



TO: Honorable Mayor and City Councilmembers

FROM: Joan L. Flynn, City Clerk 

DATE: 12/9/2013

SUBJECT: SUPPLEMENTAL COMMUNICATION FOR THE DECEMBER 9, 2013, SPECIAL CITY COUNCIL MEETING

Attached is Supplemental Communication to the City Council (received after distribution of the Agenda Packet):

Study Session

Communications received regarding development alternatives for the LeBard School site:

Pamela Leonard
Susan Claudius
September Mirghanbari
Ed Kerins
Alan Walls
Milt Dardis

Barry L. Williams
Herman Kuhlendahl
Kelly Ramsey
Larry and Linda Lee
Betty Wickersham

James C. Froning
Mark Harrer
John and Jennifer Gunther
Linda Natale-Schlagel
Starla Thompson

Esparza, Patty

From: The Fries [friedclan@verizon.net]
Sent: Sunday, December 08, 2013 8:37 PM
To: CITY COUNCIL
Subject: LeBard Park

Pamela Leonard

10172 Beverly Drive
Huntington Beach, CA 92646
714-968-9649
friedclan@verizon.net

Dear City Council,

I have lived in Huntington Beach for over 20 years and have owned a home in Suburbia Park for the past 9 years. I have recently viewed the plans for LeBard Park. While I prefer no development, the only viable option for LeBard is Option 3 (14-15 Unit Development). This will allow us to keep the baseball fields and park / tennis courts in their current location with out a "Rebuild" (which may never happen or happen slowly) and also give the school district funds to move. Parks are vital to Huntington Beach's ability to attract families and maintain property values. Even the HB Sands states on the front of their latest flyer "**Parks Make Life Better!**"

I implore you to vote for Option 3 and to purchase the fields so they will remain open space for our children and future children.

Thank you for your attention to this matter.

Pamela Leonard

HB resident

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. 55

Esparza, Patty

From: WMSB@aol.com
Sent: Sunday, December 08, 2013 7:46 PM
To: CITY COUNCIL
Subject: Le Bard Park

The taxpayers own and have used the current open space for 50 years; it should not be conveyed to school district to sell as asset as belongs taxpayers.

The only physical asset school district owns and should be allowed to convert to an alternative use is current building footprint; all other space is open space to be preserved as is; as originally described in zoning in the early 60's.

Any compromise of open space is an unearned reward to the School District who has mismanaged the physical asset at the location due to lack of maintenance until was beyond reasonable repair according to their presentation.

The current Tennis Courts were partially paid for with funds raised by Meredith Gardens Homeowners Assn. and would be a gross disserve to the contributors to convey to a collateral use of a 3rd party.

Barry L. Williams

45 year resident adjoining property to LeBard Park.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. 655

Esparza, Patty

From: Janet & Jim Froning [froningj@verizon.net]
Sent: Sunday, December 08, 2013 4:34 PM
To: CITY COUNCIL
Subject: LeBard Site development

As a longtime Meredith Gardens resident, I am strongly in favor of the 15 unit development plan. My family has enjoyed over 20 years using the open space, tennis courts and ball fields at LeBard Park. I look forward to continuing to do so for many years to come. I also believe that the 15 unit development will best retain the neighborhood homes' equivalent value, and not create additional traffic issues.

Thank you for your consideration in this matter.

James C. Froning
10202 Jon Day Dr.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. SS

Esparza, Patty

From: Susan [susanclaudius@msn.com]
Sent: Sunday, December 08, 2013 9:39 AM
To: CITY COUNCIL
Subject: LeBard Park

Of the options presented, I would like to support the 15 lot plan. It it will keep in tack the very important recreation facilities which have been used and enjoyed and have been a source of independence for the children of Huntington Beach for many years, to say nothing of not tearing down and reconstructing. Please take that into your consideration.
Susan Claudius

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. SS

Esparza, Patty

From: Herman Kuhlendahl [herman@tension.com]
Sent: Saturday, December 07, 2013 9:20 AM
To: CITY COUNCIL
Subject: LeBard Park / Scholl District Development Plans

To the Entire City Council

I am completely opposed to the school districts plans for either 30 or 25 lot development on the LaBard site of putting this many homes on the site. I am willing to support the 15 lot proposal as I do understand the school districts need and decision to move from the property, but we need as a community to keep the little open space that we have for children to organized sports and for families to enjoy the open space park in our community.

Thank you for your consideration.

Herman Kuhlendahl

Herman Kuhlendahl
20011 Beaumont Cir
Huntington Beach, CA 92646
Cell: 714.308.6563

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. 55

Esparza, Patty

From: Mark Harrer [harrermm@yahoo.com]
Sent: Saturday, December 07, 2013 8:04 AM
To: CITY COUNCIL
Subject: LeBard Park Development

Dear City Council,

I understand that you are getting ready to vote on a redevelopment plan for LeBard park. As a resident of Meredith Gardens, I am requesting that you vote for the 15 home development plan that preserves the existing park and open spaces. This will also allow my 2 year old son to use the existing park.

This option is a solution that is acceptable to all parties involved.

Thank you for your support.

Mark Harrer
Meredith Gardens Resident

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. 55

Esparza, Patty

From: September Mirghanbari [smirghanbari@mac.com]
Sent: Friday, December 06, 2013 6:48 PM
To: CITY COUNCIL
Subject: LEBARD PARK PROPOSALS

Honorable Mayor and City Council Members:

I am writing regarding the proposed sale of the HBCSD property and restructure of the LeBard Park. I have lived in this neighborhood for nearly 20 years and live directly across the street from this site. I will be one of many tax payers in this neighborhood whose quality of life will be directly affected by the decisions The Council makes regarding this proposal. As a resident of the southeastern part of the city, we have already lost Lamb and Wardlow to more housing, and that can never be gotten back. We are a community that needs to spend more time outdoors doing healthy things to improve our lives.

On our city's website, it states, "Parks Make Life Better! in Huntington Beach by providing access to the serenity and inspiration of nature, outdoor space to play and exercise; facilities for self-directed and organized recreation; positive alternatives for youth which help lower crime and mischief; and activities that facilitate social connections, human development, the arts, and lifelong learning. Parks and Recreation programs assist the City of Huntington Beach in achieving our mission: To provide sustainable quality services to maintain and enhance our safe and vibrant community." I believe this and hope that by not allowing any of the open space to be taken away from the many that use it, we can continue to have a good quality of life.

If HBCSD insists on selling the site to fund their move, please consider the design of the project. If the more than adequate baseball fields can stay as is, leave the open space open, and just build 15 homes on the current facility pad, most of the negative issues go away. I believe this plan will be supported by homeowners in both neighborhoods affected.

Thank you for your consideration.

September Mirghanbari

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. 55

Esparza, Patty

From: Kelly Ramsey (GMAIL) [kelly.c.ramsey@gmail.com]
Sent: Saturday, December 07, 2013 11:02 AM
To: CITY COUNCIL
Cc: KELLY RAMSEY
Subject: LeBard Park Redevelopment Plan

Dear Huntington Beach City Council,

My name is Kelly Ramsey. I am a new resident to the Meredith Gardens track adjacent to LeBard Park. We selected this neighborhood as much for the schools and open space as the home itself. My 8 year old son plays for Sea View Little League and attends Hawes Elementary (HBCSD). We walk our dog, play tennis and practice soccer there.

I agree that the Huntington Beach City School District desperately needs a new home. And I think selling some of the land for development makes sense. But it should complement the neighborhoods that are already there. Please select the 14 lot home development. I think it will enhance the area even further.

Thank you,

Kelly Ramsey
Homeowner and registered voter
10052 Stonybrook Drive
Huntington Beach, CA 92646
(949) 533-0427

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. 55

Esparza, Patty

From: Jennifer Gunther [jennifergunther1966@gmail.com]
Sent: Friday, December 06, 2013 10:47 PM
To: CITY COUNCIL
Subject: LeBard Park site plan

Importance: High

The Gunther Family (12 year residents of Meredith Gardens, 48 year residents of Huntington Beach), supports the School Districts 15 lot plan if it meets the MGHA LeBard goals.

MGHA LeBard goals are:

Preserve all the open space the taxpayer has purchased and used for almost fifty years.
Ensure homes built adjacent to Meredith Gardens are of equivalent size and value and built with equivalent lot sizes and street sections.
Have sufficient parking available for users of the open space.
Have no increase in traffic volume.
Preserve LeBard Park as it exists.

Sincerely,
John and Jennifer Gunther

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. SS

December 7, 2013
Meredith Gardens Homeowners
Association
P.O. Box 6883
Huntington Beach CA 92615

To: Huntington Beach City Council

Subject: LeBard Site

The Meredith Gardens Homeowners Association board of directors would like to support a development plan that meets our goals and does not contain the many negative impacts in the school districts 30 lot and 25 lot alternative plans. One of the most egregious negative impacts in these plans is the demolishing of city park space and baseball fields and then undesirable reconstruction of same.

Our LeBard site goals are:

Preserve all the open space the taxpayer has funded and used for almost fifty years;
Ensure homes built adjacent to Meredith Gardens are of equivalent size and value and built with equivalent lot sizes and street sections;
Have sufficient parking available for users of the open space;
Have no increase in traffic volume;
Preserve LeBard Park as it exists

Our board of directors has indicated the 15 lot alternative could be supported if the sufficient parking goal can be met.

Our recommendations are;

City staff offer modifications to the 15 lot plan to solve the parking problem.
School district headquarters move to the recently modernized and vacant Kettler school site.

We will vigorously oppose alternatives that require demolishing and relocating the City's park. We will utilize all legislative and legal means available to protect the public's interest in this matter.

Ed Kerins
Secretary
Meredith Gardens Homeowners Association

SUPPLEMENTAL COMMUNICATION

Meeting Date: 12/9/13

Agenda Item No. 55

Esparza, Patty

From: Larry/Linda Lee [lee21@aol.com]
Sent: Friday, December 06, 2013 2:30 PM
To: CITY COUNCIL
Cc: edkerins@netscape.net; medwards42@gmail.com
Subject: LeBard Site Choices

Dear City Council,

As a longtime resident of Meredith Gardens, I would appreciate it if you would select the plan that would leave the park intact as is.

There is no logical reason to destroy existing mature shade trees and incurring the cost to move baseball fields.

Please select the 15 lot development plan.

Regards,

Larry and Linda Lee
10262 Wesley Circle
714-962-8319

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. SS

Esparza, Patty

From: trickypat@aol.com
Sent: Sunday, December 08, 2013 1:45 PM
To: CITY COUNCIL
Subject: LeBard Site Development Plans

These are the most important concerns of our neighborhood. Our family purchased our home in 1968. Thank you.

Preserve all the open space the taxpayer has purchased and used for almost fifty years. Ensure homes built adjacent to Meredith Gardens are of equivalent size and value and built with equivalent lot sizes and street sections.

Linda Natale-Schlagel

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12/9/13

Agenda Item No. 55

Esparza, Patty

From: Alan Walls [alandwalls@aol.com]
Sent: Friday, December 06, 2013 4:40 PM
To: CITY COUNCIL
Cc: becky.hart@yahoo.com; sevasquez1@yahoo.com; lbco@earthlink.net; marti.cf@verizon.net; dave@dsadave.com; rkoch2@yahoo.com; matt.fleming555@gmail.com; jmbui70@yahoo.com; greg@skyviewhomes.com; alandwalls@aol.com; rob.fix@verizon.net; smirghanbari@mac.com; motorcyclesareus@yahoo.com; bnthart@verizon.net; rhardy2@socal.rr.com; bpeters1@socal.rr.com
Subject: Fwd: LeBard Study Session

**SUPPLEMENTAL
COMMUNICATION**

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

From: Alan Walls <alandwalls@aol.com>
To: city.council <city.council@surf-city.org>
Sent: Fri, Dec 6, 2013 4:32 pm
Subject: LeBard Study Session

Meeting Date: 12/9/13
Agenda Item No. SS

Honorable Mayor and City Council Members:

Three plans will be presented to you concerning the development of LeBard Park during the upcoming study session. Only one preserves the two acres of open, passive space in the park adjacent to the site upon which their district office is located. That plan of 15 houses on the four acre footprint of the former LeBard school represents a compromise that the surrounding neighborhoods endorse. Retaining the District Office in as good a condition as the surrounding homes would have been our first option, however lack of normal maintenance has left it in a sorry state.

The estimated value of that land by their consultant generates more than enough funds to move to the vacant Kettler school. Two months ago an engineering firm employed by HBCSD estimated it would take from \$3 - \$5 million to reconfigure Kettler into a first class office building.

Why then now propose two different development plans eliminating open parkland? As shown below, it's simply to generate enough monies to move to an office building befitting the status of a Huntington Beach School Board; a mind set that excludes any former school building.

- Since the 1990's, various HBCSD School Boards have tried to generate funds from sale of the entire LeBard site but were unsuccessful due mainly to Little League influence. Relocation to another school site was never promoted by the Board. Co-location with another school board (HB has five), although legal, also was never considered.
- In 2005 special funding allowed millions spent for infrastructure to HB schools including Kettler. In 2007, the City Council offered \$7 million for portions of the LeBard site but was turned down. That would have been more than enough to reconfigure Kettler into a district office.
- The current initiative involving their consultant, TRG Land Inc. began in the fall of 2010 and produced many development plans. That initiative to date have cost more than \$500,000. The only one chosen was the 30 house plan which was given in July 2012 as a fait accompli at the only public meeting ever held about their LeBard plans. When a current City Council Member asked Superintendent Haulk about moving to Kettler he dismissed that suggestion advising it would be too expensive and estimated a \$3 million cost to do so.
- More than a year later, after community opposition to the loss of public space and the election of new City Council Members, the Board narrowly voted to fund a professional redesign of Kettler for use as a district office. Both the Board President and Vice President voted against the funding.

There will be City price tags associated with each proposal. Please note that of the six acres of adjacent parkland, four are for the exclusive use of the Little League. The commercial value of those four acres is far less than the rest of the site since a developer would have to purchase land to move the baseball fields and build new ones. The sale of public land commands more careful examination than of private property; more so when it is parkland which must be protected as the Mayor Pro Tem recently proclaimed. HB has already lost 20 acres with the sale of Wardlow and Lamb schools. Bottom line: This is public land, purchased with public monies and intended for public use. It is really a win-win scenario in that enough funds can be generated from developing the school footprint to move to a first class district office while saving open park space.

The Suburbia Park community thanks for your careful consideration.

Dombo, Johanna

From: DWicKr123@aol.com
Sent: Saturday, December 07, 2013 3:15 PM
To: CITY COUNCIL
Subject: LaBard site development

I am writing to you to express my wishes that the LaBard site development be one of only 15 homes whose size and lot size would be equivalent to the existing homes in Meredith Gardens. This will also allow the park to continue in size with baseball fields and tennis courts that has existed for many years. To have any more homes than the 15 proposed would only impact the area around the park but add to the number of automobiles that will driving in and out of the area.....Traffic on Brookhurst Street is very heavy at various times in the day and it is not easy to exit from the streets of Meredith Gardens to enter Brookhurst. While we do not need more homes in Meredith gardens, developers are SO EAGER to find land they can build on and fill their own pockets with money. Once they are done building, off they go and they do not care what problems we are left with. Please vote to approve only 15 homes.

Regards, Mrs. Betty Wickersham, 20092 Viva Circle, Huntington Beach, CA

Dombo, Johanna

From: Starla Thompson [sthompson@creativenetworks.net]
Sent: Saturday, December 07, 2013 8:17 AM
To: CITY COUNCIL
Subject: Save Our LeBard Park

Our Family Memories were made at That Little League Field, Our Son went on to pursue a Career in Playing BASEBALL!
He is now Coaching our Future BASEBALL PLAYER Please ~ Please~ Please DO NOT TAKE OUR FIELDS FROM US.

On Opening Day Every Year our Streets In Meredith Gardens are Filled With Family's on there way to a New Season... Parking is Difficult but just for one Special Day!

Please reconsider

If you have to build BUILD LESS NOT MORE!!

sthompson@creativenetworks.net
714 335-1112

Starlamae

Dombo, Johanna

From: WMSB@aol.com
Sent: Monday, December 09, 2013 11:03 AM
To: CITY COUNCIL
Subject: Le Bard Park

From: mdardis@verizon.net
Reply-to: hbtalks@googlegroups.com
To: hbtalks@googlegroups.com
Sent: 12/9/2013 6:22:47 A.M. Pacific Standard Time
Subj: RE: Le Bard Park

Barry:

This park belongs to the residents and the taxpayers. Keep the school district faceless bureaucrats out of the park and off the grass. Many of us have raked the field when there was little or no grass. School district would not allow us to use their tractor for leveling let alone show up and help. Now they want to claim a park that they did not put in any sweat and tears. It is about time to eliminate "they" and let the park stand and be used the children and young people and the taxpayers who have to pay the salaries of the bloated school bureaucracy. The school bureaucracy should work on consolidating the various school districts into one and stop the duplication of salaries and copier machines.

Keep your hands off Le Bard Park.

Milt Dardis

Ethics: We have no Stinking Ethics

The KFC derelict building is still standing as a testament to the HB Political Machine and its campaign contributors. Dam the taxpayers and voters.

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