

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

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

Hello,

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

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

Please do not adopt the General plan amendment, zoning map amendment or the conditional use permit for the Bolsa Chica Senior Living Community, it is not right for our community, environment, and well being.

Thank you,  
Caroline

Sent from my iPhone

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/03/23

Agenda Item No.: 26 (23-841)

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

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HB City Council,

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

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

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

Thank you, Paula Shawa, HB resident

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

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

Dear Mayor Strickland and Councilmembers,

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

Please let me know if you have any questions.

Thank you.  
Marlo

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

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

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

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

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

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

**List of Activity from July 2022 to Present**

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

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

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



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

Dear Chairperson Tracy Pellman and Planning Commissioners:

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

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

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

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

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

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

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

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

**From:** [Michelle Schuetz](#)  
**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 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.



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.

[Manage Submissions](#)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>

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 <huntingtonbeachseniorliving@gmail.com>

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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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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 - 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 <bolsachicaseniorliving@gmail.com>

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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

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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 &lt;huntingtonbeachseniorliving@gmail.com&gt;

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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;

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

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**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.

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Huntington Beach Seniorliving <huntingtonbeachseniorliving@gmail.com>

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## Form Submission - New Form - Future occupancy

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**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 <bolsachicaseniorliving@gmail.com>

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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 .

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**Squarespace** <form-submission@squarespace.info>

Wed, Aug 30, 2023 at 4:34 PM

Reply-To: emadelzawy@hotmail.com

To: BolsaChicaSeniorLiving@gmail.com

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

**Name:** Emad Elzawy

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

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

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

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

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

Sent from my iPhone  
Patricia Frangente

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

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

Dear City Council,

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

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

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

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

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

Regards,

Vince Masslon

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

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

Dear City Council Members,

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

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

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

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

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

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

Sincerely,

Marta Masslon

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

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

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

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

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

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

Diana Zook

Sent from my iPhone

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

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

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

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

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

Thank you.

*Cathy Lyn*

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

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

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

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

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

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

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

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



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

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## Supplemental Communication

Sent from my iPad

Begin forwarded message:

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

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

November 3, 2023

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

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

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

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

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

### **EIR Fails to Support its Findings with Substantial Evidence**

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

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

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

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

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

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

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

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

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

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

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

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

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

### **EIR Fails to Disclose Significant Adverse Impacts in Violation of CEQA**

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

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

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

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



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

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

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

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

Regards,

Jonathan Bonwit

4622 Oceanridge Drive

Huntington Beach, CA 92649

714-412-2222

JBonwit@earthlink.net

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

From: <jbonwit@earthlink.net>

Sent: Nov 1, 2023 10:32 AM

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

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

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

October 30, 2023

Dear Ms. Estanislau,

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

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

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

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

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

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

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

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

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

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

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

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

The developer's environmental impact report wrongfully states that

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

The cumulative effect of approving this project and the future projects to follow will have a significant negative impact on our community.

Basically, **this is a piecemealing effort to rezone and change the general plan of our community without an overall environmental impact report.**

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

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

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

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

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

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

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

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

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

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

Regards,

Jonathan Bonwit

4622 Oceanridge Drive

Huntington Beach, CA 92649

714-412-2222

[JBonwit@earthlink.net](mailto:JBonwit@earthlink.net)

Employee Recognition

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

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

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

Hello,

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

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

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

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

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

Please vote YES on this project.

Thank you,  
Kaci Christian  
Homeowner in HB

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

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

Good Morning,

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

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

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

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



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

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Sent from my iPad

Begin forwarded message:

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

Good Morning,

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

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

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

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

Employee Recognition



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

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**From:** Jim Filipan <fkoallc@gmail.com>

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

**To:** CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Villasenor, Jennifer <JVillasenor@surfcity-hb.org>

**Subject:** 4972 Warner Ave Property/Development

City Council Members of Huntington Beach,

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

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

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

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

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

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

Sincerely,

Jim Filipan  
Fkoa Warner LLC

photo



**Jim Filipan**

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



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

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

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

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

Thank you,

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

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

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

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

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

Regards,

Mark and Valerie Tonkovich

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

>

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

>

> Regards,

>

> Mark Tonkovich

>

> Sent from my iPhone

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

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



Sincerely,

Allan Ocampo

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

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

Dear Mayor Strickland and Councilmembers,

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

Let me know if you have any questions.

Thank you.

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



October 2023

Dear City Council Members,

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

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

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

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

Sincerely,

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

Dear Mayor Strickland and City Council,

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

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

A handwritten signature in cursive script, reading "Cheryl Waser". The signature is written in black ink and is centered on the page.

Dear Mayor Strickland,

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

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

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

Sincerely,

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

Huntington Beach resident

Dear Mayor Strickland,

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

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

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

HB resident

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

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

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**From:** Evangelo Karantonis <evangelo.karantonis@gmail.com>  
**Sent:** Friday, November 3, 2023 3:15 PM  
**To:** CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Villasenor, Jennifer <JVillasenor@surfcity-hb.org>  
**Subject:** Support for Bolsa Chica Senior Living Community Project

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

Appreciate your time and consideration.

Thank you,

--

Evangelos Karantonis  
Lic# 01905849  
m 949-444-1716

November 3, 2023

Huntington Beach City Council

Re: Bolsa Chica Senior Living Community Project

Dear City Council Members,

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

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

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

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

Sincerely,

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

Evangelos Karantonis

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

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

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

Dear City Councilmember,

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

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

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

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

Sincerely, Shelly Wilson

Sent from my iPhone

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

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

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

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

I am urging you to vote No on this proposal.

Thank you

Jason Ruhland

Sent from my iPhone