

**From:** [Shelly Wilson](#)  
**To:** [Planning Commission](#)  
**Subject:** Bolsa Chica 5-Story building  
**Date:** Sunday, September 24, 2023 6:21:10 AM

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Subject: Item #23-715  
The Bolsa Chica 5-story building

To the Secretary of Planning, The Planning Commission and The City Council,

Please know that homeowners, residents, and business owners in this Huntington Beach area and the community at large oppose changing the zoning on this property to construct a 5-story building, which will operate as a 24 hours/ 7 days a week / 365 days a year convalescent business, with 202 units. There are a host of critical reasons why such a building to operate the aforementioned facility would not be responsible to not only the existing residents in the area, but the proposed residents of the business itself. Chief among these reasons are as follows:

-There will be a significant increase in traffic due to the facility. The environmental impact reports noted in the recent Notice of Public Hearing do not compare the current traffic metrics with the massive increase in traffic metrics which will occur with this proposed facility. This lack of appropriate comparisons and transparency is very problematic to all the residents in the area, and the community at large.

-The facility will take away very limited resources to its existing residents. Our city only has one hospital, which barely serves the existing needs of our population, especially those of trauma and emergency room. Adding more population to the city without appropriate hospitals, fire houses, police, paramedics and so on is irresponsible and will have significant negative consequences for all residents of our city.

-The proposed location for this massively large facility is directly located on Bolsa Chica Street, which is already a main artery for incoming traffic off the 405 freeways from Los Angeles, the Inland Empire, San Diego and so forth due to many visitors to our wetlands and beaches. Existing traffic has already created environmental issues, traffic accidents, and issues with crime and drugs.

-The construction of such a large convalescent facility will create additional urban heat effects, which occur when buildings and paved surfaces absorb and retain heat, leading to higher temperatures in the vicinity. This will make our neighborhoods hotter, especially in the summer, and will necessitate increased energy consumption for cooling. Furthermore, this part of our city has increasingly experienced blackouts of electricity which will only be exacerbated by such a facility, leading to suffering by the existing residents.

-The operation of a convalescent facility requires a significant amount of energy for heating, cooling, lighting, and medical equipment. This will all contribute to greenhouse gas emissions and worsen local air quality, which will impact residents' health.

-The significant increase in traffic to and from the convalescent business will lead to higher emissions of greenhouse gases and air pollutants, which will absolutely worsen the air quality in our neighborhoods.

-This large sized urban building does not align with the character of our neighborhoods, and will absolutely decrease the value of our homes which essentially steals from our hard work to own them.

-The 24/7 business operations of such a facility will increase noise and lighting pollution, especially at night. Current businesses on the premises operate during regular and US customary business hours and, therefore, they do not disrupt or disturb residents in the area. This facility will create unbearable noise and lighting disturbances, especially at night and during emergency ambulance services to the facility which are known to regularly occur at any and all hours of day or night.

-Bolsa Chica Street only has one inbound driving lane, and one outbound driving lane. It does not serve the community as-is and the significant pile-up of traffic at the stop lights demonstrates that the existing capacity of

these driving lanes are subpar. Adding more population and traffic to the area would be a detriment to the existing community, especially during emergencies as are often occurring in the area due to the already dense housing in the area.

For all of the above reasons and more, our community, your constituents, request that the construction of such a building and facility not be approved. Thank you.

Respectfully,  
Shelly Wilson

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Your Huntington Beach resident

Sent from my iPhone

**From:** [Amy Graves](#)  
**To:** [Planning Commission](#)  
**Subject:** Bolsa Chica Convalescent Building  
**Date:** Tuesday, September 26, 2023 2:56:53 PM  
**Attachments:** [Amy Letter.docx](#)

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Hello- as a neighbor I would like to share my opposition if approving this permit.

Thank you

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

Atten: Secretary of Planning

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 25<sup>th</sup>**. 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?

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 offline 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

**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
Summer 2023	Attendance at Council on Aging meetings
March 23, 2023	Mayor's Breakfast
April 28, 2023	Team attends Chamber of Commerce Gala
May 11, 2023	Presentation to Chamber of Commerce
August 25, 2023	Team attends Bolsa Chica Conservancy Barefoot Ball
September 14, 2023	Attendance at Chamber of Commerce event
2023	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](#)  
**To:** [marlo.nabermole.com](#)  
**Subject:** Fwd: Senior Living Project SUPPORT  
**Date:** Monday, September 11, 2023 5:13:04 PM

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Thank you!

Michelle Schuetz  
602.299.2050

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

From: **Michelle Schuetz** <[michelle@michelleschuetz.com](mailto:michelle@michelleschuetz.com)>  
Date: Mon, Sep 11, 2023 at 5:11 PM  
Subject: Senior Living Project SUPPORT  
To: <[planning.commission@surfcity-hb.org](mailto: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](mailto:planning.commission@surfcity-hb.org)  
**Cc:** [marlo.nabermole.com](mailto:marlo.nabermole.com)  
**Subject:** Bolsa Chica Senior Living Community SUPPORT  
**Date:** Monday, September 25, 2023 7:23:46 PM

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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 &lt;bolsachicaseniorliving@gmail.com&gt;

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

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**Michel Bumbaugh** <michelbumbaugh@gmail.com>

Mon, Sep 25, 2023 at 1:02 PM

To: planning.commission@surfcity-hb.org

Cc: Bolsa Chica Senior Living &lt;bolsachicaseniorliving@gmail.com&gt;

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 &lt;bolsachicaseniorliving@gmail.com&gt;

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## Form Submission - New Form - Waiting list

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**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](mailto: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.

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Huntington Beach Seniorliving &lt;huntingtonbeachseniorliving@gmail.com&gt;

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## Form Submission - New Form - Senior living

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**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](mailto: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>

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## Form Submission - New Form - Senior Living

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**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](mailto: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.

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Huntington Beach Seniorliving &lt;huntingtonbeachseniorliving@gmail.com&gt;

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## Form Submission - New Form - Senior living

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**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](mailto: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 &lt;huntingtonbeachseniorliving@gmail.com&gt;

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## Form Submission - New Form - Senior Living

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**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](mailto: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 &lt;huntingtonbeachseniorliving@gmail.com&gt;

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

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**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](mailto: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>

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## Form Submission - New Form - PLEASE KEEP ME UPDATED

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**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](mailto: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 &lt;bolsachicaseniorliving@gmail.com&gt;

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## Form Submission - New Form - Looks awesome

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**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](mailto: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.

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Bolsa Chica Senior Living &lt;bolsachicaseniorliving@gmail.com&gt;

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## Form Submission - New Form - Living

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**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](mailto: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 &lt;bolsachicaseniorliving@gmail.com&gt;

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**Form Submission - New Form - Interested in Senir Living**

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**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](mailto: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 &lt;bolsachicaseniorliving@gmail.com&gt;

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## Form Submission - New Form - Information

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**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](mailto: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.

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Bolsa Chica Senior Living &lt;bolsachicaseniorliving@gmail.com&gt;

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**Form Submission - New Form - information**

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**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](mailto: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>

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## Form Submission - New Form - Information

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**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](mailto: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>

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

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**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](mailto: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 &lt;huntingtonbeachseniorliving@gmail.com&gt;

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## Form Submission - New Form - I support

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**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](mailto: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>

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## Form Submission - New Form - HB Senior Living

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**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](mailto: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 &lt;bolsachicaseniorliving@gmail.com&gt;

---

## 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](mailto: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.

[Manage Submissions](#)

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



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](mailto: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 &lt;bolsachicaseniorliving@gmail.com&gt;

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## Form Submission - New Form - Bolsa Chica Senior Housing

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**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](mailto: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>

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## Form Submission - New Form - 2 bedrooms availability .

---

**Squarespace** <form-submission@squarespace.info>  
Reply-To: emadelzawy@hotmail.com  
To: BolsaChicaSeniorLiving@gmail.com

Wed, Aug 30, 2023 at 4:34 PM

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

**Name:** Emad Elzawy

**Email:** [emadelzawy@hotmail.com](mailto: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:** [Brian Thienes](#)  
**To:** [Planning Commission](#)  
**Subject:** Bolsa Chica Senior Living Community Project, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach, CA.  
**Date:** Monday, September 25, 2023 8:11:31 PM

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Dear Planning commissioners,

My name is Brian Thienes, I live at 4512 Oceanridge Drive, Huntington Beach, CA. I would like to provide comments regarding the proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach, CA.

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.

I thank you in advance for doing the right thing by denying this nonconforming project.

Thank you,  
Brian Thienes

**From:** [Issam Naber](#)  
**To:** [Planning Commission](#)  
**Cc:** [marlo@nabermole.com](mailto:marlo@nabermole.com)  
**Subject:** Bolsa Chica Senior Living Community SUPPORT  
**Date:** Monday, September 25, 2023 7:23:47 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



**From:** [marlo.nabermole.com](mailto:marlo.nabermole.com)  
**To:** [Planning Commission](#)  
**Cc:** [marlo.nabermole.com](mailto:marlo.nabermole.com)  
**Subject:** Bolsa Chica Senior Living Community: Community Outreach Summary, September 26, 2023 Planning Commission  
**Date:** Monday, September 25, 2023 11:23:12 PM  
**Attachments:** [Bolsa Chica Senior Living Community Outreach Summary 092623 PC.pdf](#)

---

Dear Chairperson Pellman and Commissioners,

Please see the attached summary of our community outreach efforts.

Thank you.

Marlo

Marlo  
Community Outreach  
Bolsa Chica Senior Living Community  
(714) 745-1504  
[BolsaChicaSeniorLiving@gmail.com](mailto:BolsaChicaSeniorLiving@gmail.com)  
[www.BolsaChicaSeniorLiving.com](http://www.BolsaChicaSeniorLiving.com)

**From:** [Brian Genovese](#)  
**To:** [Planning Commission](#)  
**Cc:** [bolsachicaseniorliving@gmail.com](mailto:bolsachicaseniorliving@gmail.com)  
**Subject:** Bolsa Chica Senior Living Project  
**Date:** Tuesday, September 26, 2023 9:32:24 AM  
**Attachments:** [Bolsa Chica Senior Living Letter.docx](#)

---

Good morning Commissioners,  
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 Chair Elect - Fountain Valley Chamber of Commerce

2023 Director- Fountain Valley Schools Foundation

2022-23 President Elect- Fountain Valley Kiwanis

2023 Trustee- PAEC, Orange County Realtors

2023 Member- LGRN Committee , Orange County Realtors

*"The highest compliment I can receive is the referral of a friend or family member for their particular real estate needs."*

[\*Click Here to Refer Friends & Family\*](#)



September 25, 2023

City of Huntington Beach  
Community Development Department  
*Planning Commission*  
2000 Main Street  
Huntington Beach, CA 92648

Dear Planning Commissioners:

I am a local Realtor and resident in Huntington Beach, who has been closely watching the housing market in our community for more than two decades. In the last 3 to 4 years, what has become increasingly important that the real estate industry is providing options for every stage of life. Huntington Beach is a community of families. Many of us have watched our kids grow up here. As parents, we hope our kids will be able to afford a home here nearby. As grown adult children, we hope our parents will be able to find a new home nearby in the community in which they have spent most of their lives.

I like to help people find these homes...the right home for the right stage of life. Young adults fresh out of college might be looking for an apartment; a young couple might be looking for a townhouse. When the young couple's family begins to grow, they may be looking to move into a single-family detached home. Families in a home with a smaller square footage, may be looking for a larger home for their growing family. Once those children are grown and move away to college, the parents may be interested in downsizing. New home opportunities need to be built and existing residents need to move "up" or move "down" to free up existing housing stock for the next generation of families.

It's a cycle and cities need to have options and plan for all different home sizes in all different demographics for each stage of life.

Please approve this proposal for homes for our aging population here in Huntington Beach.

Thank you.

Brian Genovese  
Resident and Realtor

**From:** [Dennis Needleman](#)  
**To:** [Planning Commission](#)  
**Subject:** BOLSA CHICA SENIOR LIVING PROJECT  
**Date:** Tuesday, September 26, 2023 1:06:44 PM  
**Attachments:** [HB Letter of Objection 9.26.23.docx](#)

---

Dear Planning Commission,

Please see the attachment below regarding our strong objection to the above mentioned project.

Many thanks,

Dennis & Asheley Needleman  
(213) 272-4779

**DENNIS & ASHELEY NEEDLEMAN**  
**16631 Carousel Lane**  
**Huntington Beach, CA 92649**

September 26, 2023

Dear Planning commissioners,

My wife and I are longtime residents of Huntington Beach, CA, and specifically the Huntington Harbour area. We would like to provide comments regarding the proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach, CA.

We object to the general plan amendment to change the land use designation from CG to mixed-use (MU), and we object to the zoning map amendment to change the zoning from CG to specific plan (SP). We also object to the increase in allowable floor area ratio to 2.5 and to raising the maximum building height to 65 feet. We believe that 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. It is disheartening to think that 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.

The current project is substantially under-parked, and lacks sufficient parking for the 110 employees, residents, and visitors of the proposed project. If this project is approved, it will open the door to future developments of similar nature. It is the duty of the planning commission to enforce development standards consistent with the surrounding neighborhood.

We respectfully urge the planning commission to deny the developer's request for this non-conforming project. There is no reason this project cannot be built to meet the current zoning standards of our beautiful city.

Thank you for your time and consideration on this most important matter.

Sincerely,

Dennis & Asheley Needleman







**From:** [Becky Langenwalter](#)  
**To:** [Planning Commission](#)  
**Subject:** Fwd: Comments on proposed Bolsa Chica Sr Community EIR  
**Date:** Friday, September 22, 2023 11:57:52 PM

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Dear Commissioners of the HB Planning Commission,

Below I have forwarded you a copy of the letter I wrote to describe adverse impacts the proposed development will have on my property and the surrounding unique neighborhood south of Bolsa Chica and Warner. I am the homeowner at 17042 Bolsa Chica St, HB. My parents built our home in craftsman style construction with open beam ceilings and resided there since 1955. The property has been in our family for nearly 70 years. There is a beautiful Morton Bay fig in the front yard that is a local historic landmark. A towering, impersonal multi-storey, high density complex would destroy this neighborhood. Please consider the negative impact a five storey complex would have on the existing neighborhood and advocate for a cancellation or modification of the proposed project for the following reasons.

**-Safety-** Bolsa Chica Street, south of Warner, is the one-way-in and one-way-out access to Brightwater, homes between Los Patos and Warner, and Public Access Trails. Traffic, which already backs up on Bolsa Chica, would be catastrophic during an emergency evacuation and will endanger the considerable pedestrian traffic on Bolsa Chica south of Warner. Additionally, this type of facility should be located closer to a major hospital.

**-Aesthetics-** This high density complex would extend 18' taller than any existing structure in the area to a height of 65' which will be out of place and tower over the existing residences, destroying the character and visual appeal of this ranch style coastal enclave adjacent to Bolsa Chica mesa and the wetlands. The light and view to the west will be obscured year round. **Five storeys is too high!** Sixty five feet is about as tall as the palm tree on the left side in the attached photo.

**-Senior Living?-** Some of the proposed residential units are 2580 sq foot, three bedroom units. This size is larger than many single family residences. These units need to be eliminated and the capacity and height of the complex significantly reduced.

I appreciate your time in reading my comments and request.  
Please feel free to reach out to me at the number below if you have any questions or concerns.

Sincerely,

Rebecca Baker Langenwalter  
(562) 686-8256

From: **Becky Langenwalter** <[becky.langenwalter@gmail.com](mailto:becky.langenwalter@gmail.com)>  
Date: Wed, Jun 7, 2023 at 2:30 PM  
Subject: Comments on proposed Bolsa Chica Sr Community EIR  
To: <[hayden.beckman@surfcity-hb.org](mailto:hayden.beckman@surfcity-hb.org)>



I am writing to comment on the adverse impact the proposed Bolsa Chica Senior Community would have on the Aesthetics, Air Pollution (and Traffic Flow), and Shade on the residences in the vicinity of the project. My family has owned the property on the east side of Bolsa Chica Street directly across from the proposed development from 1954 to present. If this project is built as proposed, it will reduce the aesthetic quality of the entire neighborhood and property values of the existing residences and businesses in the area.

#### 4.1 AESTHETICS

This section discusses whether the project will substantially degrade the existing visual character or quality of the project site and its surroundings.

##### 4.1.4.4 Local Regulations Huntington Beach Scenic Corridors.

As discussed in the Circulation Element of the City's General Plan Update, the City defines scenic corridors as roads that "have notable aesthetic appeal for the community" or offer scenic views and street scenes. The City has classified these corridors as Major Urban Scenic Corridors, Minor Urban Scenic Corridors, and Landscape Corridors. It has also identified primary and secondary entry nodes at intersections in the City that mark the entry points to scenic corridors. To protect scenic corridors, the City has adopted policies for aesthetic treatments, development requirements, and appropriate land uses and has established a rigorous development review process for development proposals along scenic corridors.

The proposed project will significantly degrade the visual quality of the view to the west for the residents immediately opposite the project area including my property due to the excessive 65 foot height of the planned structure. A five storey complex is incompatible with the surrounding neighborhood. Additionally, the proposed development would degrade the visual character of the entrance to this unique historic and exclusive residential section of northwest Huntington Beach. In the project area, and along all of Bolsa Chica Street south of Warner, there are no structures that exceed three storeys. The existing three storey structures along Bolsa Chica are set back from the street to maintain the open scenic nature of the area. The proposed project plans to erect a 400+ foot long complex that is 18 feet taller than any existing structure in the project area. Additionally, the proposed structure is to be located as close as 10 feet from the curb whereas the existing structures are set far back from view from the road and sidewalk.

The Bolsa Chica and Warner intersection is traversed by the residents of Los Patos Street, residents along Bolsa Chica and the Brightwater development, and visitors to the Public Access trails throughout the Bolsa Chica Ecological Reserve. There is considerable pedestrian and vehicle traffic along Bolsa Chica. To erect a structure that would tower over the existing neighborhood for 400 feet from the corner of Bolsa Chica and Warner would adversely impact the view of every resident and visitor to this district. The Senior Community, as it is proposed, would not be compatible with the existing scenic, open sky, coastal, ranch-style of the surrounding district. Only a three storey structure would be compatible with the existing businesses and residences.

The closest residential complexes that exceed three storeys are several miles to the north near Bella Terra. The five storey apartment complexes along major streets have a crowded, imposing high-rise feel, and would destroy the welcoming ranch style human scale that makes the Bolsa Chica mesa area of Huntington Beach an attractive district in which to reside and visit.

##### 4.2.3.1 Air Pollutants and Health Effects (and Traffic Flow)

Typically high carbon monoxide (CO) concentrations are associated with roadways or intersections operating at unacceptable levels of service (LOS) or with extremely high traffic volumes. Exposure to high concentrations of CO reduces the oxygen-carrying capacity of the blood and can cause headaches, nausea, dizziness, and fatigue, impair central nervous system function, and induce

angina (chest pain) in persons with serious heart disease. The northbound traffic on Bolsa Chica south of Warner Avenue currently backs up daily during peak hours, resulting in vehicles idling as far south as Dunbar Lane. Bolsa Chica Street is the only access in and out of the district for the residents of Bolsa Chica Street, Los Patos Street and Brightwater since the district south of Warner is constrained on the east, south and partially on the west. By adding new resident (213), service (?) and employee (45 daily) traffic from the proposed development to the already congested Bolsa Chica Street and intersection at Warner, emissions and other effects of high traffic volume will adversely impact the air quality to residences immediately downwind of the proposed development as well as further aggravating the backed up traffic on Bolsa Chica Street. The new plan proposes to move the existing entrance to the project area from Warner Avenue to Bolsa Chica Street, even though Bolsa Chica Street is already congested.

APPENDIX C-Shadow Studies. The Appendix C Shadow Studies report that the height of the proposed structure will cause a shadow to entirely cover Bolsa Chica Street up to the residential property to the east by 2 pm on the Winter Solstice and by 4 pm on the Summer Solstice. After these hours, the businesses and residences to the east will be in the shade of the proposed complex. Any sunlight or view of the sky to the west will be obscured from these hours every day to the residents and businesses to the east. In the summer when residents enjoy longer days with afternoon light lingering into the evening until sunset at 8 pm, the residences across from this complex will be in shade for the last 4 hours of the day. In the Winter, the residences across from the complex will be in shade after 2 pm. This is unacceptable and this significant impact can only be addressed by reducing the height of the proposed development. To have a structure of this height would destroy the open, coastal character of the neighborhood in the summer and winter due to causing shade during the latter portion of the day year round.

#### 4.7 Land Use and Planning

Some of the residential units in the proposed complex are 2580 square foot, 3 bedroom units. This unit size is excessive and not for the purpose of providing housing for seniors. These units should be eliminated, while reducing the height of the complex. A complex for seniors that is partially a medical facility should be located closer to a hospital. The closest hospital to Bolsa Chica and Warner is four miles away.

**Rebecca Langenwalter**

**Cell (562) 686-8256 FAX (714) 521-9724**

**From:** [LUIS BERBARI](#)  
**To:** [Planning Commission](#)  
**Cc:** [Permit Center](#)  
**Subject:** Item #23-715 (Bolsa Chica 5-story Bldg)  
**Date:** Sunday, September 24, 2023 10:52:33 PM

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To the Planning Commission:

Hello,

Just thought I'd take the time to send this email to let you know that myself, and a number of my neighbors, are totally against the proposed convalescent building. The 5-story building will have a huge negative impact in our area and I hope that the commission will see that the proposed location makes absolutely no sense.

The construction of a 5-story building will create immediate and long term problems. Some of the obvious issues that will occur are:

- Noise and air pollution beginning with the demolition, construction and running of the convalescent business will be awful.
- The new 5-story building will block the natural ocean breeze that we receive which helps cool our condominium complex and is essential since we DO NOT have air conditioning units. (FYI Cabo del Mar condos consists of 288 units).
- The amount of traffic will be unbearable and the pollution created by the extra vehicles will be significant. Bolsa Chica and Warner is already a very busy intersection so adding this building will be detrimental.
- The noise from emergency vehicles and extra traffic will be a nuisance for everyone in the surrounding area.
- Our home values will drop since we would be across from a huge 5-story building that is open 24/7.

I've been a resident of Huntington Beach, in the same condo, since 2001. In the past 22 years, with the development of Brightwater Homes and Parkside Estates, I've seen a huge increase in traffic. I understand that these new homes are part of a developing community but, the idea of adding a monster of a building that will suck up all the resources and have such a negative impact in the environment makes no sense at all. We don't even have a hospital in HB that can keep up with the current needs of the citizens. By adding a 200 room convalescent home, you can be assured that the demand for medical services will increase.

Thank you in advance for taking the time to read my email. I hope the Commission will take into account the issues raised and will agree that the proposed location for the 5-story building is not ideal and will not work.

I will be attending the meeting on Tuesday as well.

Sincerely,  
Luis Berbari

Luis Berbari

5031 Dorado Drive #102

Huntington Beach, CA 92649

714-369-3777 (cell)

805-649-1151 (FAX)

**From:** [OurTime](#)  
**To:** [Planning Commission](#)  
**Cc:** [CITY COUNCIL \(INCL. CMO STAFF\)](#)  
**Subject:** Item #23-7151 Bolsa Chica Convalescent Building  
**Date:** Sunday, September 24, 2023 11:55:24 AM

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Attention: Secretary of Planning

I am writing in opposition to the above project proposed for the S/W/C of Bolsa Chica St and Warner Ave. The location is at one of the busiest intersections in the city and is surrounded by countless apartment buildings, condominiums and single story business structures. This building design was created by people with their eyes closed to the environmental impact it would have to the surrounding area. The immense size would make it stand out for miles in all directions and would cause an increase in vehicular and pedestrian traffic.

Please don't allow this monstrosity to be built. Require building permits to keep within the structure and occupancy standards of the immediate area.

Respectfully,

William and Maureen Forman  
17345 Wareham Ln  
Huntington Beach, CA

**From:** [mpaullins](#)  
**To:** [Planning Commission](#)  
**Subject:** Senior Community Bolsa Chica and Warner  
**Date:** Tuesday, September 26, 2023 9:52:40 AM

---

I am very concerned about the additional traffic this project will add to Bolsa Chica. I sent an email earlier and read the response. The response says because there will be less driveways with the new project, as compared to now, the traffic will be reduced with the new project. Has there been a traffic impact study done, where the cars coming and going currently are counted, as compared to what the new complex would generate?

With the public entrance to the complex being on Bolsa Chica and the entrance to the underground garage on Bolsa Chica, how can anyone say there will be less traffic than there is now? Currently, the traffic is minimal that goes in and out of the current complex.

Bolsa Chica is only 2 lines, one each way. For the new project, people leaving the parking structure and main entrance can only make a u turn on Bolsa Chica to get to Warner. This will make Bolsa Chica very congested and hazardous, as compared to now.

Now, people, coming out of the apartment building on the other side of the Frontier building, make a left out of the apartment entrance onto Bolsa Chica to get to Warner, and many times there is almost an accident because they are

merging into traffic on Bolsa Chica. This is the same situation with the new complex but will be compounded with the increased traffic coming from the parking garage and main entrance. Please take into account the traffic impact this project will have on the residents who live along Bolsa Chica.

Thank you, Melinda Paullins

**From:** [Chuck Burns](#)  
**To:** [Planning Commission](#)  
**Subject:** Senior Living Facility Corner Bolsa Chica and Warner  
**Date:** Tuesday, September 26, 2023 3:25:32 AM

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I urge you to reduce size to no more than three stories for this planned development. Otherwise the unintended consequences are limitless.

A reply will be appreciated.

Chuck Burns  
Huntington Beach

**From:** [Michel Bumbaugh](#)  
**To:** [Planning Commission](#)  
**Cc:** [Bolsa Chica Senior Living](#)  
**Subject:** Sept. 26th meeting for the bolsa chica senior living center  
**Date:** Monday, September 25, 2023 1:14:04 PM

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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 possiblilty 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.



**From:** [Lisa C](#)  
**To:** [Planning Commission](#)  
**Subject:** Subject: Item #23-715 The Bolsa Chica 5-story building  
**Date:** Tuesday, September 26, 2023 8:53:54 AM

---

To the Secretary of Planning, The Planning Commission and The City Council,

Please know that homeowners, residents, and business owners in this Huntington Beach area and the community at large oppose changing the zoning on this property to construct a 5-story building, which will operate as a 24 hours/ 7 days a week / 365 days a year housing, restaurants and convalescent business, with over 200 units. There are a host of critical reasons why such a building to operate the aforementioned Mixed Use facility would not be responsible to not only the existing residents in the area, but the proposed residents of the Mixed Use Specific Plan Overlay and Specific Plan 19. Chief among these reasons are as follows:

-There will be a significant increase in traffic due to the facility. With over 200 units and over 100 personnel which will work at the facility that will bring at least 500 to 600 people to this area, along with a minimum of over 500 vehicles daily, after the facility is built out and rented out. The environmental impact reports noted in the recent Notice of Public Hearing do not compare the current traffic metrics with the massive increase in traffic metrics which will occur with this proposed facility. This lack of appropriate comparisons and transparency is very problematic to the residents in the area, and the community at large.

-The facility will take away very limited resources to its existing residents. Our city only has one hospital, which barely serves the existing needs of our population, especially those of trauma and emergency room. Adding more significant numbers of population to the city without appropriate hospitals, fire houses, police, paramedics and so on is irresponsible and will have significant negative consequences for all residents of our city.

-The proposed location for this massively large Mixed Use facility is directly located on Bolsa Chica Street, which is already a main artery for incoming traffic off the 405 freeways from Los Angeles, the Inland Empire, San Diego and so on due to many visitors to our wetlands and beaches. Existing traffic has already created environmental issues, traffic accidents, and issues with crime and drugs. Additionally, the environmental impacts to the wetlands will be damaging with no chance for reversal, if this Mixed Use facility is allowed to be constructed.

- The construction of such a large Mixed Use facility will create additional urban heat effects, which occur when buildings and paved surfaces absorb and retain heat, leading to higher temperatures in the vicinity. This will make our neighborhoods hotter, especially in the summer, and will necessitate increased energy consumption for cooling. Furthermore, this part of our city has increasingly already experiencing blackouts of electricity which will only be exacerbated by such a facility, leading to suffering and peace disturbances for the current the existing residents.

-The operation of a such a Mixed Use facility requires a significant amount of energy for heating, cooling, lighting, and medical equipment. This will all contribute to greenhouse gas emissions and worsen local air quality, which will impact residents' health.

-Additionally, the significant increase in traffic to and from a Mixed Use building of this

magnitude will lead to higher emissions of greenhouse gases and air pollutants, which will absolutely worsen the air quality in our neighborhoods. We are already at our limits with the poor air quality emanating from the significant increase in traffic on Bolsa Chica Street and Warner Avenue, which has dramatically worsened over the past 20 years.

-Furthermore, this large sized urban building does not align with the character of our neighborhoods, and will absolutely decrease the value of our homes which essentially steals from our hard work to own them.

- The 24/7 operations of such a Mixed Use facility will also increase noise and lighting pollution, especially at night. Current businesses on the premises operate during regular and US customary business hours and, therefore, they do not disrupt or disturb residents in the area. This facility will create unbearable noise and lighting disturbances, especially at night and during emergency ambulance services to the facility which are known to regularly occur at any and all hours of day or night.

-Bolsa Chica Street only has one inbound driving lane, and one outbound driving lane. It does not serve the community as-is and the significant pile-up of traffic at the stop lights demonstrates that the existing capacity of these driving lanes are subpar and incapable of handling the traffic from the existing population in the area. Adding more population and traffic to the area would be a detriment to the existing community, especially during emergencies as are often occurring in the area due to the already dense housing in the area.

For all of the above reasons and more, our community, your constituents, request that the construction of such a Mixed Use , Specific Plan 19 urban building and facility not be approved. Thank you.

Respectfully,

Your tax-paying Huntington Beach residents