

LEGAL ADVERTISEMENT
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF HUNTINGTON BEACH

Notice is hereby given by the Department of Community Development of the City of Huntington Beach that the following Notice of Availability has been prepared to notify interested parties that a Revised Draft Environmental Impact Report (DEIR) has been prepared to evaluate environmental impacts associated with the originally proposed Bolsa Chica Senior Living Community Project (originally proposed project) and the modified Bolsa Chica Senior Care Community Project (modified project). The City of Huntington Beach is the lead agency for the preparation of this DEIR. **The Revised Draft EIR will be available for public review and comment for 45 days commencing Thursday, June 20, 2024 and ending Monday, August 5, 2024.**

The Revised Draft EIR evaluates the Project's potential environmental impacts and focuses on the following environmental factors: Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, Tribal Cultural Resources, and Utilities and Service Systems. All impacts associated with these environmental factors were determined to be less than significant or less than significant with mitigation incorporated. No impacts were determined to be significant and unavoidable.

PROJECT LOCATION: 4952 and 4972 Warner Avenue (southwest corner of Bolsa Chica Street and Warner Avenue)

PROJECT DESCRIPTION: The originally proposed project is a senior living facility on the approximately 3.10-acre parcel (project site) at the southwest corner of Bolsa Chica Street and Warner Avenue. The originally proposed senior living facility included 213 total living units within a five-story, 298,000 sq. ft. building providing onsite amenities for residents, 207 on-site parking spaces, and associated hardscape and landscape improvements. Of the total 213 senior living units, the originally proposed project included 28 Memory Care units, 62 Assisted Living units, and 123 Independent Living units.

The modified project design has been revised to reduce the height and scale of the project to include a four-story, 205,308 square-foot State-licensed senior care facility on the same approximately 3.10-acre parcel (project site) at the southwest corner of Bolsa Chica Street and Warner Avenue. The modified project includes 98,000 fewer sq. ft. and 54 fewer living units, reduced height from 65 feet to 50 feet, and a reduced floor area ratio. The modified project includes other changes, including a revised project access, and a reduction in on-site parking spaces reflecting the elimination of independent living units.

Amenities for residents of the modified proposed project are anticipated to include multiple restaurant-style dining venues, fitness and wellness center, art room, theatre, lounge, and multi-purpose rooms. Outdoor spaces are anticipated to include a central courtyard and aqua lounge, swimming pool with courtyard, and outdoor seating and dining areas.

The new community would be licensed by the California Department of Social Services, Community Care Licensing Division (CCLD) per California Code of Regulations (CCR) Title 22, Division 6, Chapter 8 as a Residential Care Facility for the Elderly (RCFE). The State would enforce laws and regulations governing the resident rooms, including a building inspection prior to opening and thorough periodic inspections during operations. The RCFE designation would allow residents at the community to age in place and receive assistance with the activities of daily living. Care for assisted living and memory impaired residents would be provided 24 hours per day, seven days per week, and vans would be provided to transport residents to off-site activities.

Required Approvals:

The following discretionary actions are required for the proposed project:

- Final EIR certification to provide CEQA clearance for the proposed project
- General Plan Amendment (GPA) to change the land use designation of the project site from Commercial General (CG) to Mixed Use (MU)
- Adoption of a Specific Plan (SP) that will establish development standards for the project site
- Zoning Map Amendment (ZMA) to change the zoning of the project site from CG to SP
- Conditional Use Permit (CUP) for convalescent community use
- Grading, street and infrastructure permits
- Utility permits, including sewer, water, and storm drain
- Building permits
- Any other necessary discretionary or ministerial permits and approvals required for the construction and operation of the proposed project
- Pool permit from the Orange County Health Care Agency
- Type 47 license from the Department of Alcoholic Beverage Control (ABC)

PUBLIC REVIEW AND COMMENT PERIOD: A 45-day public review period for submitting comments on the scope of the Revised Draft EIR starts on **Thursday, June 20, 2024** and ends on **Monday, August 5, 2024 at 5:00 p.m.** All comments shall be submitted via e-mail, U.S. Postal Service, or courier service no later than 5:00 p.m. on August 5, 2024. All comments shall be submitted in writing, including your name, address, and concerns, to: Hayden Beckman, Senior Planner, City of Huntington Beach, Department of Community Development, 2000 Main Street, Huntington Beach, CA 92648 or via e-mail to: Hayden.Beckman@surfcity-hb.org.

A copy of the Revised Draft EIR describing the Project location and potential environmental effects is available at the following locations:

- City of Huntington Beach Community Development Department, 3rd Floor, 2000 Main Street, Huntington Beach, California, 92648
Hours: Monday – Friday, 8:00 AM – 3:00 PM
- Central Library, 7111 Talbert Avenue, Huntington Beach, CA 92647
Hours vary, see website:
<https://www.huntingtonbeachca.gov/government/departments/library/>

- The City's websites:
<http://www.huntingtonbeachca.gov/government/departments/planning/major/>
<https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/>