

From: [jjreed85](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org
Subject: Re: Adamantly Oppose Building At Warner/Bolsa Chica
Date: Friday, December 15, 2023 7:30:23 PM

Everything in my previous e-mail below stands for this project. At MINIMUM it needs to come down a level and more parking and setbacks need to be added.

Don't think we didn't see the THREAT that these people put in their 'presentation' that they would do something worse to us if this was not approved. Why would we want someone like that in our community.

And just remember 6 of you ran on a promise of no more building. Promises made, promises kept right? We will not forget.

Sent with [Proton Mail](#) secure email.

Dear City Council,

I am writing to strongly oppose the building at the corner of Warner and Bolsa Chica. Warner is already a death trap (literally - how many have died on the curve right there). How many terrible accidents happen already on that street. No thanks to the huge increase in population already from the 'bluffs' and 'bean field' build out that should have never ever happened. They are both a tragedy to the wetlands. I believe this property is supposed to be for seniors, and while I'm sure that means less cars than an apartment, it is still a massive increase in traffic from what is there now.

I oppose any and all building in this city. We are maxed out. More than. You keep adding people and taking away lanes for stupid bike paths that no one uses. Springdale and now Saybrook are ruined. Stop it! They are so pointless and ugly. Seriously, there is green paint everywhere, it's absurd. I travel both of those streets often and never see any bikes regularly. At least Saybrook doesn't have the stupid cars parked in the middle of the street like Springdale. But seriously one lane each way now??

I am also seriously questioning some of your planning commission appointees who approved this building project too. Regardless of when the project was put into the system. They should have fought back.

Stop building, stop taking away lanes and resources we are already short on.

JJ

On Saturday, November 4th, 2023 at 5:37 PM, jjreed85 <jjreed85@protonmail.com> wrote:

Dear City Council,

**SUPPLEMENTAL
COMMUNICATION**

[12/19/2023](#)

Meeting Date: _____

Agenda Item No.: [21 \(23-994\)](#)

I am writing to strongly oppose the building at the corner of Warner and Bolsa Chica. Warner is already a death trap (literally - how many have died on the curve right there). How many terrible accidents happen already on that street. No thanks to the huge increase in population already from the 'bluffs' and 'bean field' build out that should have never ever happened. They are both a tragedy to the wetlands. I believe this property is supposed to be for seniors, and while I'm sure that means less cars than an apartment, it is still a massive increase in traffic from what is there now.

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Stop building, stop taking away lanes and resources we are already short on.

JJ

Sent with [Proton Mail](#) secure email.

From: dad2st@aol.com
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org
Subject: Bolsa Chica Senior Living Community
Date: Saturday, December 16, 2023 2:36:48 AM

I urge you all to vote NO on this current proposed development. This many residences, parking spaces et al packed on only three acres is ridiculous.

Especially when one considers how large it will be and stick out like a sore thumb at the intersection of the Warner Motor Speedway and Bolsa Chica Raceway.

As a senior, I'm not anti development or a Nimby. But this development providing needed senior housing is just not a good fit for this area.

At the very least reduce it's size to only three stories. A reply will be appreciated.

Thank you
Chuck Burns
714 369-7384

Switzer, Donna

From: Jonathan Bonwit <jbonwit@earthlink.net>
Sent: Saturday, December 16, 2023 9:28 PM
To: CITY COUNCIL (INCL. CMO STAFF)
Cc: supplementalcomm@surfcity-hb.org; Estanislau, Robin
Subject: Objection to Revised Plan for Senior Living Community_Project SCH No. 2022110040
Attachments: Objection to Revised Plan for Senior Living Community_12-16-2023.pdf

Objection to the Revised Plan for Bolsa Chica Senior Living Community Project SCH No. 2022110040

December 16, 2023

Dear Huntington Beach City Councilmembers,

Please refer to my attached letter objecting to the recently revised proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

I urge you to Vote NO and Deny Approval for this revised plan which is still too massive in size, proportion, scope, and density for the surrounding neighborhood.

There are simply no compelling arguments to justify waiving or violating our current Building Codes.

Please Honor and Enforce our carefully engineered existing Building Codes!

Regards,

Jonathan Bonwit

4622 Oceanridge Drive

Huntington Beach, CA 92649

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO and Deny Approval** for the **REVISED** proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

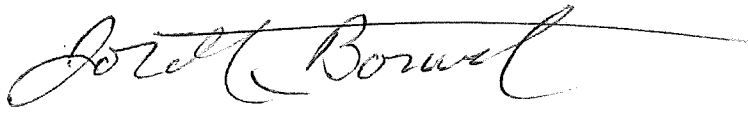
Please Vote NO:

1. Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
2. Introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
3. Adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
4. Adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Please Vote YES

5. Appeals by Council Member Pat Burns and Brian Thienes objecting to the Planning Commission's approval of Conditional Use Permit No. 21-024. Honor our existing building codes.
1. **EVEN AS REVISED**, this high-density **244,295 gross sq/ft** project is **still too massive in size, proportion, scope, and density** for the surrounding neighborhood when the maximum existing density in our neighborhood is 33 units/acre. **As revised, this project is 64 units/acre roughly DOUBLE the densest project in the vicinity.** Plus, this 64 units/acre density ratio doesn't factor in the 80-100 employees who will work onsite each day, nor factor in their polluting cars.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before extra add-ons for amenities are computed. **None of these units can be considered to be Affordable Housing by any measure. Zero.**
3. This Big Box was first proposed to be 72 feet tall from the curb, the equivalent of 6-stories tall. Now the developer is trying to slide this through by removing only one floor. However, this reduces the project size to **59 feet tall which is the equivalent of 5-stories tall** which will still TOWER over the neighborhood of predominantly 2 story high structures.
4. The proposed revised design calls for setback exceptions to only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 2.8-acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning requires a 45' to 50' setback from the residential lines on the south and west sides. Please Do Not waive this Code.**
5. The parking plan for this revised BIG BOX reduces the number of spaces per unit from the already inadequate 193 spaces to **only 162 spaces for 178 rental units** (0.91 spaces/unit). This still doesn't provide enough parking spaces for visitors and a myriad of delivery and service trucks who will spillover onto local streets where there are already precious few parking spaces in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. On nice days these two-lane streets are jampacked with parked cars owned by trail hikers.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because each would each require its own specific plan. **If you believe that, you have never played with Dominoes. We all know this Big Box will only be the first of many more to come if approved.**
7. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description. This out-of-town developer pursuing outlandish profit margins does not care about how the bright glaring lights, noise, smog, and traffic will impact neighbors and impact the 23 rare endangered species nesting in the nearby Bolsa Chica Ecological Reserve.
8. **Existing City Code caps the height at 50 feet at 182,952 sq/ft using setbacks ranging from 20' to 55' with a minimum of 207 parking spaces. There are simply no compelling arguments to justify waiving or violating current Building Code.**

Please Honor our carefully engineered existing Building Codes!



(Signature)

12/16/2023

(Date)

Jonathan Bonwit
4622 Oceanridge Drive
Huntington Beach, CA 92649
JBonwit@earthlink.net

From: [Cathy Lyn](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Cc: [Estanislau, Robin](#)
Subject: NO NO NO
Date: Saturday, December 16, 2023 9:45:40 PM

DO NOT ALLOW that monstrosity to be built at Warner and Bolsa Chica.

Have you ever tried to turn left coming from the west? It is a disaster now and adding extra traffic will not help.

Sky high rents; more traffic; high rise; senior living that few can afford; rents that even fewer can afford - what can go wrong?

Some of you ran on opposing high density housing to keep our city the charming seaside location that it is - keep your promises.

Those of you who think this is a good idea should be ashamed - no one I know wants this. You should listen to the residents. Shame on you for supporting this sort of development. It sure looks like corruption when you think this is a fine idea and support developers over residents.

It is also noticed that you have this on the agenda during the holidays when people are extra burdened with responsibilities.

Not appreciated.

Cathy Lyn

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

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

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

From: [Matt Driver](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#); supplementalcomm@surfcity-hb.org
Subject: Proposed Senior Living Community
Date: Sunday, December 17, 2023 9:07:31 AM
Attachments: [Updated Key Points of Objection Flyer Letter.docx](#)

Hi City Council, Good morning

Thank you for your civil service towards our city of Huntington Beach.

I will not be able to attend the December 19th city council meeting due to a recent back surgery. My baby daughter, wife and I own a home near this proposed project. We chose to live in Northwest Huntington Beach b/c of it's quiet, safe, and suburban setting. We are by no means against Senior Housing. We are against bending the zoning policy for this developer & over building in our local community. It sets a dangerous precedent for future development. I have yet to talk to a neighbor in our housing tract who is a proponent of this project. The strategic nature in timing of how the revised plan is painfully clear. Please listen to your constituency in Northwest Huntington Beach. We will not forget this outcome.

Attached opposition form.

Best,

--

Matt Driver

Phone Number: 1(937)409-0936

Email: mwgdriver@gmail.com

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval **EVEN AS REVISED** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

Vote NO:

- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

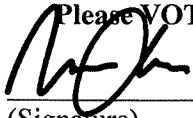
- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project **EVEN AS REVISED** is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly **DOUBLE** the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to **FOUR** stories and 59 feet, which will still **TOWER** over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan**. This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**

8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community’s standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public’s choice. How and why did they fail us?**

Please **VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.**



(Signature)

12/17/23

(Date)

Matthew Driver

(Print Name)

5451 Bonanza Dr.

(Print Home Address)

mwgdriver@gmail.com

(Print Email Address)

From: [Mark Tonkovich](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#); supplementalcomm@surfcity-hb.org
Subject: Objection to Bolsa Chica Senior Living Community Project
Date: Sunday, December 17, 2023 10:55:09 AM
Attachments: [Updated Key Points of Objection Flyer Letter.pages](#)

Please see enclosed. Thank you to Pat Burns and Casey McKeon for responding to my first e-mail.

Mark and Valerie Tonkovich

As a long time hb resident this bold as designed sounds like a horrible idea

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO and Deny Approval** for the **REVISED** proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

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3. Adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
4. Adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Please Vote YES

5. Appeals by Council Member Pat Burns and Brian Thienes objecting to the Planning Commission's approval of Conditional Use Permit No. 21-024. Honor our existing building codes.

1. EVEN AS REVISED, this high-density **244,295 gross sq/ft** project is **still too massive in size, proportion, scope, and density** for the surrounding neighborhood when the maximum existing density in our neighborhood is 33 units/acre. **As revised, this project is 64 units/acre roughly DOUBLE the densest project in the vicinity.** Plus this 64 units/acre density ratio doesn't factor in the 80-100 employees who will work onsite each day, nor factor in their polluting cars.
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3. This Big Box was first proposed to be 72 feet tall from the curb, the equivalent of 6-stories tall. Now the developer is trying to slide this through by removing only one floor. However, this reduces the project size to **59 feet tall which is the equivalent of 5-stories tall** which will still **TOWER** over the neighborhood of predominantly 2 story high structures.
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5. The parking plan for this revised BIG BOX reduces the number of spaces per unit from the already inadequate 193 spaces to **only 162 spaces for 178 rental units** (0.91 spaces/unit). This still doesn't provide enough parking spaces for visitors and a myriad of delivery and service trucks who will spillover onto local streets where there are already precious few parking spaces in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. On nice days these two-lane streets are jam-packed with parked cars owned by trail hikers.
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7. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description. This out-of-town developer pursuing outlandish profit margins does not care about how the bright glaring lights, noise, smog, and traffic will impact neighbors and impact the 23 rare endangered species nesting in the nearby Bolsa Chica Ecological Reserve.
8. **Existing City Code caps the height at 50 feet at 182,952 sq/ft using setbacks ranging from 20' to 55' with a minimum of 207 parking spaces. There are simply no compelling arguments to justify waiving or violating current Building Code.** Please Honor our carefully engineered existing Building Codes!

(Signature)

Brian Hunter

(Print Name)

BRIAN HUNTER

(Print Home Address)

17425 SUFFOLK LN, HB, CA 92649

(Print Email Address)

BRIAN.HUNTER@GMAIL.COM

12/17/23

(Date)

Email to HB City Council: CityCouncil@surfcity-hb.org, SupplementalComm@Surfcity-hb.org,
Robin.Estanislau@Surfcity-hb.org

From: cincorr@icloud.com
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Cc: [Van Der Mark, Gracey](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Please vote NO
Date: Sunday, December 17, 2023 3:15:26 PM
Attachments: [Objection to Revised 59 feet tall Big Box Apartment Building_12-16-2023.pages](#)

Please accept my letter of objection to building the massive structure on Warner and Bolsa Chica. As a resident who lives in Brightwater and will be impacted daily from the traffic, I am vehemently opposed.

Regards,
Cindy Corrigan

From: [HB Resident](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\); supplementalcomm@surfcity-hb.org](#)
Subject: Oppose Building At Warner/Bolsa Chica
Date: Sunday, December 17, 2023 4:43:33 PM

This monstrosity has zero place in this community. It should have to comply with all of the normal existing rules. It should not get any special treatment. If they want to be part of our community, they should FIT the community. It should be no taller than 2 stories, 3 at the VERY max. Elan and Bella Terra are hideous and way too tall. This does not belong at this corner.

6 of you promised to vote against any of these types of buildings, so keep your promises. We won't forget what you do come election time. And that includes trying to abstain.

VOTE AGAINST IT. NOOOO!!!!

From: [Marcie Zeller](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Senior Center-BolsaChica/Warner
Date: Sunday, December 17, 2023 10:42:00 PM
Attachments: [SeniorCenterRevisionOBJECTIONS.pdf](#)

Dear HB City Council,

Please see the attached 2 letters OBJECTING to the Plan Revisions of the proposed Senior Center on Bolsa Chica and Warner. Please respect the building codes that we have all abided by and DO NOT ALLOW ANY VARIANCES or WAIVERS. These building codes in effect have been thought out and enforced to keep our community a pleasant place to live. Now a builder who doesn't have to live with this OVERSIZED UGLY BOX wants to destroy our neighborhood and severely impact the traffic at an already overcrowded intersection.

Thank you and we hope you will represent our opinions and fight for us to OBJECT to OVER BUILDING the Bolsa Chica and Warner Senior Center Project. Our request is NOT unreasonable and must be considered when negotiating with the builder.

Marcie and Lee Zeller

Objection Letter to Huntington Beach City Councilmembers

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Please Vote YES

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Lee Zeller
(Signature)

12-17-23
(Date)

Lee Zeller
(Print Name)

4632 Oceanridge Dr. Huntington Beach CA 92649
(Print Home Address)

LeeZ@melissas.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org,
Robin.Estanislau@Surfcity-hb.org

Objection Letter to Huntington Beach City Councilmembers

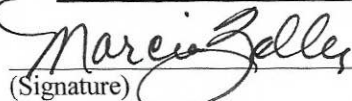
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5. The parking plan for this revised BIG BOX reduces the number of spaces per unit from the already inadequate 193 spaces to **only 162 spaces for 178 rental units** (0.91 spaces/unit). This still doesn't provide enough parking spaces for visitors and a myriad of delivery and service trucks who will spillover onto local streets where there are already precious few parking spaces in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. On nice days these two-lane streets are jampacked with parked cars owned by trail hikers.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because each would each require its own specific plan. **If you believe that, you have never played with Dominoes.** We all know this Big Box will only be the first of many more to come if approved.
7. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description. This out-of-town developer pursuing outlandish profit margins does not care about how the bright glaring lights, noise, smog, and traffic will impact neighbors and impact the 23 rare endangered species nesting in the nearby Bolsa Chica Ecological Reserve.
8. **Existing City Code caps the height at 50 feet at 182,952 sq/ft using setbacks ranging from 20' to 55' with a minimum of 207 parking spaces. There are simply no compelling arguments to justify waiving or violating current Building Code. Please Honor our carefully engineered existing Building Codes!**


(Signature)

12/17/23
(Date)

Marcia Zeller
(Print Name)

4632 Oceanridge Dr. Huntington Beach, CA 92649
(Print Home Address)

Marcie zeller @ gmail. com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org,
Robin.Estanislau@Surfcity-hb.org

From: [Sophia](#)
To: supplementalcomm@surfcity-hb.org
Subject: Opposition to Proposed High Density Senior Living (Bolsa & Warner)
Date: Monday, December 18, 2023 5:50:54 AM

I am emailing to express my opposition to the proposed high density senior living project which is being planned for Warner & Bolsa Chica.

The current City Council members ran on a platform of “No New High Density construction.” The fact that this is for Senior Living development does NOT make this a technicality “loophole” that can be slipped through. It is High Density. Period.

This planned project is not in keeping with the esthetics of Huntington Beach and the residents of Huntington Beach DO NOT WANT these types of building projects in our city.

I urge the City Council to LISTEN TO THEIR CONSTITUENTS. Not the Developers. This project (and others like it) are ruining our city.

I ask that the Council vote NO on this development project.

~Sophia Merrill
HB Resident
(714) 309-6640
19343 Jerrilyn Lane
HB, CA 92646

From: [Maria Tedesco](#)
To: supplementalcomm@surfcity-hb.org
Subject: OBJ LETTER PROJ 2022110040
Date: Monday, December 18, 2023 7:09:01 AM
Attachments: [OBJECTION LETTER PROJ 202110040.pdf](#)

GOOD MORNING,

PLEASE SEE ATTACHED.

RESPECTFULLY,

MARIA TEDESCO

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval EVEN AS REVISED for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

Vote NO:

- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project EVEN AS REVISED is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly DOUBLE the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to FOUR stories and 59 feet, which will still TOWER over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan.** This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**

8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?**

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

From: [Michele Ryan](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#); supplementalcomm@surfcity-hb.org
Subject: Objection Letters for Council Mtg 11/19/23
Date: Monday, December 18, 2023 8:14:42 AM
Attachments: [TRyan BCSLC Objection.pdf](#)
[MRyan BCSLC Objection.pdf](#)

Please see our attached Objection Letters for the record on the matter of the Bolsa Chica Senior Living Center.

Michele Ryan
(714) 655-1955 mobile
Please excuse typos and incorrect autocorrects. :-)

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO** and **Deny Approval** **EVEN AS REVISED** for the proposed Bolsa Chica Senior Living Community Project SCH No. [2022110040](#) located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

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Vote YES

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2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to **FOUR** stories and 59 feet, which will still **TOWER** over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for **the revised 4 story building reduced the number of spaces from the already inadequate parking plan.** This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
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7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project

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Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

Tim J. Ryan 12/10/23
(Signature) (Date)

Timothy J. Ryan
(Print Name)

4492 Oceanridge Dr., Huntington Beach, CA 92649
(Print Home Address)

Duxnpux@gmail.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

Objection Letter to Huntington Beach City Councilmembers

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Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

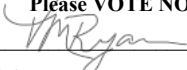
I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
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Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.



(Signature)

12/10/23 _____
(Date)

Victoria Michele Ryan _____
(Print Name)

4492 Oceanridge Dr., Huntington Beach, CA 92649 _____
(Print Home Address)

Duxnpux@gmail.com _____
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and
SupplementalComm@Surfcity-hb.org

From: [Gary Tarkington](#)
To: [Van Der Mark, Gracey](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Fikes, Cathy](#); [Bolton, Rhonda](#); [Strickland, Tony](#); supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislaui, Robin](#)
Subject: Voting on the Bolsa Chica Living Community Project!
Date: Monday, December 18, 2023 8:32:37 AM
Importance: High

at: Bolsa Chica Senior Living Community Open House
When: November 27 and December 4, 2023, 4-8 p.m.
Where: Harbour View Clubhouse, 16600 Saybrook Lane

Dear Huntington Beach City Councilmembers,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR

fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.

10. 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. Please VOTE NO and DENY THIS INSANE PROJECT!

From: [Janet Bean](#)
To: supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#); city.council@surfcity.hb.org
Subject: Senior Center on Warner
Date: Monday, December 18, 2023 9:11:58 AM

I am writing to encourage a NO vote on Agenda Item 21. This is nothing more than a huge scam that seems to have the backing of Tony regardless that he ran on No HDD. This has absolutely nothing to do with affordable housing, so not sure why Natalie and Rhonda, who voice so much that they are for affordable housing, would vote yes on this. We all know Dan is all for HDD so his vote is known.

This is a HDD that has no place in HB, it will displace so many businesses. HB is already known for how hard it is to do business in, why make it even harder, why not change the perception. Why not back the citizens and not developers?

Tony, if you abstain, that is just a yes vote from you and one that will dog you for anything you do in the future, it will mean that you broke your promise to those of us who voted for you, it means you are in the pockets of the developers along with Dan.

This monstrosity seems to have had the cards stacked before it ever came to the attention of the voters and is a huge betrayal to the citizens if we do not have the 4 votes against it.

Thank you,
Janet Bean

From: [Larry French](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org
Subject: Scheduled to vote, proposed development at the intersection of Bolsa Chica and Warner
Date: Monday, December 18, 2023 9:46:40 AM

Hello Council

If the council chooses to allow this project, can you please enforce (or increase) the set-backs from sidewalks and streets. I'd hate to see another large ugly building like the buildings at beach/elis and by Bella Terra.

The land owner should be allowed to develop, but please require them to create something that complements the city and does not make the area feel like downtown LA.

Thanks,
Larry French
760-392-0123

From: [Bari Maxwell](#)
To: supplementalcomm@surfcity-hb.org
Subject: NO on HDD
Date: Monday, December 18, 2023 9:47:44 AM

City Council,

We did not vote for the HDD in Huntington Beach. If you approve, we will remember when we vote again!!

Concerned citizen

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: The Senior High-Density Project (updated plan) Pat Burns, Casey, Gracey, and Tony this is in your hands. Don't Let Your Supporters Down.
Date: Monday, December 18, 2023 10:15:35 AM
Attachments: [NewSeniorPlan.PNG](#)
[Elan.PNG](#)
[SeniorGoals.PNG](#)
[SeniorGoal2.PNG](#)

Shannon

From: larry mcneely <lmwater@yahoo.com>
Sent: Friday, December 15, 2023 1:55 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Fw: The Senior High-Density Project (updated plan) Pat Burns, Casey, Gracey, and Tony this is in your hands. Don't Let Your Supporters Down.

----- Forwarded Message -----

From: larry mcneely <lmwater@yahoo.com>
To: Pat Burns <pat.burns@surfcity-hb.org>; Casey McKeon <casey.mckeon@surfcity-hb.org>; Gracey Van Der Mark <gracey.vandermark@surfcity-hb.org>; Tony Strickland <tony.strickland@surfcity-hb.org>
Sent: Friday, December 15, 2023 at 01:13:07 PM PST
Subject: Fw: The Senior High-Density Project (updated plan) Pat Burns, Casey, Gracey, and Tony this is in your hands. Don't Let Your Supporters Down.

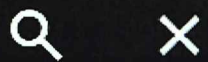
----- Forwarded Message -----

From: larry mcneely <lmwater@yahoo.com>
To: CITY COUNCIL <city.council@surfcity-hb.org>
Sent: Friday, December 15, 2023 at 12:55:21 PM PST
Subject: The Senior High-Density Project (updated plan) Pat Burns, Casey, Gracey, and Tony this is in your hands. Don't Let Your Supporters Down.

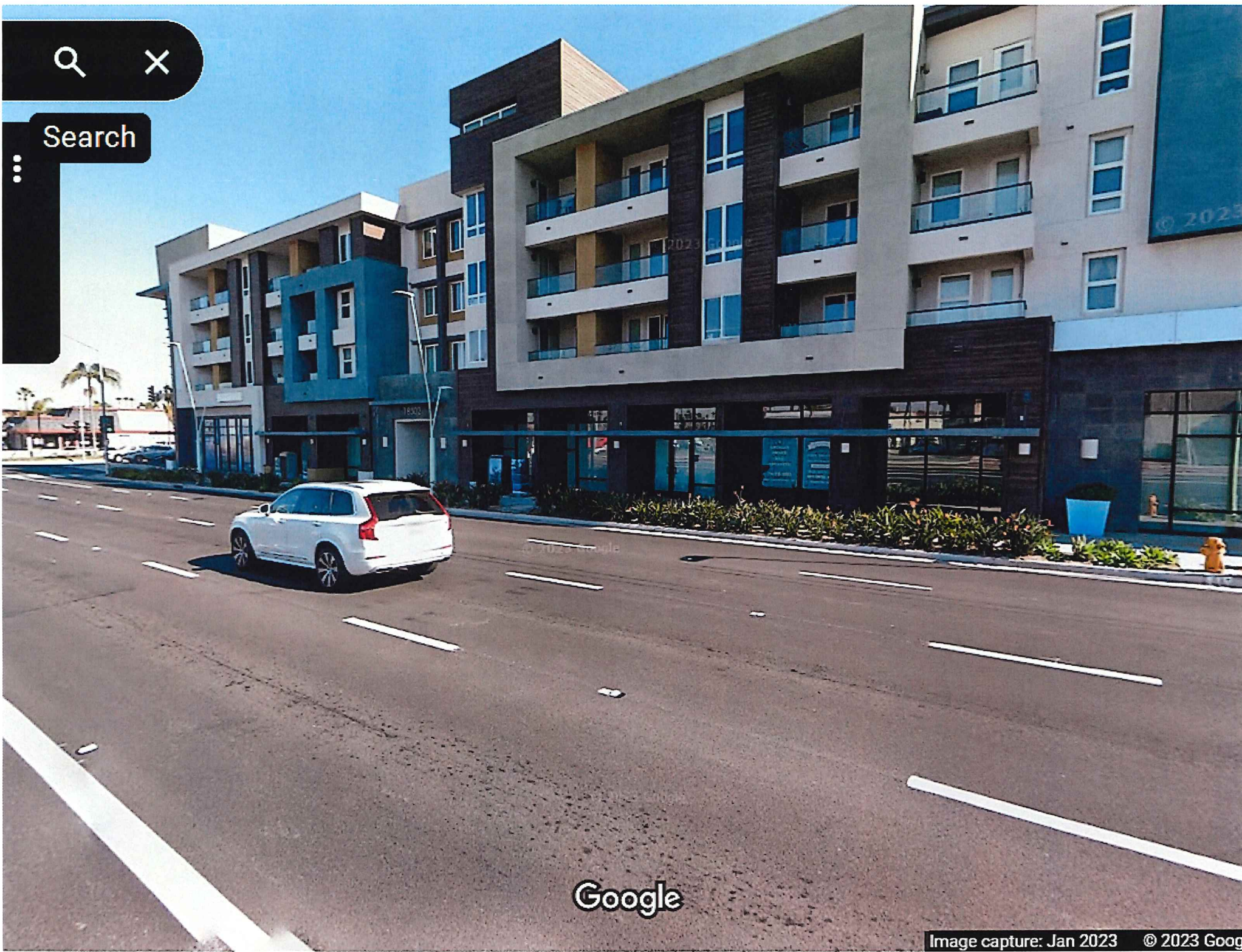
Here is the comparison of the Highly Contested Elan Development at Beach and Ellis and the Proposed Senior High-Density Development, The Elan which inspired the No-High-Density Movement and gave the New City Council majority this election with their stand on No-High-Density Developments. In HB any project that is 35 units an acre or more is a High-Density Development. Both these projects far exceed this metric, and does not meet the Open Space Requirements along with Parking Requirements.

The Developer of the Senior Project has scaled down its height and number of units but still exceeds our General Plan and Zoning and requires Spot Zoning under a Specific Plan. They now have cut down the height from 65 ft which in most cases = Six Stories down to 52 Ft which equals Five Stories in most applications yet they call it Four Stories, call it how many stories you want, raise the ceilings who cares it is still a Monstrosity of a High-Density Project. Their Attachments No.1 Suggested Finding Of Approvals has more BS, Misinformation, and False Premises Stuffed Into it than a Christmas Turkey. I find No Compelling Reason to allow this project to move forward, and I urge a No-Vote and Deny this Project.





Search



Google

Image capture: Jan 2023 © 2023 Google

Goal LU-12B – Encourage renovation and revitalization of deteriorating and struggling nonresidential areas and corridors, particularly commercial locations.

The Specific Plan designation will be consistent with the approved General Plan land use designations in that its implementation will assist in meeting the overall housing needs of the community and will be compatible in proportion, scale, and character of the surrounding land uses as the proposed project will replace two underutilized commercial properties and will be similar in massing to other multi-story senior living facilities in the City. It will enhance the local economy, provide additional revenue to the City, create jobs, and provide additional attainable senior housing stock.

B. Housing Element

Goal H1 – Maintain and enhance the quality and affordability of existing housing in Huntington Beach.

Policy H1.1 – Preserve the character, scale, and quality of established residential neighborhoods.

Policy 2.1 – Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 2.2 – Facilitate the efficient use of land by allowing and encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

The proposed project is quasi-residential and designed to reflect a traditional style of architecture that is reflective of the City's beach lifestyle and complements and enhances the surrounding areas. The project includes high quality design, architecture, and materials that is consistent with the overall

Goal LU-1 – New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1C: Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Policy LU-1D: Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-2E: Intensify the use and strengthen the role of public art, architecture, landscaping, site design, and development patterns to enhance the visual image of Huntington Beach.

Goal LU-4 - A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

Policy LU-4A - Encourage a mix of residential types to accommodate people with diverse housing needs.

Goal LU-11B - Encourage new businesses to locate on existing vacant or underutilized commercial properties where these properties have good locations and accessibility.

Goal LU-12B - Encourage renovation and revitalization of deteriorating and struggling nonresidential areas and corridors, particularly commercial locations.

ZTA No. 22-005 provides for an infill redevelopment project on an underutilized commercial site that would assist in meeting the overall housing needs of the community. The proposed convalescent facility is compatible in proportion, scale, and character of the surrounding land uses because the proposed

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: BOLSA CHICA SENIOR LIVING PROJECT
Date: Monday, December 18, 2023 10:15:58 AM
Attachments: [Objection Letter Bolsa Chica Senior Living .docx](#)

From: Daniel Sanchez <dcsanchez15@yahoo.com>
Sent: Friday, December 15, 2023 1:47 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: BOLSA CHICA SENIOR LIVING PROJECT

To whom it may concern

please read attached

Daniel Sanchez

714-206-3419

Dear Huntington Beach City Council,

My name is Daniel Sanchez, I live at 4740 Warner Ave, Huntington Beach, CA. I would like to provide comments to the statements and findings of the Draft Environmental Impact Report Related to the proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. I would also like to be listed as a Interested Individual and receive all future correspondence, technical information and hearing notices.

First and foremost, I object to the general plan amendment to change the land use designation from CG to mixed-use (MU) and I object to the zoning map amendment to change the zoning from CG to specific plan (SP). I also object to the increase in allowable floor area ratio to 2.5 and I object to raising the maximum building height to 65 feet. I believe the impact on the environment has not been reasonably assessed and I have a strong disagreement to several statements made in the draft EIR. The project's inconsistency with the city of Huntington Beach policy and zoning will cause significant physical environmental impacts to our neighborhood.

My comments and concerns to the draft environmental impact report are as follows:

1.4 significant and unavoidable impacts:

I firmly disagree with the statement "the proposed project would not result in significant and unavoidable adverse impacts to the existing environmental setting" the proposed project would create a precedent for future development, the draft environmental impact report does not consider the approval of the project will open the door to future similar developments in the area. The effects of allowing a specific plan to subvert zoning regulations would cause extreme interest in developing surrounding projects of similar nature. This project needs to study the long-term accumulative impact of increasing the code required maximum density, the lack of code required parking and the effect on the adjoining neighborhood and the ability for the adjoining neighborhoods to absorb the street parking that would result in the deficiency of the required parking. The environmental impact report should also study the long-term effects of the sewer capacity and water capacity of the surrounding existing development of similar nature that could be redeveloped if this project were approved. The draft environmental impact report failed to provide a sewer capacity and water capacity study.

1.5.2 identification of the environmentally superior alternative:

I disagree with the alternate project; an alternate project could be proposed that complies with the existing adjacent zoning that is consistent with the surrounding community.

I firmly disagree "the no project alternative would result in greater environmental impacts to air quality and transportation to the surrounding circulation system due to the greater number of vehicle trips to and from the project site" zoning similar to the adjacent properties would result in less impact than the proposed project but would still achieve the goal of providing senior housing.

4.1; aesthetics

I disagree with the statement "the proposed project would not conflict with relevant goals and policies in terms of preserving the visual quality in the city" the city has developed zoning standards which does not allow for a 65-foot-high building structure. The building structure would tower over the existing

residence which are only 2 stories tall. The proposed structure is not compatible in proportion, scale or character to the adjoining uses.

4.7 land use and planning

I believe the project would cause a significant environmental impact due to the conflict with the existing land use plan. Approval of this project would lead to approval of multiple projects in the area which would have a massive accumulative impact on the community which include aesthetics, traffic, noise, solar access, wind access, impacts to the infrastructure such as water and sewer capacities and street parking. The proposed project is inconsistent with the city's established development standards which have been used to design the surrounding infrastructure. The surrounding infrastructure was not designed to handle the proposed densities. I disagree that the overall impact to surrounding community would be less than significant when the cumulative effect of future developments similar to the proposed project is considered.

4.10: utilities and service systems

I disagree with the statement "the proposed project would have less than significant impacts associated with electric power and natural gas". The cumulative effect of approving this project would cause a landslide of similar developments in the area which would have a major impact to the available electric energy and natural gas, the existing infrastructure did not consider increasing the bulk density and mass of the proposed development. Approval of this project would cause additional projects of a similar nature that would have a cumulative effect on the availability of electricity and gas.

2.4.1 Aesthetics

I disagree with the statement "not create a source of substantial light or glare". Security and patio lighting on the 5th floor would be seen from the entire neighborhood. Nothing in the EIR evaluated the lighting spillover into the wetlands which requires dark sky. The Brightwater development respects the dark sky requirements of the Bolsa Chica Ecological Preserve, this project should address the impact to the Bolsa Chica Ecological Preserve. The proposed building elevations shown in the draft EIR appear to show exterior lighting fixtures that are not properly shielded. It is impossible to provide adequate lighting for the patio areas and shield all of the light spillover.

2.4.8 hydrology and water quality

Bolsa Chica Road Street of Warner Avenue lacks sufficient storm drain facilities to capture runoff from the East that flows to the intersection of Bolsa Chica Street and Dunbar Avenue, as a result this intersection experiences flooding during normal rain events. The adjacent existing parking lot serves as an incidental detention basin and helps protect the surrounding properties. The EIR fails to analyze and address the effect of construction over the parking lot which would reduce the available ponding space and could cause flooding on adjacent properties. I believe this project will increase the depth of flooding at the intersection of Bolsa Chica Road and Dunbar Avenue.

2.4.14 recreation

I disagree with the statement "the proposed project does not include recreational facilities nor require the construction or expensing of recreational facilities that would result in a significant adverse physical effect to the environment, therefore project related impacts with respect to recreation are not evaluated further in this draft EIR". The proposed project is significantly under parked according to existing zoning, the city of Huntington Beach has established parking standards that eliminate the need

for street parking. If developed, this project would cause excessive street parking which would inhibit access to the trail system. There is already a shortage of parking for people who are visiting the Bolsa Chica wetlands, this project would severely impact the available street parking leading to the trailhead at the southerly terminus of Bolsa Chica Street. The proposed project only considers parking spaces for the residential units and fails to address the required parking spaces for the estimated 110 employees who will work at the proposed multiple restaurants, wellness centers and studio spaces. It is not reasonable to assume 62 units are parked at a ratio of 0.65 spaces per unit when there is no mechanism stated to control whether a unit is assisted living or normal senior housing. I believe the parking should be evaluated as worst-case senior housing and a separate calculation added for the multiple restaurant style dining venues, wellness centers and studio spaces. Due to the lack of parking this development does not support the protection and maintenance of environmental open-space resources. The lack of on-site parking will prohibit access to the Bolsa Chica trail system.

2.4.16 utilities and service systems

I disagree with the statement “therefore, impacts related to the construction of wastewater treatment or collection facilities would be less than significant”. Recently the Orange County sanitation District upgraded the sewer force mains and lift stations throughout the city, these systems should have been designed to comply with the existing zoning and did not consider the increased density this project is proposing. This project should consider the cumulative effect of increasing the density of existing sites within the vicinity to verify the additional sewer capacity is available to serve this site and future developments of this nature. The environmental impact report failed to provide an adequate sewer and water capacity study.

4.1.6 project impacts

I disagree with the statement “given the current visual quality of the project site, implementation of the proposed project consistent with the development standards and design guidelines specified in the specific plan would promote a cohesive community identity and enhance the visual quality of the project site to viewers on an off-site”. Increasing the maximum height of the building to 65 feet would block the skyline view from the public way, the open sky view at the corner of Bolsa Chica and Warner would be forever impacted and would affect every person visiting the neighborhood, the view would be replaced by a massive apartment building. Replacing a blue-sky view with an apartment building would have a negative impact on the community by destroying the public view of the sky.

I also disagree with the statement “therefore, implementation of the proposed project would not result in significant shade or shadow impacts to nearby residential uses. The shade and shadow study prepared by CRTKL is seriously flawed, a 65-foot-tall structure will cast a shadow in the easterly and westerly directions during sunrise and sunset during the spring and fall equinox, only the winter solstice was studied. This study proposes a shadow less than the building height. A study of the spring and fall equinox would prove Expensive shadows would be cast on the residential properties to the east and west of the proposed development.

4.1.10 cumulative impacts

I disagree with the statement “approval of the general plan amendment and zoning amendment would render the proposed project consistent with the city’s establish development standards and no mitigation would be required.” The existing zoning has been adopted by the residents for years and has been relied on by the residents to protect the integrity of the community. Allowing the general plan amendment and the zoning map amendment to change the zoning from CG to specific plan would cause

long-term environmental impacts to the community. If this project is approved there will be a landslide of similar developments that will forever change the density of the community, this is evidenced by the recent development at Bella Terra and downtown Huntington Beach. This project should evaluate the cumulative impact of all sites of similar nature that would be subject to redevelopment. This project is not compatible with the long-term established development standards in the area.

4.2.3.1 air pollutants and health effects

The draft EIR failed to study the air quality in the vicinity of the project and used air quality data from Anaheim California, approximately 10 miles from the proposed development.

As stated in the initial study "occupants of facilities such as schools, daycare centers, parks and playgrounds, hospitals and nursing and convalescent homes are considered to be more sensitive than the general public to air pollutants because these population groups have increased susceptibility to respiratory disease." The air quality study fails to consider the proposed development and the residents who will be living in the proposed development. Bolsa Chica Street and Warner Avenue are both 3 lane major highways that produce a significant amount of emissions. The study should consider the effect of these emissions on the people who will be living in the proposed development. As stated in the environmental impact report "high-volume roadways. Air pollutant exposures and their associated health burdens vary considerably within places in relation to sources of air pollution. Motor vehicle traffic is perhaps the most important source of intra-urban spatial variation in air pollution concentration." Obviously, this site is not suitable for senior housing due to the proximity of the high-volume roadways.

Table 4.7.B: Gen. plan consistency analysis ERC-A

I disagree with the statement "these recreational and open-space elements would be for private use by residents and not open to the public but are anticipated to reduce the strain on surrounding parks and open spaces as residents would be more likely to use the on-site facilities." The proposed project does nothing to maintain the current Park per capita ratio of 5.0 acres per 1000 persons, the proposed development does not include any public open space for parks.

We trust the city of Huntington Beach will not allow the certification of the environmental impact report and deny this project for the reasons stated above.

Thank you,

Sincerely

Daniel Sanchez

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: BOLSA CHICA SENIOR LIVING PROJECT
Date: Monday, December 18, 2023 10:16:15 AM
Attachments: [Objection Letter Bolsa Chica Senior Living .docx](#)

From: Daniel Sanchez <dcsanchez15@yahoo.com>
Sent: Friday, December 15, 2023 1:46 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: BOLSA CHICA SENIOR LIVING PROJECT

To

Daniel Sanchez

714-206-3419

Dear Huntington Beach City Council,

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We trust the city of Huntington Beach will not allow the certification of the environmental impact report and deny this project for the reasons stated above.

Thank you,

Sincerely

Daniel Sanchez

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110049 located at 4951 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. 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.

Please **VOTE NO** and **DENY THIS INSANE PROJECT!**
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Monique Party 12/15/23
(Signature) (Date)

Monique Party
(Print Name)

17191 Corbinz Ln #112 Huntington Beach CA
(Print Home Address)

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Letter of Support for Approval of Senior Living Project at 4952 & 4972 Warner Avenue
Date: Monday, December 18, 2023 10:17:03 AM
Attachments: [Huntington Beach CC talk - Berg revised.docx](#)

From: sarah berg <bergenterprises@yahoo.com>
Sent: Friday, December 15, 2023 11:16 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>
Subject: Re: Letter of Support for Approval of Senior Living Project at 4952 & 4972 Warner Avenue

Huntington Beach City Council Members

I am now unable to attend the City Council hearing next Tuesday, 12/19/23, but want to share some comments that I have prepared in support of the proposed Senior Living project on Warner Ave..

I appreciate your consideration and hope that you will approve this much needed facility!

Happy Holidays!

Sarah Berg
(805) 490-5937
bergenterprises@yahoo.com

Good Evening City Council - thank you for this opportunity to share our public comments. My name is Sarah Berg, and I am here to strongly support the proposed senior living facility at 4952 & 4972 Warner Avenue.

I have worked with stakeholders in Huntington Beach over the past several years, and I am confident that a project of this caliber would be a great long term asset for the City and all of its residents. I have also been involved with a number of new senior communities in California over the last 20 years, and have seen firsthand that these types of communities always provide a huge benefit to cities by creating much needed care and housing for our growing senior population. I personally have friends and family members who live in communities like the one proposed, and have seen that their lives have been greatly enriched by the care and comradery found in these types of senior communities. They feel safe, have help with their daily needs, and feel socially engaged through shared activities and new friendship opportunities.

I believe that this new senior project will also benefit local businesses by increasing foot traffic to the various retailers in this neighborhood, and will boost retail sales in the local pharmacies, restaurants and health care facilities. Seniors living in these types of communities typically spend their money locally, and the new employees working here will bring even more spending dollars to the City.

The most important benefit of this new senior living community will be that it will provide desperately needed housing and care to the City's growing senior population. I frequently hear that there simply are not enough quality places for seniors to live in the City, and my friends and colleagues agree that we want our parents to live close to home. Unfortunately, there are a lack of options in Huntington Beach. I believe that the proposed project will help fill this void, and provide a beautiful and safe community for the City's senior residents. It will also allow them to maintain close relationships with friends and family nearby after they sell their local single family homes.

The approval of this project will provide the greatest GOOD for the entire community. I urge you to consider what is best for the senior citizens of the City, and support the numerous benefits it will bring to this rapidly growing population.

Thank you very much for your time.

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Senior housing
Date: Monday, December 18, 2023 10:18:01 AM

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

From: Rasha Conne <rconne5@icloud.com>
Sent: Thursday, December 14, 2023 6:38 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Senior housing

Dear city council, I'm writing in regards to proposed senior housing on bolsa chica and Warner . Although the rendering looks nice and we need more housing , it is too large for the proposed area. I live in the area and am worried about the impact something this size will have on traffic etc. I think if it's scaled down, more neighbors would be in favor of it.

Thanks,
Rasha Conne
Sent from my iPhone

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Objection: Bolsa Chica Senior Living
Date: Monday, December 18, 2023 10:20:27 AM
Attachments: [Objection_HBCityCouncil.pdf](#)

From: Nick Botelho <nbotelho3@gmail.com>
Sent: Thursday, December 14, 2023 3:22 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>
Subject: Objection: Bolsa Chica Senior Living

Hello City Council members,

I must urge you to vote **"no"** during today's meeting in regards to the Bolsa Chica Senior Living Community Project SCH No. 2022110040. Please see the attached objection letter that I was provided by one of our community members, expressing local disapproval of this project.

In addition to what is already listed in this document, this project is also very harmful to local businesses, many of which are being forced to relocate due to this reconstruction and others which will suffer the congestion that is bound to take place if this proposal passes. I personally have several clients located in the office buildings at the proposed location, many of which have been there for several years and are very upset at being forced to relocate (not to mention the potential loss of business).

While more housing *is* needed in our community, this location is NOT the location for this project, and this proposal has many things that could be improved upon, as mentioned in the attached opposition document.

As a local resident, living right on Dunbar and directly affected by this project, I hope your vote reflects the best interests of our community.

Thank you,
Nicholas Botelho
Photographer • Graphic Designer
Nicholas Botelho Photography & Design
774.628.6622
www.nicholasbotelho.com
www.facebook.com/NicholasBotelhoPhotography

Objection Letter to Huntington Beach City Councilmembers

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2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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Please VOTE NO and DENY THIS INSANE PROJECT!

Nicholas Botelho
(Signature)

12/13/23
(Date)

Nicholas Botelho
(Print Name)

5072 Dunbar Drive, Huntington Beach, CA 92649
(Print Home Address)

nbotelho3@gmail.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Project at Bolsa Chica and Warner
Date: Monday, December 18, 2023 10:20:50 AM

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

From: PAULA CHEE <cheewhz@verizon.net>
Sent: Thursday, December 14, 2023 2:38 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Project at Bolsa Chica and Warner

Please reconsider building the
Senior residential units at above
location. There already is a great
deal of traffics there already.
And starting at \$5,000 a month
is unrealistic. Please stop this plan
before it begins. Thank you.

Sent from my iPhone

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Opposition Letters - Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Ave.
Date: Monday, December 18, 2023 10:21:03 AM
Attachments: [20231206111053139.pdf](#)

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

From: Tricia Thienes <Tricia.Thienes@carringtonhc.com>
Sent: Thursday, December 14, 2023 2:09 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Cc: brian@thieneseng.com
Subject: FW: Opposition Letters - Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Ave.

Good afternoon,

I do not see these 6 opposing letters that I forwarded to you on 12/6/23 on the "communication thru 12/13/23". Can you please add them?

Thank you,

Tricia Thienes | Sr. Executive Assistant Carrington Holding Company
25 Enterprise, 5th Floor | Aliso Viejo, CA 92656
Office: (949) 517 - 5514 | Tricia.Thienes@carringtonhc.com

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

From: Tricia Thienes
Sent: Wednesday, December 6, 2023 11:26 AM
To: City.Council@surfcity-hb.org; Robin.Estanislau@Surfcity-hb.org
Subject: Opposition Letters - Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Ave.

Good morning,

Please see the attached 6 letters opposing this project.

Thank you,

Tricia Thienes | Sr. Executive Assistant Carrington Holding Company
25 Enterprise, 5th Floor | Aliso Viejo, CA 92656
Office: (949) 517 - 5514 | Tricia.Thienes@carringtonhc.com

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

From: enterprise@carringtonmh.com <enterprise@carringtonmh.com>
Sent: Wednesday, December 6, 2023 10:11 AM
To: Tricia Thienes <Tricia.Thienes@carringtonhc.com>
Subject: Message from "RNP002673874B96"

Attention: This message was sent by an external sender. Please be mindful before clicking a link or opening attachments

This E-mail was sent from "RNP002673874B96" (MP C5503).

Scan Date: 12.06.2023 11:10:53 (-0700)

Queries to: enterprise@carringtonmh.com

Confidentiality Notice: This message, including any attachment(s), may contain confidential information protected by law. The information contained herein is for the sole use of the intended recipient(s). If you have received this message in error, please contact the sender at the e-mail address listed above and destroy all copies of the original message, including any attachments. Thank you.

Objection Letter to Huntington Beach City Councilmembers

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

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Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

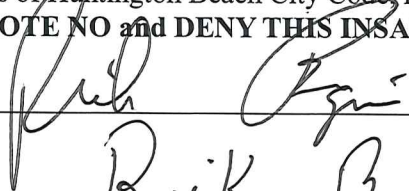
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Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature)



(Date)

12-4-27

(Print Name)

Rick Bigum

(Print Home Address)

3446 Windspar DR. H.B. 92649

(Print Email Address)

RBigum@ATT.NET

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

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Please VOTE NO and DENY THIS INSANE PROJECT!


(Signature)

4 DEC 2023
(Date)

ANN PALMER
(Print Name)

606 OCEANHILL DRIVE/HUNTINGTON BEACH CA 92648
(Print Home Address)

714 anni ep@gmail.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

Tony, We fought against HDD by trying to recall the former council then we walked neighborhoods about the Feb 4 and you promised to fight against this,

Objection Letter to Huntington Beach City Councilmembers

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Please VOTE NO and DENY THIS INSANE PROJECT!

Delaine Bailey
(Signature)

12-4-23
(Date)

Delaine Bailey
(Print Name)

6601 Cedarwood Dr - Huntington Beach, 92648
(Print Home Address)

delaine.bailey.1791@gmail.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

Objection Letter to Huntington Beach City Councilmembers

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Please VOTE NO and DENY THIS INSANE PROJECT!

Patricia Pappas
(Signature)

Dec 4. 2023
(Date)

Patricia Pappas
(Print Name)

16611 Don Dr. HB 92649/7
(Print Home Address)

ndocceanpappas@gmail.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

Plg. 4 votes for NO

Objection Letter to Huntington Beach City Councilmembers

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Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature)

12-4-23

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: High Density Development at Bolsa Chica and Warner
Date: Monday, December 18, 2023 10:21:05 AM

From: Kathy Dowling <kathy1dowling@msn.com>
Sent: Thursday, December 14, 2023 2:06 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: High Density Development at Bolsa Chica and Warner

I am writing in strong opposition to this monstrosity! You ran as opponents to HDD but here we are. The Planning Commission is out of touch with the citizens by bringing this project forward. If this project is approved by the Fab Four we have all been duped. If you have a desire for a Political future voting in favor of this monstrosity will end it. Fool me once, shame on you; fool me twice shame on me.

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: No on 23-994 Bolsa Chica Senior Living Community Project
Date: Monday, December 18, 2023 10:21:15 AM

From: Alan Ray <alanraycpa@gmail.com>
Sent: Thursday, December 14, 2023 1:31 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: No on 23-994 Bolsa Chica Senior Living Community Project

Please vote no on item 23-994, the Bolsa Chica Senior Living Community project, scheduled for the December 19, 2023 City Council meeting.

1. It is too tall at 52 feet. It is out of scale with the surrounding buildings. Even with the decrease from the original 65 feet, a four-story building set among one- and two-story buildings is out of scale.
2. The project needs more setbacks for driver safety on Bolsa Chica St. The 12-foot setback into a tall solid building is insufficient for drivers turning right onto Warner from the northbound Bolsa Chica St. to see oncoming traffic.
3. It is not in compliance with the General Plan and there should not be a Specific Plan for a development like this. While the project meets the minimum two acre requirement for a Specific Plan, does it meet the rest of the sentence regarding subdividing which states “.The minimum net area of an SP District shall be two acres, provided that an SP district may be subdivided in accord with a valid specific plan?” The maximum density for residential per HBZ 210.02 is 35 du/ac, whereas this is 57. As proposed, this becomes spot zoning.

Please consider the factors above and vote no on the Bolsa Chica Senior Living Community project as currently proposed.

Regards,

Alan Ray
17322 Breda Ln
Huntington Beach, CA 92649

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Upcoming vote on the Bolsa Chica "Senior Housing" Project. December 19th 2023
Date: Monday, December 18, 2023 10:21:20 AM

From: Bob <bob.stealth.oc@gmail.com>
Sent: Thursday, December 14, 2023 1:16 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Upcoming vote on the Bolsa Chica "Senior Housing" Project. December 19th 2023

Tony,

During your campaign for City Council, you gave some somewhat vague and slippery answers regarding your commitment to vote against High Density development in Huntington Beach. Using nuanced language to state your position. Because you were aligned with 3 others whom gave firm commitments to fight High Density in our city, the electorate voted the slate and you were elected to office.

I considered not voting for you, even though I am a conservative Republican, due to your alignment with the old guard establishment swamp that seems to still maintain a hold on the party. I held my nose and voted for you, hoping for the best. The Shawn Steele /Scott Baugh / Dave Garafalo contingent, the ones that ran the OC GOP into the ground and lost our majority after years of absolute dominance under the leadership of Tom Fuentes. The shift was due to a miserable program of outreach and education, not demographics. No attempt was made to counter the leftist narrative that the OCGOP was the home of Big Business centered, back slapping good old boys.

You are attached to that faction. It was apparent in your appointment of Michelle Schuetz who is a swamp dwelling spokeshole for Shopoff, a low life developer poised to unleash multiple projects detrimental to Huntington Beach, including the redevelopment of the Westminster Mall, slated to include massive ugly HD development and is directly bordered by Huntington Beach.

I felt it necessary to communicate to you the certain outcome of any Yes vote or attempt to vote "Abstain" regarding the Bolsa Chica "Senior Housing" project on Dec 19, 2023. Should you choose to vote in the affirmative or vote to abstain so that the decision reverts to the Planning Commission vote, You will be recalled and the effort will begin immediately. The Notice of Intent has already been prepared and signed by enough voters to initiate the process. I will bring it with me to the Council meeting and serve you personally on December 19th, 2023 if it becomes necessary.

People don't like liar's nor posers, especially when they are politicians.

At least you know where Kalmick and Moser stand despite their weasley identity politics, whiny diatribes and support for any leftist culture war initiative. They are true believers in the "Grand March" towards a utopian progressive future... just like the Venezuelans ...

It would be a shame to see your political career end in such a pitiful and pathetic way. Anything but a no vote will piss off more than enough conservatives who will then align with the "progressives" who are frothing at the mouth over any opportunity to take you out and alter the makeup of the Council. Such a move, while it may benefit you in the short term and fatten your bank account, will only result in an ignominious end to what has already been a chequered political career.

Since the consensus seems to be that you consider yourself a viable candidate for a return to the assembly once Janet Nguyen terms out, and / or you may have a backup strategy of a potential position in the Ca GOP Hierarchy, both jobs that will make your wallet fatter, you may not be concerned about any of this..

But rest assured that if you vote Yes or abstain, you will be unceremoniously shown the door by those you have betrayed and have to deal with the stain on your political shirt for the remainder of your life. Not to mention the fact that you will provide ammo to the left by sliming Gracey Van der Mark, Pat Burns and Casey McKeon due to their close association with you. No doubt Kalmick, Moser and Bolton are lying in wait to scuttle the remainder of your political career. The distinct possibility of being run out of town by an angry mob should concern you. I hear it is not easy to remove the tar and feathers.

It's your call, Tony.

Do the right thing.

Respectfully,

Bob

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Objection letter to Project SCH #2022110040
Date: Monday, December 18, 2023 10:22:09 AM
Attachments: [Objection Letter to HB City Council.pdf](#)

From: Robert Strickland <strick812@gmail.com>
Sent: Friday, December 15, 2023 7:23 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Objection letter to Project SCH #2022110040

Attached is an objection letter for the Project SCH No. 2022110040.

Thank you,
Robert Strickland
strick812@gmail.com

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. 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.

Please **VOTE NO** and **DENY THIS INSANE PROJECT!**

(Signature)



4 Dec 23

(Date)

(Print Name)

Robert Strickland

(Print Home Address)

16891 Hoskins Ln, #E, Huntington Beach, CA 92649

(Print Email Address)

Strick812@gmail.com

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

(cont'd) A 11/30/23 11:41 AM

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
 2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
 3. This monstrosity is proposed at 5 stories high but plans indicate it will rise 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
 4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 2.8 acres crowding a busy major traffic intersection in Huntington Beach.
 5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
 6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
 7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
 8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box-high rises that will destroy our quiet "Surf City" beach community.
 9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
 10. 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.
- DENY THIS INSANE PROJECT!

Janice Morony
(Signature)

12-8-23
(Date)

Janice I Morony
(Print Name)

j1morony7@gmail.com

16651 Algonquin St H.B. ca 92649
(Print Home Address)

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Proposed senior living facility Warner Bolsa Chica
Date: Monday, December 18, 2023 10:22:23 AM

From: Jim Dowling <jcdassoc@gmail.com>
Sent: Saturday, December 16, 2023 6:41 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed senior living facility Warner Bolsa Chica

Dear city council: I have lived in Huntington Beach since 1972. I strongly oppose the proposed senior living facility at Warner & Bolsa Chica. The reasons are probably some you may have already heard: The facility is way too large for that commercial/residential area; The rental rates are way above the norm for this area and this demographic; Parking availability & traffic generated would become a nightmare; Finally, were there serious considerations about fire department, ambulance, and police access?? Fire engines are big. They need room to maneuver. Just something else to ponder. Also, it should be noted: planning commissioner Don Kennedy voted against this project and commissioner Twinning wishes he could change his yes vote to a no.

Sincerely, James Dowling (retired senior citizen)

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: NO NO NO
Date: Monday, December 18, 2023 10:22:30 AM

From: Cathy Lyn <nomiddlename@live.com>
Sent: Saturday, December 16, 2023 9:45 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: NO NO NO

DO NOT ALLOW that monstrosity to be built at Warner and Bolsa Chica.

Have you ever tried to turn left coming from the west? It is a disaster now and adding extra traffic will not help.

Sky high rents; more traffic; high rise; senior living that few can afford; rents that even fewer can afford - what can go wrong?

Some of you ran on opposing high density housing to keep our city the charming seaside location that it is - keep your promises.

Those of you who think this is a good idea should be ashamed - no one I know wants this. You should listen to the residents. Shame on you for supporting this sort of development. It sure looks like corruption when you think this is a fine idea and support developers over residents.

It is also noticed that you have this on the agenda during the holidays when people are extra burdened with responsibilities.

Not appreciated.

Cathy Lyn

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

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

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

or abused animal.

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Here are three examples of of what this Newly Revamped Senior Project will Look Like.
Date: Monday, December 18, 2023 10:22:45 AM
Attachments: [NewSeniorPlan.PNG](#)
[LuceyGotharEdinger.PNG](#)
[Elan.PNG](#)

From: larry mcneely <lmwater@yahoo.com>
Sent: Sunday, December 17, 2023 1:10 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Here are three examples of of what this Newly Revamped Senior Project will Look Like.

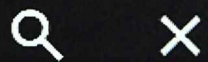
Count the floors, look at the footprints, the Height, and see the lack of Open Space and Setbacks. These are what the untrained eyes can see, and the Asks are Many. Like in the OJ Trial, If it Does Not Fit you must Aquit or in this case Deny. This Project Will Need FOUR Solid NO VOTES to Deny this Project, I do I need to mention the fallout if One Breaks Rank On This?



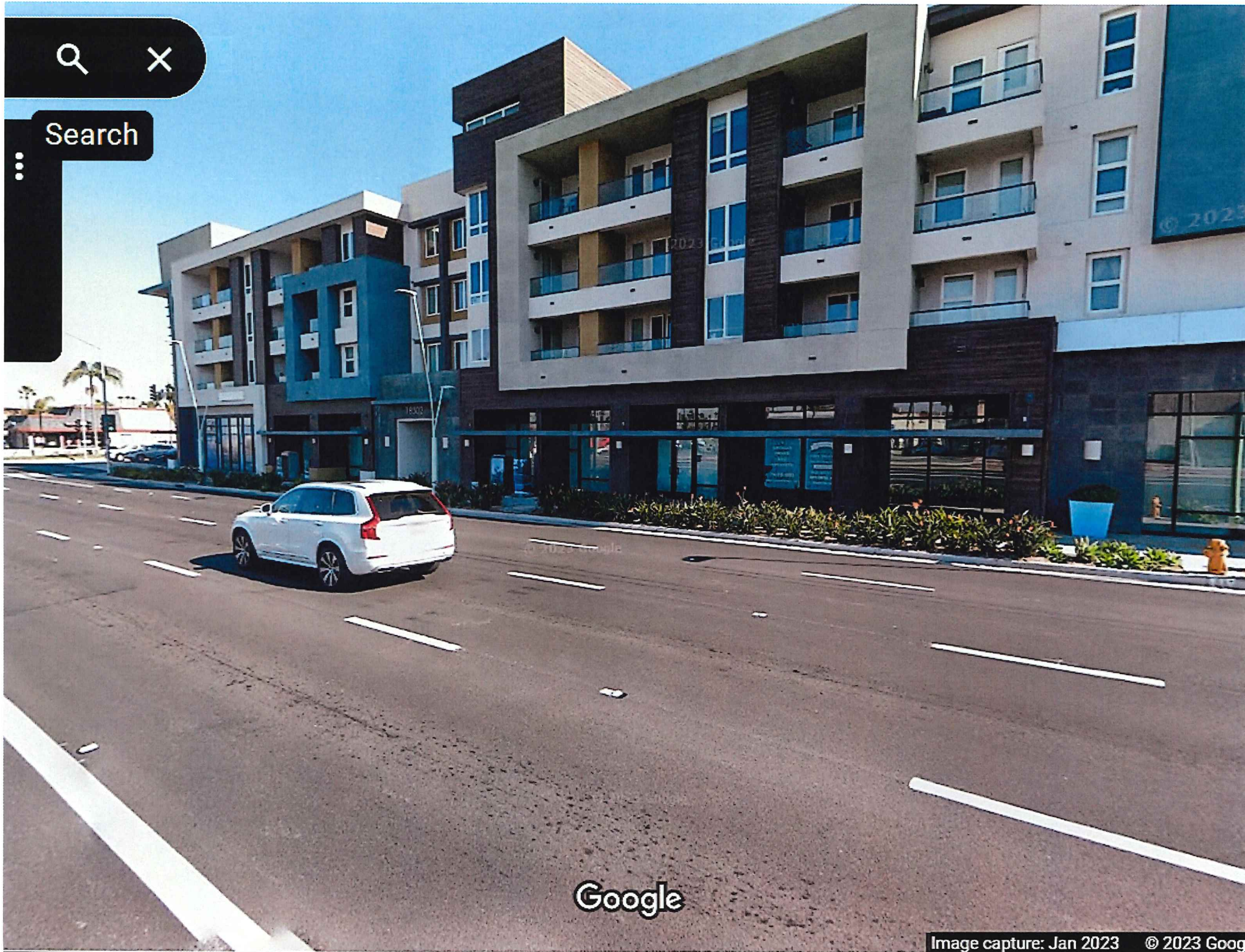


Search





Search



Google

Image capture: Jan 2023 © 2023 Google

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Item 21
Date: Monday, December 18, 2023 10:22:57 AM

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

From: mike orr <morrgoog@gmail.com>
Sent: Sunday, December 17, 2023 2:34 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Item 21

As a lifelong resident of Huntington Beach I am strongly opposed to the new development being proposed at the corner of Bolsa Chica and Warner which is item number 21 and I strongly oppose the project. I urge the city council to vote this thing down and the citizens voted for a low growth city council not the high density stuff that is being shoved down our throat. The traffic is terrible already in Huntington Beach and it takes forever just to get around town. Please stop green lighting these high density development developments. They are making our city look like Santa Monica. The traffic in that area is already terrible.

Mike Orr
422 10th st

Sent from my iPhone

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: No-On-High-Density
Date: Monday, December 18, 2023 10:23:04 AM

From: trisha rohn <trisha.rohn@gmail.com>
Sent: Sunday, December 17, 2023 2:52 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: No-On-High-Density

HI,

No more high density housing. I live 1 block away from the proposed Senior High Density development and there's enough traffic and congestion. It does not need to be 4 stories.

--

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: HDD Senior Housing
Date: Monday, December 18, 2023 10:23:17 AM

From: M Abbott <mabbott7437@gmail.com>
Sent: Sunday, December 17, 2023 5:12 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: HDD Senior Housing

Again, I ask you not to approve this project. It is too big for the neighborhood. Too tall, too dense, not enough open space, too expensive.

I am not against the project, just the size. Please go back to the drawing board and increase the setbacks, reduce the density, lower the height.

Thank you,

Michele Abbott

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Agenda # 5 23-1038 City Council Liaison Appointments - Not Representative of the City Council
Date: Monday, December 18, 2023 10:23:30 AM

From: Paula Schaefer <pas92649@gmail.com>
Sent: Sunday, December 17, 2023 6:02 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Agenda # 5 23-1038 City Council Liaison Appointments - Not Representative of the City Council

Mayor and City Council Members:

It is disappointing to see that the vast majority of the appointments to City Committees exclude 3 Council Members - specifically Rhonda Bolton, Natalie Moser, and Dan Kalmick.

The Council members are elected to represent the entire City. The appointments made do not reflect the entire City, which all Council members swear to represent.

Again, another action taken by the recently elected conservative majority that serves to divide our City.

I wish you were more respectful of the democratic process and would learn to govern.

Paula Schaefer, HB resident 30+ years

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Proposed Bolsa Chica Senior Living Community
Date: Monday, December 18, 2023 10:23:35 AM

From: Dorothy Boesch <dorothyone@verizon.net>
Sent: Sunday, December 17, 2023 8:39 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Bolsa Chica Senior Living Community

Dear Council Members,

I understand there is a proposal to build a four to five story senior living facility at Warner and Bolsa Chica. It is one of the busiest traffic places in Huntington Beach. Besides creating more traffic in an already busy area it will be noisy! As a senior I would not want to listen to the roar of traffic. The plans do not look like they could include greenery for out door walking.

When we voted for the current council we did so as we were told you were in favor of low density. I hope you keep your promises.

I am definitely against this project.

Sincerely,

Dorothy Boesch
Huntington Beach resident of more than 50 years

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: 5 story senior center
Date: Monday, December 18, 2023 10:23:40 AM

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

From: Patricia HOFFMAN <trhpah@verizon.net>
Sent: Sunday, December 17, 2023 9:17 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: 5 story senior center

We do need more senior housing in Huntington Beach but not a five story senior housing building on I one of the busiest corners in Huntington Beach, Bolsa Chica, and Warner.
Sent from my iPhone

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Bolsa Chica/ Warner Senior Living Proposal
Date: Monday, December 18, 2023 10:23:55 AM

From: Jordan Lorah <jordan.lorah@boardriders.com>
Sent: Monday, December 18, 2023 12:06 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica/ Warner Senior Living Proposal

Hi,

I've been a resident of this area of HB for 15 years, and I love it for its quaint aesthetic and small town vibe. I have talked to multiple residents and everyone is completely against the proposal put forward but the developers for the "affordable senior living" complex on the corner of Bolsa Chica and Warner. For starters, it's simply too big. But beyond that, it's hardly affordable and it will only serve as a precedent for future developers to continue to build bigger and gaudier.

I'm sincerely asking that you reconsider approving this project and listen to what the residents are asking for.

Thank you!

Jordan Lorah

Get [Outlook for iOS](#)

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Proposed senior center
Date: Monday, December 18, 2023 10:23:57 AM

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

From: Shelley Hawkins <shelley.hawkins@hotmail.com>
Sent: Monday, December 18, 2023 6:31 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed senior center

I've lived near Warner/Bolsa Chica for 23 years and call this neighborhood home. With the exception of Bright Water and some of the home on Los Patos, this is largely a lower middle income neighborhood. Most of our end of this community are working class, young families and many single folks. We are mostly packed in, pretty densely, to duplexes, triplexes, condos and apartments. None of these are over 3 stories however. Putting in a 4 story or higher HDD on the corner does not fit the existing zoning nor does it fit the landscape. Not to mention the fact that a senior center offering up \$5000 a month densely packed apartments is not realistic. When the seniors can't afford it are these going to be turned into regular apartments? Opening up a change in zoning to make for larger densely packed housing open up the entire area to more building higher and higher. Think of the impact on traffic, wildlife in the wetlands or the surrounding businesses. Hundreds of kids are already riding their bikes through this intersection to get to school and adding a significantly larger amount of cars creates a safety issue. This corner has already had issues with traffic/speed and accidents. Multiple fatal accidents have happened since I moved in summer of 2000 in this stretch of road on Warner between Bolsa Chica and Algonquin. Add more traffic and more issues are going to be created. It's laughable to think a senior center won't bring with it all the family visitors and employees that will need to staff it.

The main issue I see is also the size and scope of this development completing blocking the homes directly across the street. A 4-6 story building will completely block any sun from shining into the homes that have existed on Bolsa Chica near the corner of Warner for a very long time. This will completely block any sun and create darkness over those homes permanently.

Unfortunately, there isn't many businesses within walking distance to a senior center. If seniors are now going to be walking across such a busy intersection to walk to a single grocery store, two pharmacies or the McDonalds this already scary intersection is now going to have many, many seniors trying to cross these streets as well. I barely feel safe with a double turn lane and bikes wizzing past so I can't even imagine a large numbers of elderly members of the community trying to navigate it as well.

Please be mindful of what this community is in need of at the same time being mindful of how this will impact the longtime residents of this area. HDD is not appropriate in an area that is largely packed in like sardines already. Please keep your commitment you ran on which was no more HDD in this city.

Sincerely,

Shelley Hawkins
Registered voter

Sent from my iPhone

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Building proposal at Warner and Bolsa Chica
Date: Monday, December 18, 2023 10:24:06 AM
Attachments: [Objection to Revised 59 feet tall Big Box Apartment Building 12-16-2023.pages](#)

From: Robby Wittkamm <robbyissurfing@gmail.com>
Sent: Monday, December 18, 2023 6:32 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Building proposal at Warner and Bolsa Chica

I disagree with install this building
Robby Wittkamm

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: OBJ LETTER 2022110040
Date: Monday, December 18, 2023 10:24:15 AM
Attachments: [ONJECTION LETTER PROJ 202110040.pdf](#)

From: Maria Tedesco <mariatedesco66@gmail.com>
Sent: Monday, December 18, 2023 7:06 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: OBJ LETTER 2022110040

GOOD MORNING,

PLEASE SEE ATTACHED.

RESPECTFULLY,

MARIA TEDESCO

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval EVEN AS REVISED for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

Vote NO:

- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project **EVEN AS REVISED** is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly **DOUBLE** the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to **FOUR** stories and 59 feet, which will still **TOWER** over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan**. This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**

8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?**

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Bolsa Chica senior living project
Date: Monday, December 18, 2023 10:24:37 AM

From: Terri Dixon <terridixon88@gmail.com>
Sent: Monday, December 18, 2023 9:04 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica senior living project

As a homeowner in the Bolsa Chica area of Huntington Beach I do not approve of the Size and scope of the senior living as it is proposed. It should be capped at 3 stories for this area. The traffic in this area is a concern and more than 3 stories is out of character for our neighborhood. Please take to heart the quality of life for the residents of this area who have already invested in the future of Huntington Beach.

Thank you,
Theresa Boos Dixon
Homeowner at Pointe Surfside

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Against Bolsa Chica Senior Living Project proposal
Date: Monday, December 18, 2023 10:24:45 AM

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

From: ELAINE BAKKER <ecbakker@verizon.net>
Sent: Monday, December 18, 2023 10:08 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Against Bolsa Chica Senior Living Project proposal

Vote NO

Eric and Elaine Bakker
Sunset Beach

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Objection Letter
Date: Monday, December 18, 2023 10:58:12 AM

From: brunetmichael@aol.com <brunetmichael@aol.com>
Sent: Monday, December 18, 2023 10:55 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Objection Letter

Attached are 2 Objection Letters to Huntington Beach City Council Members. My wife and I are opposed to the Bolssa Chica Senior Living Community Project.

Thank you,

Michael Brunet
714-910-9139

of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

Angela Brunet

(Signature)

12/16/2023

(Date)

Anna Maria Brunet

(Print Name)

5351 Overland Drive Huntington Beach, CA 92649

(Print Home Address)

anna_mariq_basile@hotmail.com

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-nb.org, SupplementalComm@SURFCITY-NB.ORG

8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The win of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?**

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

Michael A Brevet
(Signature)

(Date)

12-17-23

Michael A Brevet
(Print Name)

5351 Overland Dr. H Bay CA 92649
(Print Home Address)

BrewnAY@gmail.com
(Print Email Address)

(Print Email Address)

Email to HB City Council: CityCouncil@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and environmentalcomm@surfcity-hb.org

The City Council will be voting December 19, 2023 on the following:

Vote NO:

- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- Amendment of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- introduction of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burnis and Brian Thielen of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project **EVEN AS REVISED** is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly **DOUBLE** the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3-bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to **FOUR** stories and 59 feet, which will still **TOWER** over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan**. This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.

From: [Charlotte McClanahan](#)
To: supplementalcomm@surfcity-hb.org
Subject: City Council Agenda Item 21
Date: Monday, December 18, 2023 11:04:10 AM

I am writing to request that you vote to deny approval for agenda item 21 at tomorrow's council meeting.

This is wrong for so many reasons:

It is catering to very wealthy residents. Huntington Beach is a diverse community, most of us have worked very hard all of our lives for the privilege of living here. How many of us would like to spend our final days and all the money that we worked so hard for, to live in a monstrosity as is proposed.

The parking limitation doesn't allow for medical, visitors, staff and those independent living residents space for vehicles. To say nothing of the emergency vehicles that are expected at a facility such as this one.

It is much too far from a hospital. A much more practical location would be Newport Beach, close to Hoag Hospital, and an area where the wealth could support the cost.

Thank you for your consideration.
Charlotte McClanahan
(44 year HB resident)

Sent from my iPhone

From: [Laurie Virtue](#)
To: supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Subject: Agenda Item 21
Date: Monday, December 18, 2023 11:13:41 AM

Dear City Council Members,

I am opposed to Agenda Item 21, and am shocked if you are not. Most of you ran on the vow of fighting HDD in our city. If you were being honest with yourselves and the citizens about that, I don't see how you could vote any other way than a resounding NO!

In my over 40 years of living in Huntington Beach I have seen a lot of changes, some good, some not. But the changes in the last 10 plus years have completely changed the town I love. This newest HDD development on Bolsa Chica would only add to the many issues we already have with the developments that have been put up on Beach, Edinger and Gothard. Traffic, which brings more accidents, the list goes on.

I urge you to Oppose Agenda Item 21 that proposes a completely unsuitable High Density Development at Warner and Bolsa Chica. The request to deny this project is based on the following.

1. First and foremost, the property-owner purchased this site knowing precisely how it was zoned and did so at his own risk. We have zoning and specific plans in place across the city FOR A REASON! It allows this city to be built and developed in a manner that safely makes sense and fits with the surround community. This project does NEITHER. This area is already fully built out, especially with addition of Brightwater several years ago. Brightwater was a long-fought compromise that brought high-quality single-family residents representing an appropriate "fit" to the community.
2. This project proposes to be "Senior Living" and yet it will be extremely expensive. This will have a very negative impact to other senior rentals in HB as a consequence, which is exactly what happened with the onslaught of HDD across HB. All rental rates increased substantially once the "granite countertop expensive HDD" hit the market. For any council members that believe "affordable housing" is a priority, this project will have the exact opposite effect.
3. In an area that is already built out and prone to deadly automobile and motorcycle accidents, this project presents a massive safety risk to an already dangerous portion of Warner Ave.
4. We MUST STOP the practice of "tail wagging the dog" in our city as was the case with Shopoff and the Magnolia Tank Farm. It is all too clear that campaign donations are the "ticket to spot zoning & planning" in HB. Again, I refer to Item one above, there is a reason for zoning and specific plans. If developers want to develop, then they should purchase land that is adequate for their proposed use.
5. MOST IMPORTANT, with the exception of Council Member Bolton (appointed, not elected), 6 of you campaigned on the promise of stopping High Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your promise?

I respectfully request you vote NO on Agenda Item 21.

Laurie Virtue

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO and Deny Approval** for the **REVISED** proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

Please Vote NO:

1. Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
2. Introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
3. Adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
4. Adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Please Vote YES

5. Appeals by Council Member Pat Burns and Brian Thienes objecting to the Planning Commission's approval of Conditional Use Permit No. 21-024. Honor our existing building codes.
1. **EVEN AS REVISED, this high-density 244,295 gross sq/ft project is still too massive in size, proportion, scope, and density for the surrounding neighborhood when the maximum existing density in our neighborhood is 33 units/acre. As revised, this project is 64 units/acre roughly DOUBLE the densest project in the vicinity.** Plus, this 64 units/acre density ratio doesn't factor in the 80-100 employees who will work onsite each day, nor factor in their polluting cars.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before extra add-ons for amenities are computed. **None of these units can be considered to be Affordable Housing by any measure. Zero.**
3. This Big Box was first proposed to be 72 feet tall from the curb, the equivalent of 6-stories tall. Now the developer is trying to slide this through by removing only one floor. However, this reduces the project size to **59 feet tall which is the equivalent of 5-stories tall** which will still TOWER over the neighborhood of predominantly 2 story high structures.
4. The proposed revised design calls for setback exceptions to only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 2.8-acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning requires a 45' to 50' setback from the residential lines on the south and west sides. Please Do Not waive this Code.**
5. The parking plan for this revised BIG BOX reduces the number of spaces per unit from the already inadequate 193 spaces to **only 162 spaces for 178 rental units** (0.91 spaces/unit). This still doesn't provide enough parking spaces for visitors and a myriad of delivery and service trucks who will spillover onto local streets where there are already precious few parking spaces in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. On nice days these two-lane streets are jampacked with parked cars owned by trail hikers.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because each would each require its own specific plan. **If you believe that, you have never played with Dominoes. We all know this Big Box will only be the first of many more to come if approved.**
7. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description. This out-of-town developer pursuing outlandish profit margins does not care about how the bright glaring lights, noise, smog, and traffic will impact neighbors and impact the 23 rare endangered species nesting in the nearby Bolsa Chica Ecological Reserve.
8. **Existing City Code caps the height at 50 feet at 182,952 sq/ft using setbacks ranging from 20' to 55' with a minimum of 207 parking spaces. There are simply no compelling arguments to justify waiving or violating current Building Code. Please Honor our carefully engineered existing Building Codes!**

Daniel Grommersch
(Signature)

18 DEC '23
(Date)

Daniel Grommersch
(Print Name)

4872 Oceanridge Drive, HB 92649
(Print Home Address)

grommerschd@gmail.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org,
Robin.Estanislau@Surfcity-hb.org

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Bolsa Chica Senior Living Community
Date: Monday, December 18, 2023 11:57:46 AM

From: LFLilley@twc.com <LFLilley@twc.com>
Sent: Monday, December 18, 2023 11:00 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica Senior Living Community

RE: Bolsa Chica Senior Living Community

Dear Mayor and City Council members

Four of you were elected specifically because of your position **against** HIGH-DENSITY housing in Huntington Beach and that includes Tony Strickland. The senior complex that you are considering is HIGH DENSITY housing and should not be approved as it is. Even with the modifications that have been made, it is a **massive** project taking up every square inch of that commercial property, it is an eye-sore, it will cause a lot more traffic and it certainly does not fit in that area. In addition, if this is approved, it opens the door for more such projects within our city. Also, I understand that most seniors would **never** be able to afford to live in such a place because of the high rent projected so why would this be good for the average Huntington Beach senior citizen? As you consider this project, please remember why you were elected and continue to protect our city from turning into another Santa Monica.

Respectfully,

Lynette Lilley

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Objection Letter for proposed for Senior Living Comm. Resort.
Date: Monday, December 18, 2023 11:57:53 AM
Attachments: [Objection Letter HB City Council 12.18.23.pdf](#)

From: JOHN MARTIN <john21882@msn.com>
Sent: Monday, December 18, 2023 11:03 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Objection Letter for proposed for Senior Living Comm. Resort.

Please see attached letters from my wife and I objecting the current building proposal on Bolsa Chica and Warner.

Thank you,

John and Beverly Martin
Huntington Beach, CA

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval **EVEN AS REVISED** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

Vote NO:

- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project **EVEN AS REVISED** is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly **DOUBLE** the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to **FOUR** stories and 59 feet, which will still **TOWER** over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan.** This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**
8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they

can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?**

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

John Martin
(Signature)

12/18/23
(Date)

John Martin
(Print Name)

16922 Red Oak Ct., Huntington Beach, CA 92649
(Print Home Address)

John21882@msn.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval **EVEN AS REVISED** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

Vote NO:

- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project **EVEN AS REVISED** is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly **DOUBLE** the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to **FOUR** stories and 59 feet, which will still **TOWER** over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan**. This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**
8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they

can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?**

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

Beverly Martin

(Signature)

12/18/23

(Date)

BEVERLY MARTIN

(Print Name)

16922 RED RIVER CIR., HUNTINGTON BEACH, CA 92649

(Print Home Address)

Beverly21882@GMAIL.COM

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Senior Living
Date: Monday, December 18, 2023 11:57:59 AM
Attachments: [Senior Living.pdf](#)

From: patricia pope <patricia_cb@hotmail.com>
Sent: Monday, December 18, 2023 11:35 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Senior Living

I am writing to ask the city council to not sell out to developers. Regarding the senior living facility they want to build on Bolsa Chica and Warner, my objections are the same as they were when I wrote the last time. Even though the builders have cut the size of the project somewhat. It does not belong on that corner for so many reasons and I am attaching the same letter I sent covering the reasons. Please vote for what is best for Huntington Beach.

Thank you,

Patricia Pope

4761 Hermanson Circle

Huntington Beach 92649

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. 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. Please VOTE NO and DENY THIS
INSANE PROJECT!

Patricia Pope
(Signature)

11-27-2023
(Date)

Patricia Pope
(Print Name)

Home Address 4761 Hermanson Cir HB 92649


Email Address patricia_cb@hotmail.com

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Bolsa Chica Senior Living Community
Date: Monday, December 18, 2023 11:58:07 AM

From: Nick Amini <namini@brco.com>
Sent: Monday, December 18, 2023 11:38 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Cc: Fikes, Cathy <CFikes@surfcity-hb.org>; bolsachicaseniorliving@gmail.com
Subject: Bolsa Chica Senior Living Community

To whom it may concern,
I'd like to express my support for Bolsa Chica Senior Living Community.
Senior living communities in the city of Huntington beach is one of the services which has been long overdue. The Bosla Chica senior living project with its unique design would definitely help providing the much needed services.

Please don't hesitate to contact me with any questions.
Cordially

	Nick Amini <i>Executive VP</i>
	<ul style="list-style-type: none"><input type="checkbox"/> 626.210.8716<input type="checkbox"/> 626.963.4880<input type="checkbox"/> namini@brco.com<input type="checkbox"/> www.brco.com
	
<div>Real Estate Construction Finance</div>	

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Opposition Letter to Proposed Development at Bolsa Chica and Warner Ave
Date: Monday, December 18, 2023 11:58:11 AM
Attachments: [Objection Letter to HB City Council - December 2023.pdf](#)

From: Melissa Ke <clahbapartments26@gmail.com>
Sent: Monday, December 18, 2023 11:41 AM
To: Burns, Pat <Pat.Burns@surfcity-hb.org>; CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Re: Opposition Letter to Proposed Development at Bolsa Chica and Warner Ave

Dear Pat Burns, Robin Estanislau, and All Other City Council Members:

My email letter from November 5, 2023, still stands for my opposition to the projecting you are voting for at Bolsa Chica and Warner Avenue intersection area as my family owns and manages 8 apartment complexes for 40+ years in this intersection area on Jib Circle, Hoskins Lane, Moody Circle and Dunbar Drive. I, myself, also live in the building I own at 16891 Hoskins Lane, so as a fellow resident of the area I also object and have signed and now sending the Objection Letter to Huntington Beach City Council Members. Please see attachment, thanks. I was at the November 7, 2023, City Council Meeting and I will also be at the meeting tomorrow evening, December 19, 2023. I greatly appreciated the gentleman who was a member of the planning commission that originally voted yes on this project apologizing and explaining that he should've voted no on this project. As for me, public speaking is currently difficult for me due to my stutter disorder that has come back recently for personal reasons so I do not plan to speak, but writing is where I am doing my best to state my opposition and explanations. I and several other residential property owners reached out to our tenants/residents, most of whom also already heard about this, and they were more than happy to sign and email the objection letter as well as they also do not want this very tall, high-density, building in this intersection!

On Monday evening, November 27, 2023, I attended the Open House that was offered by the builder and their projected/estimated statistics and statements were not correct at all. They made it all seem so much less intrusive than it will be concerning the height/shadow, traffic of everyday vendors, emergency vehicles, staff parking, visitor parking, and other environmental impacts and footprints it will cause. My family has done land development as builders and managers for decades in another major international city and I also worked as an urban planning photographer for a time so I know the builder's projections/estimates are incorrect. I am also dealing with a mom who is in the early stages of dementia so in the last 3 years I have been going on tours with her to visit senior living facilities in the South Bay area (Torrance, Redondo Beach, Palos Verdes Peninsula). All had a nice movie theater room, several areas inside and outside to dine or lounge, a hair/nail salon, fitness/gym studio and were only 3 stories high! They charge \$6-10K/month depending on the needs of your loved one. Some of these are old and have had wonderful renovations done in recent years and some of them are new, built in the last 3-10 years. The builders of the Bolsa Chica Senior Living Facilities claim the 2 separate restaurants, higher end and larger movie theater, salon/spa,

larger fitness/gym and 60 feet long pool are all needed and wanted now-a-days for seniors and this why they needed it to be commercial zoned as well as residential zoned. I easily beg to differ on this need/want from all of my visits in official tours and also going to actual everyday and special events with my mom to truly get a real feel of the place and speaking to other staff members and residents at these events. I was a journalist and special education teacher for 16+ years so I know what kinds of questions to ask and what to observe/look for when I go to formal and informal visits to these senior living facilities. Other property owners and I also found it interesting that even though the shadow will start on our properties at 2pm from the height of this building, they of course put their 60-foot pool on the west side of the building so it is not affected by early shadow (aside from the pool being heated). The Bolsa Chica Senior Facility also claims there will be little to no impact to the neighborhood parking and traffic. Parking is obviously going to highly impact first Bolsa Chica, then Dunbar Drive, then everywhere else. They only have 40 parking spots in their underground garage for staff, yet 80 staff will be working per/day at a time. Then there is all the visiting family and some friends. Street parking is already premium and difficult just for the residents of the area. We do not need this to add to it. Traffic is greatly impacted in this intersection with the daily/weekly service trucks, staff and visitors. and with seniors there is of course a greater percentage of emergency vehicles.

I'm sure you have heard this several times, but please please please vote NO on this project! We are not against senior living facilities, but we do need to make sure we find the best match and use of this intersection space from ALL fronts (HEIGHT is #1 issue, parking and traffic is #2 issue, and environmental impact is #3).

Once again, we, my family and all of our residents/tenants, really appreciate all of your time and consideration in our objection to this project.

Thanks much,
Melissa

On Mon, Nov 6, 2023 at 3:52 PM Melissa Ke <clahbapartments26@gmail.com> wrote:

Hi Pat,

Thank you so much for your response and agreement. Look forward to the meeting tomorrow evening.

Take care and thanks,
Melissa Ke

On Mon, Nov 6, 2023 at 3:01 PM Burns, Pat <Pat.Burns@surfcity-hb.org> wrote:

I agree. Pat Burns

From: Melissa Ke <clahbapartments26@gmail.com>

Sent: Sunday, November 5, 2023 8:23 PM

To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>

Subject: Opposition Letter to Proposed Development at Bolsa Chica and Warner Ave

Dear Huntington Beach City Council,

I am writing this letter on behalf of the 8 residential apartment buildings that are owned by myself and the rest of my family (Esther Ke, Miranda Ke Cheung, Malcolm Ke, Nai Chao Hsu and Hatfield Investment Inc.) and all managed by me the last 6 years and currently, and by my mother for almost 35 years before I took over. We have 3 buildings on Dunbar Drive, 2 buildings on Moody Circle, 2 buildings on Hoskins Lane and 1 building on Jib Circle. My family has owned our residential apartment buildings in the Warner Avenue and Bolsa Chica intersection area for 40 years since the early 1980's and we will continue to do so into the following decades and generations. We have been and will continue to be invested in our residential and commercial neighbors and community. Not only do I own one of my families' buildings, but I also live in my building so I have been a resident of this area for 6 years since I moved back to Southern California to take over the family business of property investment and management from my aging mom. I will continue to live and work here for many years to come. I was not able to attend the meeting on September 26, 2023, as I was traveling during that time. However, I will be present at the city council meeting this Tuesday evening, November 7, 2023. However, I am writing this letter as official written opposition since I may not be able to speak at the meeting.

I am writing this letter to oppose the proposed senior living facility that might be developed at the intersection of Bolsa Chica and Warner Avenue. I have read all of the documents pertaining to this development including building/planning municipal codes for zoning change, safety, aesthetics, air pollutants and health effects, traffic flow, land use and planning, and the environmental impact report. First, I am so very shocked that the city was willing to change the zoning for this development in order for it to be a 5-story building. In the 4 quadrants of land of this intersection area of residential and commercial buildings there are only single-story, 2-story and 3-story buildings due to building code/zoning. My family and I do not approve of a building to be more than 3 commercial stories high per the original zoning of the intersection area, which would already be taller than any other building in this intersection area. This will block the natural light especially since the area the senior facility is to be built on is on the west side of the intersection and the sun sets to the west. Second, we are extremely worried of the congestion that it would bring to the intersection and the Bolsa Chica Wetlands. This development will bring so much more foot and car traffic to an intersection that does not need that to be that much more for the worst. The senior facility proposes 80 staff members and if you include all of those, plus all the delivery and other service trucks, the 213-426 seniors living in the building and all of the visiting family members and other guests of the seniors living there that will be expected to go through the facility each day, week, month and year. We truly do not believe this will be good for the fragile environment of the nearby wetlands to have and definitely not for the car traffic of the intersection and street parking once the facility guest spots are filled. Furthermore, there are 4 single family homes and 3 of my families' apartment buildings are on Dunbar Drive that are all directly across the street from the proposed senior facility. This will have a very big negative impact on the 4 houses and Dunbar

Drive for all the reasons I have already stated above. Additionally, we already have 22 other senior living facilities in Huntington Beach. All are serving the Huntington Beach communities very well and NONE of them are higher than 3-stories.

My family strongly opposes the approval of the current building plan of this senior facility for all the reasons stated above. Please vote no on this proposal. We would be open to another proposal in future that is a better fit for the Warner Avenue and Bolsa Chica area community in building code/height and residential and/or commercial suitability to the current residential and commercial owners and tenants of the neighborhood. We appreciate your high consideration to this and all the other letters of opposition concerning this matter.

Most sincerely and take care,
Melissa Ke

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Melissa Ke
Work (714) 454-7434

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Melissa Ke
Work (714) 454-7434

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Melissa Ke
Work (714) 454-7434

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. 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.

Please VOTE NO and DENY THIS INSANE PROJECT!


(Signature)

12/16/2023
(Date)

Melissa Ke
(Print Name)

16891 Hoskins Lane, Apt. A, Huntington Beach, CA 92649
(Print Home Address)

calime16@yahoo.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Jill Senecal](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#); supplementalcomm@surfcity-hb.org
Subject: Objection to Senior Project at Warner and Bolsa Chica
Date: Monday, December 18, 2023 12:35:27 PM
Attachments: [J. Senecal Objection to Senior Project Signed.pdf](#)

My objection letter is attached. Please vote no.

JILL SENECA
5477 OVERLAND DRIVE
HUNTINGTON BEACH, CA 92649
CELL: 562.547.0689
JILL.SENECA@GMAIL.COM
WWW.JILLSENECA.COM

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval EVEN AS REVISED for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

Vote NO:

- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project EVEN AS REVISED is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly DOUBLE the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to FOUR stories and 59 feet, which will still TOWER over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan**. This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**

8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community’s standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public’s choice. How and why did they fail us?**

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stries high OR LESS.



(Signature)

12/18/2023

(Date)

Jill Lynn Senecal

(Print Name)

5471 Overland Drive, Huntington Beach, CA 92649

(Print Home Address)

Jill.Senecal@gmail.com

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

From: [Casey Senecal](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#); supplementalcomm@surfcity-hb.org
Subject: Objection to Senior Project at Bolsa Chica and Warner
Date: Monday, December 18, 2023 12:40:43 PM
Attachments: [C. Senecal Objection to Senior Project Signed.pdf](#)

Please vote "No" on the Senior Project at Bolsa Chica and Warner.

My objection letter is attached.

Thank you.

Casey Senecal

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval EVEN AS REVISED for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

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- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

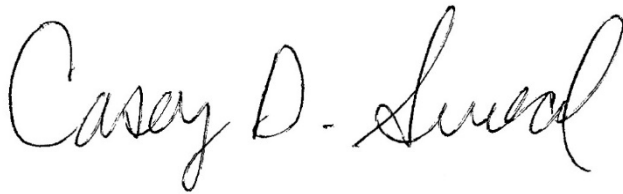
- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project EVEN AS REVISED is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly DOUBLE the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to FOUR stories and 59 feet, which will still TOWER over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
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5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan**. This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**

8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community’s standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public’s choice. How and why did they fail us?**

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stries high OR LESS.



(Signature)

12/18/2023

(Date)

Casey Don Senecal

(Print Name)

5471 Overland Drive, Huntington Beach, CA 92649

(Print Home Address)

Casey.Senecal@gmail.com

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

From: [Michele Hurlbut](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#); supplementalcomm@surfcity-hb.org
Subject: Letter of Objection for Revised High Density Senior Living development
Date: Monday, December 18, 2023 1:02:08 PM
Attachments: [Revised HB Letter of Objection.pdf](#)

To Whom It May Concern,

Please see my attached Letter of Objection to the Revised plan on the High Density Senior Living development.

Thank you for your hard work and consideration.

Michele Hurlbut
714-793-8550

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval EVEN AS REVISED for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

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- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project EVEN AS REVISED is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly DOUBLE the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
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Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.



(Signature)

12/18/23

(Date)

Michele Hurlbut

(Print Name)

16931 Canyon Ln, Huntington Beach, CA 92649

(Print Home Address)

michele@michelehurlbut.com

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

From: [Wendy Hamilton](#)
To: Robin.Estanislau@Surcity-hb.org; supplementalcomm@surfcity-hb.org
Subject: Objection to high rise at Bolsa Chica/Warner
Date: Monday, December 18, 2023 1:02:18 PM
Attachments: [Objection letter to HB Council.pdf](#)

Please don't build this high-rise in our community.

<https://redwitz.com>



Wendy Hamilton

Executive Assistant

WHamilton@redwitz.com

Direct: (949) 296-3380

Office: (949) 753-1514 | Toll Free: (800) 576-1514

Fax: (949) 753-1535

[Upload Secure Files](#)



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Objection Letter to Huntington Beach City Councilmembers

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- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

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6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**

8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?**

Please **VOTE NO** and **DENY THIS PROJECT!** It needs to be 3 stories high OR LESS.

Wendy Hamilton 12/18/23
(Signature) (Date)

Wendy Hamilton
(Print Name)

16962 Red Rock Circle Huntington Beach, CA 92649
(Print Home Address)

whamilton @ redwitz.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

From: [Annette Eliot](#)
To: supplementalcomm@surfcity-hb.org
Subject: Warner and Bolsa Chica High Rise Project
Date: Monday, December 18, 2023 1:24:47 PM

21. 23-994

I am writing to request you vote NO on agenda item 21. 23-994.

My reasons for the NO vote:

- The project does not conform to the city plan.
- The number of exemptions to the master plan are too numerous
- The project is too out of sync in height, set backs, parking....with the surrounding area.
- The land available at this site is too small for the structure causing the density to be too high for the project in comparison to the surrounding area.
- The project will service a small demographic due to the cost of units being too high for the average Huntington Beach retired person. The city will concede too much and the HB citizens will get far too little in return.
- The proposed corner at Warner and Bolsa Chica is much too busy an intersection for elderly people, to traverse by car or walking. We will have too many trying elderly trying to cross this "wide" busy street to get to services at Walgreens and CVS. The city will be putting these elderly people in a dangerous situation. As for driving, once again, this intersection is difficult to maneuver due to the extreme amount of traffic. The occupants will not be able to redirect around this corner.

This will be a bad accident waiting to happen, either with a car or being hit crossing the street. This is not the right area for this project.

Please vote NO on this site for the project.

Sincerely,

Annette Eliot
Huntington Beach resident

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Proposed Senior Development
Date: Monday, December 18, 2023 2:28:43 PM

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

From: Karen De La Mora <karendelamora@yahoo.com>
Sent: Monday, December 18, 2023 12:12 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Senior Development

I am in strong opposition of this large senior development proposed.

Thank you,

Sincerely,

Karen Trabilcy

HB homeowner

5361 Bonanza Drive,

Huntington Beach, CA 92649

714-227-1436

Sent from my iPhone

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: HH Resident, Opposed to Senior Living Development
Date: Monday, December 18, 2023 2:28:54 PM

From: Brandi West <brandiwest2020@gmail.com>
Sent: Monday, December 18, 2023 12:35 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: HH Resident, Opposed to Senior Living Development

I am a Huntington Harbour area resident since 2021. I have been a resident of Huntington Beach since 1998. In many cases I support development within this community. However, I am opposed to the high-density senior housing development proposed for the corner of Warner and Bolsa Chica.

Even with the revision to the plans, the development is way too large for that corner. As per the proposed plans, there is not enough set back from the road. It will tower over the rest of the neighborhood, most buildings are one or at max two stories, and create an eye sore. The large number of cars (employees, visitors) and delivery trucks servicing the facility will greatly increase the traffic on that corner. I am concerned that there will not be enough parking or bandwidth for that corner to handle all the extra cars. And that corner is not safe for senior residents to be out crossing the street!

Please do not proceed with this project until these concerns are addressed.

--

Brandi West
4188 Delphi Cir, Huntington Beach, CA 92649

--

Brandi West

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Vote No -Senior Living -No high rise!!
Date: Monday, December 18, 2023 2:29:06 PM

From: LeeAnn Corral <leeann.corral@yahoo.com>
Sent: Monday, December 18, 2023 12:53 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Vote No -Senior Living -No high rise!!

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval EVEN AS REVISED for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

Vote NO:

Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project EVEN AS REVISED is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly DOUBLE the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3-bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to FOUR stories and 59 feet, which will still TOWER over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for **the revised 4 story building reduced the number of spaces from the already inadequate parking plan.** This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**
8. It is hard to understand how the Planning Commissioners (PC) allowed this project to

pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community’s standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public’s choice. How and why did they fail us?**

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

____LeeAnn Corral_____

(Signature) (Date) 12/18/23
LeeAnn Corral

(Print Name)
16951 Agate Circle , HB , CA 92649

(Print Home Address)

____leeann.corral @yahoo.
Com_____

(Print Email Address)

Sent from my iPhone

From: [Gloria Gardiner](#)
To: supplementalcomm@surfcity-hb.org
Cc: [GLORIA GARDINER](#)
Subject: Vote No on revised 12-1-2023Fw: Failure Notice
Date: Monday, December 18, 2023 2:33:37 PM
Attachments: [Vote No on revised 12-19-2023 GloriaGardiner.pdf](#)

I put a zero instead of lower case o.

also sent to City Council and Robin Estabislau
the latter two were delivered.

----- Forwarded Message -----

From: "mailer-daemon@aol.com" <mailer-daemon@aol.com>
To: "jgcad@aol.com" <jgcad@aol.com>
Sent: Monday, December 18, 2023 at 02:19:37 PM PST
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<SupplementalComm@Surfcity-hb.Org>:

No mx record found for domain=surfcity-hb.Org

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

Attachment way down below

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Bolsa Chica Senior Living Project
Date: Monday, December 18, 2023 3:57:13 PM
Attachments: [seniorhousing.pdf](#)

From: Joe Balisalisa <balisalisa@gmail.com>
Sent: Monday, December 18, 2023 3:23 PM
To: Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>; CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica Senior Living Project

Please see attached

I am asking you to vote No and Deny Approval for SCH No. 2022110040. Please take consideration of a long time local who loves our Surf City Town.

--

Joe B.

Dear Huntington Beach City Councilmembers,

I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity is proposed at 5 stories high but plans indicate it will rise 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 2.8 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. 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. Please VOTE NO and DENY THIS
INSANE PROJECT!

Joe Balisalisa 12/18/2023 (Signature) (Date)

Joe Balisalisa

16848 Algonquin St Huntington Beach CA 92649

Balisalisa@Gmail.com

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Senior Center Objection - Lorin
Date: Monday, December 18, 2023 3:57:21 PM
Attachments: [SeniorCenterObjectionLorin.pdf](#)

From: Lorin K <lorinmanager@gmail.com>
Sent: Monday, December 18, 2023 3:29 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Senior Center Objection - Lorin

We live and work and own property near this proposed project and OBJECT to it! See attached.



Virus-free. www.avg.com

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
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9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
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Please VOTE NO and DENY THIS INSANE PROJECT!

Lorin Klistoff
(Signature)

12-17-2023
(Date)

Lorin Klistoff
(Print Name)

16135 Edgewater Lane, Huntington Beach, CA 92649
(Print Home Address)

lorin.manager@gmail.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Senior Center Objection - Elaine
Date: Monday, December 18, 2023 3:57:32 PM
Attachments: [SeniorCenterObjectionElaine.pdf](#)

From: Lorin K <lorinmanager@gmail.com>
Sent: Monday, December 18, 2023 3:31 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin
<Robin.Estanislau@surfcity-hb.org>
Subject: Senior Center Objection - Elaine

We live in the area and own property near the proposed project. We object to it! See attached.



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Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO** and **Deny Approval** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
 2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
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 10. 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.
- Please VOTE NO and DENY THIS INSANE PROJECT!**

(Signature)

Elaine Klistoff

12-17-2023

(Date)

(Print Name)

Elaine Klistoff

(Print Home Address)

16935 Edgewater Lane Huntington Beach CA 92649

(Print Email Address)

None

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: proposed building at Bolsa Chica and Warner
Date: Monday, December 18, 2023 3:57:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

From: Patty McDonald <PattyM@saftco.com>
Sent: Monday, December 18, 2023 3:35 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: proposed building at Bolsa Chica and Warner

Please vote "NO" on the building of a senior center on Bolsa Chica and Warner. It is too large for the area.

Thanks for your consideration



Patty McDonald

Founder/Chairman of the Board
Saf-T-Co Supply

Address 1300 E. Normandy Pl.
Santa Ana, CA 92705



Office [714-547-9975](tel:714-547-9975)

Website www.saftco.com

From: [Levin, Shannon](#)
To: supplementalcomm@surfcity-hb.org
Subject: FW: Senior Center Objection - Mike
Date: Monday, December 18, 2023 3:57:45 PM
Attachments: [Senior Center Objection - Mike.pdf](#)

From: Lorin K <lorinmanager@gmail.com>
Sent: Monday, December 18, 2023 3:35 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Senior Center Objection - Mike

We live and work and own property next to the proposed project and we OBJECT to it! See attached.



Virus-free. www.avg.com

From: [Nielan Barnes](#)
To: supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Burns, Pat](#)
Subject: Re: 11-7 City Council Meeting Agenda Item 26 (23-841)
Date: Monday, December 18, 2023 4:27:42 PM
Attachments: [image.png](#)
[image.png](#)
Importance: High

Re: 12/19/23 City Council Meeting Agenda item# 21 (23-994)

Hello HB City Council,

This email is a follow-up re: the above agenda item regarding the Bolsa Chica Senior Living facility proposal (see original email below).

I have been a resident of Huntington Beach, at 4852 Tiara Dr, #202 (corner of Warner and Green St.) since 2012, and a resident of HB since 2008. I am a professor of Sociology at CSULB and teach courses on Aging and Society among others. I have also had the duty and privilege of helping multiple seniors in my family transition to independent, assisted/memory care, and am an advocate for seniors.

Re: the Bolsa Chica Senior living facility, I have viewed the planning commission video from the 9/26/23 meeting, attended the City Council meeting on 11/7/23, and the community forum meeting held by the developer on 11/27/23. I have also spoken with one of the developers on the phone re: changes made to the design to accommodate the concerns raised by the community members living in the area.

Given the design changes (e.g. reduction from 5 to 4 stories and consequent reduction of number of units; increase in interior green space, among others), as well as the fact that the property owner is going to sell to one developer or another, *I am amenable to supporting the revised project proposal.*

That said, I still have a number of serious concerns associated with the impact of the Senior living facility on the area, as well as the impact of the demolition of the existing structures and construction of the new facility, that I urge the Council to consider and address:

- **The traffic impact and mitigation must**
 - This facility will feature traffic 24/7 from deliveries -medical supplies, food/restaurant vendors, Amazon – as well as trash/pool/landscaping/building maintenance/emergency vehicles,

etc.

- The 'right in' and 'right out' direction of emergency and delivery entrances/exits of the residence (refer to map and specifications of design below) may result in increased and/or new commercial vehicle traffic in residential areas, particularly on Los Patos and Green Streets.
 - Specifically, to access the main emergency and service entrance, service and emergency vehicles, most of which will approach the residence by driving west on Warner and/or South on Bolsa Chica, will have to go through the Warner/Bolsa Chica intersection heading west on Warner, and make a U-turn on Warner at some point between Green and Algonquin to access the 'right in/right out' entrance/exit on Warner Ave (refer to map and specifications of design).
 - Current traffic accident/fatality reports show a very high rate of accidents/fatalities on this particular stretch of Warner Ave (between Bolsa Chica and Algonquin).
 - Traffic mitigation must happen to manage the flow and maintain safety - e.g. traffic light on Warner between Bolsa Chica/Algonquin; speed bumps on residential streets such as Los Patos, Green and Lynn Streets, etc.
 - Additionally, vehicles that exit the underground resident parking should be directed via signage to turn LEFT onto Bolsa Chica, rather than right so as to avoid excess traffic in residential areas along south Bolsa Chica, Los Patos, and Green/Lynn streets area
- **The number of 'staff/employees' working at the residence and people visiting residents will result in increased traffic and impact residential street parking**
 - The 189 parking spaces may not be sufficient for residents, building and medical staff, visitors, etc. etc.
 - Street parking for existing residents may be severely impacted
 - The City should monitor impact on parking and address the issue if parking on south Bolsa Chica/Los Patos/Green St.'s should become impacted
- **Mitigation of the impact of a 3+ year construction project in what is essentially a residential area** (dust, noise, traffic patterns for semi-trucks carrying construction waste and materials)
 - The demolition of the existing structures will release much dust and potentially toxic substances (e.g. asbestos and other chemicals and dust particles) into the environment – *PLEASE inform residents when demolition is taking place and please let us know what is being done to minimize the exposure to dust/chemicals/toxins, etc.*
 - The environmental and health impact of living next to a construction site in terms of exposure to noise, dust and exhaust from diesel trucks and generators (which are often left running for hours during large construction projects) for 3 years is an extreme hardship for residents in the area -*PLEASE inform residents re: the restrictions on hours of construction (e.g. no evening or weekend construction) and what is being done to reduce the impact of dust and diesel exhaust*

from the construction site

- The traffic pattern and staging of construction vehicles and materials- *PLEASE ensure that construction vehicles are not allowed to use residential streets when coming/going from the construction site; PLEASE do not stage construction vehicles or materials on residential streets*

- I respectfully ask that the City Council make the developer and construction firm responsible for informing the community re: measure taken to address the above concerns
- Finally, I respectfully ask that the City Council appoint a community liaison to interface between the construction company, developer and residents who need to report/manage issues that arise during the construction of the facility

Thank you!

Nielan Barnes

Nielan Barnes
Professor and Chair
Department of Sociology
California State University Long Beach

From: Nielan Barnes <Nielan.Barnes@csulb.edu>
Sent: Tuesday, November 7, 2023 2:22 PM
To: SupplementalComm@Surfcity-hb.org <SupplementalComm@Surfcity-hb.org>;
City.Council@surfcity-hb.org <City.Council@surfcity-hb.org>
Subject: 11-7 City Council Meeting Agenda Item 26 (23-841)

Hello,

I have been a resident of Huntington Beach, at 4852 Tiara Dr, #202 (corner of Warner and Green St.) since 2012, and a resident of HB since 2008. I am a professor of Sociology at CSULB and teach courses on Aging and Society among others. I have also had the duty and privilege of helping multiple seniors in my family transition to independent, assisted/memory care, and am an advocate for seniors.

I agree we need more 'transitional housing' in Huntington Beach, but **I do not agree with the proposed project intended for the southwest corner of Bolsa Chica and Warner given its current size.** The planned residence is too big in terms of the size/height of the building and number of units; it does not fit with

the local community aesthetics and introduces an extremely high level of urban density that destroys the low key 'surfer' ambiance of the Bolsa Chica/Sunset beach area.

As a resident and property owner, I ask that council members to please reject the current proposal as is and ask the developers for a redesign to 3 or 4 stories, not five.

Please consider the following:

- **The traffic impact outlined in the EIR report is grossly underestimated; traffic mitigation must be considered**
 - Current commercial use is only M-F 8-5; even when very busy traffic is not diverted into residential streets
 - This facility will feature traffic 24/7 from constant deliveries -medical supplies, food/restaurant vendors, Amazon – as well as trash/pool/landscaping/building maintenance, vehicles, etc.
 - The 'right in' and 'right out' direction of traffic entrances/exits of the residence (refer to map and specifications of design below) will result in extreme impact of vehicle traffic in residential areas, particularly on Los Patos and Green Streets.
 - Vehicles that exit building parking will have to go right onto Bolsa Chica, then right onto Los Patos, and right on Green to access Warner so as to exit the area, thereby creating a constant flow of traffic, 24/7 around the residential areas of the block
 - Additionally, service vehicles, most of which will approach the residence by driving west on Warner and/or South on Bolsa Chica, will have to go through the Warner/Bolsa Chica intersection heading west on Warner, and make a Uturn on Warner at some point between Green and Algonquin to access the 'right in/right out' entrance/exit on Warner Ave (refer to map and specifications of design).
 - Current traffic accident/fatality reports show a very high rate of accidents/fatalities on this particular stretch of Warner Ave.
 - Traffic mitigation must happen to manage the flow and maintain safety - e.g. traffic light on Warner between Bolsa Chica/Algonquin; speed bumps on residential streets such as Los Patos, Green and Lynn Streets, etc.

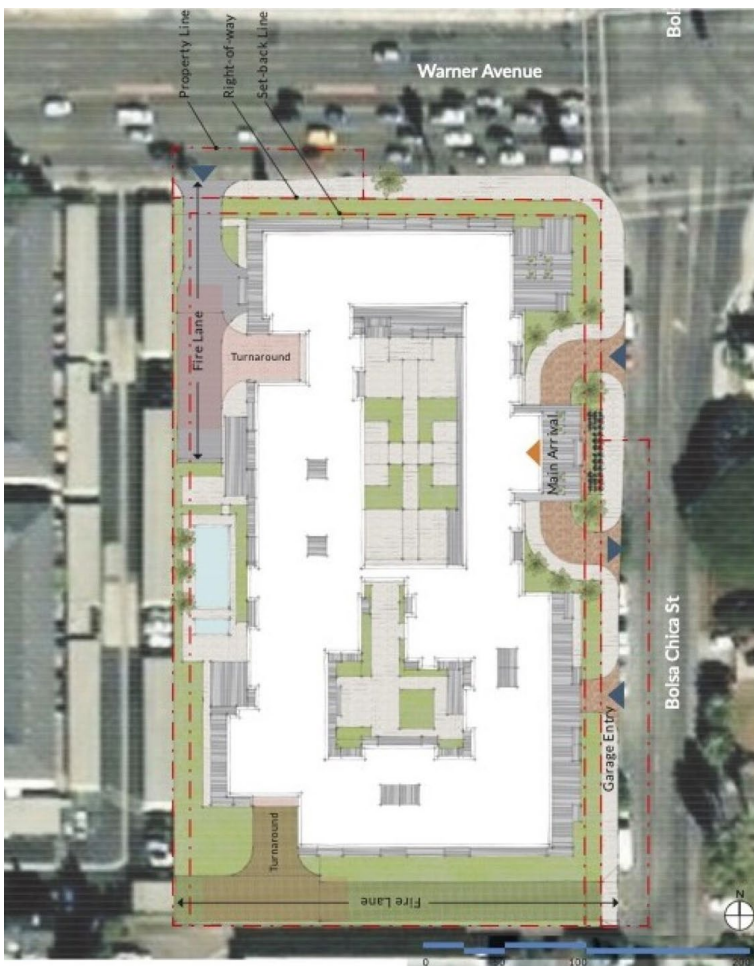
- **The number of 'staff/employees' working at the residence is grossly underestimated and will result in increased traffic and impact residential street parking**
 - The residence staffing is not limited to just 30-40 ppl per shift
 - These estimates do not include the many medical and health care workers who provide care 24/7 for those in the assisted/memory care/nursing side
 - The 189 parking spaces will not be sufficient for residents (102 units are for independent living, many of whom will have cars), building and medical staff, visitors, etc. etc.

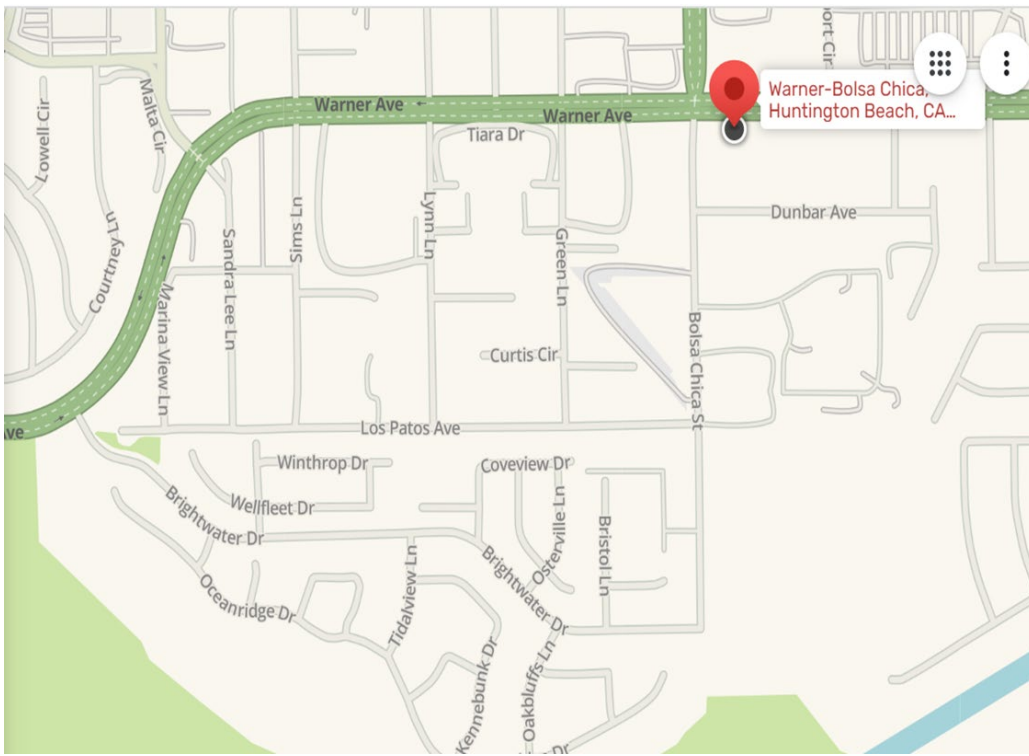
Street parking for existing residents will be severely impacted

- **Please also consider mitigation of the impact of construction** (dust, traffic patterns for semi-trucks carrying construction waste and materials)
- I ask that you **please appoint a community liaison to help residents report and manage issues that arise from the construction and traffic**

Finally, I urge the council to consider whose interests are at stake? Please listen to your constituents and vote as a representative of the citizens of HB, not to serve the financial interests of developers.

Thank you,
Nielan Barnes
Professor and Chair
Department of Sociology
California State University Long Beach





From: [sarah bova](#)
To: supplementalcomm@surfcity-hb.org
Subject: Opposition of: GPA No. 21-004, ZMA NO. 21-003, TA NO. 22-005, CUP NO. 21-024, EIR NO. 21-004 /
Supplemental Letter for CC Tuesday December 19th
Date: Monday, December 18, 2023 4:38:51 PM
Attachments: [Opposition Letter.pdf](#)

Good afternoon,

Please see attached letter of opposition to the Bolsa Chica Senior Project.

Thank you,

Sarah Bova

Hello, my name is Sarah Bova. I am a longtime resident of the City of Huntington Beach, near the proposed Bolsa Chica Senior Living Community on Warner Avenue, Huntington Beach, CA. The size, scale, and character of this Project is entirely inconsistent with the surrounding neighborhood and community, and I urge the Council to deny the project for the following reasons.

As the Council is aware, findings in support of land use decisions must be supported by substantial evidence in the administrative record. There is a complete absence of such required supporting evidence for this project.

City **land use** goals and policies dictate that new commercial, industrial, and residential development is coordinated to ensure the land use pattern is consistent with the overall goals and needs of the community and that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

The record before the city demonstrates that the Project is **not** consistent with the overall goals and needs of the community and is not of compatible proportion, scale and character to complement adjoining uses.

In terms of the **housing element**, findings justifying the goals and policies are unsupported by substantial evidence in the administrative record, as required by law. The Project will do nothing to enhance the affordability of existing housing and will not provide a site opportunity to develop housing that meets the diverse community needs for housing type and cost.

Approving the CUP by considering it separately from the General Plan amendment, Zoning Map amendment, and certification of the EIR was improper. Without a challenge to the CUP the City Council would lack the ability to modify the findings and conditions while considering the legislative amendments and certification of the EIR. With no ability to impose conditions on legislative amendments, this bifurcated approval method usurps City Council decision making authority.

The General Plan amendment to change the land use designation from CG to mixed-use and the Zoning Map amendment to change the zoning from CG to specific plan are inconsistent with City's policies and zoning. The increase in allowable floor area ratio to 2.5 and raising the maximum building height to 65 feet are also extremely concerning. The impacts these actions will have on the environment have not been reasonably assessed and the conclusions of the EIR lack evidentiary support. These inconsistencies will cause significant physical environmental impacts to our city and the neighborhood.

There are numerous problems with the EIR that must be addressed before allowing this Project to proceed. It is incredible that the Planning Commission could conclude that "the proposed project would not result in significant and unavoidable adverse impacts to the existing environmental setting." The EIR does not consider that approval of the Project will pave the road for future similar developments in the area. Allowing a specific plan to subvert zoning regulations would lead to increased interest in building similar projects in the vicinity of our neighborhood. The City has failed to analyze the long-term cumulative impact of increasing maximum density, the lack of code-required parking, and the inevitable increase in street parking in surrounding neighborhoods.

In considering **alternatives**, the Planning Commission lacked evidentiary support for the conclusion that “the no project alternative would result in greater environmental impacts to air quality and transportation to the surrounding circulation system due to the greater number of vehicle trips to and from the project site.” Zoning similar to the adjacent properties would actually result in less impact than the proposed Project but would still achieve the goal of providing senior housing.

The **height** of the proposed development is a major concern for neighbors and residents. The conclusion that “the proposed project would not conflict with relevant goals and policies in terms of preserving the visual quality in the city,” is also completely unsupported. Longstanding zoning standards do not allow for a 65-foot-high building in the city. The building would tower over the existing two-story residences. The behemoth structure is not compatible in proportion, scale, or character to the adjoining uses.

The Project would conflict with the existing **land use plan** and would cause significant environmental impacts. Approving this Project would lead to additional projects in the area with massive cumulative impacts on the community, including aesthetics, traffic, noise, and infrastructure impacts like water and sewer capacities and street parking. The Project flies in the face of the City’s established development standards as applied to the surrounding infrastructure. The overall impact to the surrounding community would be significant when considering the cumulative effect of future developments similar to the proposed Project.

As to the **light** component of aesthetics, the conclusion that the Project will “not create a source of substantial light or glare” also lacks evidentiary support. Security and patio lighting on the 5th floor would be visible to and would have a significant impact on the entire neighborhood. The EIR did not consider the lighting spillover into the wetlands that requires dark sky. The dark sky requirements of the Bolsa Chica Ecological Preserve are completely ignored, and the Project fails to address and mitigate impacts to the Bolsa Chica Ecological Preserve.

From a **hydrology** perspective, Bolsa Chica Street and Warner Avenue lack sufficient storm drain facilities to capture runoff from the east that flows to the intersection of Bolsa Chica Street and Dunbar Drive, leading to flooding during even normal rain events. The adjacent existing parking lot serves as an incidental detention basin and helps protect the surrounding properties. If allowed without the EIR addressing the loss of this lot to construction, the Project will significantly increase the flooding depth at the intersection of Bolsa Chica and Dunbar.

The EIR also failed to adequately address the Project’s effects on **recreation**. If approved, this Project would cause excessive street parking inhibiting access to the trail system. Parking is already in short supply for people visiting the Bolsa Chica wetlands, and this Project would severely impact the available street parking leading to the trailhead at the southerly terminus of Bolsa Chica Street. In considering parking, the Planning Commission has not adequately addressed all parking uses. Lack of sufficient parking means the development does not support the protection and maintenance of environmental open-space resources. The lack of on-site parking will severely limit access to the Bolsa Chica trail system.

The **Project impacts** are substantial and negative. Increasing the maximum height of the building to 65 feet would block the skyline view from the public way. The open sky view at the

corner of Bolsa Chica Street and Warner Avenue would forever be replaced with a massive residential structure and would result in a negative impact on the community.

Furthermore, the shade and shadow study is seriously flawed; a 65-foot-tall structure will cast an easterly and westerly shadow during sunrise and sunset during the spring and fall equinox, yet only the winter solstice was studied. A study of the spring and fall equinox would prove expansive shadows would be cast on the residential properties to the east and west of the proposed development.

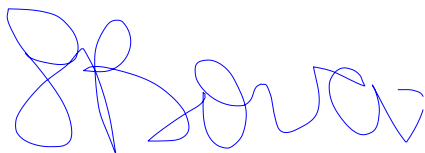
The Project would have substantial **cumulative impacts**, as long-standing zoning has been relied upon by the residents to protect the integrity of the community. Proposed changes to the General Plan and the Zoning Map would cause long-term environmental impacts to the community. If this Project is built a landslide of similar developments will forever change the character and density of the community, as evidenced by the recent development at Bella Terra and downtown Huntington Beach. This Project must evaluate the cumulative impacts of all sites of similar nature that would be subject to redevelopment. This Project is not compatible with the long-established development standards in the area.

The EIR also failed to study **air quality** in the vicinity of the Project instead using Anaheim air quality data.

The air quality study does not consider the elderly residents who will be living in the proposed development who are acknowledged to be sensitive receptors and are far more sensitive to air quality impacts. With existing amounts of pollutants from traffic on Bolsa Chica and Warner, the study should consider the effect of these emissions on the people who will be living in the proposed development. This site is simply not suitable for senior housing due to the proximity of the high-volume roadways.

For all of these reasons and for the protection of my city and my neighborhood, I ask that the Huntington Beach City Council uphold the appeal of the CUP and deny approval of the Project unless and until the issues identified in this letter have been resolved satisfactorily.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sarah Bova', with a stylized, cursive script.

Sarah Bova

16580 Nube Lane

Huntington Beach, CA 92649

From: [Erika Kotite](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Objection Letter re: Bolsa Chica Senior Living Community
Date: Monday, December 18, 2023 4:47:41 PM

Hi

Please accept the attached letter as my official input regarding the Bolsa Chica Senior Living Community.

Thank you,
Erika Kotite

From: [Timothy Hayes](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#)
Subject: Objection Letter re: Bolsa Chica Senior Living Community Project
Date: Monday, December 18, 2023 4:49:26 PM

Please find attached my letter of objection to the current proposal for the Bolsa Chica Senior Living Community Project.

Thank you,
Tim Hayes

From: [Michelle Marciniec](#)
To: supplementalcomm@surfcity-hb.org
Subject: Agenda Item 21
Date: Monday, December 18, 2023 5:07:45 PM

Dear City Council Members,

I'm writing to ask you to vote NO or HELL NO on all sections of Item 21, the "Bolsa Chica Senior Living Community Project.

For those of us who recently elected the majority of you; it was so that you would stop HDD in Huntington Beach. Myself, my family, and my neighbors are disgusted at all the HDD in our city from the Shorehouse condominiums, the HDD senior residences at Yorktown and Main, and now this--it's all awful.

My son graduated from the private school in the Keller Williams building--that's GONE.

My daughter used the therapists at the Center for Art Therapy at Warner & Bolsa Chica--she's GONE.

All our beautiful necessary businesses are being replaced so a few can line their pockets and you are destroying the quality of life in HB.

Also, I wanted to advocate for my north HB neighbors; as so many took the time to fight for us when CC voted to build 22 homes at 17th St Park in 2015.

I can tell you that if you vote to affirm this horrible monstrous HDD living, none of my family members or neighbors will vote or contribute in the next election because it will be pointless.

Beyond angry,

Michelle Marciniec

327 18th ST.

Huntington Beach, CA 92648

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: Fwd: OBJ LETTER PROJ 2022110040
Date: Monday, December 18, 2023 7:35:04 AM
Attachments: [OBJECTION LETTER PROJ 202110040.pdf](#)

Sent from my iPad

Begin forwarded message:

From: Maria Tedesco <mariatedesco66@gmail.com>
Date: December 18, 2023 at 7:11:07 AM PST
To: "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>
Subject: OBJ LETTER PROJ 2022110040

GOOD MORNING,

PLEASE SEE ATTACHED.

RESPECTFULLY,

MARIA TEDESCO

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval EVEN AS REVISED for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

Vote NO:

- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project EVEN AS REVISED is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly DOUBLE the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to FOUR stories and 59 feet, which will still TOWER over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan.** This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**

8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?**

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

From: [Estanislau, Robin](#)
To: [Moore, Tania](#); [Switzer, Donna](#)
Subject: FW: you will lose my vote and family
Date: Monday, December 18, 2023 2:08:00 PM

SC for Item #21

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

From: Wayne Tomlinson <waynet562@gmail.com>
Sent: Monday, December 18, 2023 1:35 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: you will lose my vote and family

If you pass this you are as bad as the group before you,

No big projects,

Enjoy your short term,
If this is past ,

Wayne

From: [Estanislau, Robin](#)
To: [Moore, Tania](#); [Switzer, Donna](#)
Subject: FW: Objection to high rise at Bolsa Chica/Warner
Date: Monday, December 18, 2023 2:08:45 PM
Attachments: [Objection letter to HB Council.pdf](#)

From: Wendy Hamilton <WHamilton@redwitz.com>
Sent: Monday, December 18, 2023 1:02 PM
To: Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Objection to high rise at Bolsa Chica/Warner



Wendy Hamilton
Executive Assistant
WHamilton@redwitz.com
Direct: (949) 296-3380
Office: (949) 753-1514 | Toll Free: (800) 576-1514
Fax: (949) 753-1535
[Upload Secure Files](#)



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To: Robin.Estanislau@Surfcity-hb.org; SupplementalComm@Surfcity-hb.org
Subject: Objection to high rise at Bolsa Chica/Warner

Please don't build this high-rise in our community.

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO** and **Deny Approval EVEN AS REVISED** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

Vote NO:

- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project EVEN AS REVISED is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly DOUBLE the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to FOUR stories and 59 feet, which will still TOWER over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan**. This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**

8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?**

Please **VOTE NO and DENY THIS PROJECT!** It needs to be 3 stories high OR LESS.

Wendy Hamilton 12/18/23
(Signature) (Date)

Wendy Hamilton
(Print Name)

16962 Red Rock Circle Huntington Beach, CA 92649
(Print Home Address)

whamilton @ redwitz.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

From: [Estanislau, Robin](#)
To: [Switzer, Donna](#); [Moore, Tania](#)
Subject: Fwd: No Vote On Item 21
Date: Tuesday, December 19, 2023 7:30:22 AM

SC

Sent from my iPad

Begin forwarded message:

From: chris macdonald <justlisted@yahoo.com>
Date: December 19, 2023 at 4:52:40 AM PST
To: "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>
Cc: ELAINE BAKKER <ecbakker@verizon.net>
Subject: No Vote On Item 21

Hello Robin,
As a Huntington Beach Resident, I'd like the City Council to Vote No on Item 21 on Today's Agenda.
It would create much more density in that area and it is not needed.
Best,
Chris MacDonald



Virus-free. www.avg.com

From: [Erika Kotite](#)
To: supplementalcomm@surfcity-hb.org
Subject: Re: Objection Letter re: Bolsa Chica Senior Living Community
Date: Monday, December 18, 2023 6:55:36 PM
Attachments: [image001.png](#)
[Objection Letter Erika Kotite.pdf](#)

Hi - here you go. Thank you for letting me know.
Erika

On Mon, Dec 18, 2023 at 6:19 PM supplementalcomm@surfcity-hb.org
<supplementalcomm@surfcity-hb.org> wrote:

Good evening,

Thank you for your comments. Please be advised that we are unable to open the attachment included in your supplemental communication email regarding Item #21 on the December 19, 2023 agenda.

Please resend it as a pdf, if possible, so that it may be included.

Thank you.

Sincerely,



Donna Switzer, CMC

Senior Deputy City Clerk

City of Huntington Beach, City Clerk's Office

Work (714) 374-
1649

From: Erika Kotite <erika.kotite@gmail.com>
Sent: Monday, December 18, 2023 4:47 PM

To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>;
supplementalcomm@surfcity-hb.org; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>

Subject: Objection Letter re: Bolsa Chica Senior Living Community

Hi

Please accept the attached letter as my official input regarding the Bolsa Chica Senior Living Community.

Thank you,

Erika Kotite

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the **REVISED** proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

Please Vote NO:

1. Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
2. Introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
3. Adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
4. Adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Please Vote YES

5. Appeals by Council Member Pat Burns and Brian Thienes objecting to the Planning Commission's approval of Conditional Use Permit No. 21-024. Honor our existing building codes.
1. **EVEN AS REVISED**, this high-density **244,295 gross sq/ft** project is **still too massive in size, proportion, scope, and density** for the surrounding neighborhood when the maximum existing density in our neighborhood is 33 units/acre. **As revised, this project is 64 units/acre roughly DOUBLE the densest project in the vicinity.** Plus, this 64 units/acre density ratio doesn't factor in the 80-100 employees who will work onsite each day, nor factor in their polluting cars.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before extra add-ons for amenities are computed. **None of these units can be considered to be Affordable Housing by any measure. Zero.**
3. This Big Box was first proposed to be 72 feet tall from the curb, the equivalent of 6-stories tall. Now the developer is trying to slide this through by removing only one floor. However, this reduces the project size to **59 feet tall which is the equivalent of 5-stories tall** which will still TOWER over the neighborhood of predominantly 2 story high structures.
4. The proposed revised design calls for setback exceptions to only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 2.8-acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning requires a 45' to 50' setback from the residential lines on the south and west sides. Please Do Not waive this Code.**
5. The parking plan for this revised BIG BOX reduces the number of spaces per unit from the already inadequate 193 spaces to **only 162 spaces for 178 rental units** (0.91 spaces/unit). This still doesn't provide enough parking spaces for visitors and a myriad of delivery and service trucks who will spillover onto local streets where there are already precious few parking spaces in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. On nice days these two-lane streets are jampacked with parked cars owned by trail hikers.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because each would each require its own specific plan. **If you believe that, you have never played with Dominoes. We all know this Big Box will only be the first of many more to come if approved.**
7. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description. This out-of-town developer pursuing outlandish profit margins does not care about how the bright glaring lights, noise, smog, and traffic will impact neighbors and impact the 23 rare endangered species nesting in the nearby Bolsa Chica Ecological Reserve.
8. **Existing City Code caps the height at 50 feet at 182,952 sq/ft using setbacks ranging from 20' to 55' with a minimum of 207 parking spaces. There are simply no compelling arguments to justify waiving or violating current Building Code. Please Honor our carefully engineered existing Building Codes!**

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org,
Robin.Estanislau@Surfcity-hb.org

\\22110040

SSB

m »M6Q ,%7

From: [Timothy Hayes](#)
To: supplementalcomm@surfcity-hb.org
Subject: Re: Objection Letter re: Bolsa Chica Senior Living Community Project
Date: Monday, December 18, 2023 6:55:57 PM
Attachments: [image001.png](#)
[Objection Letter Tim Hayes.pdf](#)

Thank you.

On Mon, Dec 18, 2023 at 6:20 PM supplementalcomm@surfcity-hb.org <supplementalcomm@surfcity-hb.org> wrote:

Good evening,

Thank you for your comments. Please be advised that we are unable to open the attachment included in your supplemental communication email regarding Item #21 on the December 19, 2023 agenda.

Please resend it as a pdf, if possible, so that it may be included.

Thank you.

Sincerely,



Donna Switzer, CMC

Senior Deputy City Clerk

City of Huntington Beach, City Clerk's Office

Work (714) 374-
1649

From: Timothy Hayes <banjo.hayes@gmail.com>
Sent: Monday, December 18, 2023 4:49 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>;
supplementalcomm@surfcity-hb.org; Estanislau, Robin <

hb.org>

Subject: Objection Letter re: Bolsa Chica Senior Living Community Project

Please find attached my letter of objection to the current proposal for the Bolsa Chica Senior Living Community Project.

Thank you,

Tim Hayes

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO and Deny Approval** for the **REVISED** proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

Please Vote NO:

1. Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
2. Introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
3. Adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
4. Adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Please Vote YES

5. Appeals by Council Member Pat Burns and Brian Thienes objecting to the Planning Commission's approval of Conditional Use Permit No. 21-024. Honor our existing building codes.
1. **EVEN AS REVISED**, this high-density **244,295 gross sq/ft** project is **still too massive in size, proportion, scope, and density** for the surrounding neighborhood when the maximum existing density in our neighborhood is 33 units/acre. **As revised, this project is 64 units/acre roughly DOUBLE the densest project in the vicinity.** Plus, this 64 units/acre density ratio doesn't factor in the 80-100 employees who will work onsite each day, nor factor in their polluting cars.
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3. This Big Box was first proposed to be 72 feet tall from the curb, the equivalent of 6-stories tall. Now the developer is trying to slide this through by removing only one floor. However, this reduces the project size to **59 feet tall which is the equivalent of 5-stories tall** which will still TOWER over the neighborhood of predominantly 2 story high structures.
4. The proposed revised design calls for setback exceptions to only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 2.8-acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning requires a 45' to 50' setback from the residential lines on the south and west sides. Please Do Not waive this Code.**
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(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org,
Robin.Estanislau@Surfcity-hb.org

From: [L.D.H](#)
To: supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Subject: NO on Agenda #21
Date: Monday, December 18, 2023 8:01:30 PM

As a longtime HB resident and voter, I urge a NO vote on this project. It's not appropriate for this already incredibly dense and crowded location and will cause significant impacts to existing residents and people who travel through the area. The density is ridiculous and will be an obnoxious blight with nothing of this height anywhere close and an extreme lack of setbacks, obscuring landscaping, etc. Let's confine the extreme HDD to the Beach-Edinger corridor where the rest of the ugly and rapidly aging HDD experiment buildings are, instead of putting blight in EVERY part of the city.

City council members, especially those who were elected specifically due to an anti-HDD stance - don't continue the legacy of the people whose ruination of the city you ran on fixing. Abstaining or leaving the room will be viewed by the community as no different from a yes vote. Represent the people who elected you and vote NO.

From: cincorr@icloud.com
To: supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Cc: [Van Der Mark, Gracey](#)
Subject: Fwd: Please vote NO
Date: Monday, December 18, 2023 8:14:58 PM
Attachments: [Objection to Revised 59 feet tall Big Box Apartment Building 12-16-2023.pages.pdf](#)

Begin forwarded message:

From: cincorr@icloud.com
Subject: Please vote NO
Date: December 17, 2023 at 3:14:20 PM PST
To: City.Council@surfcity-hb.org
Cc: gracey.VanDerMark@surfcity-hb.org, "SupplementalComm@surfcity-hb.org" <SupplementalComm@Surfcity-hb.org>, "Robin.Estanislau@surfcity-hb.org" <Robin.Estanislau@Surfcity-hb.org>

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO and Deny Approval** for the **REVISED** proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

Please Vote NO:

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3. Adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
4. Adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Please Vote YES

5. Appeals by Council Member Pat Burns and Brian Thienes objecting to the Planning Commission's approval of Conditional Use Permit No. 21-024. Honor our existing building codes.
1. **EVEN AS REVISED**, this high-density **244,295 gross sq/ft** project is **still too massive in size, proportion, scope, and density** for the surrounding neighborhood when the maximum existing density in our neighborhood is 33 units/acre. **As revised, this project is 64 units/acre roughly DOUBLE the densest project in the vicinity.** Plus, this 64 units/acre density ratio doesn't factor in the 80-100 employees who will work onsite each day, nor factor in their polluting cars.
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(Signature) _____ Dec. 17, 2023
(Date)

(Print Name) Cindy Corrigan

4762 Oceanridge Dr, Huntington Beach, Ca 92649

(Print Home Address)

(Print Email Address) cincorr@icloud.com

Email to HB City Council: City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org,
Robin.Estanislau@Surfcity-hb.org

From: [Tom Dillman](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Estanislau, Robin](#); [Burns, Pat](#); [McKeon, Casey](#); [Kalmick, Dan](#); [Moser, Natalie](#); [Fikes, Cathy](#); [Bolton, Rhonda](#); [Strickland, Tony](#); [Van Der Mark, Gracey](#)
Subject: Vote NO & DENY approval for proposed Bolsa Chica Senior Living Community SCH No. 2022110040
Date: Monday, December 18, 2023 9:53:11 PM

The City Council will be voting December 19, 2023 on the following:

Vote NO:

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Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

Also, myself and several others have posted on the Nextdoor App twelve times about this; garnering tens of thousands of views. My posts alone have gotten over 20k views. Not a single comment has been posted in favor of the five story or four story version!

Comments in these posts are either for a project capped at three stories or for no project at all. Feel free to go to Nextdoor & type 'Bolsa Chica Senior Living Community' and see for yourself.

Opposition to HDD is one of the few things that unite the tribes of HB. I hope all seven of you will respect the will of the residents of HB and vote against this monstrosity.

Thank you,

Tom Dillman
5145 Tortuga Drive
Huntington Beach, CA 92649
[furio95 @yahoo.com](mailto:furio95@yahoo.com)

From: [Mark Tonkovich](#)
To: supplementalcomm@surfcity-hb.org
Subject: Re: Objection to Bolsa Chica Senior Living Community Project
Date: Monday, December 18, 2023 10:17:37 PM
Attachments: [Updated Key Points of Objection Flyer Letter.pdf](#)

Hi Donna,

This should do it. Thank you

On Dec 18, 2023, at 6:24 PM, supplementalcomm@surfcity-hb.org wrote:

Hello Mark,

Thank you for your reply. Please be advised that your attachment did not come through as a pdf and I am still unable to open it.

Sincerely,

<image001.png>

Donna Switzer, CMC
Senior Deputy City Clerk
City of Huntington Beach, City Clerk's Office
Work (714) 374-1649

From: Mark Tonkovich <marktonko@gmail.com>
Sent: Monday, December 18, 2023 6:02 PM
To: supplementalcomm@surfcity-hb.org
Cc: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Re: Objection to Bolsa Chica Senior Living Community Project

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> Senior Deputy City Clerk

> City of Huntington Beach, City Clerk's Office

> Work

> (714) 374-1649

>

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> -----Original Message-----

> From: Mark Tonkovich <marktonko@gmail.com>

> Sent: Sunday, December 17, 2023 10:54 AM

> To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>; supplementalcomm@surfcity-hb.org

> Subject: Objection to Bolsa Chica Senior Living Community Project

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- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project EVEN AS REVISED is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly DOUBLE the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
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5. The parking plan for the revised 4 story building reduced the number of spaces from the already inadequate parking plan. This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**
8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have**

deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

The actual site is mainly 2 story with approximately 27% of the buildings 3 story. There is a lot of parking. The single family houses south across Bolsa Chica are four 1 story and one 2 story. Further down considerably, past the property, are some 3 story but followed by 2 story. On the same side of Bolsa Chica are all 2 story with the exception of a 1 story Frontier building next to the property. , On Green Lane, behind the property, it is two story. Further down, just past the end of the property, are some 3 story followed by single family 2 story houses. Across the street are all two story. Even after the proposed modification, this building does not fit in with the neighborhood, it is still too tall and too close to the sidewalks and streets.

Mark and Valerie Tonkovich

12-17-2023

marktonko@gmail.com

From: [Mark Tonkovich](#)
To: supplementalcomm@surfcity-hb.org
Cc: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#)
Subject: Re: Objection to Bolsa Chica Senior Living Community Project
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7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**
8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have**

deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

The actual site is mainly 2 story with approximately 27% of the buildings 3 story. There is a lot of parking. The single family houses south across Bolsa Chica are four 1 story and one 2 story. Further down considerably, past the property, are some 3 story but followed by 2 story. On the same side of Bolsa Chica are all 2 story with the exception of a 1 story Frontier building next to the property. , On Green Lane, behind the property, it is two story. Further down, just past the end of the property, are some 3 story followed by single family 2 story houses. Across the street are all two story. Even after the proposed modification, this building does not fit in with the neighborhood, it is still too tall and too close to the sidewalks and streets.

Mark and Valerie Tonkovich

12-17-2023

marktonko@gmail.com

From: [Mark Tonkovich](#)
To: supplementalcomm@surfcity-hb.org
Subject: Re: Objection to Bolsa Chica Senior Living Community Project
Date: Monday, December 18, 2023 10:17:37 PM
Attachments: [Updated Key Points of Objection Flyer Letter.pdf](#)

Hi Donna,

This should do it. Thank you

On Dec 18, 2023, at 6:24 PM, supplementalcomm@surfcity-hb.org wrote:

Hello Mark,

Thank you for your reply. Please be advised that your attachment did not come through as a pdf and I am still unable to open it.

Sincerely,

<image001.png>

Donna Switzer, CMC
Senior Deputy City Clerk
City of Huntington Beach, City Clerk's Office
Work (714) 374-1649

From: Mark Tonkovich <marktonko@gmail.com>

Sent: Monday, December 18, 2023 6:02 PM

To: supplementalcomm@surfcity-hb.org

Cc: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>

Subject: Re: Objection to Bolsa Chica Senior Living Community Project

Hello Donna,

Please see enclosed PDF. Let me know if you have any problems. Thank you for bringing this to my attention.

Best,

Mark

> On Dec 18, 2023, at 4:14 PM, supplementalcomm@surfcity-hb.org wrote:

>

> Good afternoon, Mark:

>

> I am unable to open the document that was attached to your supplemental communication email in regards to Item #21 on the December 19, 2023 agenda.

>

> Would you mind resending it as a pdf, please?

>
> Thank you.
>
> Sincerely,
>
> Donna Switzer, CMC
> Senior Deputy City Clerk
> City of Huntington Beach, City Clerk's Office
> Work
> (714) 374-1649
>
>
>
> -----Original Message-----
> From: Mark Tonkovich <marktonko@gmail.com>
> Sent: Sunday, December 17, 2023 10:54 AM
> To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>; supplementalcomm@surfcity-hb.org
> Subject: Objection to Bolsa Chica Senior Living Community Project
>
> Please see enclosed. Thank you to Pat Burns and Casey McKeon for responding to my first e-mail.
>
> Mark and Valerie Tonkovich
>
>

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval EVEN AS REVISED for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

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- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project EVEN AS REVISED is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly DOUBLE the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to FOUR stories and 59 feet, which will still TOWER over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
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Mark and Valerie Tonkovich

12-17-2023

marktonko@gmail.com

From: [Joan phillips](#)
To: supplementalcomm@surfcity-hb.org
Subject: Development at Warner Avenue & Bolsa Chica Street
Date: Monday, December 18, 2023 10:27:08 PM

We are strongly opposed to any high density development at Warner Avenue and Bolsa Chica Street. Warner Avenue already has high traffic and deadly accidents. Developing this area will only increase the congestion and accident likelihood.

In fact any new developments of high density we are opposed to anywhere in the city for the same reasons. Have any of you traveled Beach Blvd., Edinger, Warner, or Bolsa Chica even during off peak time—it is still an incredibly congested experience.

We need to fix our streets and sidewalks throughout the city. Illegal parking by people who do not obey the laws especially, parking on corners blocking views to make right and left hand turns.

There are already far too many people living in Huntington Beach than it can handle. Especially once you add tourists.

Thank you for protecting the citizens of HB!!

From: [MJ Adams](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Cc: supplementalcomm@surfcity-hb.org
Subject: Developing Warner Ave & Bolsa Chica St Area
Date: Monday, December 18, 2023 10:39:52 PM

I am strongly opposed to any new development at this location and throughout the City of Huntington Beach. Our streets are already impacted by traffic all day and night, we do not need any more severe accidents happening.

Warner Ave alone has too many deadly accidents, but so do all of our other major roadways now.

Our traffic laws are not enforced as it is, with people making right hand turns without even stopping for lights or stop signs. And many other laws that contribute. The electric bikes and motorcycles don't help, and the new laws aren't even enforced on the streets regularly. We've never seen them enforced in the Bolsa Chica wetlands walking paths along the residential homes; they are so dangerous for the people and dogs walking these trails everyday!

I am so disappointed in the Planning Commission who voted for this project. Do they not experience the problems the majority of residents do with the traffic, electric bikes, etc.? Please have some compassion for the residents who have lived in this area for many years.

Please protect the current citizens of HB!!

From: [Bolsa Chica Senior Living](#)
To: supplementalcomm@surfcity-hb.org
Subject: Fwd: Form Submission - New Form - I agree with the need
Date: Monday, December 18, 2023 11:46:00 PM

Please see below.

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

From: **Squarespace** <form-submission@squarespace.info>
Date: Sun, Dec 17, 2023 at 1:08 PM
Subject: Form Submission - New Form - I agree with the need
To: <BolsaChicaSeniorLiving@gmail.com>

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

Name: Steve Cederquist

Email: steve.cederquist@gmail.com

Phone: (714) 743-8027

Subject: I agree with the need

Message: I'm in total support

:

[Manage Submissions](#)

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

Dear Huntington Beach city Council,

My name is Dhruva , I live at sdfsfdf , Huntington Beach, CA. I would like to provide comments to the statements and findings of the Draft Environmental Impact Report Related to the proposed Bolsa Chica Senior Living Community Project, SCH No. 2022110040 Located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. I would also like to be listed as a Interested Individual and receive all future correspondence, technical information and hearing notices.

First and foremost, I object to the general plan amendment to change the land use designation from CG to mixed-use (MU) and I object to the zoning map amendment to change the zoning from CG to specific plan (SP). I also object to the increase in allowable floor area ratio to 2.5 and I object to raising the maximum building height to 65 feet. I believe the impact to the environment has not been reasonably assessed and I have a strong disagreement to several statements made in the draft EIR. The project's inconsistency with the city of Huntington Beach policy and zoning will cause significant physical environmental impacts to our neighborhood.

My comments and concerns to the draft environmental impact report are as follows:

1.4 significant and unavoidable impacts:

I firmly disagree with the statement "the proposed project would not result in significant and unavoidable adverse impacts to the existing environmental setting" the proposed project would create a precedent for future development, the draft environmental impact report does not consider the approval of the project will open the door to future similar developments in the area. The effects of allowing a specific plan to subvert zoning regulations would cause extreme interest in developing surrounding projects of similar nature. This project needs to study the long-term accumulative impact of increasing the code required maximum density, the lack of code required parking and the effect on the adjoining neighborhood and the ability for the adjoining neighborhoods to absorb the street parking that would result in the deficiency of the required parking. The environmental impact report should also study the long-term effects of the sewer capacity and water capacity of the surrounding existing development of similar nature that could be redeveloped if this project were approved. The draft environmental impact report failed to provide a sewer capacity and water capacity study.

1.5.2 identification of the environmentally superior alternative:

I disagree with the alternate project, an alternate project could be proposed that complies with the existing adjacent zoning that is consistent with the surrounding community.

I firmly disagree "the no project alternative would result in greater environmental impacts to air quality and transportation to the surrounding circulation system due to the greater number of vehicle trips to and from the project site" zoning similar to the adjacent properties would result in less impact than the proposed project but would still achieve the goal of providing senior housing.

4.1; aesthetics

I disagree with the statement "the proposed project would not conflict with relevant goals and policies in terms of preserving the visual quality in the city" the city has developed zoning standards which does not allow for a 65-foot-high building structure. The building structure would tower over the existing residence which are only 2 stories tall. The proposed structure is not compatible in proportion, scale or character to the adjoining uses.

4.7 land use and planning

I believe the project would cause a significant environmental impact due to the conflict with the existing land use plan. Approval of this project would lead to approval of multiple projects in the area which would have a massive accumulative impact on the community which include aesthetics, traffic, noise, solar access, wind access, impacts to the infrastructure such as water and sewer capacities and street parking. The proposed project is inconsistent with the city's established development standards which have been used to design the surrounding infrastructure. The surrounding infrastructure was not designed to handle the proposed densities. I disagree that the overall impact to surrounding community would be less than significant when the cumulative effect of

future developments similar to the proposed project is considered.

4.10: utilities and service systems

I disagree with the statement “the proposed project would have less than significant impacts associated with electric power and natural gas”. The cumulative effect of approving this project would cause a landslide of similar developments in the area which would have a major impact to the available electric energy and natural gas, the existing infrastructure did not consider increasing the bulk density and mass of the proposed development. Approval of this project would cause additional projects of a similar nature that would have a cumulative effect on the availability of electricity and gas.

2.4.1 Aesthetics

I disagree with the statement “not create a source of substantial light or glare”. Security and patio lighting on the 5th floor would be seen from the entire neighborhood. Nothing in the EIR evaluated the lighting spillover into the wetlands which requires dark sky. The Brightwater development respects the dark sky requirements of the Bolsa Chica Ecological Preserve, this project should address the impact to the Bolsa Chica Ecological Preserve. The proposed building elevations shown in the draft EIR appear to show exterior lighting fixtures that are not properly shielded. It is impossible to provide adequate lighting for the patio areas and shield all of the light spillover.

2.4.8 hydrology and water quality

Bolsa Chica Road Street of Warner Avenue lacks sufficient storm drain facilities to capture runoff from the East that flows to the intersection of Bolsa Chica Street and Dunbar Avenue, as a result this intersection experiences flooding during normal rain events. The adjacent existing parking lot serves as an incidental detention basin and helps protect the surrounding properties. The EIR fails to analyze and address the effect of construction over the parking lot which would reduce the available ponding space and could cause flooding on adjacent properties. I believe this project will increase the depth of flooding at the intersection of Bolsa Chica Road and Dunbar Avenue.

2.4.14 recreation

I disagree with the statement “the proposed project does not include recreational facilities nor require the construction or expensing of recreational facilities that would result in a significant adverse physical effect to the environment, therefore project related impacts with respect to recreation are not evaluated further in this draft EIR”. The proposed project is significantly under parked according to existing zoning, the city of Huntington Beach has established parking standards that eliminate the need for street parking. If developed, this project would cause excessive street parking which would inhibit access to the trail system. There is already a shortage of parking for people who are visiting the Bolsa Chica wetlands, this project would severely impact the available street parking leading to the trailhead at the southerly terminus of Bolsa Chica Street. The proposed project only considers parking spaces for the residential units and fails to address the required parking spaces for the estimated 110 employees who will work at the proposed multiple restaurants, wellness centers and studio spaces. It is not reasonable to assume 62 units are parked at a ratio of 0.65 spaces per unit when there is no mechanism stated to control whether a unit is assisted living or normal senior housing. I believe the parking should be evaluated as worst-case senior housing and a separate calculation added for the multiple restaurant style dining venues, wellness centers and studio spaces. Due to the lack of parking this development does not support the protection and maintenance of environmental open-space resources. The lack of on-site parking will prohibit access to the Bolsa Chica trail system.

2.4.16 utilities and service systems

I disagree with the statement “therefore, impacts related to the construction of wastewater treatment or collection facilities would be less than significant”. Recently the Orange County sanitation District upgraded the sewer force mains and lift stations throughout the city, these systems should have been designed to comply with the existing zoning and did not consider the increased density this project is proposing. This project should consider the cumulative effect of increasing the density of existing sites within the vicinity to verify the additional sewer capacity is available to serve this site and future developments of this nature. The environmental impact report failed to provide an adequate sewer and water capacity study.

4.1.6 project impacts

I disagree with the statement “given the current visual quality of the project site, implementation of the proposed project consistent with the development standards and design guidelines specified in the specific plan would promote a cohesive community identity and enhance the visual quality of the project site to viewers on an off-site”. Increasing the maximum height of the building to 65 feet would block the skyline view from the public way, the open sky view at the corner of Bolsa Chica and Warner would be forever impacted and would effect every person visiting the neighborhood, the view would be replaced by a massive apartment building. Replacing a blue-sky view with an apartment building would have a negative impact on the community by destroying public view of the sky.

I also disagree with the statement “therefore, implementation of the proposed project would not result in significant shade or shadow impacts to nearby residential uses. The shade and shadow study prepared by CRTKL is seriously flawed, a 65 foot tall structure will cast a shadow in the easterly and westerly directions during sunrise and sunset during the spring and fall equinox, only the winter solstice was studied. This study proposes a shadow less than the building height. A study of the spring and fall equinox would prove Expensive shadows would be cast on the residential properties to the east and west of the proposed development.

4.1.10 cumulative impacts

I disagree with the statement “approval of the general plan amendment and zoning amendment would render the proposed project consistent with the city’s establish development standards and no mitigation would be required.” The existing zoning has been adopted by the residents for years and has been relied on by the residents to protect the integrity of the community. Allowing the general plan amendment and the zoning map amendment to change the zoning from CG to specific plan would cause long-term environmental impacts to the community. If this project is approved there will be a landslide of similar developments that will forever change the density of the community, this is evidenced by the recent development at Bella Terra and downtown Huntington Beach. This project should evaluate the cumulative impact of all sites of similar nature that would be subject to redevelopment. This project is not compatible with the long-term established development standards in the area.

4.2.3.1 air pollutants and health effects

The draft EIR failed to study the air quality in the vicinity of the project and used air quality data from Anaheim California, approximately 10 miles from the proposed development.

As stated in the initial study “occupants of facilities such as schools, daycare centers, parks and playgrounds, hospitals and nursing and convalescent homes are considered to be more sensitive than the general public to air pollutants because these population groups have increased susceptibility to respiratory disease.” The air quality study fails to consider the proposed development and the residents who will be living in the proposed development. Bolsa Chica Street and Warner Avenue are both 3 lane major highways that produce a significant amount of emissions. The study should consider the effect of these emissions on the people who will be living in the proposed development. As stated in the environmental impact report “high-volume roadways. Air pollutant exposures and their associated health burdens vary considerably within places in relation to sources of air pollution. Motor vehicle traffic is perhaps the most important source of intra-urban spatial variation in air pollution concentration.” Obviously, this site is not suitable for senior housing due to the proximity of the high-volume roadways.

Table 4.7.B: Gen. plan consistency analysis ERC-A

I disagree with the statement “these recreational and open-space elements would be for private use by residents and not open to the public but are anticipated to reduce the strain on surrounding parks and open spaces as residents would be more likely to use the on-site facilities.” The proposed project does nothing to maintain the current Park per capita ratio of 5.0 acres per 1000 persons, the proposed development does not include any public open space for parks.

We trust the city of Huntington Beach will not allow the certification of the environmental impact report and deny this project for the reasons stated above.

A handwritten signature in black ink, consisting of a series of connected loops and curves, starting with a small 'v' shape and ending with a sharp upward stroke.

Thank you,
sincerely

From: [smcj7](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#); supplementalcomm@surfcity-hb.org
Subject: Objection Letter to Huntington Beach City Councilmembers
Date: Tuesday, December 19, 2023 1:20:03 AM

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Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

WE strongly object to this project for many valid reasons that include but are not limited to the following objections:

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This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however, that has only reduced the project size to FOUR stories and 59 feet, which will still TOWER over the neighborhood of predominantly 2 story high structures. The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.

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How and why did they fail us?

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

Sincerely,

Residents of Huntington Beach for over 30 years,

Larry Jones & Sharie M Cacioppo Jones

16851 Canyon Lane
Huntington Beach CA 92649
smcj7@yahoo.com
12'19'2023

From: [smcj7](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#); supplementalcomm@surfcity-hb.org
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Larry Jones & Sharie M Cacioppo Jones

16851 Canyon Lane
Huntington Beach CA 92649
smcj7@yahoo.com
12'19'2023

From: bawareh@aol.com
To: supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Subject: HDD 4 Seniors: What Part of No High Density Development is so hard to understand?
Date: Tuesday, December 19, 2023 3:07:50 AM

HBCC,

What Part of No High Density Development is hard to understand Tony Strickland?

And HOW DARE YOU Woke3 say you stand for "affordable housing," then vote for this project that will raise Senior Housing rents through the rental market roof! Because Apt rents, like all real estate, works on COMPS! And this projects' \$10K/mo rents will blow up rents throughout HB, and force even more seniors to the homeless curb!

HDD is 35 units/acre! This is way more!

It's a beachhead of HDD in North HB! Next up: a hundred more 5-story HDD projects saying, "I'm just keeping up with the area's HDD Joneses here!"

Seniors become immobile & wind causes fires & power goes out in CA & wheelchairs don't go down stairs & like during Covid, many more seniors will die!!!

Senior Developer called,
"Ah c'mon HB MAN, it is just a little outside the (LEGAL) lines!
C'mon bend over HB, it'll hurt JUST A LITTLE!"

Newsom called the Woke3 CC,
"I know it is too expensive to apply towards reducing my dictated 13,386 new HDD Apts I'm making HB build, and the \$10K/mo. Super-high rents will skyrocket senior living rents in all of HB, but if you want to stay in the Dem club, you must vote for it....cuz I got developer campaign \$ to honor!!!"

You ALL promised to FIGHT AGAINST HDD & FOR SUBURBAN HB! Now is your chance! Your DUTY TO DEFEND SUBURBAN HB!

#FollowTheDamLaw!

#JustSayNoToReZoning!

#WhatPartOf"No-HDD"Don'tYouGet?

Bruce Wareh
34 year HB owner!

From: [Kristen Ferrante](#)
To: supplementalcomm@surfcity-hb.org
Subject: No to Warner/Bolsa Chica High-Density Project
Date: Tuesday, December 19, 2023 4:21:38 AM

Please, please, please do not allow the Warner/Bolsa Chica high-density project to proceed. This will severely damage our neighborhood! It is already too crowded in this area. I beg of you all to decline this project. Thank you for your consideration.

Best Regards,
Kristen Marie Ferrante
Huntington Beach resident

From: [Cari Swan](#)
To: supplementalcomm@surfcity-hb.org; [CITY COUNCIL \(INCL. CMO STAFF\)](#)
Subject: OPPOSE AGENDA ITEM 21
Date: Tuesday, December 19, 2023 6:02:49 AM

Dear Council Members,

I urge you to OPPOSE Agenda Item 21 that proposes a completely predatory HIGH DENSITY development at Warner and Bolsa Chica. I wrote previous in opposition to this project. I continue to oppose this project based on the following.

1. **PREDATORY INVESTING:** First and foremost, the property-owner purchased this site knowing precisely how it was zoned and did so at his own risk. We have zoning and specific plans in place across the city **FOR A REASON!** It allows this city to be built and developed in a manner that safely makes sense and fits with the surround community. This project does NEITHER. This property is zoned COMMERCIAL and the area is already fully built out, especially with addition of Brightwater several years ago. Brightwater was a long-fought compromise that brought high-quality single-family residents representing an appropriate "fit" to the community.

2. **DAMAGE TO AFFORDABLE HOUSING FOR SENIORS:** This project proposes to be "Senior Living" and yet it will be **extremely expensive**. This will have a very negative impact to other senior rentals in HB as a consequence, which is exactly what happened with the onslaught of HDD across HB. All rental rates increased substantially once the "granite countertop expensive HDD" hit the market. For any council members that believe "affordable housing" is a priority, this project will have the exact opposite effect.

3. **UNSAFE:** In an area that is already built out and prone to deadly automobile and motorcycle accidents, this project presents a massive safety risk to an already dangerous portion of Warner Ave.

4. **TAIL WAGGING THE DOG:** We MUST STOP the practice of "tail wagging the dog" in our city as was the case with Shopoff and the Magnolia Tank Farm. It is all too clear that campaign donations are the "ticket to spot zoning & planning" in HB. Again, I refer to Item one above, there is a reason we have zoning and specific plans. If developers want to develop, then they should purchase land that is adequate for their proposed use. I spoke with representatives of the developer and consultant during their community outreach. They admitted that the project was never even considered to conform with our zoning.....clearly they felt they had some "inside knowledge" or "pay for play" advantage to force this project knowing it only needed 4 city council votes!! Is this a case of "pay for play politics"???

5. **PROMISES MADE:** , with the exception of Council Member Bolton (appointed, not elected), 6 of you campaigned on the promise of stopping High Density Development knowing that this has been the #1 Priority issue to residents in the city for over 10 years. Was this just an empty campaign promise, or will you stand by your

promise?

I respectfully ask that you vote NO on AGENDA ITEM 21.

Sincerely,
Cari Swan

From: [Gary Tarkington](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org; [Bolton, Rhonda](#); [Strickland, Tony](#); [Moser, Natalie](#); [Van Der Mark, Gracey](#); [Kalmick, Dan](#); [Estanislaui, Robin](#); [Burns, Pat](#); [McKeon, Casey](#)
Subject: Todays vote!!
Date: Tuesday, December 19, 2023 7:22:46 AM
Importance: High

To the City Council, and others of Huntington Beach,
Although I did not write this myself, it is exactly how I feel, and I sincerely hope that you will listen. Tony Strickland, especially YOU!!

HBCC,

What Part of No High Density Development is hard to understand Tony Strickland?

And HOW DARE YOU Woke3 say you stand for "affordable housing," then vote for this project that will raise Senior Housing rents through the rental market roof! Because Apt rents, like all real estate, works on COMPS! And this projects' \$10K/mo rents will blow up rents throughout HB, and force even more seniors to the homeless curb!

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#FollowTheDamLaw!

#JustSayNoToReZoning!

#WhatPartOf" No-HDD" Don't You Get?

Ann Tarkington

Huntington Beach

From: shoupsters@juno.com
To: supplementalcomm@surfcity-hb.org
Subject: Item 21
Date: Tuesday, December 19, 2023 7:33:37 AM

Dear City Council,

Promises made, promises kept. Vote NO on the Bolsa Chica project, Item 21. Just Stop!!

Luanne Shoup

From: [Wilson Turner](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); supplementalcomm@surfcity-hb.org
Subject: OPPOSED: Agenda Item 21; Resolution No. 2023-51
Date: Tuesday, December 19, 2023 7:34:16 AM

Here we go again.

Seems like every couple of years, regardless of city council's make-up, there as if by magical materializes yet ANOTHER high-density housing project you all want to shoehorn in somewhere it isn't wanted by HB residents. Plus there are already businesses at your proposed location, and eminent domain is one of the paving stones in the path to tyranny.

Keep it simple: if it's not in keeping with the general plan and requires numerous variances to proceed, it's a bad idea. Don't like dealing with the general plan or the required variances? Then put those on the ballot to be changed instead of trying to worm your way around them.

But if you're so hell-bent on packing people in like sardines *somewhere*, why don't you put this monstrosity at SE corner of Garfield & Goldenwest? That's been a great big ugly empty lot as long as I've lived here and the seniors residing there would be a healthful walk from both the HB senior center and numerous ponds where they can feed breadcrumbs to the ducks.

Regards,
Wilson Turner
4202 Morning Star Dr.

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to **Vote NO and Deny Approval** for the **REVISED** proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

Please Vote NO:

1. Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
2. Introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
3. Adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
4. Adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Please Vote YES

5. Appeals by Council Member Pat Burns and Brian Thienes objecting to the Planning Commission's approval of Conditional Use Permit No. 21-024. Honor our existing building codes.
1. **EVEN AS REVISED**, this high-density **244,295 gross sq/ft** project is **still too massive in size, proportion, scope, and density** for the surrounding neighborhood when the maximum existing density in our neighborhood is 33 units/acre. **As revised, this project is 64 units/acre roughly DOUBLE the densest project in the vicinity.** Plus, this 64 units/acre density ratio doesn't factor in the 80-100 employees who will work onsite each day, nor factor in their polluting cars.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before extra add-ons for amenities are computed. **None of these units can be considered to be Affordable Housing by any measure. Zero.**
3. This Big Box was first proposed to be 72 feet tall from the curb, the equivalent of 6-stories tall. Now the developer is trying to slide this through by removing only one floor. However, this reduces the project size to **59 feet tall which is the equivalent of 5-stories tall** which will still TOWER over the neighborhood of predominantly 2 story high structures.
4. The proposed revised design calls for setback exceptions to only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 2.8-acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning requires a 45' to 50' setback from the residential lines on the south and west sides. Please Do Not waive this Code.**
5. The parking plan for this revised BIG BOX reduces the number of spaces per unit from the already inadequate 193 spaces to **only 162 spaces for 178 rental units** (0.91 spaces/unit). This still doesn't provide enough parking spaces for visitors and a myriad of delivery and service trucks who will spillover onto local streets where there are already precious few parking spaces in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve. On nice days these two-lane streets are jam-packed with parked cars owned by trail hikers.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because each would each require its own specific plan. **If you believe that, you have never played with Dominoes. We all know this Big Box will only be the first of many more to come if approved.**
7. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description. This out-of-town developer pursuing outlandish profit margins does not care about how the bright glaring lights, noise, smog, and traffic will impact neighbors and impact the 23 rare endangered species nesting in the nearby Bolsa Chica Ecological Reserve.
8. **Existing City Code caps the height at 50 feet at 182,952 sq/ft using setbacks ranging from 20' to 55' with a minimum of 207 parking spaces. There are simply no compelling arguments to justify waiving or violating current Building Code.** Please Honor our carefully engineered existing Building Codes!

(Signature)

(Date)

(Print Name)

(Print Home Address)

(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org,
Robin.Estanislau@Surfcity-hb.org

Objection Letter to Huntington Beach City Councilmembers

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(Signature)

BETH PEPPER

(Print Name)

(Print Home Address)

4802 OCEANRIDGE DR HB, CA 92649

(Print Email Address)

mbpepper@me.com

Email to HB City Council: City.Council@surfcity-hb.org, SupplementalComm@Surfcity-hb.org,
Robin.Estanislau@Surfcity-hb.org

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Living Community
Date: Tuesday, December 19, 2023 8:53:14 AM
Attachments: [image001.png](#)
[image002.png](#)

From: Richard Bravo (GGH) <rbravo@primehealthcare.com>
Sent: Monday, December 18, 2023 4:26 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>;
Bolsachicaseniorliving@gmail.com; Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: Bolsa Chica Senior Living Community

To whom it may concern,

I would like to express my support for Bolsa Chica Senior Living Community.
By reviewing the project, I believe it will service the community well.
Please don't hesitate to contact me if you have any questions.

Thank you-

Richard Bravo
Director of Plant Operations

GGH 714.741.3395

HBH 714.843.5095

M 714.493.4117

[Rbravo@primehealthcare.com](mailto:rbravo@primehealthcare.com)



Garden Grove Hospital Medical Center



Huntington Beach Hospital

The information contained in this email may be confidential and/or legally privileged, including HIPAA Protected Health Information or information that is proprietary or trade secret. It has been sent for the sole use of the intended recipient(s). If you are not the intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication is strictly prohibited. If you received this communication in error, please inform the sender and destroy all copies of the message. The organization accepts no liability for any damage caused by transmittance of this email. Thank you.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Objection Letter to Agenda Item 21 (12/16/2023)
Date: Tuesday, December 19, 2023 8:54:22 AM

From: Kimberly Thienes <kimberlyjthienes@gmail.com>
Sent: Monday, December 18, 2023 5:00 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>
Subject: Objection Letter to Agenda Item 21 (12/16/2023)

My name is Kimberly Thienes and I would like to take the time to express my direct opposition related to the proposed Bolsa Chica Senior Living Community Project located at 4952 and 4972 Warner Avenue, Huntington Beach, CA.

Based on the HUNDREDS of opposition letters staff have been fielding, it should be very obvious what the citizens of Huntington Beach are begging for. I encourage you do to the right thing, do right by your residents, and vote NO on agenda item no. 21.

Additionally, I am taking this opportunity to express my deep concerns and to encourage you not to approve the current project as outlined in the Environmental Impact Report (EIR). This project has several critical environmental review shortcomings that need to be addressed before it can be considered for approval.

First, the EIR fails to provide an accurate and complete project description, particularly regarding construction operations, staging, and potential construction-related effects. This lack of detail denies the public a meaningful opportunity to comment on the environmental effects that may occur over the project's three-year construction schedule. It is imperative that the EIR is revised and recirculated to include this crucial information.

Additionally, the EIR overlooks the consideration of cumulative construction-related effects by not disclosing other projects that may be under construction simultaneously. To comply with the California Environmental Quality Act (CEQA), this information must be included to allow a comprehensive evaluation of cumulative impacts.

The project's construction phasing plan, including the duration of street, lane, and sidewalk closures, has not been adequately addressed. Street, lane, and sidewalk closures can lead to increased traffic congestion, air pollution, and noise. This information is essential for the public to understand and provide input on these effects.

Furthermore, the EIR lacks a detailed description of the services that will be provided at the facility. This omission affects the project's environmental review and permitting requirements, particularly concerning hazardous materials. The EIR must include the full range of services contemplated by the project to assess its potential impacts accurately.

The EIR also fails to support its findings with substantial evidence, use an accurate environmental baseline, or conduct trip generation calculations adequately. A Traffic Impact Study, Transportation Safety Study, and Vehicle Miles Traveled (VMT) Analysis should have been prepared and included, considering the substantial comments and concerns raised in public comments.

The EIR's analysis of Transportation, vehicular-related Air Quality, Greenhouse Gas Emissions, and Noise is flawed and unsupported, as it does not utilize an accurate baseline. Existing driveway count data should have been collected and used to establish an accurate baseline. Moreover, the EIR does not account for the different trip generation characteristics of independent living units compared to congregate care or assisting living units. It should be revised to accurately calculate trip generation rates, considering these differences.

The project's impact on transportation safety has not been adequately analyzed. Turning movements, lane markers, pedestrian and bicycle safety, and the operation of emergency vehicles must be thoroughly examined in the revised EIR.

Additionally, the project does not comply with the city's land use policies and codes. A table comparing standard zoning standards with those proposed in the Specific Plan should be included in the revised EIR to ensure full disclosure and public input.

The EIR does not adequately disclose significant adverse impacts, especially in terms of biological resources. Given the project's location near migratory bird corridors and the Pacific Ocean, the impact on wildlife, including bird collisions, must be addressed.

Lastly, the EIR fails to report potential significant and unmitigable impacts and consider alternatives. Alternatives such as evaluating alternative sites, a reduced building height option, and a zoning compliance alternative should be thoroughly analyzed.

In conclusion, I urge you not to approve the current project until these critical issues are addressed and a revised and recirculated EIR is presented. The public deserves a full and accurate assessment of the project's potential impacts and alternatives. Thank you for your consideration.

Thank you,

Kimberly Thienes

Kimberlythienes@gmail.com

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Objection Letter to HB City Councilmembers
Date: Tuesday, December 19, 2023 8:55:30 AM
Attachments: [Objection Letter to HB City Councilmembers.pdf](#)

From: nancy genser <nancygenser2@hotmail.com>
Sent: Monday, December 18, 2023 5:21 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Objection Letter to HB City Councilmembers

To: HB City Councilmembers

Attached is my objection letter to the proposed Bolsa Chica Senior Living Project SCH No. 2022110040.

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

1. This high-density Big Box High Rise Apartment Building is too massive in size, proportion, scope, and density for the surrounding neighborhood.
2. The proposed apartment rent prices will range from \$5,000 to \$10,000 per month (\$120,000 per year) and is not considered to be affordable housing.
3. This monstrosity will be 6 stories high measuring 72 feet from the curb to the rooftop parapet in a neighborhood of predominantly 2 story high structures.
4. Built on a Zero Lot line with only a 10 feet setback from the curb, this Big Box will sprawl over 3.5 acres crowding a busy major traffic intersection in Huntington Beach.
5. It will be an astonishing 69 dwelling units-per-acre behemoth that is 5.4x larger than the surrounding structures when most other projects in HB are limited to 25 dwelling units-per-acre.
6. The grossly inadequate 189 parking spaces for 202 apartment units do not provide any parking spaces for visitors, customers of the proposed ground floor businesses, and a myriad of delivery and service trucks. Spillover parking will saturate the area with overflow parking on streets that are already overcrowded. There is extremely limited street parking in this predominantly red-curbed area that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
7. The "Senior Living Community" label for this Big Box is intentionally misleading as only 100 out of the 202 apartment units are designated for assisted care (less than half). The remaining 102 units will be rented to wealthy adult tenants who will presumably require 2 parking spaces per unit.
8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. 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.

Please VOTE NO and DENY THIS INSANE PROJECT!

Nancy Genser
(Signature)

12-8-23
(Date)

NANCY GENSER
(Print Name)

16952 Agate Circle, Huntington Beach, CA 92649
(Print Home Address)

nancygenser2@hotmail.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: No on 23-1063
Date: Tuesday, December 19, 2023 8:56:36 AM

From: Jennifer Wilson <jwilly1068@yahoo.com>
Sent: Monday, December 18, 2023 7:21 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: No on 23-1063

I am writing in opposition to the Council item 23-1063. Not that I think you all will read this or care.

I don't understand this City Council's obsession with controlling the library (unless its just fear of the well-educated). You've never said a kind word about this amazing system that I and my kids, and thousands of community members, have used for years. Have you ever stepped inside, you new four? What cultural programs have you attended? What book displays have you seen? You all seem to think this city wants what you want, which appears to be uplifting white culture and disallowing any diversity whatsoever, but you clearly are living in your little echo chamber. This city does not need you to plan out a years worth of celebrations. It does a fine job without your overreach and inserting yourself where you don't need to be. The library celebrates everyone, it's inclusive, unlike you four. Leave it alone. Let staff do their jobs (no wonder so many are leaving. You're suffocating them).

This item isn't fooling anyone as to what your real intentions are. Your identity politics are showing, as is your racism. Represent everyone, not just your loud minority. Listen to all the people. Leave the books as they are and stop this ridiculous, time-wasting, costly idea. We are sick of how you waste money and make this city the laughing stock of all OC.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Project SCH No 2022110040
Date: Tuesday, December 19, 2023 8:57:13 AM

From: MG/ARL <arlmortgage1@netzero.net>
Sent: Monday, December 18, 2023 7:43 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Estanislau, Robin
<Robin.Estanislau@surfcity-hb.org>
Subject: Project SCH No 2022110040

Dear city council members,
attached please find our letter opposing the project at 4952 and 4972 Warner Avenue, Huntington
Beach, CA 92649.

Please vote NO on this project.
Thank you.
Marguerite

proposed Kolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street). I strongly object to this project for many valid reasons that include but are not limited to the following objections:

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8. This Big Box is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more Big Box high rises that will destroy our quiet "Surf City" beach community.
9. The Environmental Impact Report ("EIR") for this project fails to adequately identify, analyze, or mitigate the many significant environmental impacts of this project; and the EIR fails to provide and analyze an accurate and complete project description; and the EIR fails to disclose significant adverse impacts in Violation of CEQA; and 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; and the Final EIR fails to adequately respond to Public comment amongst multiple other violations of the EIR and CEQA too numerous to list all herein.
10. 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.

Please VOTE NO and DENY THIS INSANE PROJECT!

(Signature) M. G. ALY 12/17/2023
(Date)

(Print Name) M. G. ALY

(Print Home Address) 16901 Green Lane HB 92649

(Print Email Address) as1mortgage1@netzero.net

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Agenda # 9 - 23-717 - Vote Yes to accept \$1.1 for services for the homeless
Date: Tuesday, December 19, 2023 8:58:15 AM

From: Paula Schaefer <pas92649@gmail.com>
Sent: Monday, December 18, 2023 8:53 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Agenda # 9 - 23-717 - Vote Yes to accept \$1.1 for services for the homeless

Mayor and City Council Members:

I urge you to vote Yes on 23-717 and accept the \$1.1 million for services for the homeless. This funding is critical to continue to provide the necessary services for people who live in the City but do not have permanent housing.

I also urge you to recognize and thank Senator Dave Min for his assistance in obtaining these funds for the City.

Paula Schaefer, HB resident

From: [Kathy Carrick](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\); supplementalcomm@surfcity-hb.org](#)
Subject: Oppose Agenda Item 21
Date: Tuesday, December 19, 2023 8:40:25 AM

Good morning City Council.

I am writing to ask you to vote NO on agenda item 21 regarding high density development.

Every single one of you, except for unelected member Bolton, promised during your campaigns to fight HDD. This, my city council representatives, is where the rubber hits the road.

I'm not going into the details about the pros and cons of HDD. Plenty of my friends and neighbors have already sent their well researched comments. Hopefully, you are paying attention. HB has been in this battle for many, many years and you know this. You should, by this time, be well aware of the opposing viewpoints of your constituency to this project. And the logical and rational reasons why this project WILL NOT WORK AND WILL NOT DO WHAT THE DEVELOPERS SAY IT WILL DO!

My effort is to remind you that you all made promises to the residents of HB. It's now time to keep those promises!

In the words of Vince Lombardi:

"Individual commitment to a group effort - that is what makes a team work, a company work, a society work, a civilization work."

Please --- Keep your commitment to us! Rest assured, the voters of this fine city are paying close attention tonight!

Thank you.

Kathy Carrick
48 year Huntington Beach resident

From: [Jeanne Paris](#)
To: supplementalcomm@surfcity-hb.org
Subject: Oppose Agenda Item 21
Date: Tuesday, December 19, 2023 8:49:43 AM

To the City Council,

I strongly oppose this high density development. There is no place for this project in our community. HDD has done enough damage to Huntington Beach. Enough.

Thank you,

Jeanne Paris

[Sent from Yahoo Mail for iPhone](#)

From: [Jimmy Emerzian](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Estanislau, Robin](#); supplementalcomm@surfcity-hb.org
Subject: Emailing Bolsa Chica Development objection Dec 18, 2023.pdf
Date: Tuesday, December 19, 2023 8:58:09 AM
Attachments: [Bolsa Chica Development objection Dec 18, 2023.pdf](#)

Greetings,

I am a long-time resident of a neighborhood adjacent to the proposed new development on Bolsa Chica and Warner and I would like to submit this letter as I may not be available to attend tonight's council meeting.

The size of this proposed development is alarming.

Coming up Dunbar drive towards that street, I can't even imagine how shocking that is going to be. Also coming north on Bolsa Chica. I personally know people from my neighborhood who have moved into similar places recently but maybe would have been happy to live there...but this sounds like a horrifying and claustrophobia-inducing eyesore that will completely change the feeling of living in this area, not to mention impact getting into and out of the neighborhood. I just can't imagine anything more than two to three stories maximum and not right up to the street.

I thank you for your time and consideration.

Best,

Jimmy Emerzian
17111 Harbor Bluffs Cir #A,
Huntington Beach, CA 92649

Sent to:
City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org,
SupplementalComm@Surfcity-hb.org

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval EVEN AS REVISED for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

The City Council will be voting December 19, 2023 on the following:

Vote NO:

- Bolsa Chica Senior Living Community Project - Adoption of Resolution No. 2023-51 approving General Plan Amendment No. 21-004;
- introduction of Ordinance No. 4305 approving Zoning Map Amendment No. 21-003;
- adoption of Resolution No. 2023-53 approving Zoning Text Amendment No. 22-005;
- adoption of Resolution No. 2023-52 certifying Environmental Impact Report (EIR) No. 21-004;

Vote YES

- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project EVEN AS REVISED is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly DOUBLE the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
2. The proposed apartment rent prices are expected to range from \$5,000 to \$10,000+ per month before add-ons for special meal plans, services, and extra care, in a variety of options from a modest studio unit to a spacious 3- bedroom apartment. **No units are proposed as Affordable Housing by any measure.**
3. This monstrosity was proposed at 5 stories and 72 feet high from the curb, the developer heard the pushback and is now trying to slide this through by taking one floor off, however that has only reduced the project size to FOUR stories and 59 feet, which will still TOWER over the neighborhood of predominantly 2 story high structures. **The change in the number of floors only shifted the density from 72/acre to 64/acre – still double the highest in the area.**
4. The design of the building calls for setbacks of only 10' from the property line on Bolsa Chica and 19' on Warner on a tight 3 acre parcel, looming over a busy major traffic intersection in Huntington Beach. **Existing zoning would require at least a 20' setback on all sides.**
5. The parking plan for the revised 4 story building reduced the number of spaces from the already **inadequate parking plan**. This doesn't provide any parking spaces for visitors, and a myriad of delivery and service trucks. During construction and after occupancy these extra vehicles will saturate the area with overflow parking. There are precious few parking spaces already in this predominantly red-curbed area, that is a major gateway to the public hiking trails in the Bolsa Chica Ecological Reserve.
6. This project is a precedent-setting Trojan Horse that will allow other developers to saturate this area with more high rises that will destroy our quiet beach community. The developer posits that using a Specific Plan doesn't mean that additional development will follow because those would each require their own specific plan. **If you believe that, you have never played with Dominoes.**
7. The Environmental Impact Report ("EIR") for this project failed to adequately identify, analyze, or mitigate the many significant environmental impacts of this project based on an accurate and complete project description – **the developer in pursuit of outlandish profit margins, does not care how shade, light, noise, smog and traffic in the area will impact the neighbors.**

8. It is hard to understand how the Planning Commissioners (PC) allowed this project to pass through. The will of the community was expressed in the last election – stop High Density Development. The PC has tools they can use to block or adjust projects that are in conflict with the community's standards and goals. The developer deferred critical infrastructure analysis on the front end, instead responding to easily anticipated objections only once the clock for council action started ticking. **The Planning Commission should have deemed this submittal incomplete – but they rubber stamped it through in violation of the voting public's choice. How and why did they fail us?**

Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.

(Signature) 

12/18/2023
(Date)

JIMMY EMERZIAN
(Print Name)

17111 HARBOR BLUFFS CIR #A, H.B., CA 92649
(Print Home Address)

jimmyjazz78@netscape.net
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org





From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Well Dan and Natalie here are your statements.
Date: Tuesday, December 19, 2023 8:57:34 AM
Attachments: [DanNoHDD.PNG](#)
[NatalieOverdevelopment.PNG](#)

From: larry mcneely <lmwater@yahoo.com>
Sent: Monday, December 18, 2023 7:47 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Well Dan and Natalie here are your statements.

How will you vote on Agenda Item 21? or will you join the Liers of the Month Club and vote to approve this Monster of a High-Density Development? You are Both BOLD-FACED LIERS who duped your way into office by claiming you would Fight Overdevelopment and Remove the Specific Plan Loophole. And You Are Running For Reelection? Keep Running we all saw the spread from The Four and Gina and it was not pretty.



Dan Kalmick for HB City Council
16772 Glenavon Lane
Huntington Beach CA 92647
Plan for by Dan Kalmick for HB City Council 2018 - FPPC# 1334402

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Endorsed by:



Current City Councilwoman and Past Mayor Jill Hardy
Former Mayors: Ralph Bauer, Connie Boardman,
Keith Bchr, Debbie Cook, Shirley Dettloff
Norma Gibbs and Grace Winchel



LOCAL 911

Dan has a plan for the future of Huntington Beach

- ★ Fight to remove High Density from City's Zoning Code and Specific Plans
- ★ Work to get our Homeless off the streets and build our fair share of shelters using County and State dollars

- Permanent Supportive Housing in repurposed motels
- Emergency Shelter in industrial areas
- Family and Women shelters

- ★ Smart City Technologies
 - Intelligent traffic signals to improve traffic flow
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- ★ Prevent Fire Station brownouts
- ★ Increase number of Police Officers patrolling neighborhoods
- ★ Promote permanent "Golden Bear" type concert venue
- ★ Raise revenue from untapped markets and tourists
- ★ Fight Washington on Seber Living Homes and Air Traffic Noise

Experience that Makes A Difference

- ★ 6 years on the HB Planning Commission
- ★ Volunteer with the HB Fire Department
- ★ Board Member, HB Public Art Alliance
- ★ Small Business Owner in HB
- ★ Member, General Plan Advisory Committee
- ★ Board Member, Bolsa Chica Land Trust
- ★ Instructor at the Senior Center
- ★ Former Reserve Firefighter / EMT with OCFA
- ★ 13 year Homeowner in HB
- ★ Vice Chair, OCTA Citizens Advisory Committee

Make Development Reflect What Residents Want!

Natalie Moser



Natalie is a Huntington Beach small business owner and a community leader who will work to protect the quality of life in HB. She will oppose the overdevelopment of Huntington Beach and make public safety a priority in our City. The Huntington Beach Firefighters are proud to support her for City Council.

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Oppose agenda item #21: Consider the Bolsa Chica Senior Living Community Project
Date: Tuesday, December 19, 2023 8:58:27 AM

From: Sue Jervik <suejervik@pm.me>
Sent: Monday, December 18, 2023 9:23 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Oppose agenda item #21: Consider the Bolsa Chica Senior Living Community Project

Dear Members of the Huntington Beach City Council,

I do not support agenda item number 21. The developer has decreased the size to 4 stories, but it is still HUGE and out of character for our neighborhood. This will increase traffic in this area immensely, and it is already a dangerous area due to speeding. This street is one of the few access points to our beautiful beach and does not need something like this to increase traffic. This will lead the way to more of these types of buildings in the area and forever change our part of Huntington Beach. They should not be allowed to rezone to allow this to be built.

It will be appalling if those of you who campaigned on "no high-density housing" vote to approve this. I attended a number of your meet and greets and then walked my neighborhoods which are very close to this corner weekend after weekend, telling my friends and neighbors to support you because I heard over and over about how you would fight to not let this happen in our city. Please keep this in mind when you vote on Tuesday.

Sincerely,

Sue Jervik

Huntington Beach resident

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Agenda Item 21. No vote urged
Date: Tuesday, December 19, 2023 8:58:45 AM

From: Becky Langenwalter <becky.langenwalter@gmail.com>
Sent: Monday, December 18, 2023 9:43 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Agenda Item 21. No vote urged

Dear Mayor Van Der Mark and Councilmembers,
Congratulations, Mayor Van Der Mark, on your new role.
Thank you to those of you who have listened to residents' concerns over the Bolsa Chica Complex to date.

I am writing to request that you oppose the proposed complex which is high-density and much too high for the neighborhood. Even with the reduced height, this complex would tower over the remainder of the neighborhood and absolutely destroy the open, beach-city setting. It is bad enough that one of these complexes has been built at Beach and Ellis, permanently degrading the feel of that neighborhood. We do not want high density in HB. Anything over three stories does not fit with the existing residences in the area and will not be suitable housing for a senior population. Please execute your vote responsibly and vote NO on Agenda Item 21.

Rebecca Langenwalter
Long time Bolsa Chica property owner and resident
Cell (562) 686-8256 FAX (714) 521-9724

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Development at Warner Ave & Bolsa Chica Street
Date: Tuesday, December 19, 2023 8:59:13 AM

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

From: Joan phillips <hbphillips@verizon.net>
Sent: Monday, December 18, 2023 10:30 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Development at Warner Ave & Bolsa Chica Street

We are strongly opposed to any high density development at Warner Avenue and Bolsa Chica Street. Warner Avenue already has high traffic and deadly accidents. Developing this area will only increase the congestion and accident likelihood.

In fact any new developments of high density we are opposed to anywhere in the city for the same reasons. Have any of you traveled Beach Blvd., Edinger, Warner, or Bolsa Chica even during off peak time—it is still an incredibly congested experience.

We need to fix our streets and sidewalks throughout the city. Illegal parking by people who do not obey the laws especially, parking on corners blocking views to make right and left hand turns.

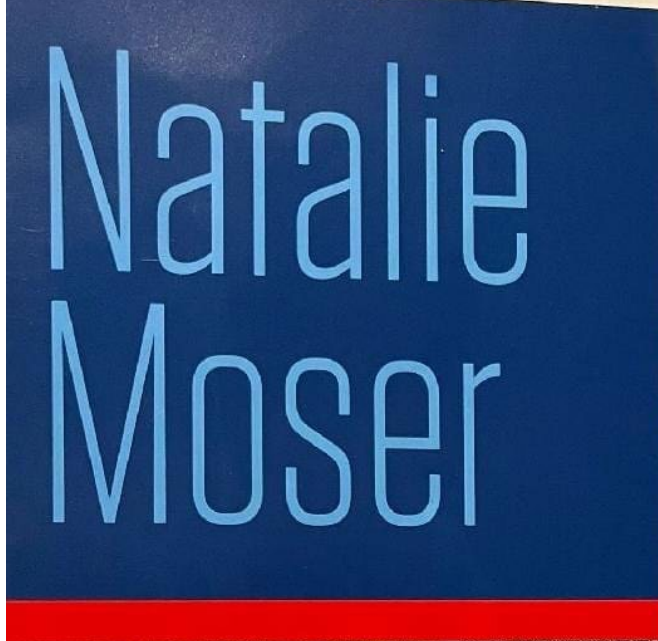
There are already far too many people living in Huntington Beach than it can handle. Especially once you add tourists.

Thank you for protecting the citizens of HB!!

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: The monstrosity at Warner and Bolsa Chica
Date: Tuesday, December 19, 2023 8:59:48 AM

From: Kevin Anderson <kpanderson@socal.rr.com>
Sent: Monday, December 18, 2023 10:51 PM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: The monstrosity at Warner and Bolsa Chica


But first, it has been another glorious day in Huntington Beach, with Dan Kalmick not the mayor.



Natalie is a Huntington Beach small business owner and community leader who will work to protect the quality of life in HB. She will fight to oppose the overdevelopment of Huntington Beach and make public safety a priority in our City. That's why Huntington Beach Firefighters are proud to support her for City Council.


Dan Kalmick for HB City Council
 16772 Glenkova Lane
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 Paid for by Dan Kalmick for HB City Council 2018 - PPPC# 1338462

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Endorsed by:





Current City Councilwoman and Past Mayor Jill Hardy

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Norma Gibbs and Grace Windell











Community Action Fund of Planned Parenthood
Orange and San Joaquin Counties



A VOICE FOR WORKING CALIFORNIA



LOCAL 911

**Dan has a plan
for the future of
Huntington Beach**

- ★ Fight to remove High Density from City's Zoning Code and Specific Plans
- ★ Work to get our Homeless off the streets and build our fair share of shelters using County and State dollars
 - Permanent Supportive Housing in repurposed motels
 - Emergency Shelter in industrial areas
 - Family and Women shelters
- ★ Smart City Technologies
 - Intelligent traffic signals to improve traffic flow
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 - Attract Hi-Tech businesses with good paying jobs
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- ★ Increase number of Police Officers patrolling neighborhoods
- ★ Promote permanent "Golden Bear" type concert venue
- ★ Raise revenue from untapped markets and tourists
- ★ Fight Washington on Sober Living Homes and Air Traffic Noise

Experience that Makes A Difference

<ul style="list-style-type: none"> ★ 6 years on the HB Planning Commission ★ Volunteer with the HB Fire Department ★ Board Member, HB Public Art Alliance ★ Small Business Owner in HB ★ Member, General Plan Advisory Committee 	<ul style="list-style-type: none"> ★ Board Member, Bolsa Chica Land Trust ★ Instructor at the Senior Center ★ Former Reserve Firefighter / EMT with OCFA ★ 13 year Homeowner in HB ★ Vice Chair, OCTA Citizens Advisory Committee
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Make Development Reflect What Residents Want!

All of you (with the exception of 4 vote Bolton), put your names on fliers stating that you would fight HDD in our city. We the electorate of HB, expect the leftist 3 to lie, and vote for this. They're democrats, it's what they do best. To the 4 of you in the majority, that so many of us fought to help you all to achieve, if you join them (making you Posey 2.0), you do so at your own peril.

I urge a no vote.

Regards,

Kevin P. Anderson
Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: VOTE NO on Agenda 21
Date: Tuesday, December 19, 2023 9:00:10 AM

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

From: Sherry Kennedy <dksmrs5@yahoo.com>
Sent: Tuesday, December 19, 2023 1:12 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: VOTE NO on Agenda 21

To Mayor Van Der Mark, Mayor Pro Tem Burns & Councilmembers,

Please VOTE NO on Agenda 21 for ALL the obvious reasons This monstrosity could potentially change the fabric of our beautiful city ... FOREVER. Please keep your No HDD promise to the community who elected you. Abstaining from voting is NO better. Please VOTE NO.

Sincerely,
Sherry Kennedy

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Bolsa Chica Senior Living Community Project
Date: Tuesday, December 19, 2023 9:00:37 AM

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

From: Kathey <kathey_haas@hotmail.com>
Sent: Tuesday, December 19, 2023 4:06 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Bolsa Chica Senior Living Community Project

Mayor Van Der Mark and Members of City Council:

I am contacting you to express my STRONG OPPOSITION to the Bolsa Chica Senior Living Community Project, agenda item #21.

This is a high density housing project which is not appropriate for Huntington Beach. It is not in the keeping with the current zoning regulations and goes against the vision of our city as defined by those zoning laws. NO MORE HIGH DENSITY HOUSING IN HUNTINGTON BEACH!!!!

As a senior citizen and 50 year resident of Huntington Beach, I am not opposed to senior citizen housing. But this project, as currently proposed is way too big and not appropriate for the area.

I live near Bolsa Chica and Warner and can attest that there is already quite a bit of traffic there. A huge project such as this would add a high volume of traffic to an already busy area. Not to mention parking issues.

Senior living should not be in high rise buildings. Based on my father's recent experiences at a marvelous assisted living facility in Fountain Valley, I learned that single story buildings are optimal. When elevators go out in taller buildings, residents often cannot get off the floor on which they reside.

This project is entirely too large and not in keeping with the character and zoning requirements of the City of Huntington Beach.

Please remain true to your pledges to oppose high density housing in Huntington Beach and DO NOT APPROVE this project.

Thank you for your service to our city.

Respectfully,
Kathey Haas
Sent from my iPhone

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Support for Senior Living in HB
Date: Tuesday, December 19, 2023 9:00:53 AM
Attachments: [Support Senior Living.docx](#)

From: Ara Sayabalian <ara@sayabalian.com>
Sent: Tuesday, December 19, 2023 4:20 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>
Cc: Bolsa Chica Senior Living <bolsachicaseniorliving@gmail.com>
Subject: Support for Senior Living in HB

Hello,

I live in Huntington Beach.
Please see attached letter in support of Senior Living.

Thank you,
Ara Sayabalian MBA, Ed.D, MS
818-687-6814

Ara Sayabalian, MBA, Ed.D, MS
7762 Seabreeze Drive
Huntington Beach, CA 92648

December 19, 2023

Re: Support for Senior Living at Bolsa Chica and Warner

Dear Mayor Van Der Mark:

I live in Huntington Beach and work with seniors in assisted living communities.

First, I would like to say that assisted living communities, even those in a four-story building, do not produce the same effects on a neighborhood as an apartment building. Apartments are characterized as noisy and traffic producing. On the contrary, senior communities tend to be quiet and don't put a strain on local traffic.

The more important question that should be asked in approving this community is, what will this community do for its residents? If you've looked at the plans, you have seen the high quality of this project. The amenities for the residents are first class. Most importantly, it provides a need for a large portion of the city's population.

I've heard this project called "high density development" on Facebook, and other social media. That is not what this is. This project does not go against the campaign promises of our four newest members of the council. In fact, this project helps deliver on a couple of the campaign promises, namely the promise to battle crime in our neighborhoods. By redeveloping this corner, issues with crime and other safety concerns will be addressed. There was also a promise to roll out the red carpet for businesses. This use is a business that takes care of our seniors. We should welcome it to Huntington Beach.

This new community is designed well. The architecture would not only beautify that corner, but it exemplifies the coastal experience and lifestyle. And, I believe it will fit in here in Huntington Beach. I think that once it is built and filled with residents, everyone will be pleasantly surprised at what a great neighbor a senior living community can be.

Thank you.

Ara Sayabalian, MBA, Ed.D, MS

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Proposed Bolsa Chica Senior Living Community Project
Date: Tuesday, December 19, 2023 9:01:29 AM
Attachments: [Objection letter HB Development Bolsa Chica Senior Lvg.pdf](#)

From: Craig Bohi <craigbohi@yahoo.com>
Sent: Tuesday, December 19, 2023 6:35 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Proposed Bolsa Chica Senior Living Community Project

Letter to Vote No and Deny Approval even as revised.

Thank you,

Craig Bohi
714-926-8623
35 year resident of HB

Objection Letter to Huntington Beach City Councilmembers

Dear Huntington Beach City Councilmembers, I urge you to Vote NO and Deny Approval **EVEN AS REVISED** for the proposed Bolsa Chica Senior Living Community Project SCH No. 2022110040 located at 4952 and 4972 Warner Avenue, Huntington Beach, CA. 92649 (cross streets: Warner Avenue and Bolsa Chica Street).

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Vote YES


- Appeals by Council Member Burns and Brian Thienes of the Planning Commission's approval of Conditional Use Permit No. 21-024

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

1. This high-density project **EVEN AS REVISED** is too massive in size, proportion, scope, and density for the surrounding neighborhood. The maximum existing density in our neighborhood is 33 units/acre – this project is 64 units/acre roughly **DOUBLE** the densest project in the vicinity. Plus this measurement doesn't consider the 80-100 employees on-site over the course of a day.
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Please VOTE NO and DENY THIS PROJECT! It needs to be 3 stories high OR LESS.


(Signature) 12/19/2023
(Date)

Craig Bohi
(Print Name)

5435 Overland Drive, Huntington Beach CA 92649
(Print Home Address)

craigbohi@yahoo.com
(Print Email Address)

Email to HB City Council: City.Council@surfcity-hb.org, Robin.Estanislau@Surfcity-hb.org, and SupplementalComm@Surfcity-hb.org

2000/1/21

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From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Agenda # 25; 23-1063 JUST SAY NO to history program
Date: Tuesday, December 19, 2023 9:02:18 AM

From: Paula Schaefer <pas92649@gmail.com>
Sent: Tuesday, December 19, 2023 8:29 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Fwd: Agenda # 25; 23-1063 JUST SAY NO to history program

Mayor and Council Members:

Just say NO to this preposterous proposal!

How on earth do you envision having a monthly program that addresses the history of the Nation, the State, and the City, that is "... free of any identity politics and political agendas." This statement alone shows the limited knowledge of history by the people who proposed this idea. History is filled with individuals fighting for their individual rights and groups pushing their own agendas and identities and your failure to recognize this shows your lack of understanding of history.

How would you attempt to "honor" the rich heritage of the United States when you eliminate identity politics and political agendas?

- What was the goal of the English who left England, if not folks who decided their identity was not aligned with the Church of England?
- Do you know why certain groups of people formed specific colonies?
- Wasn't it, in part, due to their identification within a specific religious group?

How are you going to "honor" California's lengthy history without discussing identity politics or political agendas?

- California before statehood - hmmm, doesn't this require discussing the land grant process from the countries of Spain and Mexico for land in Alta California? Wouldn't this include identity politics and political agendas?
- How about the massive amount of immigrant labor used in mining, railroad building, farming, ranching, etc.? Doesn't this require discussing identity politics or political agendas?
- How about California's use of natural resources? Do you think the utilization of the State's natural resources can be discussed without addressing the political agendas at play?

Regarding the City's history, why don't you simply request that the City's library, the Huntington Beach Historical Society, and the City's Historic Resource Board work together to create one or two events.

Your requirement that the 12 items you propose MUST be included shows that you are being totally disingenuous that this series will be free of any identity politics and political agendas. If the hypocrisy of your intent wasn't made clear already, your demand that this series repeals and

supersedes all "monthly themes/celebrations" that were approved by prior City Councils makes it abundantly so.

Please let history be taught by people with knowledge of history. Please allow the honoring and celebrating of history to be guided by historians and librarians, not your political appointees.

Paula Schaefer, HB resident

From: [Fikes, Cathy](#)
To: [Agenda Alerts](#)
Subject: FW: Oppose Agenda Item # 21
Date: Tuesday, December 19, 2023 9:02:51 AM

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

From: Lamar Jervik <hbalsjervik@gmail.com>
Sent: Tuesday, December 19, 2023 8:53 AM
To: CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>
Subject: Oppose Agenda Item # 21

Dear Mayor and Council Members,

It is hard to reconcile the promises made during election about preventing any further high density in HB and seeing this project receiving any consideration. Weekends, Holidays and rush hour traffic is already at over capacity. Creating a situation to further increase vehicle and foot traffic at Warner and Bolsa Chica will result in currently unforeseen risks such as ingress/egress delays, future infrastructure risk avoidance expenses, law enforcement and emergency response to increased accident activity to name a few.

Please vote to oppose.

Thank you,

Lamar Jervik
HB Resident