

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Care Community Project
Date: Thursday, October 10, 2024 11:20:58 AM
Attachments: [CC Ltr_10022024.pdf](#)

From: al001@cox.net <al001@cox.net>
Sent: Thursday, October 3, 2024 11:25 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica Senior Care Community Project

Some people who received this message don't often get email from al001@cox.net. [Learn why this is important](#)

Please include the attachment in materials distributed to the City Council.

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**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 10/15/2024

Agenda Item No. 18 (24-710)

Realty Advisors group

October 2, 2024

City Council
City of Huntington Beach
Mayor Gracey Van Der Mark
Mayor Pro Tem Pat Burns
Councilmember Rhonda Bolton
Councilmember Dan Kalmick
Councilmember Casey McKeon
Councilmember Natalie Moser
Councilmember Tony Strickland
city.council@surfcity-hb.org

Re: **BOLSA CHICA SENIOR CARE COMMUNITY**

Dear Mayor and City Councilmembers:

I am writing to express my strong support for the proposed Bolsa Chica Senior Living Community at 4952 and 4972 Warner Avenue. As a commercial real estate broker with experience in site acquisitions and approvals for 18 senior living projects, I have seen firsthand the many benefits that these communities offer to both their residents and the surrounding community.

The growing unmet demand for senior living and minimal impact on traffic generation without burdening local schools are well documented in the various materials supporting Hines' development application. Assisted Living units in most cases meet the Census Definition of a Housing Unit, which is the criterion to qualify for inclusion in the Regional Housing Needs Assessment (RHNA) count.

Almost four years ago, Hines entered into a Purchase and Sale Agreement to acquire the property. Since that time, they have received considerable input from the local community, staff and appointed/elected officials. Accordingly, Hines explored several iterations of the project, and they have refined it to the project application that you are now considering. I believe that it addresses community concerns while still being economically feasible.

I urge the City Council to approve entitlements for the BOLSA CHICA SENIOR CARE COMMUNITY project.

Sincerely,

Al Thompson

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Cal DRE 00825512