ghuman
4571 Warner Ave. #305
Huntington Beach, CA 92649

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#)
Subject: Fwd: Opposition to Senior Living Facility at Warner and Bolsa Chica
Date: Friday, November 3, 2023 11:51:47 AM

Sent from my iPad

Begin forwarded message:

From: Preeti Ghuman <preetighuman@hotmail.com>
Date: November 3, 2023 at 11:22:34 AM PDT
To: "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>
Subject: Opposition to Senior Living Facility at Warner and Bolsa Chica

Good Morning,

I oppose the proposed development at Warner and Bolsa Chica of a large Senior Living Facility. The design is not compatible with the existing structures in the neighborhood and current land use. Current multifamily buildings are permitted to be at most 3 stories tall. The proposed design will change the character of the neighborhood by allowing a high-rise structure to dominate the landscape in a low-rise residential area. In addition, the traffic impacts and mitigation for such a large compound were not fully addressed.

Was a land use variance issued for this property to allow for a commercial multifamily living facility? Currently, the property is zoned for light commercial and has very few cars. This facility will cause traffic impacts from both the residents and the significant staff required. A 2-3 story multifamily residential development would have less traffic since there would not be 300 staff members per day. I recommend the zoning continue to be strip mall as it is currently, single family homes, or a 2-3 story multifamily residential development. These land uses are consistent with the current area.

I encourage the Planning Commission and City Council to vote no on this proposal.

Thank you,
Preeti Ghuman
4571 Warner Ave. #305
Huntington Beach, CA 92649

Employee Recognition



From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: 4972 Warner Ave Property/Development
Date: Friday, November 3, 2023 1:33:05 PM
Attachments: [image001.png](#)

From: Jim Filipan <fkoallc@gmail.com>

Sent: Friday, November 3, 2023 12:57 PM

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>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Villasenor, Jennifer <JVillasenor@surfcity-hb.org>

Subject: 4972 Warner Ave Property/Development

City Council Members of Huntington Beach,

As a long-time business owner and resident in Huntington Beach, I am writing to express my strong support for the proposed senior living community at 4972 Warner Avenue. This project is a public improvement and a significant benefit to the community. It will rejuvenate the surrounding neighborhood and enhance safety.

I have been a lifelong resident of Huntington Beach, having lived in various areas, including Brightwater and the harbor. I have been the property owner at the corner location for over 30 years, giving me a deep understanding of the area. I believe that this business opportunity is a positive development for our community. My motivation for supporting this project is not solely financial, as I had intended to pass this property down to my children. Importantly, I have not increased rents for my tenants in over nine years. This decision stems from the loyalty and long-term commitment of my tenants, who simply couldn't afford higher rents.

During the recent planning meeting, there were concerns raised about traffic. However, it's important to note that Little Caesar's, a neighboring business, already generates over 100 vehicle movements daily. The numbers being discussed during the meeting do not reflect the real situation, so I urge you to focus on the facts, not speculative figures.

In our area, we have faced a growing homelessness issue, with individuals using the building for shelter and establishing it as their home base. This has created challenges for my current tenants, impacting their daily operations, particularly during the early morning and evening hours. Given these challenges, it's clear that my site is in need of redevelopment. The building has been a fixture in the neighborhood for more than 40 years, and change is necessary for its improvement.

I strongly urge you to consider the positive impacts of the senior living community on our

neighborhood and approve the project. This development will offer essential housing for seniors, create job opportunities, and contribute to the city's tax revenue.

Sincerely,

Jim Filipan
Fkoa Warner LLC

photo



Jim Filipan

CEO, FKOA Presents LLC.
Stevens Steak and Seafood House
Snoop Dogg/ Partner
Little Caesars Franchise
714-655-5384 | fkoallc@gmail.com
www.fkoapresents.com



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Protest
Date: Friday, November 3, 2023 1:33:20 PM

From: minhchau nguyen <ttmnadc@att.net>
Sent: Friday, November 3, 2023 1:18 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Protest

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

Thank you,

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

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: 5 story assistant living
Date: Friday, November 3, 2023 1:33:39 PM

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

From: Mark Tonkovich <marktonko@gmail.com>
Sent: Friday, November 3, 2023 1:15 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Re: 5 story assistant living

I understand that the planning commission has voted to allow this 5 story monstrosity. Look at the area, it does not fit, you are looking at single family homes or some two story apartments. This will affect the surrounding property values and have a negative impact with traffic. There are some three story apartments but they are blocks away, nothing around there is 5 stories. As Huntington Beach residents and home owners, my wife and I are opposed to allow building such a large HD building.

Regards,

Mark and Valerie Tonkovich

> On Jun 4, 2023, at 2:36 PM, MARK TONKOVICH <marktonko@gmail.com> wrote:

>

> I just heard about the 5 story Assistant Living facility to be built on Warner and Bolsa Chica. Why 5 stories? That does not fit in with the immediate neighborhood and what will be the impact on traffic. HD building is out of control in HB.

>

> Regards,

>

> Mark Tonkovich

>

> Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Support for Senior Housing
Date: Friday, November 3, 2023 2:44:50 PM

From: Allan Ocampo <allanocampo07@gmail.com>
Sent: Friday, November 3, 2023 1:45 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: Support for Senior Housing



Sincerely,

Allan Ocampo

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Letters of support for Hines Senior Living Proposal
Date: Friday, November 3, 2023 4:31:45 PM
Attachments: [Letters for BC Senior Living.pdf](#)

From: marlo nabermole.com <marlo@nabermole.com>
Sent: Friday, November 3, 2023 1:50 PM
To: Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>
Cc: Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: Letters of support for Hines Senior Living Proposal

Dear Mayor Strickland and Councilmembers,

Please find attached letters of support gathered in favor of the Bolsa Chica Senior Living Community proposal before you on November 7.

Let me know if you have any questions.

Thank you.

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

October 2023

Dear City Council Members,

I am a local senior and I am writing to express my support for the Bolsa Chica Senior Living proposal. As a senior, I know how important it is to be able to stay in the community I love. I have lived in Huntington Beach for most of my life, and I want to be able to continue to live here as I age.

The Bolsa Chica Senior Living community will provide much-needed housing options for seniors in our area. It will also allow seniors to remain close to their families, friends, and doctors.

I am particularly impressed with the design of the proposed community. It fits well with the Huntington Beach lifestyle and complements surrounding commercial uses.

I urge you to approve the Bolsa Chica Senior Living proposal. It is the right thing to do for our seniors and for our community.

Sincerely,

A handwritten signature in cursive script that reads "Constan Courtney". The signature is written in dark ink and is positioned below the "Sincerely," text.

Dear Mayor Strickland and City Council,

With a quarter of the city's population over the age of 60, we need more housing options in Huntington Beach for senior citizens. The location for the Bolsa Chica Senior Living Community is ideal. It is surrounded by a variety of uses with the majority commercial or apartments and townhomes. There is a grocery store, pharmacy and other daily needs close by, which means less drive time for seniors who don't like to go far for their services.

This is a need for HB. Please approve this project.

A handwritten signature in black ink, reading "Cheryl Waser". The signature is written in a cursive, flowing style. The first name "Cheryl" is written with a large, looped 'C' and a trailing 'y'. The last name "Waser" is written with a large, looped 'W' and a trailing 'er'.

Dear Mayor Strickland,

Please APPROVE the senior community planned for Bolsa Chica and Warner. President Ronald Reagan signed a proclamation in 1988 designating August 21 as Senior Citizens Day, proclaiming, "for all they have achieved throughout life and for all they continue to accomplish, we owe older citizens our thanks and a heartfelt salute. We can best demonstrate our gratitude and esteem by making sure that our communities are good places in which to mature and grow older, places in which older people can participate to the fullest and can find the encouragement, acceptance, assistance and services they need to continue to lead lives of independence and dignity."

We should provide homes for seniors where they can grow old in the communities in which they have been living, so they have the option available to be near their doctors, friends and family, and shops they know and have patronized for years.

We should take care of our senior population. Please approve this senior community.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Norden". The ink is dark and the handwriting is fluid.

Huntington Beach resident

Dear Mayor Strickland,

I am generally supportive of the city providing opportunities for differing home types for senior citizens. I have reviewed the proposal for Bolsa Chica Senior Living and am impressed with the architecture and quality of the proposed community.

I am also aware that some people are concerned about the potential traffic impact of a senior community. However, studies have shown that senior communities generate less traffic than commercial office space.

In my opinion, a senior community is the better use for this property. Office buildings like the one currently on site are falling into disrepair all over the county and are being replaced with better uses. It's time for a new use for this corner.

HB resident

A handwritten signature in cursive script, reading "Julie Geary". The signature is written in dark ink and includes a long, sweeping horizontal line that extends to the right, ending in a small upward hook.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Support for Bolsa Chica Senior Living Community Project
Date: Friday, November 3, 2023 4:32:01 PM
Attachments: [EK Senior Community Support Letter to Council.pdf](#)

From: Evangelo Karantonis <evangelo.karantonis@gmail.com>
Sent: Friday, November 3, 2023 3:15 PM
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>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Villasenor, Jennifer <JVillasenor@surfcity-hb.org>
Subject: Support for Bolsa Chica Senior Living Community Project

Dear City Council,
Please find my attached letter in support of the Bolsa Chica Senior Community Project.

Appreciate your time and consideration.

Thank you,

--

Evangelo Karantonis
Lic# 01905849
m 949-444-1716

November 3, 2023

Huntington Beach City Council

Re: Bolsa Chica Senior Living Community Project

Dear City Council Members,

I am writing to express my strong support for the proposed new senior living community in Huntington Beach. I have been associated with this property professionally as a leasing broker for the prior owner and personally having owned a home close by off Golden Gate Ln. The current office building was hard to maintain years ago and is even more expensive today. There is no demand for office space, construction costs are higher than ever and it is a generally undesirable location for office users and their employees. Having a brand-new thriving senior living community at this location provides the most benefit to the local community with the least amount of impact.

Having worked in Huntington Beach for years now I have seen firsthand the need for this type of development. Our community is aging rapidly, and I do not see enough senior housing options out there. It is a shame that many seniors are forced into apartments or staying in their oversized homes. This new senior living community is a great alternative. Not to mention, it would also free up existing home inventory without the need to build a single new unit.

In addition to meeting the needs of our seniors, the proposed senior living community would also provide several economic benefits to Huntington Beach. The project would create jobs during construction and operation, and it would generate significant tax revenue for the city. The community would also attract new residents to Huntington Beach, which would boost our local businesses and economy.

I urge you to approve the proposed senior living community. It is a much-needed development that would benefit both our seniors and our community.

Sincerely,

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

Evangelos Karantonis

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Five story high-rise building at Bolsa Chica in Warner
Date: Friday, November 3, 2023 4:32:09 PM

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

From: Shelly Wilson <seashell007@yahoo.com>
Sent: Friday, November 3, 2023 3:17 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Five story high-rise building at Bolsa Chica in Warner

Dear City Councilmember,

Thank you for your service. You were elected as the voters' best choice to represent the residents of our great city. Your loyalty should be to Huntington Beach, not Sacramento. Please honor the residents who make this area their home, preserving the beauty and function of the area by voting NO on this project on Nov 7th.

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

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

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

Sincerely, Shelly Wilson

Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Senior Living at Bolsa Chica
Date: Friday, November 3, 2023 4:34:10 PM

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

From: JASON RUHLAND <jnruhlund@aol.com>
Sent: Friday, November 3, 2023 3:31 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Senior Living at Bolsa Chica

We don't want it! Stop ruining our city with these huge out of place buildings. NO MORE! No 5 story building at Warner and Bolsa Chica.

I am urging you to vote No on this proposal.

Thank you

Jason Ruhland

Sent from my iPhone

November 6, 2023

VIA E-MAIL

Mayor and City Councilmembers of the City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
c/o Robin Estanislau, City Clerk
REstanislau@surfcity-hb.org
SupplementalComm@surfcity-hb.org
City.Council@surfcity-hb.org

Re: 11/7/23 City Council Agenda Item No. 26 - Bolsa Chica Senior Living
Community
Objection Letter

Dear Hon. Mayor and City Council Members:

This letter is submitted on behalf of appellant Brian Thienes and is a supplement to the prior letters submitted on behalf of Mr. Thienes. As discussed herein, the City should not approve the Bolsa Chica Senior Living Community Project at this time as submitted. The City should not amend its General Plan, amend its Zoning Map and Zoning Text, adopt a Specific Plan to alter the zoning requirements for this property for this project and the City should grant Mr. Thienes' appeal reversing the Planning Commission's approval of the Conditional Use Permit. To be clear, Mr. Thienes is not opposed to the development of a senior living facility; however, he does oppose and object to this giant building, close to the street, that over-intensifies the use and is completely out of character with the surrounding area.

1. This proposed project is a blatant and improper attempt to spot zone.

The proposed Bolsa Chica Senior Living Project requires the City to change its General Plan, its Zoning Map, its Zoning Text, adopt a Specific Plan and adopt a Conditional Use Permit in order to approve this massive building which grossly exceeds height, density and intensity under the current zoning. The requested approvals require the City to bend its standards which apply to other properties near (and far) within the City. This attempt to spot zone is improper and unfair.

Major land use treatises agree on what spot zoning is:

[Spot zoning is] the oldest recognized form of zoning corruption . .
. Historically, spot zoning concerns centered on municipal

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favoritism . . . Identified instances of spot zoning are always
presumptively invalid.

(Ryan, “Zoning, Taking, and Dealing: The Problems and Promise of Bargaining in Land Use
Planning” *Harvard Negotiation Law Review* (Spring 2002) vol. 7:337, p. 352.)

Typically, in such a case, the land in question has been “upzoned”
at the owner’s request to allow a higher density or more intensive
use or development.

(Rathkopf’s *The Law of Zoning and Planning* (Thomson-West 4th ed. 2011) vol. 3, Ch. 41,
§ 41.2, p. 41-4.) That is precisely what is being proposed by the City and applicant here. This
preferential form of spot zoning is its original form and is referred to as “classic” spot zoning:

An amendment intended only to benefit the owner of the rezoned
tract represents the **classic case of spot zoning**. This is most
evident when an amendment is tailored to encompass only the
owner’s parcel.

(Rathkopf’s *The Law of Zoning and Planning*, *supra*, § 4.10 [“Benefit to owner of parcel”], p.
41-39-40 [emphasis added].)

Throughout the United States, spot zoning is viewed as the antithesis of rationally
planned zoning:

- Spot zoning “**is the very antithesis of planned zoning.**” (*Griswold v. City of Homer* (Alaska, 1996) 925 P.2d 1015, 1020.)
- “Spot zoning is **preferential treatment which defeats a preestablished comprehensive plan. . . . It is piecemeal zoning, the antithesis of planned zoning.**” (*Pharr v. Tippett* (Texas, 2001) 616 S.W.2d 173, 177.)
- By definition, spot zoning is “the antithesis of planned zoning.” (*Palisades Properties, Inc. v. Brunetti* (New Jersey, 1965) 44 N.J. 117, 207.)

More than 80 years ago, the California Supreme Court disparaged spot zoning as “evil”:

A zoning ordinance places limitations upon the use of land within
certain areas in accordance with a general policy which has been
adopted. But because compliance with the ordinance may present

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unusual difficulties as to certain property, almost every zoning ordinance includes provisions under which an owner may apply to an administrative board for permission to put his land to a non-conforming use. **This procedure has been devised in order to minimize the acknowledged evils of ‘spot zoning’ by amendment of the zoning ordinance.**

(*Rubin v. Board of Directors of City of Pasadena* (1940) 16 Cal.2d 119, 124 [emphasis added].)

Fifty-seven years later, a Florida court analogized the “erosive effect” spot zoning has on planned zoning not to an evil, but to a disease—cancer: “The term “spot zoning” does not do it justice. Perhaps ‘melanoma zoning’ or, for short, ‘melazoning’ would be more appropriate.” (*Bird-Kendall Homeowners Association and Richard Still v. Metropolitan Dade County Board of County Comm’rs* (Fla. 1997) 695 So.2d 902.)

Our local Orange County Court of Appeal—Fourth District, Division Three—has held that the creation of an “island” of greater zoning density surrounded by lower density *is* spot zoning:

We hold **the creation of an island of property with less restrictive zoning in the middle of properties with more restrictive zoning is spot zoning.**

(*Foothill Communities Coalition v. County of Orange* (2014) 222 Cal.App.4th 1302, 1314 [emphasis added].)

Here, the various approvals requested are a blatant attempt to spot zone this specific 3.1-acre property to allow a more intense and dense use that is a massive five-story above-ground building with subterranean construction that is entirely out of character with the surrounding area and the existing zoning of that area. In *Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, the California Supreme Court explained how zoning is supposed to be all about fairness to the community as a whole:

A zoning scheme, after all, is similar in some respects to a contract; each party foregoes rights to use its land as it wishes in return for the assurance that the use of neighboring property will be similarly restricted, the rationale being that such mutual restriction can enhance total community welfare. [] **If the interest of these parties . . . is not sufficiently protected, the**

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**consequence will be subversion of the critical reciprocity upon
which zoning regulation rests.**

(*Id.* at p. 517-518.) In subverting zoning’s “critical reciprocity,” and benefit to one landowner to the detriment of others, spot zoning is governmental discrimination. (*Avenida San Juan Partnership v. City of San Clemente* (2011) 201 Cal.App.4th 1256, 1268 [“The essence of spot zoning is **irrational discrimination.**”].)

Even worse, if the City approves this attempt to spot zone, the City is well on its way to eradicating proper planning in the City. If the City approves this project and the panoply of exceptions and amendments to the City’s General Plan and zoning, the City will set a dangerous precedent providing later applicants in this area and elsewhere in the City with support to spot zone and intensify uses contrary to the City’s planning documents. The City should reject the requested approvals for this project, as presently constituted.

2. The City’s attempt to approve a General Plan Amendment for this proposed project, and then pretend that there is General Plan consistency for the other approvals is disingenuous.

In order to process the many amendments needed for this proposed project, the City also has to amend its General Plan. The proposed General Plan amendment No. 21-004 is specific to this property and proposed project and changes the General Plan’s Land Use Map. The City’s attempt to bend its General Plan in order to permit this proposed project is improper. Indeed, in order to process the other amendments and approvals sought by the applicant, the City must find General Plan consistency. Here, the City is expressly amending its General Plan in order to achieve such consistency which is improper. For example, in order to approve a conditional use permit, Huntington Beach Municipal Code Section 241.10 requires a finding that “the granting of the CUP will not adversely affect the General Plan.” Here, the City is amending the General Plan to allow the Mixed Use Specific Plan designation which would permit the massive, much more intense construction and development, exceeding the height and density limitations, among others, that otherwise exist. As another example, for the Zoning Map Amendment No. 22-003 staff proposes a finding that the amendment is “consistent with the goals, objectives, policies, *general land uses* and programs specified in the General Plan.” The alleged consistency with the General Plan land uses is only achieved by the General Plan amendment. The City should not amend the General Plan in order to attempt to maintain a fiction of General Plan consistency in order to provide this massive project with the necessary approvals.

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3. The City lacks substantial evidence to support the “findings” for the Zoning Map Amendment, Zoning Text Amendment and Conditional Use Permit.

Included on this Agenda Item is Attachment No. 1 which is staff’s suggested findings of approval for the Zoning Map Amendment No. 22-003, Zoning Text Amendment No. 22-0045 and Conditional Use Permit No. 21-024. In support of those actions, staff has provided a number of purported “findings” alleging consistency with the General Plan. Specifically, staff has identified various General Plan goals and policies that are provided as purported support for this proposed project. However, there is no analysis provided by staff in the staff report or elsewhere to support such assertions/findings. The public is not aware of any analysis conducted by the City or staff to support the statements and findings. At a minimum, any analysis that was conducted has not been disclosed to the public for review, consideration and comment. The City’s failure to analyze these proposed actions appears to be an attempt to obfuscate. It provides at least the appearance that the City is not impartial in its review of this project.

For example, the suggested findings of approval (Attachment No. 1) assert consistency with the General Plan, claiming that the amendments and the project itself will be “compatible in proportion, scale, and character of the surrounding land uses . . . and will be similar in massing to other multi-story senior living facilities in the City.” (Attachment No. 1.1; see also Attachment No. 1.2, 1.3, 1.5, 1.6.) There is no support for such an assertion. Rather, the suggested findings of approval simply rely on conclusory statements claiming compatibility with surrounding land uses. As is evident from a review of the surrounding area, there are no massive, five-story above-ground structures with subterranean levels together with minimal street setbacks. (A simple review of Google Maps Street View on Bolsa Chica Street and Warner Avenue in the vicinity of the proposed project site establishes as much; for the City to call this intersection and area a “commercial corridor” demanding and justifying a five-story dense development is entirely contrary to reality).

Here, the project-specific Specific Plan, itself, establishes that there is no compatibility or consistency in proportion, scale or massing to the neighborhood. The Specific Plan confirms that the surrounding land uses are one and two-story buildings. (Draft Bolsa Chica Senior Living Community Specific Plan (SP-19), p. 7.) The Specific Plan acknowledges that the “scale and massing” of the proposed project “will differ from a standard residential apartment building of the same count.” (*Ibid.*) That assertion is a tremendous understatement. The density of this proposed project is outlandish. The Specific Plan confirms that the project requires General Plan and Zoning amendments in order to accommodate the increased density over the current standards: “higher intensity than currently permitted under Huntington Beach’s commercial zoning”. (*Id.* at p. 9.)

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Likewise, the EIR establishes the lack of compatibility or consistency. Specifically, the EIR confirms that the change to the General Plan, Zoning and adoption of the Specific Plan is needed in order to increase the intensity of the use, increase the floor area ratio, and increase the maximum building height. (See Draft EIR 1-6 to 1-7.)

Finally, the City's Staff Report claims that the "administrative record" is massive and effectively tries to claim that there is probably some evidence somewhere in the "administrative record" to support its findings. The fact that the City is obfuscating its support for its findings is improper and is the opposite of being transparent with the public. To the extent that City staff claims that the assertions by the applicant's attorney, applicant's hired consultant claiming that other projects elsewhere in the City provide support for these findings, such assertions are incorrect. The City cannot rely on massing, height and density of other projects under different zoning classifications¹, in other neighborhoods (most of which are five or more miles away and are on or near State Route 39), with different characteristics to justify this project². Thus, those other projects in other areas of the City of Huntington Beach do not establish compatibility "in proportion, scale, and character of the surrounding land uses." Further, those other projects are not as dense, do not provide as large a massing, nor are they as tall. The four properties/projects discussed in the Final EIR are all less dense than the proposed project:

- Merrill Gardens has 121 units on 2.71 acres, or 44 units per acre. It is 2.3 miles from the proposed project site and is a three-story building.
- The Beach and Ocean complex has 173 units on 3.18 acres, or 54 units per acre. It is 6 miles from the proposed project site.

¹ Based on information obtained from the City's website, the Beach and Ocean complex, Plaza Almeria and Jamboree Senior Housing Project are all in Specific Plan zoning designation. All of those properties, however, are within a larger Specific Plan that provides the zoning and development standards for a larger area—not just a single property. The Beach and Ocean complex and the Jamboree Senior Housing Project are both within the Beach Edinger Corridor Specific Plan, whereas the Plaza Almeria property is within the Downtown Specific Plan.

² To state the obvious, the City cannot rely on those other projects in other areas of the City to support purported findings concerning compatibility with the *surrounding area*. The "surrounding area" is not the City of Huntington Beach, in general. It is geographically limited. And there is no evidence of massive five-story structures of this intensity and density in the surrounding area.

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- Plaza Almeria has 42 units on 1.88 acres, or 22 units per acre. It is 7 miles from the proposed project site.
- Jamboree Senior Housing project is 43 units on .78 acres, or 55 units per acre. It is 4.5 miles from the proposed project site.

Even more, as discussed above, the above developments are not in the surrounding area to the proposed project site. A review of the development that are actually in the area surrounding the proposed project site proves that the proposed project is not in conformity with the surrounding area:

- The Cambridge Apartment complex directly to the south of the proposed project has approximately 136 units on 3.93 acres, or 35 units per acre.
- The Monticello apartment complex directly to the west of the proposed project has approximately 112 units on 3.11 acres. That is also 35 units per acre.
- The Cabo Del Mar condominium complex to the south east of the proposed project has 288 units on 11.96 acres of land, or 24 units per acre.

The proposed project, in contrast, is more dense and larger than all of the above—those outside the surrounding area and those in the surrounding area. **The proposed project is double the density of those projects in the surrounding area at 69 units per acre.**

The City's failure to support its proposed findings, or at minimum, its refusal to inform the public of the purported support for the proposed findings, is entirely improper and requires denial of the requested approvals and denial of this project.

- 4. The EIR's analysis of cumulative impacts is deficient. The analysis must consider development that would occur as a result of the project, which in this case, must include consideration of the spot zoning via amendment to the General Plan, Zoning Map and Text, Specific Plan and Conditional Use Permit.**

Here, the proposed project includes amendment to the General Plan, Zoning Map and Text, adoption of a Specific Plan and Conditional Use Permit in order to allow the construction and use of the property for the senior living facility. As discussed above, the only purported support for such actions appears to be other development elsewhere in the City—not in the surrounding area to the proposed project site. Thus, if the City were to approve this project (which it should not), it is likely and foreseeable that this project would be used by City staff and

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project applicants/proponents to justify other intensification of uses and height exceptions throughout the City of Huntington Beach. Thus, the EIR must consider such foreseeable development in considering the cumulative impacts resulting from the project.

In responding to this point raised by Mr. Thienes and others, the City appears to claim on an assertion that it only need consider projects that are approved or in the approval process. That position, however, is legally incorrect and demonstrates the invalidity of the environmental analysis. Where, as here, a project provides a “catalyst for further development,” such future development cannot be ignored or deferred based on assertions that future development proposals will be subject to further environmental review at the time of development. (*City of Antioch v. City Council* (1986) 187 Cal.App.3d 1325, 1333, 1338.) The analysis of such impacts is required even if it may be impossible to specify or predict the precise development that will eventually occur. (*Id.* at p. 1335-1336.) The EIR’s failure to consider such cumulative impacts is improper.

5. The EIR’s analysis of alternatives is deficient—the EIR improperly refused to consider a reduced density/intensity alternative.

The environmental document has not sufficiently considered alternatives and has improperly dismissed project alternatives without any consideration or analysis, including a reduced density alternative. CEQA requires EIRs to identify and analyze a reasonable range of alternatives in order to “foster informed decisionmaking and public participation.” (Pub. Res. Code, §§ 21100, subd. (b)(4); Guidelines, § 15126.6; see *Watsonville Pilots Ass’n v. City of Watsonville* (2010) 183 Cal.App.4th 1059 [EIR for new city general plan found legally inadequate because it did not consider a reduced development alternative even though it would have reduced significant impacts and met most of city’s stated objectives].) Alternatives must be able to implement most project objectives, but they need not be able to implement all of them. (*Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477.) The Guidelines explain that the analysis should focus on alternatives that can eliminate or reduce significant environmental impacts even if it would impede attainment of project objectives to some degree or be more costly. (Guidelines, § 15126.6, subd. (a).) Analysis of such alternatives is important and required for CEQA, but is equally important in light of the many General Plan and Zoning amendments sought by the applicant to intensify the use of the property.

Contrary to the CEQA Guidelines and such established law, the EIR here did not consider a reduced density alternative to the proposed project. There is no evidence that a reduced density alternative was ever considered in the preparation of the draft EIR. This proposed project is based upon a false “all or nothing” approach. Rather, the draft EIR discusses the consideration of a No Project Alternative, and states that a “Maximum CG Buildout

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Alternative . . . was initially considered, but ultimately rejected.” (See Draft EIR, p. 1-4.) In response to public comments and objections to the draft EIR suggesting that the project height should be reduced the three-stories, the Final EIR responded claiming that it would not meet the objectives of providing senior housing “with a goal of producing as many housing units as possible.” (Final EIR, p. 2-16.) Such an assertion is ridiculous as that justification would support a 15-story project as much as a 5-story project. It would also justify five to ten story buildings a few feet away from every arterial in Huntington Beach.

The EIR and the Staff Report completely dismiss the reduced density alternative. What possible basis is there to dismiss this alternative? According to the EIR and Staff Report, it is based on the extremely inadequate and result-driven analysis of whether they meet project objectives. Such result-driven analysis is not permitted by CEQA. Project objectives cannot be drafted in such a way that the *only* alternative to meet the objectives is the proposed project. Yet, that is precisely what has occurred here. The EIR and Staff’s failure to consider and analyze a reduced density/intensity alternative is baseless.

6. The EIR’s Mitigation Monitoring and Reporting Program is deficient. The EIR defers analysis until a later date improperly.

As discussed herein and in Mr. Thienes’ other letters to the City, the environmental document’s analysis of impacts to the environment is deficient. As such, appropriate mitigation measures have not been proposed. Further, even the mitigation measures that *are* being proposed are largely ineffective and without any real oversight. It further fails to analyze impacts, instead, putting off analysis until the future. (See Attachment A to proposed Resolution No. 2023-52, MMRP, 7-14 [deferring analysis of impacts to sewer until future studies].) Analysis deferred is analysis denied and deferral of consideration and application of mitigation measures does not comply with CEQA. (*Banning Ranch Conservancy v. City of Newport Beach* (2017) 2 Cal.4th 918, 939, 941.) CEQA does not permit governmental agencies to play fast and loose with the Mitigation Monitoring and Reporting Program obligations. Mitigation measures are not aspirational statements--they are supposed to be enforceable and actually enforced. The City’s failure to adopt a comprehensive MMRP to potentially take a “we may require mitigation later, maybe” approach is improper. (See *Banning Ranch Conservancy v. City of Newport Beach*, *supra*, 2 Cal.4th at p. 939; *Lotus v. Dept. of Transp.* (2014) 223 Cal.App.4th 645 [improper to rely on “construction techniques” rather than enforceable mitigation measures to reduce impacts]; *Madera Oversight Coalition, Inc. v. County of Madera* (2011) 199 Cal.App.4th 48, 81 [analysis of impacts after environmental review improperly deferred analysis]; *Communities for a Better Env’t v. City of Richmond* (2010) 184 Cal.App.4th 70 [city improperly deferred mitigation measures until after project approval].) Here, the Mitigation Monitoring and Reporting Program falls far short. The “if it’s convenient we might do something” approach is

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not permissible. The time to analyze and provide the public with information is now—not some later “maybe” date.

7. Mr. Thienes’ comments are timely submitted.

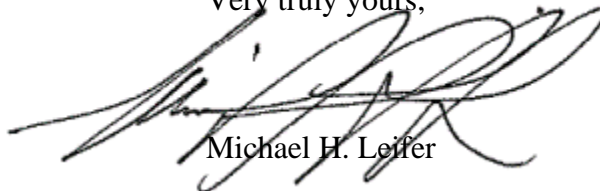
The applicant’s attorney appears to make an assertion that Mr. Thienes’ comments are somehow untimely. The following quote from *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4th 1184, 1201, amply rebuts this claim:

City appears to have thought that the public's role in the environmental review process ends when the public comment period expires. Apparently, it did not realize that if a public hearing is conducted on project approval, then new environmental objections could be made until close of this hearing. (§ 21177, subd. (b); Guidelines, § 15202, subd. (b); Hillside, supra, 83 Cal.App.4th at p. 1263.) If the decisionmaking body elects to certify the EIR without considering comments made at this public hearing, it does so at its own risk. If a CEQA action is subsequently brought, the EIR may be found to be deficient on grounds that were raised at any point prior to close of the hearing on project approval.

8. Conclusion.

Based on the foregoing and incorporating any and all objections and comments to this proposed project made by others during the processing of these various requests, Mr. Thienes requests that the City Council deny certification of the Final EIR, deny General Plan Amendment 21-004, deny Zoning Map Amendment No. 21-003, deny Zoning Text Amendment, and approve the appeals of and reverse the Planning Commission’s approval of Conditional Use Permit No. 21-024.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael H. Leifer", written over a horizontal line.

Michael H. Leifer

MHL:ebn

Switzer, Donna

From: Sarah Bova <Sarah@thieneseng.com>
Sent: Friday, November 3, 2023 3:35 PM
To: supplementalcomm@surfcity-hb.org
Subject: GPA No. 21-004, ZMA NO. 21-003, TA NO. 22-005, CUP NO. 21-024, EIR NO. 21-004 / Supplemental Letter for CC Tuesday Nov 7
Attachments: Thienes - 2023.11.03 Supplemental Ltr to HB City Clerk re CUP Appeal (signed).pdf

Good afternoon,

Please see attached Supplemental Letter for the City Council Hearing being held Tuesday November 7th in regards to the Appeal for the Bolsa Chica Senior Project.

Thank you,

Sarah Bova

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 11/07/23

Agenda Item No.: 26(23-841)

November 3, 2023

mmcmahon@carnaclaw.com

Robin Estanislau
City Clerk
City of Huntington Beach
2000 Main Street
Huntington Beach CA 92648
REstanislau@surfcity-hb.org

RE: Conditional Use Permit 21-024

- *Bolsa Chica Senior Living Community*

Dear Ms. Estanislau:

This letter supplements our letter of October 4, 2023 appealing the Planning Commission's approval of Conditional Use Permit 21-024 ("CUP") and objecting to the approval of the above referenced project, and is submitted on behalf of appellant Brian Thienes. Please include it in the official record and circulate it amongst the members of the City Council as soon as possible.

The Environmental Impact Report ("EIR") for the project fails to adequately identify, analyze or mitigate the many significant environmental impacts of the project as follows:

EIR Fails to Provide and Analyze an Accurate and Complete Project Description

1. Construction operations including staging have not been addressed as required under CEQA. The EIR fails to provide information about the anticipated construction equipment fleet, whether a crusher or crane will be located on the property, where construction equipment will be staged, where construction vehicles will be parked, where construction workers will park, the proposed routes for hauling demolition debris and delivery of materials, and how construction activities will be kept from physically encroaching onto adjacent properties. Draft EIR Section 3.0 and Subsection 3.5 lack this information, yielding an incomplete and unstable Project Description and depriving the public from a meaningful opportunity to comment on the environmental effects that would occur over the project's 3-year construction schedule. The Draft EIR must be revised and recirculated to include this information, address the whole of the project, and substantively evaluate the potential construction-related effects associated with construction staging and hauling.
2. The EIR fails to disclose what other projects may be under construction at the same time as the proposed project. As such, the EIR fails to meaningfully consider cumulative construction-related effects. The Draft EIR must be revised and recirculated to include

this information to allow a meaningful evaluation of construction-related cumulative effects.

3. Construction phasing has not been addressed as required under CEQA. The EIR fails to include a detailed construction phasing plan, including identifying the duration of street, lane, and sidewalk closures. Street, lane, and sidewalk closures can be disruptive and temporarily increase traffic congestion, leading to increased vehicle idling and short-term but significant mobile source air pollutant emissions and noise levels that exceed significance thresholds. Draft EIR Section 3.0 and Subsection 3.5 lack this information, yielding an incomplete and unstable Project Description and depriving the public from a meaningful opportunity to comment on the environmental effects that would occur over the project's 3-year construction schedule. The Draft EIR must be revised and recirculated to include this information, address the whole of the project, and substantively evaluate the potential construction-related effects associated with construction phasing including temporary street, lane, and sidewalk closures.
4. The EIR fails to provide a description of the services that would be provided at the facility. The EIR simply describes the project as a senior care facility with memory care, assisted living, and independent living components, with few references to services provided. The specific proposed services are relevant to the project's environmental review and permitting requirements. For example, if the facility will involve the storage, use, and disposal of hazardous chemicals and biological or medical wastes, this must be disclosed and analyzed in a revised and recirculated Draft EIR. The Initial Study did not contain sufficient information about the project or evidence to scope out the topic of Hazards and Hazardous Materials, for example. The Project Description must include the full range of services and activities contemplated by the project for the EIR to adequately review the potentially significant impacts of the project.

EIR Fails to Support its Findings with Substantial Evidence

EIR Fails to Use an Accurate Environmental Baseline and Trip Generation Calculations

Final EIR Fails to Adequately Respond to Public Comment in Violation of CEQA

5. It is egregious that a Traffic Impact Study, Transportation Safety Study, and Vehicle Miles Traveled (VMT) Analysis were not prepared for this project, particularly considering the number of comments and concerns raised about transportation safety in public comment submitted to the Draft EIR. The City has completely ignored compelling and substantive evidence submitted in comments to the Draft EIR demonstrating why a Traffic Study and VMT analysis should have been prepared. The Draft EIR must be revised and recirculated to include a Traffic Study and VMT analysis to allow a meaningful evaluation of transportation impacts and other potential impacts to the environment resulting from vehicles traveling to and from the project site.
 - a. The topic of Transportation is dismissed in Draft EIR Subsection 2.4.15, referring readers to the Initial Study, which was buried in an Appendix to the Draft EIR. Substantive information such as a project's traffic trip generation volume, is critical and is essential to the public's understanding of a project, and cannot be

hidden in an Appendix. The project's trip generation must be brought forward in the EIR's Project Description and the Draft EIR must be recirculated to include this information.

- b. The Initial Study and EIR do not provide any substantive evidence demonstrating that the Project Trip Generation Summary (Initial Study Table B) is accurate and reliable. This one table presented in the Initial Study (Table B) is not a sound basis for dismissing serious public comments and concerns regarding the potential environmental effects associated with vehicle trip generation. Initial Study Table B is unsupported by evidence and is the sole source of conclusions reached on the topics of transportation safety, mobile source air pollutants, and vehicular noise, claiming that no impacts will occur because the project is thought to generate a lesser amount of daily traffic than the existing condition. This is unfounded and lacking evidentiary support.
- c. The data presented in Initial Study Table B, Existing Trip Generation, is not based on the existing condition, which is in violation of CEQA. There is no existing driveway count information presented for the existing uses as evidence that the project site's existing uses actually generate 947 trips per day. Instead, the Initial Study relies on Institute of Transportation ("ITE") trip generation rates for theoretical daily and peak hour trip assumptions. Given that the site is occupied by retail and office uses, there was ample opportunity for the City to collect actual trip generation data by driveway counts to use as the environmental baseline. There was a complete failure to report the actual baseline given the ability to collect driveway counts at the site. Instead, and to artificially inflate the existing trip generation reported in Table B, ITE rates were used. Substantial evidence must be provided that the ITE trip generation rates used in Table B are reflective of the existing condition baseline. Existing driveway count data must be collected and used as the baseline, and the Draft EIR must be revised and recirculated to use an accurate baseline. There is lack of substantive evidence to omit a more detailed analysis of the actual trip generation baseline. Thus, the City applied an incorrect standard in defining the baseline for purposes of impact analyses throughout the EIR. The EIR's analysis of Transportation and vehicular-related Air Quality, Greenhouse Gas Emissions, and Noise is thereby faulty, unsupported, and unreliable.
- d. The data presented in Initial Study Table B, Project Trip Generation, uses ITE Codes for Congregate Care and Assisting Living, and the rates are very low compared to ITE rates for multi-family residential. There is no substantive evidence or assurance that the project will operate completely as a traditional congregate care and assisting living facility. In fact, the Project Description states that 123 of the 213 units (more than 50% of the project) will be for independent living and some of the units will be as large as 2,580 square feet. A residential unit of 2,580 s.f. is larger than many single family homes in Huntington Beach and greater Orange County. It is implausible that the independent living units, where residents can come and go at their discretion, will have the same trip generation characteristics as a congregate care or assisting living unit. The project's trip

generation rates must be revised to, at minimum, calculate the independent living units as traditional low-rise multi-family housing that carries a daily ITE trip generation rate of 6.74 trips per unit based on the 11th Edition of the ITE Trip Generation Manual.

- e. The data presented in Initial Study Table B does not take into account that the site's existing commercial uses likely attract pass-by trips, whereas the proposed project would generate new trips. Therefore, the subtraction of existing pass-by trips (from commercial and office use) from future new trips (from senior housing residential use) cannot be used as support for screening out a VMT analysis. The trip types are for different land uses and therefore are not comparable for purposes of VMT screening. Only the new trips from the project should be considered for purposes of VMT. At 537 trips per day (assuming the congregate care and assisting living ITE rates show in Table B), there is ample evidence to suggest that a VMT analysis must be conducted and reported in revised and recirculated Draft EIR.
 - f. The data presented in Initial Study Table B does not take into account the number of employee, vendor, and package delivery trips that will be attracted to the proposed project site on a daily basis. As one example, the response to Comment S-1-6 is inadequate and non-responsive to the comment. The response makes a circular argument based on (the faulty) Initial Study Table B that delivery trips would not cause or contribute to increased daily trips or an otherwise significant transportation impact. If each of the 213 units received just one delivery per day (parcel, food, medical supply, etc.) or invited guests to the multiple proposed restaurants, the number of daily trips would spike compared to what is reported in Initial Study Table B. It is reasonably foreseeable that the project's residents will be able to order and receive packages and deliveries, and these trips must be accounted for in a revised and recirculated Draft EIR.
 - g. A Draft EIR must be prepared and recirculated containing analyses based on a corrected Trip Generation Table. There is ample evidence to support that Initial Study Table B is grossly inaccurate.
6. The Initial Study admits that the project could have short-term and significant transportation impacts, without the conduct of any analysis. CEQA requires that temporary impacts be studied in the same manner as permanent impacts. The City has completely ignored this potential short-term impact and has made no evidence-based conclusions regarding the significance of short-term vehicle-trip based impacts as required under CEQA. As stated in the Initial Study:

Although construction of the proposed project would generate more peak-hour trips than the existing office use and the proposed senior living community, the increased traffic conditions would be temporary and would cease upon the completion of project construction. The temporary increase in construction trips is not anticipated to result in permanent adverse operations to the adjacent roadways. (Emphasis added.)

7. The EIR fails to include substantive analysis of potential transportation safety hazards. The Draft EIR must be revised and recirculated to include exhibits showing the turning movements of all vehicle types in and out of the project's proposed driveways, including passenger vehicles, delivery vans, trash trucks, moving trucks, ambulances, fire trucks, service vehicles, vendor vehicles, and misc. emergency/medical vehicles. There was a complete failure to adequately respond to public comments and concerns regarding potential transportation safety hazards that could result from vehicles entering and exiting the project driveways. It must be shown at minimum that turning movements do not cross lane markers, that opposing vehicle turn movements for all vehicle types do not have turn movement conflicts, that there will be no vehicle queuing from the project's driveways onto the public streets, that there is adequate site distance, that there will be no unsafe pedestrian or bicycle conflicts at the site's frontages or at crosswalks, and that there is ample space for operation of emergency medical and fire vehicles, which may frequent the site given its use for congregate care housing. At present, there is no substantial evidence in the EIR to demonstrate that the project will not result in a significant transportation safety hazard. There were a substantial number of public comments made to the Draft EIR, including reports of vehicle accidents and deaths, to show by personal observation of community residents that the project's location is dangerous from a transportation safety perspective.

EIR Fails to Disclose Conflicts with Plans and Policies Adopted for Purposes of Reducing Environmental Effects

8. The project fails to comply with the City's governing land use policies and codes. The project applicant has proposed a Specific Plan as a creative means to overcome such non-compliances. For meaningful public input and full disclosure, the Draft EIR must be revised and recirculated including a table comparing standard City "Commercial General" zoning standards for setbacks, height, bulk, and scale, with those that will be more lenient vis a vis the Specific Plan.

EIR Fails to Disclose Significant Adverse Impacts in Violation of CEQA

9. Contrary to the Initial Study's findings that habitat impacts to wildlife stemming from the Project would be considered less than significant under CEQA due to the disturbed nature of the site, there is adequate evidence to suggest that the project would result in significant impacts to biological resources requiring mitigation. The project site is located at the Pacific Flyway, a major migratory bird corridor. The project also is located in close proximity to the Pacific Ocean and the Bolsa Chica Wetlands, which are major attractors of avian species. There are no other buildings of the proposed building's height in the vicinity of the project site, so the project's building would be the tallest building in the area. The project's windows and particularly windows in the higher stories of the building would result in a significant number of bird collision deaths per year. Thus, the topic of Biological Resources should not have been scoped out of the EIR through the Initial Study. Mitigation is necessary and the following measures should be required: 1) adherence to available Bird-Safe Guidelines, recommending minimum use of glass and using glass with inherent properties to reduce collisions; 2) monitoring post-construction fatalities; 3) funding wildlife rehabilitation facilities to cover the costs of injured animals

that will be delivered to these facilities for care from collisions with the building and its windows; 4) reducing the height of the proposed building. Refer to Draft EIR Comment No. I-3-1 and the inadequate response supplied in the Final EIR based on studies conducted in a different geographic region. The Draft EIR must be revised and recirculated to include a site-specific study of bird overflights and the potential for significant impacts.

10. Final EIR Response to Comment I-16-1 and to Comment I-25-1, as well as other similar responses, state “*views of the Bolsa Chica Ecological Reserve from units on the fifth floor with windows facing to the southwest – creating a scenic vista rather than diminishing one.*” Clearly, the Final EIR has established that private views from the private rooms of project residents are scenic vistas. Thus, the Draft EIR must be revised and recirculated to consider the private views of existing residents and the impact that the project will have on those views. The EIR cannot treat the project one way and existing resident views the opposite way. The City has established in the record that private views are scenic views subject to consideration in the EIR.
11. Comment 29 to the Draft EIR contained evidence based on personal observations that the numerical significance threshold of 80 dBA Leq used in the Draft EIR as the basis for significant construction-related noise impacts is inadequate. The Draft EIR must be revised and recirculated to use a more reasonable significance threshold considering the local context of the community and not a threshold published by the Federal Transportation Authority which is out of context for Huntington Beach and the local context of the project site. The EIR provides no credible basis for use of an 80 dBA Leq significance threshold. The City’s General Plan EIR Noise Element Table N-2, Land Use-Noise Compatibility Standards, sets forth acceptable noise levels based on land use type, which is a credible source to be used as the significance threshold for construction noise. The project’s construction phase will last years, and as such it is appropriate to evaluate years of construction noise against the land use compatibility standards given in the City’s General Plan. The revised and recirculated Draft EIR should consider construction-related noise levels falling above the “Exterior Normally Unacceptable” levels given in General Plan Table N-2 as being significant under CEQA.
12. Final EIR Master Response 2.1.1, Aesthetics, states that there are homes across the street from the project site that were built in the 1920’s and 30’s. According to Draft EIR pp. 4.3-6 and 4.3-7, buildings that are more than 50 years of age require consideration for historical significance. As the Master Response admits that the project will be out of character with the historic-age homes, the Draft EIR must be revised and recirculated to consider the potentially significant indirect impacts of the project on nearby historic-age structures in terms of loss of historical context and other potential indirect effects. Also, the revised and recirculated Draft EIR must evaluate the potential growth-inducing effects of the project that may trigger the redevelopment of these properties, including the reasonably foreseeable loss of historic-age structures.

Final EIR Fails to Adequately Respond to Public Comment in Violation of CEQA

13. Final EIR Master Response 2.1.1, Aesthetics, attempts to compare the proposed project to other projects in different viewsheds as justification that the project is visually compatible with the surrounding area. The Master Response is grossly inappropriate in its reliance on other areas of the city outside of the proposed project's viewshed to justify the obvious significant and unmitigable impact that would be caused by degradation of the existing visual character and quality of public views of the site and its surroundings. The Master Responses primarily focuses on architectural style, skirting the primary public concern of the project's proposed mass, bulk, and height. The Draft EIR must be revised and recirculated including an analysis of the geographic area that actually falls within the project's viewshed.
14. Final EIR Master Response 2.1.1, Aesthetics, uses other projects in different parts of the City as justification that the height, bulk, and scale of the proposed project is acceptable and does not constitute a significant direct, indirect, or cumulatively considerable aesthetic impact or land use impact under CEQA. Essentially, the City has admitted in this Master Responses that the physical character of approved development projects (their height, bulk, scale, and architectural style) in any part of Huntington Beach can be used as justification for the development of other similar projects in similar contexts (in this case, along commercial road corridors) anywhere in the City. This is a clear admission of growth inducement. The Draft EIR must be revised and recirculated to include a robust and meaningful analysis of every commercial corridor in the City of Huntington Beach and identify every other parcel in the City that the proposed project, along with the other projects mentioned in the Master Response (such as Merrill Gardens, Beach and Ocean Project, Piazza Almeria, Jamboree Housing Project, etc.) could induce to develop or redevelop at a similar intensity. The Draft EIR has failed to analyze reasonably foreseeable growth-inducing impacts of the project. The height, bulk, and scale of proposed project was induced by (and is being justified by) past, comparable development projects and thereby there is ample evidence to suggest that the project is the continuation of, and also will set in motion, a chain of events that will result in foreseeable physical changes in the environment along commercial corridors throughout the City of Huntington Beach. Section 15064 of the CEQA Guidelines, Determining the Significance of the Environmental Effects Caused by a Project, subsection (d) (2) states, *"An indirect physical change in the environment is the physical change in the environment, which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment. For example, the construction of a new sewage treatment plant may facilitate population growth in the service area due to the increase in sewer treatment capacity and may lead to an increase in air pollution."* This project will be used to increase the density of other future projects as this project will be denser than most of the projects listed by reference in the EIR used to justify the mass and scale of the project. Every commercial corridor must be meaningfully analyzed in a revised and recirculated Draft EIR.

15. Final EIR Master Response 2.1.1, Aesthetics, claims without any evidence-based support, that reducing the proposed height of the project and the associated density reduction of 76 units would make the project infeasible. The City must disclose financial or other information from the applicant showing the infeasibility of a Lower Building Height Alternative in a revised and recirculated Draft EIR.
16. Final EIR Master Response 2.1.2, Transportation/Traffic, provides information about the amount of traffic that could be generated by maximum buildout of the site under its existing CG zoning designation (7,497 daily trips). This information is irrelevant and presents a plan-to-plan comparison that is not permitted by CEQA. CEQA requires an evaluation of a project's impact on the existing environment and not a comparison to a theoretical build out condition. *Communities for a Better Env't v South Coast Air Quality Mgmt. Dist.* (2010) 48 C4th 310, 320 held that the environmental baseline for assessing a new project's environmental impacts must be based on existing physical conditions, not theoretical conditions allowed by an existing permit. This comparative information must be stricken from the Final EIR to avoid confusing the public.
17. Final EIR Master Response 2.1.2, Transportation/Traffic, relies on a faulty trip generation table included as Initial Study Table B. Refer to the comments presented above regarding Table B.

EIR Fails to Report Potential Significant and Unmitigable Impacts and Consider Alternatives

18. Upon revision and recirculation of the Draft EIR as will be required to respond to the comments herein, it is likely that impacts will be determined to be significant and unavoidable. The following Alternatives are requested to be analyzed: 1) a robust evaluation of Alternative Sites; 2) a Reduced Building Height Alternative; 3) a Zoning Compliance Alternative that does not rely on a Specific Plan to achieve a denser project than the underlying zoning designation allows.
19. The proposed project claims without any evidence-based support that reducing the proposed height of the project and the associated density reduction of 76 units would make the project infeasible. During the Planning Commission public study session held on August 22, 2023, the applicant identified Clearwater as the proposed operator of the facility. Clearwater operates Clearwater at Southbay (Torrance) 90 units on 3.1 acres or 29 units per acre, Clearwater at Riverpark (Oxnard) 136 units on 3.8 acres or 36 units per acre, and Clearwater at North Tustin (unincorporated Orange County) 100 units on 6.6 acres of land or 15 units per acre. All these facilities operated by Clearwater appear to function at a much lower density than what is proposed in the EIR. The City must disclose financial or other information from the applicant showing the infeasibility of a Lower Building Height Alternative in a revised and recirculated Draft EIR.

EIR misrepresents the true height of the structure.

20. Architectural plan sheet A-301 prepared by CallisonRTKL, Inc. circulated for public review indicates a first floor level of 37.5 feet above sea level, with the proposed building height of 65 feet from the first floor to the 5th floor roof, plus 4 feet to the top of the

parapet, making the overall building height 69 feet tall and making the top of parapet 106.50 feet above sea level ($37.5+69=106.5$). Architectural plan sheet C-2 indicates the top of curb elevation at the corner of Bolsa Chica and Warner as being 34.46 feet above sea level; subtracting this elevation from the top of parapet at 106.50 feet above sea level makes the structure 72 feet tall at the intersection of Bolsa Chica and Warner, which is where it is most visible to the public. The true height of the structure was not adequately disclosed in the EIR as required by CEQA.

21. Furthermore, Page 24 of the Specific Plan, 4.2 *Drainage*, states, *"The highest point of the property is in the southwest area of the site and the lowest point is in the northeast area of the site with a grade differential of approximately 6 feet."* The City of Huntington Beach Municipal Code section 230.70 Measurement of Height, subsection C. states, *"Lots with a grade differential of 3 feet or greater between the high point and the low point, determined before rough grading, shall be subject to conditional use permit approval by the zoning administrator. Conditional use permit approval shall be based upon a building and grading plan which terraces the building with the grade and which is compatible with adjacent development."* The proposed Specific Plan does not follow the City of Huntington Beach's ordinance and guidelines, as a conditional use permit for the height of the building was not considered despite the grade differential being greater than 3 feet.
22. The proposed project also fails to adequately study and address impacts to the city sewer system, relying solely on a statement that the sewer treatment capacity has certain availability. No study was provided for the affected local sewer systems. CEQA requires identification of impacts to utility systems; however, the EIR did not provide a sewer area study, instead allowing it to be deferred to construction drawings, which would occur during the permit process. CEQA does not allow for these studies to be deferred.

Additionally, California Government Code section 65451. (a) states, *"A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail: (2) the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other necessary facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan."*

The EIR and proposed Specific Plan deferred the required study and did not show required facilities necessary to support the proposed project. City of Huntington Beach sewer facility design criteria indicates 2,000 gallons per day per acre for the existing commercial use and 5,400 gallons per day for high density residential use, which does not include the proposed restaurant. The sewer discharge would increase from 5,620 gallons per day to 15,174 gallons per day, which is almost 3 times the existing sewer discharge. It is not reasonable to assume that a 6-inch diameter water tap to an 8 inch water main would not cause an impact to the existing water main and it is unlikely that either the sewer or water facilities in the public right-of-way would not require upgrading. Deferring these utility analyses is not allowed by CEQA.

23. Lastly, the project's full conditions of approval were not circulated for public review. Only 10 of the approximate 145 conditions of approval were circulated for public review prior to the Planning Commission meeting and the City Council meeting, as indicated on the published agenda. The City of Huntington Beach provided a letter to the applicant December 22, 2022, outlining an extensive list of conditions of approval, but did not include these conditions at the Planning Commission hearing, with the agenda for the City Council hearing, or in response to a public records request made in August of 2023. CEQA requires project conditions to be published for public viewing.

As set forth above, it is imperative that additional studies be conducted and that a revised EIR be prepared and recirculated, and appropriate additional mitigation measures imposed before this project can be responsibly considered by the City Council. Approval of the CUP was premature and inappropriate, and the appeal should be upheld and the CUP denied until such time as the significant issues identified herein and in previous correspondence are adequately addressed.

Sincerely,

CARMEL & NACCASHA LLP

Michael M. McMahon

Michael McMahon

MMM/lmh

Cc: Brian Thienes, Appellant

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-Bldg-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."*
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- <https://graceyforhb.com/>
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- <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: ADAHHOUSE@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.

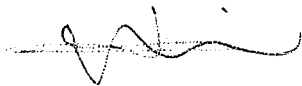
As the longtime owner of the site at 4952 Warner Avenue, as well as several office buildings throughout Orange County, I have seen firsthand the decline in demand for office space and historically low office utilization rates. Vacancies in the office sector continue to rise. Nearly half of my building 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, flowing script.

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@riskonnnect.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](#)
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: hrtrfstr@yahoo.com <hrtrfstr@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 Langenwalter 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 <bennettddianej@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](#)
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 Langenwalter
becky.langenwalter@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 the 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

From: cc@cityofhuntington.com
To: cc@cityofhuntington.com
Subject: cc@cityofhuntington.com
Date: cc@cityofhuntington.com

From: Alison Meyer <cc@cityofhuntington.com>
Sent: Monday, November 6, 2017 6:02 PM
To: CITY COUNCIL (INCL. CMO STAFF) <citycouncil@cityofhuntington.org>
Subject: Opposing senior care facility at Bolsa Chica and Warner

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 IRRATIONALTO 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 Peninsula 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 Snip

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

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Letter for City Council - Re: Bols Chica
Date: Tuesday, November 7, 2023 8:57:37 AM
Attachments: [Request Against Housing Complex.docx](#)

From: Becky Langenwalter <becky.langenwalter@gmail.com>
Sent: Tuesday, November 7, 2023 8:47 AM
To: xuanmainguyen@sbcglobal.net; CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Letter for City Council - Re: Bols Chica

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

|

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

Beckman, Hayden

From: Villasenor, Jennifer
Sent: Monday, October 9, 2023 7:03 PM
To: Beckman, Hayden
Subject: FW: Proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040
Located at 4952 and 4972 Warner Avenue, Huntington Beach

From: Davoud@manouchehri.com <Davoud@manouchehri.com>
Sent: Saturday, October 7, 2023 11:17 AM
To: Planning Commission <planning.commission@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>; 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>; Pellman, Tracy <Tracy.Pellman@surfcity-hb.org>; Twining, Butch <Butch.Twining@surfcity-hb.org>; Acosta-Galvan, Kayla <Kayla.Acosta-Galvan@surfcity-hb.org>; Rodriguez, Oscar <Oscar.Rodriguez@surfcity-hb.org>; Adam, Ian <Ian.Adam@surfcity-hb.org>; Kennedy, Don <Don.Kennedy@surfcity-hb.org>; Wood, Rick <Rick.Wood@surfcity-hb.org>
Subject: Proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach

Dear Mr. Hayden,

My name is Davoud Manouchehri, I live at 17442 Kennebunk Lane, Huntington Beach, CA. I would like to provide comments to the statements and findings of the Draft Environmental Impact Report Related to the proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. I would also like to be listed as a Interested Individual and receive all future correspondence, technical information and hearing notices.

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

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

1.4 significant and unavoidable impacts:

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

if this project were approved. The draft environmental impact report failed to provide a sewer capacity and water capacity study.

1.5.2 identification of the environmentally superior alternative:

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

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

4.1; aesthetics

I disagree with the statement “the proposed project would not conflict with relevant goals and policies in terms of preserving the visual quality in the city” the city has developed zoning standards which does not allow for a 65-foot-high building structure. The building structure would tower over the existing residence which are only 2 stories tall. The proposed structure is not compatible in proportion, scale or character to the adjoining uses.

4.7 land use and planning

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

4.10: utilities and service systems

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

2.4.1 Aesthetics

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

2.4.8 hydrology and water quality

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

2.4.14 recreation

I disagree with the statement “the proposed project does not include recreational facilities nor require the construction or expensing of recreational facilities that would result in a significant adverse physical effect to the environment, therefore project related impacts with respect to recreation are not evaluated further in this draft EIR”. The proposed project is significantly under parked according to existing zoning, the city of Huntington Beach has established parking standards that eliminate the need for street parking. If developed, this project would cause excessive street parking which would inhibit access to the trail system. There is already a shortage of parking for people who are visiting the Bolsa Chica wetlands, this project would severely impact the available street parking leading to the trailhead at the southerly terminus of Bolsa Chica Street. The proposed project only considers parking spaces for the residential units and fails to address the required parking spaces for the estimated 110 employees who will work at the proposed multiple restaurants, wellness centers and studio spaces. It is not reasonable to assume 62 units are parked at a ratio of 0.65 spaces per unit when there is no mechanism stated to control whether a unit is assisted living or normal senior housing. I believe the parking should be evaluated as worst-case senior housing and a separate calculation added for the multiple restaurant style dining venues, wellness centers and studio spaces. Due to the lack of parking this development does not support the protection and maintenance of environmental open-space resources. The lack of on-site parking will prohibit access to the Bolsa Chica trail system.

2.4.16 utilities and service systems

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

4.1.6 project impacts

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

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

4.1.10 cumulative impacts

I disagree with the statement “approval of the general plan amendment and zoning amendment would render the proposed project consistent with the city’s establish development standards and no mitigation would be required.” The existing zoning has been adopted by the residents for years and has been relied on by the residents to protect the integrity of the community. Allowing the general plan amendment and the zoning map amendment to change the zoning from CG to specific plan would cause long-term environmental impacts to the community. If this project is approved there will be a landslide of similar developments that will forever change the density of the community, this is evidenced by the recent development at Bella Terra and downtown Huntington Beach. This project should evaluate the

cumulative impact of all sites of similar nature that would be subject to redevelopment. This project is not compatible with the long-term established development standards in the area.

4.2.3.1 air pollutants and health effects

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

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

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

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

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

Thank you,

Sincerely

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