

# Historic Element & Survey Update Public Meeting Tuesday, Dec. 2, 2014

Presented by: Andrea Galvin, GPA Consulting and  
Ricky Ramos, Senior Planner (536-5624 or  
rramos@surfcity-hb.org)



Purpose of Meeting - Provide information and answer questions about the project and the three documents currently available for public review until Dec. 5, 2014:

1. Historic and Cultural Resources Element Update
2. Historic Context and Survey Report
3. Draft Negative Declaration No. 14-005

Available at City website:

<http://www.huntingtonbeachca.gov/Government/Departments/Planning/Environmentalreports.cfm>



## Background:

- General Plan adopted in 1996 – policy guide for development of city (available at [www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov))
- Includes Historic and Cultural Resources Element
- Includes Local Landmarks List (1991) in Table HCR-2 generated by the HB Historic Resources Board



## *Update of General Plan Landmark List*

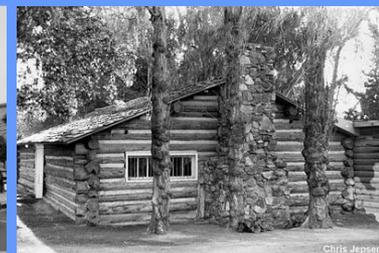
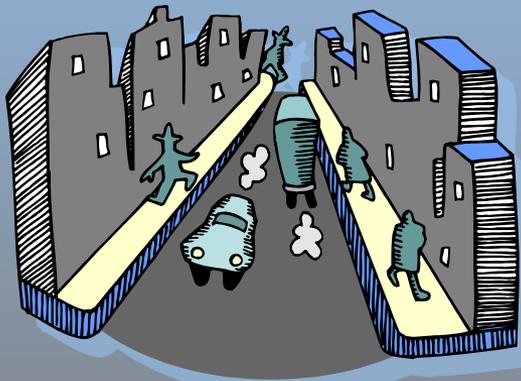


- Last updated in 1991; included 79 landmarks comprised of 212 properties.
- Some properties have been demolished or substantially altered.
- Some properties were non-architectural or non-historically significant.
- Need an updated list of historic resources.



*Negative Declaration  
No. 14-005*

- Analyzes the potential environmental impacts associated with the Historic Element Update
- No new land use, development, or physical changes proposed
- Concludes no impacts



*Project Purpose:*



- Update the Historic and Cultural Resources Element of General Plan
- Provide a current inventory of the City's Historic Resources
- Streamline Reviews for Historic Properties (eliminate some requirements for about 2,100 potentially historic buildings)



*What are the City's  
Responsibilities?*

- Ensure Compliance with State and Local Laws
- California Environmental Quality Act (CEQA)
- Review/Plan Check



*What are the Survey Objectives?*

- Update 1986 Survey Data
- Develop Historic Context for Entire City
- Survey all properties over 50 yrs. old
- Update the Historic & Cultural Resources Element Landmark List
- Identify properties less than 50 yrs. old with exceptional significance



## *What is a Historic Survey?*



- Planning Tool to streamline permit processing for older properties
- Identifies potential “Historical Resources”
- Aids local governments with identifying properties to protect or properties that require discretionary review



*What is a Historic Survey  
NOT?*



- Not a comprehensive evaluation of ALL properties in the City
- Only evaluates properties based on broad contexts and themes
- Provides an indication of resource significance as compared with similar properties



*What are “Historical Resources”?*



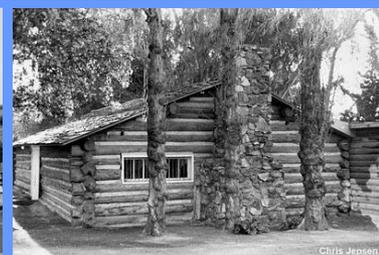
- Eligible for National Register of Historic Places
- Listed on California Register of Historical Resources
- Identified in Local Historical Resources Survey



*“Historical Resources”  
Must Have Both:  
Significance &  
Integrity*



- Located Within Historic District Boundaries
- and
- Retain Sufficient Integrity to Contribute to District Significance
- or
- Individually Meet Established Significance Criteria for Register Program
- and
- Retain Sufficient Integrity to Convey Significance





# Huntington Beach Historic Survey

G | P | A

## Survey Methodology

- Inventoried 2,403 properties that were more than 50 yrs. old
- Developed an Updated Historic Context Statement
- Coordinated with the City Staff and Historic Resources Board
- Identified:
  - Historic Districts (new & old)
  - Individually Significant
  - Non-significant Buildings



# Huntington Beach Historic Survey

G | P | A

## Historic Context Themes

- Geological History
- Native American History
- Early Settlement and Agricultural Development (1848-1919)
- Beach Town Resort (1901- 1920)
- Oil Boom Years (1920-1950)
- Recreation and Leisure (1901-1950)
- Wintersburg and Oceanview (1880s-1941)
- Infrastructure and Civic Government
- Religion and Cultural History
- Commerce and Trade
- World War II
- Post World War II Boom Years (1946-Present)



CITY OF  
HUNTINGTON BEACH  
CALIFORNIA

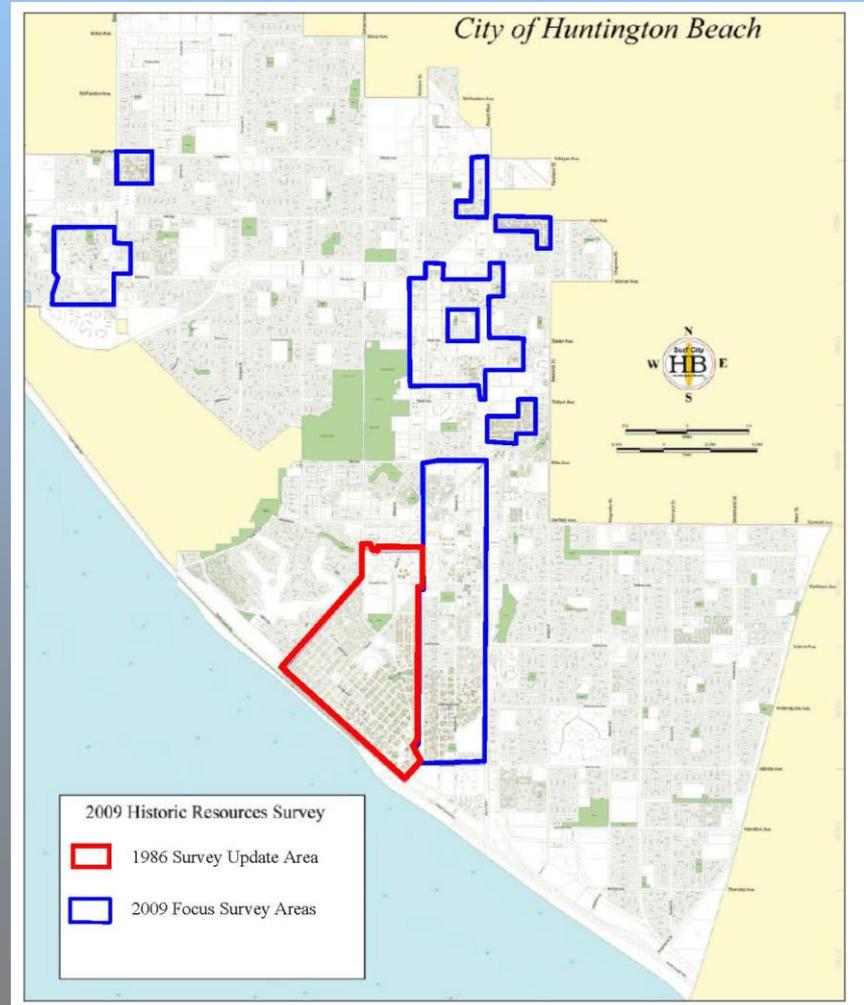
Surf City USA®



G | P | A

# Survey Area

# Huntington Beach Historic Survey



CITY OF  
HUNTINGTON BEACH  
CALIFORNIA

Surf City USA®



# Huntington Beach Historic Survey

G | P | A

Survey  
Identified

- Properties that are currently listed on the NR, CR
- Properties that individually appear eligible for the CR
- Properties that contribute to historic districts
- Properties that may warrant special consideration in planning
- Properties that will require further evaluation in the future
- Properties that are not historically significant



CITY OF  
HUNTINGTON BEACH  
CALIFORNIA

Surf City USA®



G | P | A

# Survey Results

## Huntington Beach Historic Survey

Identified in  
Updated  
Landmark  
list

260

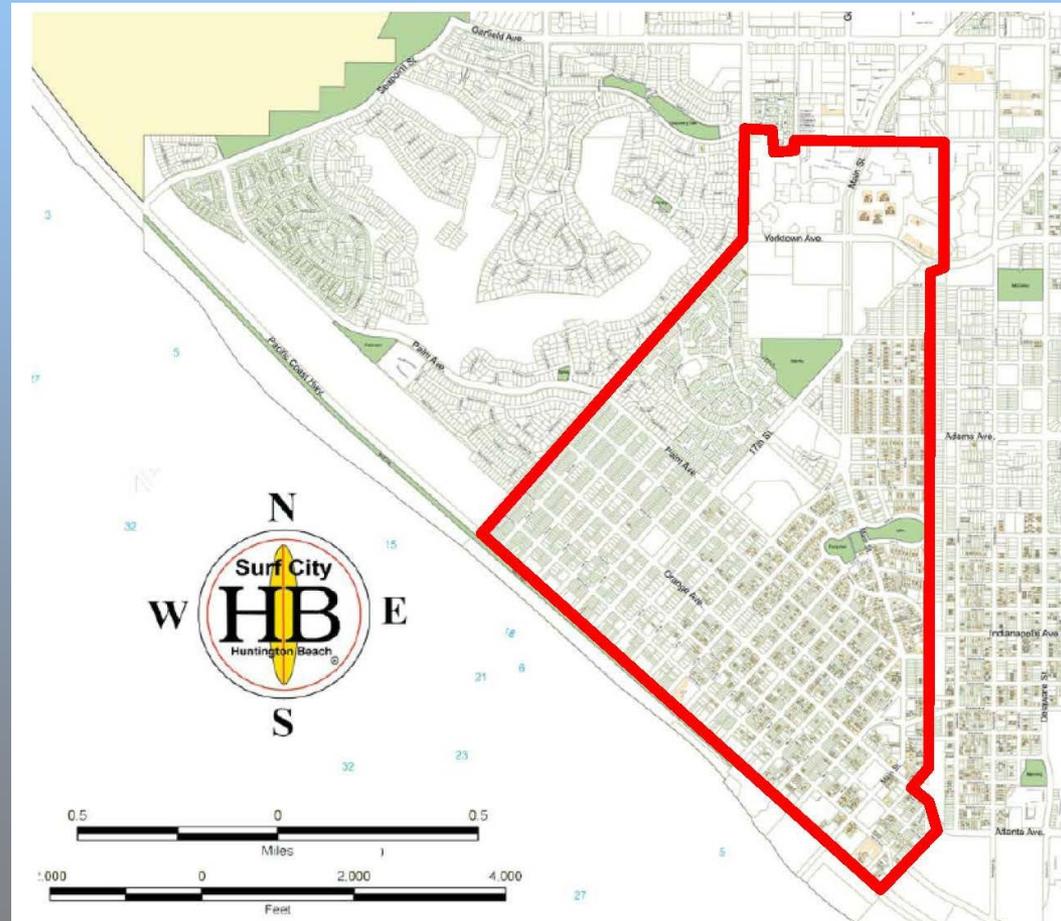
Approx. 2,143  
NOT significant



G P A

# 1986 Survey Update

## Huntington Beach Historic Survey



Map E: Map of 1986 Survey Area (shown as red hatched area in previous figure).



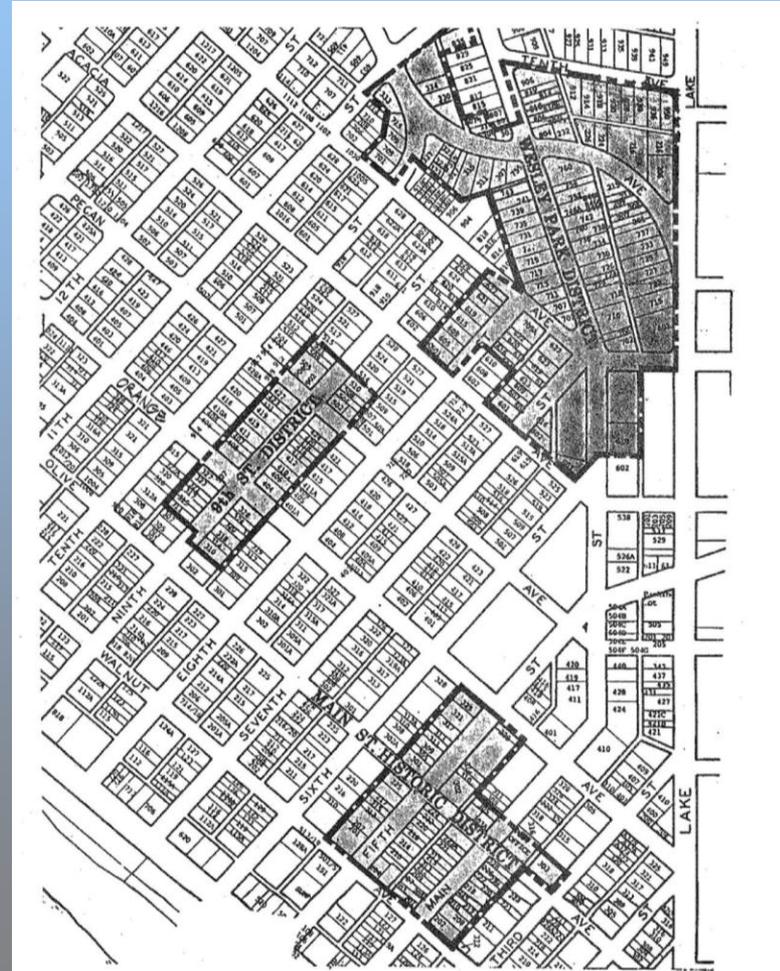
G P A

# Identification of Historic District

## Huntington Beach Historic Survey

1986 Survey  
Identified  
3 Districts:

- Wesley Park
- 9<sup>th</sup> Street
- Main Street



Map F: 1986 Proposed District Boundaries for Wesley Park, Ninth Street and Main Street (Commercial) areas.





G | P | A

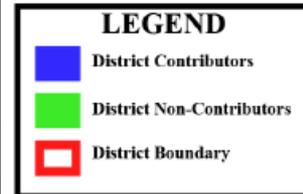
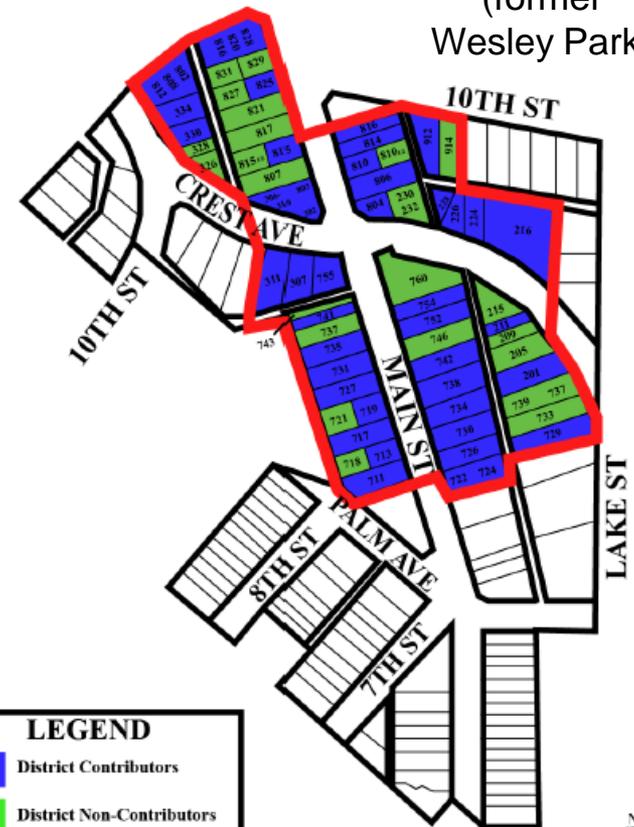
# Update of Historic Districts

## Huntington Beach Historic Survey

(53) Contributing  
(25) Non-Contributing

### MAIN STREET-CREST AVENUE HISTORIC DISTRICT

(former  
Wesley Park)



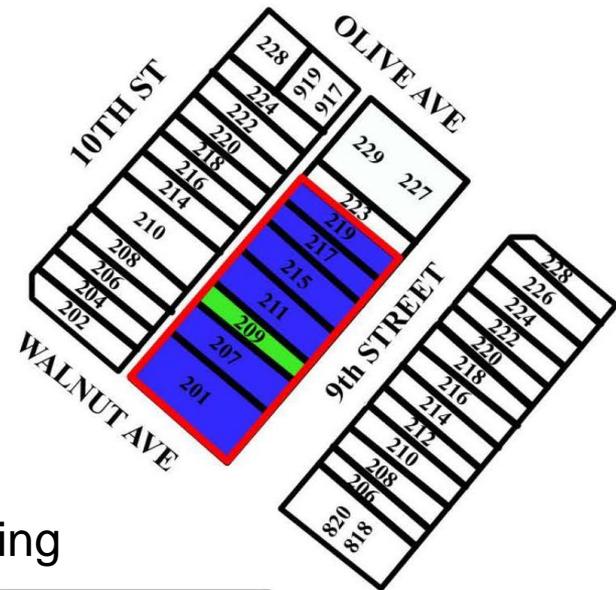


G P A

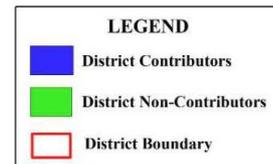
# Update of Historic Districts

## Huntington Beach Historic Survey

### 9TH STREET HISTORIC DISTRICT



(6) Contributing  
(1) Non-Contributing



Map H: 2012 Proposed District Boundaries for Revised 9<sup>th</sup> Street Historic District.

*New Landmark List  
Includes:  
260 properties*



- Properties currently on National Register
- Properties individually eligible for the National Register or California Register
- All extant properties from prior landmark list (that still retain integrity)
- Contributing buildings within historic districts
- Intact and significant properties from 1986 survey



*California  
Environmental  
Quality Act (CEQA)*



- CEQA (discretionary actions) requires ALL properties more than 50 years old be evaluated for historic significance before altered or demolished
- HB survey identified 2,143 out of the 2,403 properties that are NOT historic and will therefore NOT require further review
- 260 were identified as historic, but will not require any NEW regulatory requirements that were not already required per CEQA



*What does it mean to  
be a Historic  
Landmark?*



- May be eligible for financial and development incentives (e.g. Mills Act)
- Afforded some level of protection by State law
- Demolition would require environmental analysis under CEQA
- Alterations/additions may possibly be permitted, but must meet the Secretary of the Interior's Standards to comply with CEQA





*Next Steps Include:*

Public hearing before the  
Planning Commission and  
City Council (tentatively Feb.-  
April 2015)





# Questions?

