



**Re: Letter**

Friday, July 10, 2009 8:01 PM

**From:** "Richardson Gray" <richardson.gray@yahoo.com>

**To:** Synrgy4@aol.com

Hi Connie,

Thank you for your reply. I had figured that as important as the Cultural Center is for your members, you probably would have a copy of its feasibility study. I was trying to cover all the bases.

Thanks again. See you soon.

Richardson Gray

--- On Fri, 7/10/09, Synrgy4@aol.com <Synrgy4@aol.com> wrote:

From: Synrgy4@aol.com <Synrgy4@aol.com>

Subject: Letter

To: richardson.gray@yahoo.com

Cc: makinwavessalon@yahoo.com

Date: Friday, July 10, 2009, 12:32 PM

Richardson: We have received your letter, and this is to inform that we have not received a copy of the "Cultural Center Feasibility Study" either.

Cornie Pedenko, Executive Director/Consultant  
HB Downtown Business Improvement District  
Main Office #: (714) 536-8300; Home Office/Fax (714) 841-3034  
Cell (714) 655-0569

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Summer concert season is here! [Find your favorite artists on tour at TourTracker.com.](http://www.TourTracker.com)



**Report**

Saturday, July 18, 2009 4:36 PM

**From:** "Natalie Kotsch" <nataliekotsch@yahoo.com>

**To:** "Richardson Gray" <richardson.gray@yahoo.com>

Hello Richardson,  
No one has shared the report with me.  
Regards  
Natalie

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**Jennifer McGrath**  
City Attorney

**OFFICE OF  
CITY ATTORNEY**

**P.O. Box 190  
2000 Main Street  
Huntington Beach, California 92648**  
Telephone: (714) 536-5555  
Facsimile: (714) 374-1590

**Paul D'Alessandro, Assistant City Attorney**  
**Scott Field, Assistant City Attorney**  
**Neal Moore, Sr. Deputy City Attorney**  
**Leonie Mulvihill, Sr. Deputy City Attorney**  
**John Fujii, Sr. Deputy City Attorney**  
**Daniel K. Ohl, Deputy City Attorney**  
**Sarah Sutton, Deputy City Attorney**  
**Mike Vigliotta, Deputy City Attorney**

July 21, 2009

**Richardson Gray**  
415 Townsquare Lane #208  
Huntington Beach, CA 92648

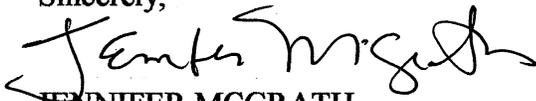
**Re: Public Records Act Request**  
**Feasibility Study of the Main Street Library and its Surrounding Triangle Park**

Dear Mr. Gray,

This is a response to your letter dated July 7, 2009, in which you request certain public records, pursuant to California Public Records Act.

The Cultural Center Feasibility Study to which you refer was actually a preliminary market demand study paid for by private funding to the Huntington Beach Marketing and Visitors Bureau. The study was not conducted at the City's request, nor paid for by public funds. The City does not have a copy of the study and therefore the City has no documents to disclose.

Sincerely,

  
**JENNIFER MCGRATH,**  
City Attorney

JM/k



**Triangle Park**

Wednesday, July 15, 2009 11:28 AM

**From:** "Ferrera, Caren" <CFerrera@surfcity-hb.org>

**To:** richardson.gray@yahoo.com  
88558.PDF (427KB)

<<88558.PDF>>

Hi, Mr. Gray:

As we discussed in my office early last week, I do not have a document related to Triangle Park referred to in your formal request for records. However, I did come across a record from 1994 that may be peripherally related and one that I thought you might like to review. I'm only sending you the first 13 pages (ref: Sys 19135) of this 208 page document. If you think you'd like to see the whole thing, let me know and I'll send it right away.

The document was prepared by a consultant and creates a Cultural Master Plan for the City. It talks about the expansion potential of the Art Center and the Central Library, but appears to be oddly silent on the Main Street Library.

Regards,

Caren Ferrera  
Sr Deputy City Clerk  
714/374-1559



**Re: Request for Documents**

Thursday, July 30, 2009 9:12 PM

**From:** "Richardson Gray" <richardson.gray@yahoo.com>

**To:** "CarenFerrera" <CFerrera@surfcity-hb.org>

Dear Caren:

Thanks again for your response. I will await any replies that I receive from the City's other departments.

Richardson Gray  
415 Townsquare Lane #208  
Huntington Beach, CA 92648  
714-348-1928  
richardson.gray@yahoo.com

--- On Thu, 7/30/09, Ferrera, Caren <CFerrera@surfcity-hb.org> wrote:

**From:** Ferrera, Caren <CFerrera@surfcity-hb.org>  
**Subject:** Request for Documents  
**To:** "Richardson Gray" <richardson.gray@yahoo.com>  
**Date:** Thursday, July 30, 2009, 10:22 AM

Johanna does not actually possess any documents. She would have served as liaison and forwarded your request on to other departments. Each department that has a document related to your request would respond to you separately.

I provided you with the only document housed in the City Clerk's office that relates to your specific request. I'm very sorry I can't speak to what documents other departments may have.

Caren

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**From:** Richardson Gray [mailto:richardson.gray@yahoo.com ]  
**Sent:** Wednesday, July 29, 2009 5:33 PM  
**To:** Ferrera, Caren  
**Subject:** Fw: Re: Request for Documents

Dear Caren:

Thank you for your email today with the electronic file for the 1994 Cultural Master Plan.

I am forwarding to you the email I received last week from Rebecca Ross of your office. A member of the press had told me the best way to get City documents was through the Clerk's

office, by asking for any documents in the City's possession, which is what I intended in my July 21st records request.

Have you heard any report back from Johanna in Administration about any other documents that the City possesses related to the proposed cultural center and parking at Main Street Library and its surrounding Triangle Park ? I know that the City has many such documents in its possession, and I would like to review them all at one time.

Thank you for following up on my request and getting back to me about your progress. I hope you had good week off. I appreciate your help on my questions.

Richardson Gray  
415 Townsquare Lane #208  
Huntington Beach , CA 92648  
714-348-1928  
[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)

--- On **Thu, 7/23/09**, Richardson Gray <[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)> wrote:

From: Richardson Gray <[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)>  
Subject: Re: Request for Documents  
To: "RebeccaRoss" <[RRoss@surfcity-hb.org](mailto:RRoss@surfcity-hb.org)>  
Date: Thursday, July 23, 2009, 3:19 PM  
Dear Ms. Ross:

Thank you for your update. I will look forward to your formal reply by the end of next week, Friday, July 31st. I appreciate your cooperation.

Richardson Gray

--- On **Thu, 7/23/09**, Ross, Rebecca <[RRoss@surfcity-hb.org](mailto:RRoss@surfcity-hb.org)> wrote:

From: Ross, Rebecca <[RRoss@surfcity-hb.org](mailto:RRoss@surfcity-hb.org)>  
Subject: Request for Documents  
To: [richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)  
Cc: " Flynn, Joan " <[jflynn@surfcity-hb.org](mailto:jflynn@surfcity-hb.org)>, " Ferrera, Caren " <[CFerrera@surfcity-hb.org](mailto:CFerrera@surfcity-hb.org)>, "Stephenson, Johanna" <[Johanna.Stephenson@surfcity-hb.org](mailto:Johanna.Stephenson@surfcity-hb.org)>  
Date: Thursday, July 23, 2009, 12:10 PM

Good morning Mr. Gray,

Yesterday we received your letter requesting city documents – thank you for writing.

Caren, our Records Manager, will return from vacation on Monday and will contact you regarding records in the City Clerk's Office. We will also forward your request to Johanna in Administration. Johanna will coordinate further research concerning citywide documents you may need which we would not have in the City Clerk's department.

Again, thank you for your inquiry.

Have a great day!

Rebecca Ross  
Senior Deputy City Clerk  
City of Huntington Beach  
714.536.5209

[www.surfcity-hb.org](http://www.surfcity-hb.org)

Apply for your passport in the City Clerk's Office!

 *please think of trees before you print*



**BARGAIN AND SALE DEED  
CORPORATION**

THIS INDENTURE, Made the seventh day of August in the year of our Lord nineteen hundred and seventeen

Between HUNTINGTON BEACH COMPANY, a Corporation organized under the laws of the State of California and having its principal place of business in the City of Los Angeles County of Los Angeles, and State of California, the party of the first part, And THE CITY OF HUNTINGTON BEACH a Municipal corporation of the County of Orange, State of California, the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars gold coin of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all these certain lots, pieces or parcels of land, situate in the City of Huntington Beach, County of Orange and State of California, and particularly described as follows, to-wit:

Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 of Block Five Hundred and Five (505) as per Map of Main Street Section of the City of Huntington Beach as recorded in Book Three (3) at page Forty-three (43), Miscellaneous Maps, Records of said County of Orange, State of California.

It is hereby covenanted and agreed, however, with a covenant running with the land that the party of the second part shall maintain and keep in good condition the aforesaid property as a public park and for no other purpose, otherwise the title hereby granted shall revert to and be vested in the grantor herein, or in its successors or assigns, and it or its successors or assigns shall be entitled to the immediate possession thereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances unto the said party of the second part, and to its heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused its corporate name and seal to be affixed by its Vice President and Secretary, duly authorized to do so and bear in this indenture first above written.

((CORPORATE SEAL))

HUNTINGTON BEACH COMPANY  
By H. L. Haffner Vice President  
By H. Levinson Secretary

B



H.B.D.R.A.

Huntington Beach Downtown Residents Association

c/o Richardson Gray  
415 Townsquare Lane #208  
Huntington Beach, CA 92648  
714-348-1928  
richardson.gray@yahoo.com

February 4, 2009

**HAND DELIVERED**

Kate Hoffman  
Liaison  
Historical Resources Board  
City of Huntington Beach  
Huntington Beach Arts Center  
538 Main Street  
Huntington Beach, CA 92648

**Re: City of Huntington Beach Environmental Review  
Landmark Designation for Historic Preservation  
Main Street Library, 525 Main Street, Huntington Beach**

Dear Ms. Hoffman:

After our trading voice mails last week, we thought it best to write you about our recommendations that the City now begin its environmental review to designate the Main Street Library as a landmark for historic preservation. With this letter, we formally request that the Historic Resources Board (the "HRB") consider our recommendations at your next Board meeting and take official action on them, either accepting our recommendations or rejecting them. In case you need it for circulation, we have attached a representative photograph of the Main Street Library.

Please let me know the date of your next Board meeting, as I plan to attend. I understand that all of your Board meetings are on Fridays at 1:30 PM at the Huntington Beach Arts Center.

We are a group of local voters who have founded the Huntington Beach Downtown Residents Association (the "DRA") on two complementary principles. The first is that solid residential neighborhoods surrounding downtown are invaluable in building and maintaining a



Kate Hoffman  
February 4, 2009  
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strong recreational, retail, and cultural climate along and near Main Street and Pacific Coast Highway. The second is that a pleasant and family-oriented recreational, retail, and cultural district provides an attractive set of amenities for residents and visitors of downtown. Our mission is to ensure that the concerns of residents regarding downtown receive a fair hearing with the City's government. Membership in our organization is open to any Huntington Beach registered voter who has an interest in improving the quality of life for the residential neighborhoods near downtown.

In visiting the Art Center's current centennial exhibition on historic Huntington Beach, many of us were struck by the fact that a majority of the photographs are of historically significant buildings that have been demolished. Only a handful of the pictured historic structures remain standing.

Given that the City has made a proposal, in its December 4, 2008 Draft Environmental Impact Report for downtown (the "Draft EIR"), to redevelop the Main Street Library and its surrounding Main Street Park, we think it is crucial that efforts to preserve the Main Street Library are commenced as soon as possible. A copy of the City's proposal for the redevelopment of the Main Street Park and Main Street Library is enclosed. As you can see from this proposal, the City thus far has made *no* commitment to preserve the historic Main Street Library building: "The existing library building *may* be maintained . . . [Emphasis Added]."

As part of the DRA's public comments on the Draft EIR, we noted the historic character of the Main Street Library and the fact that the Main Street Library and Main Street Park have sat undisturbed in their current states for over fifty (50) years. In response to this part of our public comments, the City must address the historic importance of the Main Street Library in its Final EIR, which is due to be issued in Spring 2009.

The Main Street Library served as the City's primary library from its opening in 1951 until the Central Library was finished in 1975. The prominent Los Angeles architectural firm of McLellan, MacDonald and Marcwith designed the structure. We understand that the Main Street Library was only the second building in all of Southern California to use tilt-up concrete panels as its method of construction, and in a very innovative, distinctive, and attractive form. In order to honor this significant local history, we want the City to work toward designating the Main Street Library building as a landmark for preservation.

As we understand from the minutes from the July 18, 2008 HRB Board meeting, the City currently is in the process of updating its 1983 survey of historic structures. The DRA recommends that the Main Street Library be included on this survey as one of the most important historic buildings in downtown.



Kate Hoffman  
February 4, 2009  
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Per the attached page from the website for the State of California's Office of Historic Preservation, this updated Huntington Beach historic survey, including its listing of the Main Street Library, could be placed on the California Register of Historic Places. The DRA recommends that the City submit its updated survey for placement on this California Register. Once on the California Register, the Main Street Library's historic status necessarily would be considered in reviews under any future Environmental Impact Reports pursuant to the California Environmental Quality Act ("CEQA"), without a need for prompting, such as the DRA's public comments to the presently outstanding Draft EIR.

At its 58 years and by retaining its historically accurate appearance today, the Main Street Library as well should meet the Age and Integrity tests for placement on the National Register of Historic Places. Similarly, the Main Street Library's architectural significance, due to the stature of its architects and its status as the second tilt-up concrete panel building in Southern California, should aid its consideration for the National Register. Finally, its history as the primary library in Huntington Beach for nearly 25 years, its position as the largest Huntington Beach branch library today, and Huntington Beach's significance as having the largest city library system in Orange County, all should aid the Main Street Library's prospects for the National Register. For your reference, we have attached a page from the website of the National Register of Historic Places. For all of these reasons, and as a further step toward permanently protecting the Main Street Library, the DRA recommends that the City complete the work toward nominating the Main Street Library for the National Register.

This month a number of our group's members expect to meet individually with each City Council Member and each Planning Commission Member about the City's development proposal for the Main Street Park and Main Street Library. For these meetings, it would be helpful for us to receive feedback from you soon about the expected chronology of the Main Street Library's environmental review for historic preservation.

Per my voicemail to you from today, a few DRA members also would like to meet with you individually, to talk about the Art Center's interest in the City's proposal to redevelop the Main Street Park and Main Street Library as a performing arts or cultural center. In the next few days, I will call you to get the date for the Historical Resources Board's next meeting and to schedule a time for a couple of our group's members to meet with you. We look forward to meeting with you. Thank you for your consideration and support.

Sincerely yours,

Richardson Gray

cc: Kelly Rivers, President, Huntington Beach Historical Society, Inc.  
Members of the Huntington Beach Downtown Residents Association



H B D R A

Huntington Beach Downtown Residents Association

c/o Richardson Gray  
415 Townsquare Lane #208  
Huntington Beach, CA 92648  
714-348-1928  
richardson.gray@yahoo.com

April 17, 2009

Kate Hoffman  
Staff Liaison  
Historical Resources Board  
City of Huntington Beach  
Huntington Beach Art Center  
538 Main Street  
Huntington Beach, CA 92648

**Re: Main Street Library, 525 Main Street, Huntington Beach**

Dear Kate:

Per the attached schedule for the Downtown Specific Plan, from the City's Economic Development Department, you can see that a number of internal reviews are planned over the next few weeks before a revised Environmental Impact Report (EIR) is issued in late May. Similarly, half a dozen public meetings will take place between now and the Council's vote on August 17<sup>th</sup>. The Final EIR should include land use proposals for the Main Street Library and its surrounding park.

Our Downtown Residents Association (DRA) now has over 150 members. Together we have gathered more than 1,700 signatures from Huntington Beach registered voters for our petition to preserve the Main Street Library and its park. By the time of the Council's vote in August, we are confident that over 3,000 local voters will have signed our petition.

With the City's timeline in mind, as a part of the DRA's continuing efforts to preserve the Main Street Library, we conducted some research over the last month. From the Orange County Archives, we have enclosed a copy of the architect's rendering and two construction photographs of the library, all from 1950.