

From: [vivaVivLifer](#)
To: [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Objection Letter to Huntington Beach City Council, Oct. 9, 2024
Date: Wednesday, October 9, 2024 5:16:53 PM

You don't often get email from vivavivlifer@protonmail.com. [Learn why this is important](#)

Dear Huntington City Council Members,

I am a homeowner in this beautiful city of Huntington Beach. I am writing to urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue). This Project requires a Specific Plan because it is a high-density 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses. Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions.

Residents welcome the general “concept” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city’s beach culture, and compatible with surrounding development and public spaces.
3. This Revise Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft² building which is over 250,000 ft² viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres will tower over the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 10/15/2024

Agenda Item No. 18 (24-710)

7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-foot tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-foot setback will place this towering monstrosity right in the faces of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.
13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3rd party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.

16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.

17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.

18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, the EIR’s analysis of cumulative impacts is deficient; and the EIR’s analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.

19. This Project is located in the City Designated “Preserve Zone” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.

20. 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. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community. This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.

Thank you for your time and attention to this matter.

Sincerely,

Stacey Le-Tran

Print Home Address: 16291 Sher Lane, Huntington Beach, CA 92647

Email: vivavivlifer@protonmail.com

From: [Linda Falk](#)
To: supplementalcomm@surfcity-hb.org
Subject: 4 STORY PROJECT
Date: Wednesday, October 9, 2024 10:29:48 PM

[You don't often get email from lfalk77@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

VOTE NO ON THE 4 STORY PROJECT! IT WILL RUIN OUR BEAUTIFUL HB!!

Sent from my iPhone

From: [BARBARA SOWMA](#)
To: supplementalcomm@surfcity-hb.org
Subject: The high-density proposed project Bolsa Chica and Warner (Senior Center)
Date: Thursday, October 10, 2024 8:20:01 AM

[You don't often get email from fun4bbra@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please stop the proposed HIGH DENSITY project for a senior center on Bolsa Chica and Warner! I urge all of you to stop this project located at 4952 and 4972 Warner Ave, Huntington Beach. They are trying to build a high density project and it does not conform with all the adjoining residential housing in this area. This is a preserve zone!! Birds migrate through here to the Bolsa Chica wetlands. This complex that is proposed will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from its proposed 4th floor and expanded rooftop parapets. This proposed complex does not match our residential neighborhood!!! Also the added traffic and lack of parking in the area will be a nightmare. I urge you to have them revise this project to be proportion to the area and our beach culture. I live right here and asking for our city to help us.

Barbara Sowma
17151 Corbina Lane #111
Huntington Beach CA 92649
Sent from my iPhone

From: [Eve Perlman](#)
To: [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: high density housing objection
Date: Thursday, October 10, 2024 9:27:33 AM

You don't often get email from eveperlman@hotmail.com. [Learn why this is important](#)

 [Revised Objection Letter to City Council for Neighbors to Sign_09-29-2024.pdf](#)

EVE. Perlman

Objection Letter to Huntington Beach City Council

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft² building which is over 250,000 ft² viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3rd party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, the EIR’s analysis of cumulative impacts is deficient; and the EIR’s analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. 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. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.

(Signature)

(Date)

(Legibly Print Name)

(Legibly Print Home Address)

(Legibly Print Email Address)

Email to City Council: Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Laurie Virtue](#)
To: [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Bolsa Chica Senior Care Community
Date: Thursday, October 10, 2024 10:09:47 AM

You don't often get email from laurie.virtue@gmail.com. [Learn why this is important](#)

Please vote NO on this development. We don't need anymore expensive Senior developments in HB. If they want to build affordable housing for seniors I might look at this a little differently. But I still would not agree with the size and scope of these plans.

I have lived in HB for over 40 years and it is not the town I moved into. I understand some change is necessary and inevitable but this city has gone overboard with development.

Thank you!
Laurie Virtue

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Housing rejection
Date: Thursday, October 10, 2024 11:18:38 AM
Attachments: [Bolsa Chica Senior Housing rejection.pdf](#)

From: Michael McShane <mmcshane@outlook.com>
Sent: Monday, September 30, 2024 6:18 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica Senior Housing rejection

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

To the Huntington Beach City Council,

My wife and I have lived off of Bolsa Chica for going on ten years. The high-density senior housing project being planned for the intersection of Warner and Bolsa Chica despite unhappy citizens that will be living next to it. Attached please find a letter indicating our reasons for rejecting this plan.

1. This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants.
2. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses pursuant to Land Use Codes: LU-1(D) and LU-2(B).
3. **This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture.**
4. **This Project violates City Land Use Codes: LU-1(D) and LU-2(B).**

Reject the Revised Draft Environmental Impact Report (“EIR”)

Reject the General Plan Amendment No. 21-004

Reject the Zoning Map Amendment No. 21-003

Reject the Zoning Text Amendment No. 22-005

Reject the Conditional Use Permit No. 21-024

This Project should be sent back to the developer for further revisions

I urge you to also consider rejecting this plan.

Respectfully,

Michael McShane

17202 Corbina Ln #108

Huntington Beach, Ca 92649

714-803-7125

Objection Letter to Huntington Beach City Council

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions. Residents welcome the general "*concept*" of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: **Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft² building which is over 250,000 ft² viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. **There is essentially no available street parking near this particular intersection.** There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3rd party workers, and potential customers of the commercial ground floor businesses.
14. The "Senior Care Community" label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square foot apartment units. The developer conveniently uses the designation of "convalescent care" in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet "Surf City" beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City's discretionary approval process.
18. The Draft Environmental Impact Report ("EIR") fails to provide and analyze an accurate and complete project description, the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated "Preserve Zone" (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. 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. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.

Michael J. McShane
(Signature)

9/30/2024
(Date)

MICHAEL J. MCSHANE

(Legibly Print Name)

17202 CORBINA LN #108 H.B.C.A 92649

(Legibly Print Home Address)

MMCSHANE@OUTLOOK.COM

(Legibly Print Email Address)

Email to City Council: Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Objection letter
Date: Thursday, October 10, 2024 11:19:38 AM
Attachments: [Objection Letter To HB Planning Community Project.docx](#)

From: Monique x <m.parry8609@gmail.com>
Sent: Tuesday, October 1, 2024 1:30 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Objection letter

Some people who received this message don't often get email from m.parry8609@gmail.com. [Learn why this is important](#)

Objection Letter to Huntington Beach City Council

October 1, 2024

Dear Huntington City Council Members, I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the

developer for further revisions. Residents welcome the general “concept” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of

parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

I strongly object to the project for many valid reasons that include but are not limited to the following objections-

1: This high- density Big Box high-rise apartment is too massive in size, proportion, scope, and density for surrounding neighborhood.

2: This 4-story, 53-feet tall, 205,308 ft² building which is over 250,000 ft² viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres will tower over the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.

3: This monstrosity will loom 4 stories high in a neighborhood of single story and two-story buildings.

4: Built on a Zero Lot line with only 10 feet setback from the curb, this monstrosity will sprawl over 3.5 acres crowding a major traffic intersection in Huntington Beach.

5: High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner

approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density!

6: The grossly inadequate parking spaces will not provide enough parking for visitors, vendors, delivery /service trucks. Spillover parking will saturate the streets which are all ready overcrowded. This will grossly impact the major gateway to the public hiking trails to the Bolsa Chica Ecological Reserves.

7: This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and abuse.

8: The Senior Living Community label for this is misleading as only the wealthy will be able to these rents

9: This Revise Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.

10: Huntington Beach is turning into an overpriced, overbuilt Los Angeles suburb which is not why we live here.

11: This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of

birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.

12: This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high -density Big Boxes that will destroy our quiet “Surf City” beach community.

13: 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. This ploy must be rejected

in favor of protecting and preserving the proportions and character of our local neighborhood community. This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.

Sincerely, Monique Parry

17191 Corbina Ln # 112 Huntington Beach CA 92649

M.parry8609@Gmail.com

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Support of Bolsa Chica Senior Care
Date: Thursday, October 10, 2024 11:21:38 AM
Attachments: [Support Letter Petition - Mary Scully.pdf](#)
[Support letter petition-CW.pdf](#)

From: Warner, Chip @ Newport Beach <Chip.Warner@cbre.com>
Sent: Thursday, October 3, 2024 3:12 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; dan@dankalmick.com; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>
Cc: Scully, Mary @ Newport Beach <Mary.Scully@cbre.com>
Subject: Support of Bolsa Chica Senior Care

Some people who received this message don't often get email from chip.warner@cbre.com. [Learn why this is important](#)

Dear Mayor Gracey Van Der Mark and City Councilmembers,

I am writing to provide two support letters for the Bolsa Chica Senior Care project.

I specialize in office real estate in Orange County and my teammate Mary Scully lives in HB around the corner (less than 800 feet as a crow flies) from the proposed project.

We both think this is a great development for the community!

Thank you,
Chip and Mary

Chip Warner
Senior Vice President #0188851
CBRE | Advisory & Transaction Services
3501 Jamboree Road, Suite 100
Newport Beach, CA 92660
Mobile [949.214.8808](tel:949.214.8808)

Details about the personal data CBRE collects and why, as well as your data privacy rights under applicable law, are available at [CBRE – Privacy Policy](#).

To: Mayor Gracey Van Der Mark and City Councilmembers
From: Mary Scully, Huntington Beach Resident

RE: SUPPORT FOR BOLSA CHICA SENIOR CARE

Dear Mayor Van Der Mark:

I am in favor of a senior care facility, a new commercial use, that will help to revitalize the corner of Bolsa Chica Street and Warner Avenue with minimal impact to the surrounding neighbors.

With the future of office space uncertain, cities must look for creative land uses as replacements.

Senior care facilities can be an asset in a community. They provide new home opportunities for seniors, yes, but they provide so much more. With amenities and services provided within, seniors can be well taken care of, and enjoy their golden years with familiar shops, restaurants, and doctors nearby, as well as family members.

This type of community is good for Huntington Beach and specifically a good use for this piece of property.

The developer made significant changes to the project based on community input. It's time to allow this new, quality amenity for Huntington Beach to move forward.

Thank you for your consideration.

Sincerely,

Name: Mary Scully

Address:
4841 Curtis Circle
Huntington Beach, CA 92649

Email: Mary.Scully@cbre.com

Signature: 
Signed by:
6138DED6FD604E8...

October 3, 2024

To: Mayor Gracey Van Der Mark and City Councilmembers
From: Orange County Resident, Office Specialty Real Estate Advisor

RE: SUPPORT FOR BOLSA CHICA SENIOR CARE

Dear Mayor Van Der Mark:

I am writing to express my support of a proposed senior care facility, new commercial use, that will help bring new professional aesthetics, vibrancy through new development, and revitalize the corner of Bolsa Chica Street and Warner Avenue with minimal impact to the surrounding neighbors.

The future of office space remains trending downward with demand and there are no positive drivers on the horizon to turn the collapse around. As a commercial real estate broker for nearly 15 years in Orange County that specializes in office buildings, I am, unfortunately, routinely in the position of advising clients to look for creative land uses as replacements to office space. There is a massive over supply of office space in the general market. The challenge is identifying viable alternative uses that minimize concerns and provide tangible benefits to the residents of the surrounding area.

I believe senior care facilities are an asset in a community. They provide new home opportunities for seniors and so much more. With amenities and services provided within, seniors can be well taken care of, and enjoy their golden years with familiar shops, restaurants, and doctors nearby, as well as family members. Senior care facilities play a crucial role in maintaining family connections, which can significantly benefit the mental and physical well-being of individuals. This, in turn, positively impacts the overall health and vitality of the community. The ability for families to be close to their aging parents is needed more than ever given the ever-rising costs of housing in Orange County.

I believe this type of community is good for Huntington Beach and specifically a good use for this piece of property.

Based on the community input and concerns, I understand the developer made significant changes to the project. I believe moving forward with this project is the right path.

Thank you!

Sincerely,

Name: Chip Warner, Senior Vice President, CBRE

Address: 3501 Jamboree Road, Newport Beach, CA

Email: chip.warner@cbre.com

Signature: *Chip Warner*

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Senior Community at Warner and Bolsa Chica
Date: Thursday, October 10, 2024 11:22:38 AM

From: Vickie Hamilton <bigvickster@gmail.com>
Sent: Sunday, October 6, 2024 3:04 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Senior Community at Warner and Bolsa Chica

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

I respectfully ask that you do not approve the building of a new Senior Community at the corner of Warner and Bolsa Chica even though the Planning Commision recently approved this. Not only would this project seriously impact the adjacent residential and commercial areas with additional traffic, but most importantly, this building project sends the wrong message at a time when our city is fighting state mandates to build almost 14,000 new residences. How does such a building project get approved and become a reality while we, as a city, fight against the state mandates in an effort to maintain the city's charm? Very bad optics indeed!

Please do not approve the Senior Community building projects. Enough is enough

Thank you for your consideration on this very important issue.

Vickie Hamilton, MPA

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: BOLSA CHICA SENIOR CARE COMMUNITY
Date: Thursday, October 10, 2024 11:23:08 AM

From: Evangelo Karantonis <evangelo.karantonis@gmail.com>
Sent: Tuesday, October 8, 2024 10:39 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: BOLSA CHICA SENIOR CARE COMMUNITY

Some people who received this message don't often get email from evangelo.karantonis@gmail.com. [Learn why this is important](#)

Re: **BOLSA CHICA SENIOR CARE COMMUNITY**

Dear Mayor and 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,

Evangelos Karantonis

Cc:

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

--

Evangelos Karantonis

MNK CRE

Lic# 01905849

m 949-444-1716

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Oppose BOLSA CHICA Sr COMPLEX as proposed
Date: Thursday, October 10, 2024 11:23:22 AM
Attachments: [psb letter.pdf](#)

From: Peter Baker <moreinf78@gmail.com>
Sent: Tuesday, October 8, 2024 11:25 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>; Beckman, Hayden <hayden.beckman@surfcity-hb.org>
Subject: Oppose BOLSA CHICA Sr COMPLEX as proposed

Dear City Council members,

Please find my attached letter below requesting that you reject the current project.

Peter S. Baker
17042 Bolsa Chica St.
Huntington Beach, CA 92649

October 6, 2024

Dear Huntington Beach City Councilmembers,

I am writing to oppose construction of a multi-story senior apartment complex on Bolsa Chica at Warner.

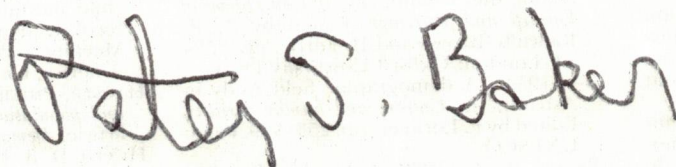
I grew up in the area the area of the proposed complex. This complex does not fit. For a senior community, it is far away from a hospital. There are no buildings in the neighborhood that are as tall as the proposed complex. The traffic in the area is already considerable due to the many single family residences. There is a major earthquake fault in the area. Please vote AGAINST this project.

It needs to be smaller. Any complex that is constructed would need sufficient parking for residents and employees.

Sincerely,

Peter S. Baker

(707) 485-8007

A handwritten signature in black ink that reads "Peter S. Baker". The signature is written in a cursive, flowing style with a large, prominent "P" and "B".

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Warner / Bolsa Chica HDD
Date: Thursday, October 10, 2024 11:24:06 AM

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

From: Sherry Kennedy <dksmrs5@yahoo.com>
Sent: Wednesday, October 9, 2024 9:51 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Warner / Bolsa Chica HDD

[Some people who received this message don't often get email from dksmrs5@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mayor, Mayor Pro Tem & City Councilman/women,

I OPPOSE the 50+ ' monstrosity proposed for Warner / Bolsa Chica.

This is not zoned for this size of a dwelling and would be a terrible choice for this corner.

Sincerely,
Sherry Kennedy

From: [Lisa](#)
To: supplementalcomm@surfcity-hb.org
Subject: Bolsa Chica Senior Care Community Project
Date: Thursday, October 10, 2024 11:35:19 AM
Attachments: [Revised Objection Letter to City Council for Neighbors to Sign 09-29-2024.pdf](#)

[You don't often get email from miller.lisa3@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi there!

Please find the letter attached.

Thank you for your kind consideration,
Lisa Maixner

Objection Letter to Huntington Beach City Council

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revise Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft² building which is over 250,000 ft² viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thorofare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3rd party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, the EIR’s analysis of cumulative impacts is deficient; and the EIR’s analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. 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. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.

(Signature)  September 30, 2024
(Date)

Lisa Maixner
(Legibly Print Name)

5176 tortuga Dr #106 Huntington Beach CA 92649
(Legibly Print Home Address)

miller.lisa3@yahoo.com
(Legibly Print Email Address)

Email to City Council: Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Estanislau, Robin](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Bolsa Chica Senior Care Community Project
Date: Thursday, October 10, 2024 12:03:27 PM
Attachments: [Revised Objection Letter to City Council for Neighbors to Sign 09-29-2024.pdf](#)

From: Lisa <miller.lisa3@yahoo.com>
Sent: Thursday, October 10, 2024 11:35 AM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Bolsa Chica Senior Care Community Project

[You don't often get email from miller.lisa3@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi there Robin!

Please find the letter attached.

Thank you for your kind consideration,
Lisa Maixner

Objection Letter to Huntington Beach City Council

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of “Senior Care” to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city’s beach culture**, and **compatible with surrounding development** and public spaces.
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft² building which is over 250,000 ft² viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo’s on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly “red-curbed” zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3rd party workers, and potential customers of the commercial ground floor businesses.
14. The “Senior Care Community” label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square feet apartment units. The developer conveniently uses the designation of “convalescent care” in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet “Surf City” beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City’s discretionary approval process.
18. The Draft Environmental Impact Report (“EIR”) fails to provide and analyze an accurate and complete project description, the EIR’s analysis of cumulative impacts is deficient; and the EIR’s analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated “**Preserve Zone**” (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. 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. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city’s beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.

(Signature)  September 30, 2024
(Date)

Lisa Maixner
(Legibly Print Name)

5176 tortuga Dr #106 Huntington Beach CA 92649
(Legibly Print Home Address)

miller.lisa3@yahoo.com
(Legibly Print Email Address)

Email to City Council: Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Christine Magar](#)
To: [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Date: Thursday, October 10, 2024 2:38:08 PM
Attachments: [Revised Objection Letter to City Council for Neighbors to Sign 10-08-2024.docx](#)

[You don't often get email from christinemagar828@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

God bless,
Christine Magar

Objection Letter to Huntington Beach City Council

October 8, 2024

Dear Huntington Beach City Council Members, I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649.

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent residential dwelling units that happens to offer extra amenities under the auspices of “senior care” to tenants. Nonetheless regardless of its label, it is still a high-density residential apartment project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Commercial General zoning does not apply to a Specific Plan. However, residential densities do apply since this Project is indeed high-density according to the General Plan and zoning guidelines for residential development.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please reduce its density, cap it at 3-stories tall, and maintain existing setback codes so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

The granting of Conditional Use Permit No. 21-024 will adversely affect the General Plan as follows:

1. This is a 4-story tall high-density residential apartment building regardless of what the developer calls it.
2. This Project requires a Specific Plan due to its mixed-use designation which means the general plan requires this project to comply with the adjoining use residential density. It must conform to adjoining use.
3. Its 56.6 units-per-acre far exceeds our City General Plan’s definition of High-Density being greater than 30 units-per-acre. This project is almost double the density of all adjoining uses and nearby structures.
4. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
5. While Commercial Zoning (CZ) allows a 50-foot tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
6. Developer refers to it as a “Residential” project throughout his filings so residential high-density limits apply.
7. Developer refers to its 159 residential “units” which confirms it’s a mixed-use residential apartment building rather than a typical medical facility or hospital-type project which would count number of beds, not units.
8. Clearwater, who will manage day-to-day operations after its built also describes all of their facilities as “apartment homes”, “apartment rates” and “apartment types” on their websites for each respective facility.
9. Clearwater refers to their “residents” not “patients”, and requires every tenant to sign an Apartment Rental Agreement in order to live in their apartments which also proves this is an apartment building *plus* that offers extra amenities and services to its tenants. So high-density apartment building and zoning codes do apply.
10. This Project does not meet existing City Codes so the developer requests a Special Plan to change City Zoning Codes to accommodate it. However, I object to changing zoning codes just to satisfy this developer.
11. City Code requires a Floor Area Ratio (FAR) of 1.5, yet this Project wants an excessively dense 1.88 FAR.
12. The overall footprint of this building (aka, its envelope) will be a massive 264,546 square feet. It’s Gigantic.
13. Developer wants to reduce the 45-foot setback on the south side to only 32-feet which will place this monstrosity “*right in the faces*” of the families living next door.
14. Special Plans are created to support the existing General Plan, not to change said General Plan. This project proposes a complete change to the General Plan which should be rejected.
15. Since this Project requires a Special Plan, City Land Use Policies must be applied here.
16. **Land Use Element Policy LU-1(D) mandates: Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**

17. Land Use Element Policy LU-2(B) mandates: **Ensure** that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city's beach culture**, and **compatible with surrounding development** and public spaces.
18. This 4-story tall giant will tower over the four adjoining 1-story tall homes that are directly across the street from it on Bolsa Chica Street, and it will tower over adjoining 2 and 3-story tall structures on Warner Avenue.
19. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the proposed ground floor businesses, employees, and a myriad of daily delivery and service trucks.
20. An estimated 110 employees will work in 3 shifts at this complex so during shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces. That leaves only 34 parking spaces for 159 residential units, their visitors, and customers of the businesses.
21. The original plan proposed an insufficient 189 parking spaces which have been significantly reduced in this revision to only 104 parking spaces (0.65 spaces per unit) which exacerbates street parking in this vicinity.
22. **There is essentially no available street parking near this particular intersection.** There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and it will inhibit our flow of traffic.
23. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.
24. This Big Box apartment complex is a precedent-setting Trojan Horse that will allow future developers to use this building as a benchmark "compatible in proportion, scale and character" to build more large projects.
25. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.
26. The Draft Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; EIR fails to provide and analyze an accurate and complete project description; EIR fails to disclose significant adverse impacts in Violation of CEQA; EIR's analysis of cumulative impacts is deficient; EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence amongst multiple other violations of the EIR and CEQA too numerous to list all herein. **The Revised Draft EIR must be rejected and the Specific Plan denied.**
27. Project applicant has proposed a Specific Plan as a creative means to overcome non-compliance with governing land use policies. **This High-Density Project is clearly not compatible in proportion, scale and character to complement adjoining uses and is certainly not complementary of our city's beach culture.**

(Signature)

(Date)

(Legibly Print Name)

(Legibly Print Home Address)

(Legibly Print Email Address)

Email to City Council: Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: The retirement building on Bolsa Chica
Date: Thursday, October 10, 2024 1:02:17 PM

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

From: Patricia Frangente <pfrangente037@yahoo.com>
Sent: Thursday, October 10, 2024 11:18 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: The retirement building on Bolsa Chica

PLEASE....If you are truly against HIGH DENSITY in HB as you say you are, especially the Fab Four, who were elected because of their views on this problem, vote NO. People are watching and getting ready to vote. The three Republicans running might lose if you go back on your vows to fight this issue of density in our once beautiful city. The State has been held at bay for us to comply to the multitudes of “affordable” homes built, thanks to Michael Gates. But please reconsider this development if it’s not too late.

Thank you!

Patricia and Fredrick Frangente
16522 Trudy Lane
Huntington Beach
92647
714-846-9276
Sent from my iPhone
Patricia Frangente

From: [Leslie Groene](#)
To: [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: objection letter to Bolsa Chica Senior Care Facility
Date: Thursday, October 10, 2024 3:02:21 PM
Attachments: [Revised Objection Letter to City Council for Neighbors to Sign 10-08-2024\[18855\].docx](#)

You don't often get email from lesliegroene@msn.com. [Learn why this is important](#)

Leslie Groene

www.GroeneConsulting.com

P. 657.464.9199

Objection Letter to Huntington Beach City Council

October 8, 2024

Dear Huntington Beach City Council Members, I urge you to Reject the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649.

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent residential dwelling units that happens to offer extra amenities under the auspices of “senior care” to tenants. Nonetheless regardless of its label, it is still a high-density residential apartment project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Commercial General zoning does not apply to a Specific Plan. However, residential densities do apply since this Project is indeed high-density according to the General Plan and zoning guidelines for residential development.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “*concept*” of building a new senior care facility, but please reduce its density, cap it at 3-stories tall, and maintain existing setback codes so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

The granting of Conditional Use Permit No. 21-024 will adversely affect the General Plan as follows:

1. This is a 4-story tall high-density residential apartment building regardless of what the developer calls it.
2. This Project requires a Specific Plan due to its mixed-use designation which means the general plan requires this project to comply with the adjoining use residential density. It must conform to adjoining use.
3. Its 56.6 units-per-acre far exceeds our City General Plan’s definition of High-Density being greater than 30 units-per-acre. This project is almost double the density of all adjoining uses and nearby structures.
4. When factoring in the grade differential, this Project will be 56-feet tall due to its 3’-6’ feet rooftop parapets.
5. While Commercial Zoning (CZ) allows a 50-foot tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
6. Developer refers to it as a “Residential” project throughout his filings so residential high-density limits apply.
7. Developer refers to its 159 residential “units” which confirms it’s a mixed-use residential apartment building rather than a typical medical facility or hospital-type project which would count number of beds, not units.
8. Clearwater, who will manage day-to-day operations after its built also describes all of their facilities as “apartment homes”, “apartment rates” and “apartment types” on their websites for each respective facility.
9. Clearwater refers to their “residents” not “patients”, and requires every tenant to sign an Apartment Rental Agreement in order to live in their apartments which also proves this is an apartment building *plus* that offers extra amenities and services to its tenants. So high-density apartment building and zoning codes do apply.
10. This Project does not meet existing City Codes so the developer requests a Special Plan to change City Zoning Codes to accommodate it. However, I object to changing zoning codes just to satisfy this developer.
11. City Code requires a Floor Area Ratio (FAR) of 1.5, yet this Project wants an excessively dense 1.88 FAR.
12. The overall footprint of this building (aka, its envelope) will be a massive 264,546 square feet. It’s Gigantic.
13. Developer wants to reduce the 45-foot setback on the south side to only 32-feet which will place this monstrosity “*right in the faces*” of the families living next door.
14. Special Plans are created to support the existing General Plan, not to change said General Plan. This project proposes a complete change to the General Plan which should be rejected.
15. Since this Project requires a Special Plan, City Land Use Policies must be applied here.
16. **Land Use Element Policy LU-1(D) mandates: Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**

17. Land Use Element Policy LU-2(B) mandates: **Ensure** that new and renovated structures and building architecture and site design are **context sensitive**, creative, **complementary of the city's beach culture**, and **compatible with surrounding development** and public spaces.
18. This 4-story tall giant will tower over the four adjoining 1-story tall homes that are directly across the street from it on Bolsa Chica Street, and it will tower over adjoining 2 and 3-story tall structures on Warner Avenue.
19. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the proposed ground floor businesses, employees, and a myriad of daily delivery and service trucks.
20. An estimated 110 employees will work in 3 shifts at this complex so during shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces. That leaves only 34 parking spaces for 159 residential units, their visitors, and customers of the businesses.
21. The original plan proposed an insufficient 189 parking spaces which have been significantly reduced in this revision to only 104 parking spaces (0.65 spaces per unit) which exacerbates street parking in this vicinity.
22. **There is essentially no available street parking near this particular intersection.** There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and it will inhibit our flow of traffic.
23. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.
24. This Big Box apartment complex is a precedent-setting Trojan Horse that will allow future developers to use this building as a benchmark "compatible in proportion, scale and character" to build more large projects.
25. This project is a blatant and improper attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.
26. The Draft Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; EIR fails to provide and analyze an accurate and complete project description; EIR fails to disclose significant adverse impacts in Violation of CEQA; EIR's analysis of cumulative impacts is deficient; EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence amongst multiple other violations of the EIR and CEQA too numerous to list all herein. **The Revised Draft EIR must be rejected and the Specific Plan denied.**
27. Project applicant has proposed a Specific Plan as a creative means to overcome non-compliance with governing land use policies. **This High-Density Project is clearly not compatible in proportion, scale and character to complement adjoining uses and is certainly not complementary of our city's beach culture.**

_____*Leslie Groene*

_____*10/09/2024*

(Signature)

(Date)

Leslie Groene

(Legibly Print Name)

17451 Suffolk Lane , HB

(Legibly Print Home Address)

lesliegroene@msn.com

(Legibly Print Email Address)

Email to City Council: Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org,

Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org,
SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Estanislau, Robin](#)
To: [Moore, Tania](#)
Subject: FW: 4 STORY PROJECT
Date: Thursday, October 10, 2024 4:18:52 PM

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

From: Linda Falk <lfalk77@yahoo.com>
Sent: Wednesday, October 9, 2024 10:31 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: 4 STORY PROJECT

[You don't often get email from lfalk77@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

VOTE NO ON THE 4 STORY PROJECT! IT WILL RUIN OUR BEAUTIFUL HB!!

Sent from my iPhone

From: [Sue Westover](#)
To: [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Cc: [Dale Giali](#)
Subject: Please REJECT the Revised Draft Environmental Impact Report and related items for the Bolsa Chica Senior Care Community Project
Date: Thursday, October 10, 2024 5:32:34 PM

You don't often get email from susan.westover.giali@gmail.com. [Learn why this is important](#)

Dear Huntington Beach City Council Members,

My husband, Dale Giali, and I currently live in the Brightwater community. We have been Huntington Beach residents for over 20 years. I am writing to request that you **reject** the Revised Draft Environmental Impact Report (“EIR”) No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649.

Several of you ran for City Council promising to disallow high-density development in inappropriate locations. We are calling on you to uphold your promises.

The project is too big. There is insufficient parking. It does not conform to the residential area adjacent to and surrounding the project site.

We are not against senior housing. There is a great need for it, but not at the scale being proposed.

As you have heard from many Brightwater and neighboring residents, this Project requires a Specific Plan because it is a high-density 159 apartment unit complex featuring separate and independent residential dwelling units that happens to offer extra amenities under the auspices of “senior care” to tenants. Nonetheless regardless of its label, it is still a high-density residential apartment project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses. Commercial General zoning does not apply to a Specific Plan. However, residential densities do apply since this Project is indeed high-density according to the General Plan and zoning guidelines for residential development.

Because of multiple city code, zoning, and architectural and site design issues, this Project still fails to meet city planning requirements and must be rejected in its current “as is” submission format and sent back to the developer for further revisions. Residents welcome the general “concept” of building a new senior care facility, but please reduce its density, cap it at 3-stories tall, and maintain existing setback codes so that it’s compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

The granting of Conditional Use Permit No. 21-024 will adversely affect the General

Plan as follows:

1. This is a 4-story tall high-density residential apartment building regardless of what the developer calls it.
2. This Project requires a Specific Plan due to its mixed-use designation which means the general plan requires this project to comply with the adjoining use residential density. It must conform to adjoining use.
3. Its 56.6 units-per-acre far exceeds our City General Plan's definition of High-Density being greater than 30 units-per-acre. This project is almost double the density of all adjoining uses and nearby structures.
4. When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
5. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
6. Developer refers to it as a "Residential" project throughout his filings so residential high-density limits apply.
7. Developer refers to its 159 residential "units" which confirms it's a mixed-use residential apartment building rather than a typical medical facility or hospital-type project which would count number of beds, not units.
8. Clearwater, who will manage day-to-day operations after it's built, also describes all of their facilities as "apartment homes," "apartment rates," and "apartment types" on their websites for each respective facility.
9. Clearwater refers to their "residents," not "patients," and requires every tenant to sign an Apartment Rental Agreement in order to live in their apartments. This is an apartment building that offers extra amenities and services to its tenants, and high-density apartment building and zoning codes apply.
10. This Project does not meet existing City Codes so the developer requests a Special Plan to change City Zoning Codes to accommodate it. However, we object to changing zoning codes just to satisfy this developer.
11. City Code requires a Floor Area Ratio (FAR) of 1.5, yet this Project wants an excessively dense 1.88 FAR.
12. The overall footprint of this building (aka, its envelope) will be a massive 264,546 square feet. It's gigantic, and wildly oversized for the community.
13. Developer wants to reduce the 45-foot setback on the south side to only 32-feet which will place this development in the faces of the families living next door.

14. Special Plans are created to support the existing General Plan, not to change said General Plan. This project proposes a complete change to the General Plan and should be rejected.

15. Since this Project requires a Special Plan, City Land Use Policies must be applied here.

16. Land Use Element Policy LU-1(D) mandates: Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.

17. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces.

18. This 4-story tall giant will tower over the four adjoining 1-story tall homes that are directly across the street from it on Bolsa Chica Street, and it will tower over adjoining 2 and 3-story tall structures on Warner Avenue.

19. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the proposed ground floor businesses, employees, and myriad daily delivery and service trucks.

20. An estimated 110 employees will work in 3 shifts at this complex so during shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces. That leaves only 34 parking spaces for 159 residential units, their visitors, and customers of the businesses.

21. The original plan proposed an insufficient 189 parking spaces which have been significantly reduced in this revision to only 104 parking spaces (0.65 spaces per unit) which exacerbates street parking in this vicinity.

22. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and it will inhibit our flow of traffic.

23. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause

numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.

24. This massive apartment complex is a precedent-setting Trojan Horse that will allow future developers to use this building as a benchmark “compatible in proportion, scale and character” to build more large projects.

25. This project is a blatant and improper attempt to Spot Zone. The City of Huntington Beach lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

26. The Draft Environmental Impact Report (“EIR”) for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; EIR fails to provide and analyze an accurate and complete project description; EIR fails to disclose significant adverse impacts in Violation of CEQA; EIR’s analysis of cumulative impacts is deficient; EIR’s analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence amongst multiple other violations of the EIR and CEQA too numerous to list all herein. The Revised Draft EIR must be rejected and the Specific Plan denied.

27. Project applicant has proposed a Specific Plan as a creative means to overcome non-compliance with governing land use policies. This High-Density Project is clearly not compatible in proportion, scale and character to complement adjoining uses and is certainly not complementary of our city’s beach culture.

Please send the Developer back to the drawing board to propose something that conforms with the law, the existing zoning plan, and the residential neighborhoods that surround the project site. A down-sized plan (2 or 3 stories), with deeper setbacks and substantially more parking, would be a welcome addition to the neighborhood.

Regards,
Susan Westover-Giali, Esq.
Dale J. Giali, Esq.
4442 Oceanridge Drive
Huntington Beach, CA 92649

From: [jae](#)
To: [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Reject This - Any Further Submissions - And Shut This Project Down
Date: Friday, October 11, 2024 2:43:16 AM

You don't often get email from jae.emg@gmail.com. [Learn why this is important](#)

Add item -

21. This is a death sentence for the Bolsa Chica Wetlands and every resident of the wetlands. It is a privilege to have this ecological reserve. And with that privilege comes a very high degree of duty, responsibility and obligation to this ecological reserve and its residents. These residents cannot come to meetings - receive and respond to emails - send objection letters.

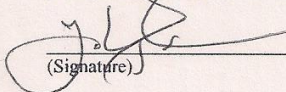
For these helpless voiceless creatures that are barely surviving now I object to and reject this project on their behalf.

Shut it down now and never consider it again.
Thank you.

13. An estimated 110 employees will work in 3 shifts at this complex so during their shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces out of the 104 available spaces. That leaves only 34 available parking spaces for its 159 residential units, all of their visitors, outside 3rd party workers, and potential customers of the commercial ground floor businesses.
14. The "Senior Care Community" label for this Big Box is intentionally misleading since it will feature commercial restaurants that serve and provide on-site liquor sales. True convalescent care facilities do not serve liquor or include 1,700 - 2,000 square foot apartment units. The developer conveniently uses the designation of "convalescent care" in order to apply for reduced parking in their specific plan which they hope will give them the fewest number of spaces required by our city for any residential use.
15. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4th-floor and extended rooftop parapets.
16. This high-density apartment complex is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high density Big Boxes that will destroy our quiet "Surf City" beach community.
17. This project is a blatant attempt to Spot Zone which is the oldest recognized form of zoning scheming and corruption. The City lacks substantial evidence to support the "findings" for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of City Code, regulations, and established and accepted practices. Approval of this Project can only be obtained by significant abuse of the City's discretionary approval process.
18. The Draft Environmental Impact Report ("EIR") fails to provide and analyze an accurate and complete project description, the EIR's analysis of cumulative impacts is deficient; and the EIR's analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence amongst multiple other violations of the EIR and CEQA that include but are not limited to inadequate traffic, sewer capacity, water capacity, storm drain, loss of scenic vista, project alternatives, and shadow studies that reflect the true height of the structure. The EIR must be revised and recirculated.
19. This Project is located in the City Designated "Preserve Zone" (not a Transform Zone) where land use changes are not envisioned and are not necessary to implement the Community Vision.
20. 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. This ploy must be rejected in favor of protecting and preserving the proportions and character of our local neighborhood community.

This Revised Project is not compatible in proportion, scale and character to complement adjoining uses, and is certainly not complementary of our city's beach culture. This Project violates LU-1(D) and LU-2(B).

Please Vote NO and Reject this High-Density Project in its current format and design.


(Signature)

10.10.2024
(Date)

JULIE TADLINO
(Legibly Print Name)

17151 CORDOVA LN HB 92649
(Legibly Print Home Address)

JAE.1EM9@gmail.com
(Legibly Print Email Address)

Email to City Council: Gracey.VanDerMark@surfcity-hb.org, Tony.strickland@surfcity-hb.org, Pat.Burns@surfcity-hb.org, Casey.McKeon@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, Natalie.Moser@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

Objection Letter to Huntington Beach City Council

September 29, 2024

Dear Huntington City Council Members, **I urge you to Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project** located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (Southwest corner of Bolsa Chica Street and Warner Avenue).

This Project requires a **Specific Plan** because it is a **high-density** 159 apartment unit complex featuring separate and independent dwelling units that happens to offer extra amenities under the auspices of "Senior Care" to tenants. Nonetheless regardless of its label, it is still a high-density project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions. Residents welcome the general "*concept*" of building a new senior care facility, but please cap this monstrosity at 35-feet tall, maintain exiting setback codes, and reduce its density so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times.

1. Land Use Element Policy LU-1(D) mandates: **Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.**
2. Land Use Element Policy LU-2(B) mandates: **Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces.**
3. This Revised Project is still too tall and massive in scale, bulk, proportion, and size for our neighborhood.
4. This 4-story, 53-feet tall, 205,308 ft² building which is over 250,000 ft² viewed from the outside (2.04 FAR) with 159 living units sprawling over 3.1 acres *will tower over* the three 1-story tall homes across the street on Bolsa Chica Street, and tower over the adjoining 2-story on Warner, and the 3-story Condo's on Bolsa Chica.
5. When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.
6. This Project requires a Specific Plan due to its mixed-use designation whereby the general plan requires this project to comply with the adjoining residential density. This Project is almost double the adjoining density.
7. High Density Residential is defined in the 2017 general plan, which Dan Kalmick as Planning Commissioner approved, as 30 or more units-per-acre, yet this Project proposes 56.6 units-per-acre. It is clearly high-density.
8. While Commercial Zoning (CZ) allows a 50-feet tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
9. The 32-feet setback will place this towering monstrosity *right in the faces* of families living in the apartments on the south side of it on Warner Avenue. And it will tower over all other adjoining uses.
10. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the ground floor businesses, onsite employees, and a myriad of daily delivery and service trucks.
11. Insufficient parking is due to the developer incorrectly applying parking spaces-per-bed rather than using the correct standards required by the general plan for mixed-use projects which in turn requires significantly more spaces per unit for the residential unit portion of this Project. This mixed-use Project needs to apply a combo of residential parking standards for its residential portion, and apply commercial standards for its commercial use portion in order to calculate the total required number of parking spaces. Parking needs recalculation.
12. **There is essentially no available street parking near this particular intersection.** There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high-traffic-volume thoroughfare that this project will adversely affect and inhibit the flow of traffic.

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: Fw: Bolsa Chica "Senior Care Facility "
Date: Friday, October 11, 2024 12:01:38 PM

Get [Outlook for iOS](#)

From: Brian Thienes <Briant@thieneseng.com>
Sent: Friday, October 11, 2024 3:34:07 AM
To: Michelle Larsson <mlsunsetca@hotmail.com>
Cc: hayden.beckman@surfcity-hp.org <hayden.beckman@surfcity-hp.org>; CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Re: Bolsa Chica "Senior Care Facility "

[Some people who received this message don't often get email from briant@thieneseng.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Michelle,
Please send the same letter to city Council. There is a hearing this Tuesday at 6 PM. I would appreciate it if you would show up and voice your concerns at the hearing. We think we are going to lose 4 to 3, it appears Tony Strickland is in favor of the project. I am hoping we can convince Moser or Bolton to vote against it. I think the developers assume they are in the pocket yet I feel they haven't made their decision and are concern that approving a high density development would look bad for them. We need everybody to go up and say this is a high density development, they noted they listen to what people say at the hearing is critical. We need as many people as possible show up to the hearing thank you,
Brian
714-928-3501
Sent from my iPhone

> On Oct 10, 2024, at 11:56 PM, Michelle Larsson <mlsunsetca@hotmail.com> wrote:
>
> Dear MrThienes,
> Thank you for your letter to the HB Planning Commission regarding your complete & accurate analysis of the reasons the proposed project:4952 + 4972 Warner Ave should be rejected. I also sent a letter to the planning commission urging denial (my letter was never acknowledged).
> The scale of this proposed project should NEVER be approved anywhere near this zoning location. I am personally appalled at the thought of an approval by HB. The planning commission & applicants are clearly "in bed" with each other.
> ML
> A disgusted City Homeowner /Voter/Tax Payer
>
> Michelle

From: Davoud@manouchehri.com
To: [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Bolton, Rhonda](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: I Strongly Oppose Senior Care Community Project located at 4952 and 4972 Warner Avenue
Date: Friday, October 11, 2024 1:06:01 PM

Dear Huntington Beach City Council Members, I urge you to Reject the Revised Draft Environmental Impact Report ("EIR") No. 21-004; General Plan Amendment No. 21-004; Zoning Map Amendment No. 21-003; Zoning Text Amendment No. 22-005; and Conditional Use Permit No. 21-024 for the Revised Bolsa Chica Senior Care Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649.

This Project requires a Specific Plan because it is a high-density 159 apartment unit complex featuring separate and independent residential dwelling units that happens to offer extra amenities under the auspices of "senior care" to tenants. Nonetheless regardless of its label, it is still a high-density residential apartment project which is considered mixed use which mandates the residential portion must conform with adjoining residential uses. Commercial General zoning does not apply to a Specific Plan. However, residential densities do apply since this Project is indeed high-density according to the General Plan and zoning guidelines for residential development.

Because of multiple city code, zoning, and architectural and site design issues, this Big Box Project still fails to meet city planning requirements and must be rejected in its current "as is" submission format and sent back to the developer for further revisions. Residents welcome the general "concept" of building a new senior care facility, but please reduce its density, cap it at 3-stories tall, and maintain existing setback codes so that it's compatible with adjoining uses and complies with Land Use Elements LU-1(D) and LU-2(B). The number of parking spaces should also be significantly increased to eliminate traffic congestion during surge visitor times. The granting of Conditional Use Permit No. 21-024 will adversely affect the General Plan as follows:

1. This is a 4-story tall high-density residential apartment building regardless of what the developer calls it.
2. This Project requires a Specific Plan due to its mixed-use designation which means the general plan requires this project to comply with the adjoining use residential density. It must conform to adjoining use.
3. Its 56.6 units-per-acre far exceeds our City General Plan's definition of High-Density being greater than 30 units-per-acre. This project is almost double the density of all adjoining uses and nearby structures.
4. When factoring in the grade differential, this Project will be 56-feet tall due to its 3'-6' feet rooftop parapets.

5. While Commercial Zoning (CZ) allows a 50-foot tall building, this new zoning should comply with the adjacent residential zoning which only allows 35-feet in height to match neighboring 3-story condominiums.
6. Developer refers to it as a "Residential" project throughout his filings so residential high-density limits apply.
7. Developer refers to its 159 residential "units" which confirms it's a mixed-use residential apartment building rather than a typical medical facility or hospital-type project which would count number of beds, not units.
8. Clearwater, who will manage day-to-day operations after its built also describes all of their facilities as "apartment homes", "apartment rates" and "apartment types" on their websites for each respective facility.
9. Clearwater refers to their "residents" not "patients", and requires every tenant to sign an Apartment Rental Agreement in order to live in their apartments which also proves this is an apartment building plus that offers extra amenities and services to its tenants. So high-density apartment building and zoning codes do apply.
10. This Project does not meet existing City Codes so the developer requests a Special Plan to change City Zoning Codes to accommodate it. However, I object to changing zoning codes just to satisfy this developer.
11. City Code requires a Floor Area Ratio (FAR) of 1.5, yet this Project wants an excessively dense 1.88 FAR.
12. The overall footprint of this building (aka, its envelope) will be a massive 264,546 square feet. It's Gigantic.
13. Developer wants to reduce the 45-foot setback on the south side to only 32-feet which will place this monstrosity "right in the faces" of the families living next door.
14. Special Plans are created to support the existing General Plan, not to change said General Plan. This project proposes a complete change to the General Plan which should be rejected.
15. Since this Project requires a Special Plan, City Land Use Policies must be applied here.
16. Land Use Element Policy LU-1(D) mandates: Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.

17. Land Use Element Policy LU-2(B) mandates: Ensure that new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces.

18. This 4-story tall giant will tower over the four adjoining 1-story tall homes that are directly across the street from it on Bolsa Chica Street, and it will tower over adjoining 2 and 3-story tall structures on Warner Avenue.

19. This Project is grossly under-parked and has insufficient parking spaces for visitors, customers of the proposed ground floor businesses, employees, and a myriad of daily delivery and service trucks.

20. An estimated 110 employees will work in 3 shifts at this complex so during shift change overlaps there will be approximately 70 employees during shift changes who simultaneously need onsite parking spaces. That leaves only 34 parking spaces for 159 residential units, their visitors, and customers of the businesses.

21. The original plan proposed an insufficient 189 parking spaces which have been significantly reduced in this revision to only 104 parking spaces (0.65 spaces per unit) which exacerbates street parking in this vicinity.

22. There is essentially no available street parking near this particular intersection. There is no street parking on Warner Avenue. And Bolsa Chica Street is a predominantly "red-curbed" zone with extremely limited street parking that also serves as a major parking area and gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. Bolsa Chica Street is the only two-way ingress and egress access point to the Brightwater, Sandover, and Los Patos Avenue communities which makes Bolsa Chica Street a vital high- traffic-volume thoroughfare that this project will adversely affect and it will inhibit our flow of traffic.

23. This project will result in substantial impacts to biological resources requiring mitigation. Project site is located on the Pacific Flyway, a major migratory bird corridor that uses our nearby state-protected Bolsa Chica Ecological Reserve which is a Global Biodiversity Hotspot that supports 23 endangered species of birds and raptors. This complex will be the tallest building in the area and undoubtedly cause numerous endangered species fatalities from bird strikes into its upper 4 th -floor and extended rooftop parapets.

24. This Big Box apartment complex is a precedent-setting Trojan Horse that will allow future developers to use this building as a benchmark "compatible in proportion, scale and character" to build more large projects.

25. This project is a blatant and improper attempt to Spot Zone which is

the oldest recognized form of zoning scheming and corruption. The City of Huntington Beach lacks substantial evidence to support the “findings” for Zoning Map Amendment, Zoning Text Amendment, and Conditional Use Permit amongst multiple other violations of Huntington Beach City Code, regulations, and established and accepted practices.

26. The Draft Environmental Impact Report (“EIR”) for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; EIR fails to provide and analyze an accurate and complete project description; EIR fails to disclose significant adverse impacts in Violation of CEQA; EIR’s analysis of cumulative impacts is deficient; EIR’s analysis of alternatives is deficient; and the EIR fails to support its findings with substantial evidence amongst multiple other violations of the EIR and CEQA too numerous to list all herein. The Revised Draft EIR must be rejected and the Specific Plan denied.

27. Project applicant has proposed a Specific Plan as a creative means to overcome non-compliance with governing land use policies. This High-Density Project is clearly not compatible in proportion, scale and character to complement adjoining uses and is certainly not complementary of our city’s beach culture.

Davoud Manouchehri
Davoud@Manouchehri.com
(714)840-8791 ☐ (Cell)
(714)908-1818 ☐ (Fax)

From: [B.L.](#)
To: [Van Der Mark, Gracey](#); [Strickland, Tony](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); natalie.moser@surfcity.org; [Bolton, Rhonda](#); supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#)
Subject: Opposition Letter To Bolsa Chica Senior Complex
Date: Friday, October 11, 2024 1:08:57 PM
Attachments: [HBCCRebuttal.docx](#)

Some people who received this message don't often get email from becky.langenwalter@gmail.com. [Learn why this is important](#)

Dear City Council members,

Please find our letter attached urging a NO vote on this project.

I don't believe there is a property that will be more impacted than mine. You received many votes based on your campaign position to block High Density projects in our neighborhoods, limiting these projects to the identified Transition areas. Please serve the residents of our community rather than the developers who have no loyalty or ties other than the temporary financial gain they stand to receive. There are better locations for this project unless the developers and land owner can be good neighbors by designing a project that is complementary to the neighborhood itself.

On a separate note, I know planners seek to bring development into our city, but I question a HB Senior Planner, who is such a vigorous advocate for a developer and project that will so negatively impact and is so heavily opposed by the residents. This is hardly fair!

Please see my letter below.

Respectfully,

Becky Langenwalter, MS, LMFT
Paul Langenwalter II
17042 Bolsa Chica St, HB



Re: BOLSA CHICA Senior Apartment Complex

October 11, 2024

Greetings, Huntington Beach City Council members,

If the massive 50' plus tall BIG BOX complex is built across the street from our home (approximately 50' directly across Bolsa Chica Street), it will tower over our home and have a disastrous impact on our way of life and our property value. **Our family has owned and resided in this property for four generations during the last 70 years.** Our beautiful Moreton Bay fig tree is a local landmark, recognized by visitors and residents alike.

Parking-Parking is already tight on Bolsa Chica and the complex will pack the entire street, restricting access to our property.

Shadow & Setback-This gigantic complex is nearly a block long and is proposed to have a minimal setback. It will block out the sky to the west 24 hours per day, causing a shadow on my home from 3 pm onward, obscuring every evening sunset. This radically affects our quality of life.

General Plan-The General Plan which was revised in 2017 requires that a Specific Plan comply with the adjoining use residential density. This project does not! For this reason alone this project should be rejected. Why do we have a General Plan if we are not following it? This project is almost double the density of all adjoining uses and nearby structures.

Height-This project will be 56 feet tall with parapets which is nearly twice the height of existing structures.

Land Use Element Policies LU-1(D) and 2(B) – Not being satisfied! These policies mandate that decision-makers “**Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses**” and that “**new and renovated structures and building architecture and site design are context sensitive, creative, complementary of the city’s beach culture, and compatible with surrounding development.**”

Irreversible – Once built, this project will permanently destroy the scenic feature of our immediate neighborhood and the access point for all the residents south of Warner and Bolsa Chica. This high density project of extreme height must be rejected because if it is approved, the entire area will be destroyed with similar projects. We can never get that coastal beach town ambiance back in our lifetimes.

These are the reasons, along with my neighbors, I am protesting the proposed project and earnestly asking you to reject this project until it is minimally **no more than 35' in height.**

You ran for office on the promise of protecting neighborhoods from High Density. It is time to honor those promises to the people who put you in office.

I respectfully ask you to VOTE NO on the Bolsa Chica complex.

Becky and Paul Langenwalter, Owners
17042 Bolsa Chica St, HB, CA, 92649







From: [Michelle Larsson](#)
To: supplementalcomm@surfcity-hb.org
Subject: High Density : Bolsa Chica "Senior Care Facility "
Date: Friday, October 11, 2024 1:34:55 PM

[You don't often get email from mlsunsetca@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

> Dear City Council & planning commission. I am forwarding the below letter regarding my dismay regarding this HIGH Density development project. It's absurd that this location would even be considered!

> Dear MrThienes,

> Thank you for your letter to the HB Planning Commission regarding your complete & accurate analysis of the reasons the proposed project:4952 + 4972 Warner Ave should be rejected. I also sent a letter to the planning commission urging denial (my letter was never acknowledged).

> The scale of this proposed project should NEVER be approved anywhere near this zoning location. I am personally appalled at the thought of an approval by HB. The planning commission & applicants are clearly "in bed" with each other.

> ML

> A disgusted City Homeowner /Voter/Tax Payer

>

> Michelle