

**From:** [cincorr@icloud.com](mailto:cincorr@icloud.com)  
**To:** [supplementalcomm@surfcity-hb.org](mailto:supplementalcomm@surfcity-hb.org); [Strickland, Tony](#); [Van Der Mark, Gracey](#); [Burns, Pat](#); [Casey.mckeeon@surfcity.hb.org](mailto: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

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

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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](mailto:supplementalcomm@surfcity-hb.org)  
**Subject:** Fwd: Senior Living Center Bolsa Chica & Warner  
**Date:** Monday, October 30, 2023 3:04:51 PM

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**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](mailto: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](mailto:Tony.strickland@surfcity-hb.org), [Gracey.VanDerMark@surfcity-hb.org](mailto:Gracey.VanDerMark@surfcity-hb.org),  
[Pat.Burns@surfcity-hb.org](mailto:Pat.Burns@surfcity-hb.org), [Casey.McKeon@surfcity-hb.org](mailto:Casey.McKeon@surfcity-hb.org),  
[Dan.Kalmick@surfcity-hb.org](mailto:Dan.Kalmick@surfcity-hb.org), [Natalie.Moser@surfcity-hb.org](mailto:Natalie.Moser@surfcity-hb.org),  
[Rhonda.Bolton@surfcity-hb.org](mailto:Rhonda.Bolton@surfcity-hb.org), [CFikes@surfcity-hb.org](mailto: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](mailto:Robin.Estanislau@surfcity.hb.org)  
**Cc:** [supplementalcomm@surfcity-hb.org](mailto: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\\_06-15-202\\_Jonathan Bonwit.pdf](#)

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**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**

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**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

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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](#)

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**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](#)

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

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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](#)

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**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.

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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.

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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

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**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.

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,

Amrik Phull

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