



City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Ricky Ramos, Senior Planner *RR*
DATE: February 24, 2015

SUBJECT: NEGATIVE DECLARATION NO. 14-005/GENERAL PLAN AMENDMENT NO. 08-009 (HISTORIC AND CULTURAL RESOURCES ELEMENT UPDATE)

APPLICANT: City of Huntington Beach
LOCATION: Citywide

STATEMENT OF ISSUE:

- ◆ Negative Declaration No. 14-005 request:
 - Analyze the potential environmental impacts associated with the adoption and implementation of the Historic and Cultural Resources Element update.
- ◆ General Plan Amendment No. 08-009 request:
 - Update the Historic and Cultural Resources Element (HCRE) of the General Plan.
- ◆ Staff's Recommendation:
Approve Negative Declaration No. 14-005 and General Plan Amendment No. 08-009 based upon the following:
 - The project will not have a significant adverse impact on the environment.
 - The updated HCRE is consistent with the General Plan and reflects the City's current goals, objectives, and policies that will guide future decisions regarding historic structures.
 - The project includes a Historic Context and Survey Report which identifies an updated list of potential historic structures (local landmarks list) which can be used to assist the City in managing its historic preservation goals.

RECOMMENDATION:

Motion to:

- A. "Approve Negative Declaration No. 14-005 with findings (Attachment No. 1);"
- B. "Approve General Plan Amendment No. 08-009 and forward draft City Council Resolution (Attachment No. 2) to the City Council for adoption"

ALTERNATIVE ACTION(S):

The Planning Commission may take an alternative action such as:

“Continue Negative Declaration No. 14-005 and General Plan Amendment No. 08-009 and direct staff accordingly.”

PROJECT PROPOSAL:

Negative Declaration (ND) No. 14-005 represents a request to analyze the potential environmental impacts associated with the adoption and implementation of the Historic and Cultural Resources Element update pursuant to Chapter 240 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and the California Environmental Quality Act (CEQA).

General Plan Amendment (GPA) No. 08-009 represents a request to update the Historic and Cultural Resources Element (HCRE) of the General Plan pursuant to the California Planning and Zoning Laws.

The current General Plan was adopted in 1996 and serves as policy framework for future development of the city. The HCRE is one of the General Plan Elements and guides the City’s decisions regarding historic and cultural resources by identifying goals, objectives, policies, and implementation programs as well as providing technical information and outlining issues regarding the protection of the city’s historic resources and provision of arts/cultural services.

Only the historic resources component of the HCRE is proposed to be updated at this time. The cultural resources component is not being revised. The City initiated the update because the existing local landmarks list in Table HCR-2 of the HCRE requires updating. Many of the properties listed in the local landmarks list have since been demolished or significantly altered while others are archaeological or not historic. In addition, the update also allows the City to give a fresh look at the goals, objectives, policies, and implementation to make sure they continue to address the city’s long-term needs.

Study Session: The request was presented to the Planning Commission for study session on February 10, 2015. The following questions were raised that required further follow up by staff:

1. Is there a public review process for updating the local landmarks list?

Policy HCR 1.1.1 of the HCRE has been modified to reflect that comprehensive updates to the citywide survey of historic resources are subject to City Council approval.

2. Is there a generic name that can be used in Implementation Program I-HCR 8 to refer to the Huntington Beach Conference and Visitor’s Bureau?

Implementation Program I-HCR 8 has been modified to address this issue.

ISSUES:

General Plan Conformance:

Staff reviewed the draft HCRE update for consistency with the other General Plan Elements. Only a minor follow up modification to the Coastal Element is needed to be consistent with the HCRE update. The draft HCRE is consistent with the existing goals, objectives, and policies of the General Plan as follows:

A. Land Use Element

Policy LU 4.2.2 - Permit historically significant buildings to vary from standard City codes; providing that the variations do not endanger human life and buildings comply with the State Historical Code.

Policy LU 4.3.3 - Provide economic assistance, as funds are available, for the improvement of physically deteriorated structures in the City.

Objective LU 15.3 - Facilitate the preservation of historically and architecturally significant points, structures, sites and districts.

Policy LU 15.3.1 - Encourage that structures designated with a "Historic Preservation Overlay" be retained, unless infeasible due to structural conditions or costs that prohibit a reasonable economic use of the property.

B. Coastal Element

Objective C 5.1 - Identify and protect, to the maximum extent feasible, significant archaeological, paleontological and historic resources in the Coastal Zone.

Policy C 5.1.6 - Reinforce downtown as the City's historic center and as a pedestrian-oriented commercial and entertainment/recreation district, as follows: 1. Preserve older and historic structures; 2. Require that new development be designed to reflect the Downtown's historical structures and Downtown design guidelines; 3. Amend the Downtown Specific Plan (as an LCP amendment subject to Commission certification) to: a. Coordinate with the Citywide Design Guidelines; b. Incorporate historic preservation standards and guidelines; c. Coordinate Downtown development and revitalization with policies and programs of the Historic and Cultural Resources Element.

C. Recreation and Community Services Element

Policy RCS 1.1.2 - Combine sites that contain historic or natural features with recreational learning opportunities, where possible.

The goals, objectives and policies in the updated HCRE support those listed above by, among others, encouraging the identification and maintenance of historic structures as well as participation in financial incentives like the Mills Act which the City has recently adopted.

Zoning Compliance: Not applicable.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

Staff has prepared ND No. 14-005 pursuant to Section 240.04 of the HBZSO and the provisions of CEQA and determined that no significant impacts are anticipated as a result of the proposed project. The Planning Division advertised draft ND No. 14-005 for a 30-day public review period commencing on November 6 and ending on December 5, 2014. Two comment letters were submitted and a response and errata have been included with the attached ND.

Historic Resources Board (HRB) Comments: HRB identified what it believes are some shortcomings of the new historic survey and provided several recommended corrective actions that essentially involve adding more properties to the local landmarks list. The HRB's comments are provided and addressed in Attachment No. 3.

Environmental Board Comments: The Environmental Board was notified of the Negative Declaration and did not submit any comments.

Prior to any action on GPA No. 08-009, it is necessary for the Planning Commission to review and act on ND No. 14-005. Staff, in its initial study of the project, is recommending that the negative declaration be approved with findings.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements: Not applicable.

Public Notification:

Legal notice was published in the Huntington Beach Wave on February 12, 2015 and notices were sent to property owners of record and tenants of the 258 local landmarks identified in the recent survey, individuals/organizations requesting notification (Planning Division's Notification Matrix), and interested parties. As of February 17, 2015, no additional communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:
June 16, 2014

MANDATORY PROCESSING DATE(S):
Not applicable

ANALYSIS:

The following provides an overview of the Historic and Cultural Resources Element and the key updates.

Overview and Key Changes

The updated HCRE is organized into four main sections: *Technical Synopsis; Issues; Goals, Objectives, and Policies; and Implementation Programs.*

The *Technical Synopsis* section contains background information including the city's historic context and predominant architectural styles. The *Issues* section outlines a list of major concerns that have been identified regarding historic structures. The *Goals, Objectives, and Policies* section describes what the city would like to achieve and provides policy guidance relating to managing the city's historic structures. The *Implementation Programs* section includes the actual steps that can be taken to ensure the goals, objectives, and policies of the HCRE are met.

The HCRE update includes the following notable changes which are shown in Attachment 4:

1. Technical Synopsis and Issues – These sections include an update to the historic context of the city and its predominant architectural styles by incorporating information from the associated Historic Context and Survey Report explained later on in this staff report. The issues relating to historic structures were also reviewed and updated. All the existing outdated tables and exhibits, including the local landmarks list in Table HCR-2, are being deleted. Instead of continuing to include a local landmarks list in the HCRE, the City will maintain a separate local landmarks list which includes all the properties in the city that have been identified as having historic significance as a result of a recent survey as well as future survey updates. This will allow future updates to the list as needed without requiring an amendment to the HCRE.

Table HCR-2 (1991) lists 79 local landmarks comprised of 212 properties. One of the 79 landmarks is the Wesley Park neighborhood which consists of 134 properties alone. The current status of these landmarks is noted in Attachment 5 and summarized as follows:

- 79 properties have been carried over into the updated landmarks list;
 - 133 properties have been demolished, heavily altered, or are not historic and have been removed from the updated landmarks list.
2. Goals, Policies, Objectives, and Implementation Programs – These sections only required a few revisions to update and clarify existing goals, objectives, policies and implementation programs.

Staff and Galvin Preservation Associates, the City's consultant, prepared and reviewed the changes to the HCRE to make sure they are consistent with the General Plan, appropriate, and reflect the city's long-term interests. The HCRE update was also reviewed by the HRB and their comments were incorporated.

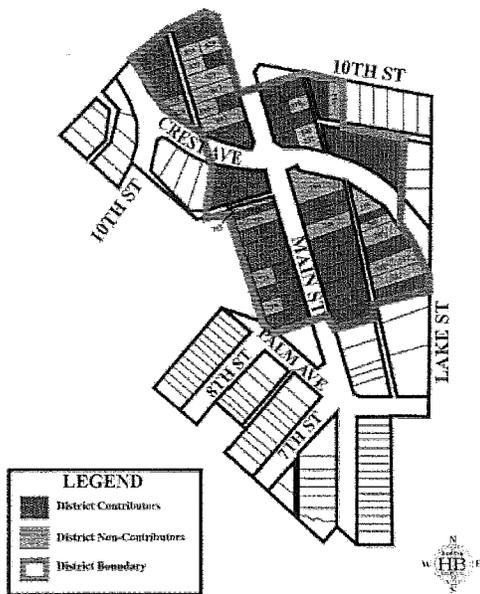
Historical Context and Survey Report:

As part of the HCRE update, Galvin Preservation Associates (GPA) conducted a citywide survey to identify and evaluate potential historic structures in the city. The purpose of the survey is to update and expand the City’s existing 1986 Historic Resources Survey Report and to update the HCRE. The survey included a reconnaissance level survey of all +2,400 buildings in the city that were at least 50 years old when the survey was commenced in 2009, focusing on the historic core areas as well as select buildings located outside the historic core and other outlying areas identified by the HRB.

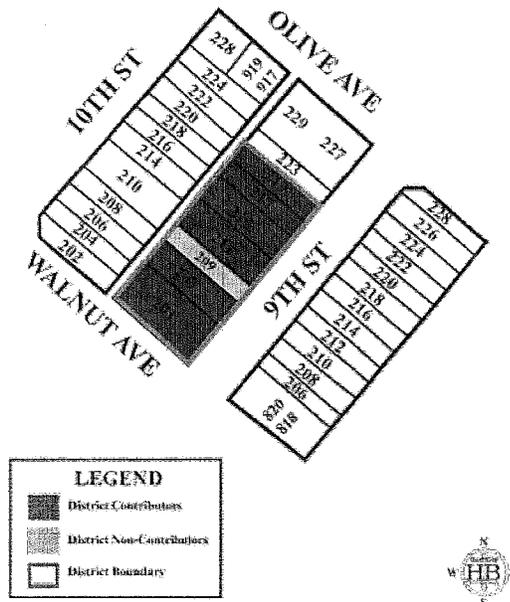
City staff and GPA worked closely with the HRB over several years on the survey and the results are outlined in the 2014 Historic Context and Survey Report. The updated local landmarks (historic structures) list is identified in Appendix B of the Historic Context and Survey Report which is provided as Attachment 6 to this staff report. In addition, GPA reviewed the three previously identified potential historic districts in the 1986 survey and determined that they no longer maintain enough integrity to be considered historic districts according to national, state, and local register criteria. GPA identified two smaller concentrations of buildings in the 2014 Historic Context and Survey Report that would constitute a local historic district as follows:

- a. Main Street-Crest Avenue – This district is located on Main Street and Crest Avenue between 11th Street and Palm Avenue.
- b. 9th Street – This district includes most of the west side of 9th Street between Walnut Avenue and Olive Avenue.

MAIN STREET-CREST AVENUE HISTORIC DISTRICT



9TH STREET HISTORIC DISTRICT



CEQA and Historic Structures:

The updated local landmarks list in Appendix B of the Historic Context and Survey Report identifies 258 local landmarks and would serve as a list of historic structures for purposes of evaluating future projects under the California Environmental Quality Act (CEQA). This list requires periodic update and can be used to assist the City in managing its historic preservation goals. It should be noted that no new regulatory requirements will be imposed on these landmark buildings that did not exist before the survey was conducted. Only some buildings will no longer need an evaluation as a result of the survey (the other ±2,140 properties surveyed that were determined to not be historic).

In 1999, the City established a policy clarifying the level of environmental review for historic structures listed in the General Plan. Basically, any demolition of a listed historic structure was subject to environmental review under CEQA. Additionally, any construction work on a historic resource was required to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties in order to be exempt from environmental review. However, based on recent CEQA research, it has been determined that a ministerial demolition permit or alterations to a historic resource are not subject to CEQA even if the alteration does not comply with the Secretary of the Interior's Standards. If the City wishes to adopt a Preservation Ordinance that requires discretionary approval of proposed demolition or alterations of historic structures, then CEQA would apply to the discretionary action. Absent a Preservation Ordinance, inclusion on the list would not result in triggering CEQA requirements when demolishing or altering a historic structure unless it is proposed within the context of a project requiring discretionary approval by the City or the structure is located within the Downtown Specific Plan where changes to a historic structure are subject to a mitigation measure requiring a report from an architectural historian.

SUMMARY: Staff's Recommendation: Approve Negative Declaration No. 14-005 and General Plan Amendment No. 08-009 based upon the following:

- The project will not have a significant adverse impact on the environment.
- The updated HCRE is consistent with the General Plan and reflects the City's current goals, objectives, and policies that will guide future decisions regarding historic structures.
- The project includes a Historic Context and Survey Report which identifies an updated list of potential historic structures (local landmarks list) which can be used to assist the City in managing its historic preservation goals.

ATTACHMENTS:

1. Suggested Findings of Approval
2. Draft City Council Resolution Approving GPA No. 08-009
3. Negative Declaration No. 14-005 (Includes Environmental Checklist, Response to Comments, Errata to the Negative Declaration, and Comment Letters)
4. Draft Historic and Cultural Resources Element Update (tracked changes)
5. 1991 Existing Local Landmarks Status
6. Historic Context and Survey Report Appendix B (Updated Landmarks List)
7. Historic Context and Survey Report (not attached but available at <http://www.huntingtonbeachca.gov/Government/Departments/Planning/Environmentalreports.cfm>)
8. Historic Context and Survey Report Tracked Changes (not attached but available upon request from the Planning and Building Department)

SH:JV:RR:kdc

ATTACHMENT NO. 1

SUGGESTED FINDINGS FOR APPROVAL

NEGATIVE DECLARATION NO. 14-005

SUGGESTED FINDINGS FOR APPROVAL - NEGATIVE DECLARATION NO. 14-005:

1. Negative Declaration No. 14-005 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of thirty (30) days. Comments received during the comment period were considered by the Planning Commission prior to action on the Negative Declaration and General Plan Amendment No. 08-009.
2. There is no substantial evidence in light of the whole record before the Planning Commission that the project will have a significant effect on the environment.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH APPROVING
GENERAL PLAN AMENDMENT NO. 08-009
(HISTORIC AND CULTURAL RESOURCE ELEMENT UPDATE)**

WHEREAS, the City Council of the City of Huntington Beach has adopted a General Plan; and

The planning and zoning laws of the State of California provide for the adoption and amendment of general plan elements to address local concerns; and

The City Council of the City of Huntington Beach desires to update its General Plan in keeping with changing community needs and objectives; and

The Planning Commission of the City of Huntington Beach, after giving proper legal notice, held a public hearing to consider General Plan Amendment No. 08-009 and recommended approval to the City Council; and

After giving proper legal notice, the City Council of the City of Huntington Beach held a public hearing where public comment was received and the proposed Historic and Cultural Resources Element update and the associated Historic Context and Survey Report were thoroughly reviewed and considered; and

The environmental impacts have been analyzed as part of Negative Declaration No. 14-005 .

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

SECTION 1: That General Plan Amendment No. 08-009, which is an update to the Historic and Cultural Resources Element, is hereby approved. The Director of Planning and Building is hereby directed to prepare and file an updated General Plan Historic and Cultural Resources Element.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach
at a regular meeting thereof held on the _____ day of _____, 2015.

Mayor

REVIEWED AND APPROVED:

City Manager

APPROVED AS TO FORM:



City Attorney

MV-12-22-141

INITIATED AND APPROVED:

Director of Planning and Building

ATTACHMENTS

Exhibit A: Historic and Cultural Resources Element Update

ATTACHMENT NO. 2.2

ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING & BUILDING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 14-005

1. PROJECT TITLE: General Plan Historic and Cultural Resources Element Update

Concurrent Entitlements: General Plan Amendment No. 08-009

2. LEAD AGENCY: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Contact: Ricky Ramos, Senior Planner
Phone: (714) 536-5271

3. PROJECT LOCATION: Citywide

4. PROJECT PROPONENT: City of Huntington Beach

5. GENERAL PLAN DESIGNATION: Various

6. ZONING: Various

7. PROJECT DESCRIPTION

Introduction:

The Historic and Cultural Resources Element (HCRE) is one of the Elements in the Huntington Beach General Plan adopted in 1996. The HCRE is a policy document that guides the City's decisions regarding historic and cultural resources by identifying goals, objectives, policies, and implementation programs as well as providing technical information and outlining issues regarding the protection of the city's historic resources and provision of arts/cultural services. The existing HCRE is available on the city website (www.huntingtonbeachca.gov).

Existing Element:

The existing HCRE is organized into four main sections: *Technical Synopsis; Issues; Goals, Objectives, and Policies; and Implementation Programs.*

The *Technical Synopsis* of the HCRE includes separate sections on historic resources and cultural resources. The historic resources section includes a brief summary of the history of Huntington Beach and the predominant architectural styles that remain in the city today. Figure HCR-1 depicts historic resources that are described in further detail in subsequent pages in the HCRE. Table HCR-2 lists 79

local landmarks comprised of 212 properties that were generated by the Huntington Beach Historic Resources Board (HRB) and considered to be of significant importance to the local community. The significance of a structure or a place is based upon its overall contribution to the community by its historical, cultural, social, or visual function(s). It is the intention of the HRB to place these structures and places on a City listing for protection and/or preservation of the landmark's size, scale, design and/or function.

The HCRE references the Historic Survey of 1986 which was completed to provide documentation of potential historic and cultural resources so that City policies and regulations can be established to protect and preserve these resources while allowing for new development. The Historic Survey of 1986 identified three potential historic districts within the downtown area:

- a. Main Street/Downtown – This district includes the 2nd and a portion of the 3rd blocks of Main Street as well as the 2nd and 3rd blocks of 5th Street.
- b. 9th Street – This district spans from approximately the north half of the 3rd block to the south half of the 5th block of 9th Street.
- c. Wesley Park – This district incorporates an irregular boundary focused along Main Street from Acacia to about 10th and 11th Streets.

The cultural resources section discusses existing cultural facilities and programs as well as resources for arts education. It describes the roles of the Cultural Services Division and Allied Arts Board together with funding for the arts and culture in the community.

The *Issues* section identifies 20 major concerns regarding local historic and cultural resources followed by a *Goals, Objectives, and Policies* section which guides the City's decisions regarding historic and cultural resources. The goals, objectives, and policies promote the preservation and restoration of historic resources as well as the provision of arts and cultural activities in the community. The *Implementation Programs* section outlines specific steps to be taken to implement the goals, objectives, and policies.

Reason for Project:

The City initiated an update to the HCRE because the existing local landmarks list in Table HCR-2 needs updating. Many of the properties listed in the local landmarks list have since been demolished or significantly altered while others are archaeological or not historic.

Proposed Changes:

Only the historic resources component of the HCRE is proposed to be updated at this time. The cultural resources component is not being revised. A copy of the HCRE update is provided in Attachment 1 and includes the following notable changes:

- 1) The history of Huntington Beach and the predominant architectural styles remaining found on pages II-HCR-1 through -5 of the existing HCRE were substantially re-written.
- 2) The historic resources section on pages II-HCR-6 through -16 was substantially re-written.
- 3) Figure HCR-1 (Historical Resources) on page II-HCR-7, Tables HCR-1 (Category Ratings for Historical Landmarks) and -2 (1991 Local Landmarks) on pages II-HCR-8 through -11, and the

photos of historic resources on pages II-HCR-12 and -13 were deleted. Instead of continuing to include a local landmarks list in the HCRE, the City will maintain a separate local landmarks list which includes all the properties in the city that have been identified as having historic significance. This will allow future updates to the list as needed without requiring an amendment to the HCRE. The updated local landmarks list is shown in Appendix B of the City of Huntington Beach Historic Context and Survey Report (updated June 2014).

Table HCR-2 lists 79 local landmarks comprised of 212 properties in 1991. The current status of these landmarks is noted in Attachment 2 and summarized as follows:

- 79 properties have been carried over into the updated landmarks list;
- 133 properties have been demolished, heavily altered, or are not historic and have been removed from the updated landmarks list.

The updated list in Appendix B includes 260 local landmarks and is included as Attachment 3.

- 4) The issues relating to historic resources on pages II-HCR-20 through -23 have been updated and added to.
- 5) Several goals, objectives, policies and implementation programs relating to historic resources found on pages II-HCR-23 through -30 have been updated.

Historical Context and Survey Report:

As part of the HCRE update, Galvin Preservation Associates (GPA) conducted a citywide survey to identify and evaluate potential historic resources in the city. The purpose of the survey is to update and expand the City's existing 1986 Historic Resources Survey Report and to update the HCRE. The survey included a reconnaissance level survey of all buildings in the city constructed prior to 1959 (i.e. structures that are at least 50 years old when the survey was commenced in 2009), focusing on the historic core areas as well as select buildings located outside the historic core and other outlying areas identified by the Huntington Beach Historic Resources Board. The results of the survey are outlined in the Historic Context and Survey Report (updated June 2014) by GPA which is referred to in the HCRE.

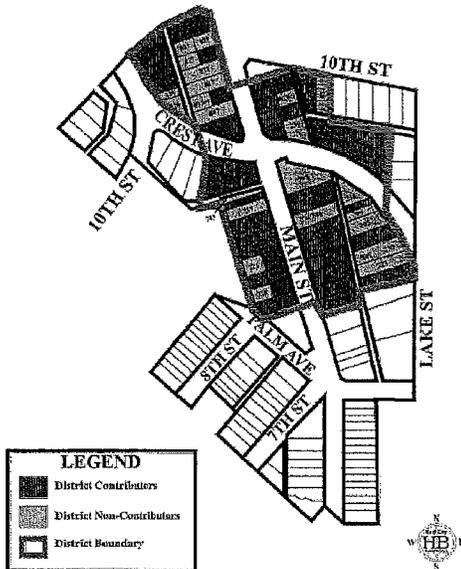
The updated local landmarks list, included in Appendix B of the Historic Context and Survey Report, would serve as a list of historic resources for purposes of evaluating future projects under the California Environmental Quality Act (CEQA). Historic resources on the updated list that are proposed to be demolished would require environmental review under CEQA. Furthermore, any construction work on a historic resource must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties in order to be exempt from CEQA environmental review.

In addition, GPA reviewed the three previously proposed potential historic districts in the 1986 survey and determined that they no longer maintain enough integrity to be considered historic districts according to national, state, and local register criteria. GPA identified two smaller concentrations of buildings in the 2014 Historic Context and Survey Report that would constitute a local historic district as follows:

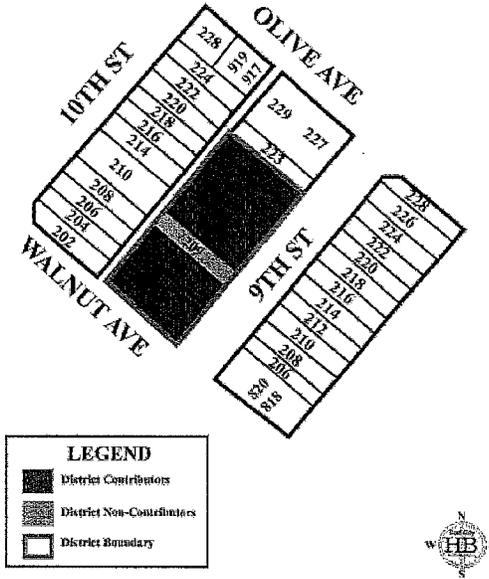
- a. Main Street-Crest Avenue – This district is located on Main Street and Crest Avenue between 11th Street and Palm Avenue.

- b. 9th Street – This district includes most of the west side of 9th Street between Walnut Avenue and Olive Avenue.

**MAIN STREET-CREST AVENUE
HISTORIC DISTRICT**



9TH STREET HISTORIC DISTRICT



The HCRE update does not propose or require any new land use, development projects, or physical changes and would not result in changes in zoning or allowable uses for any property.

- 8. **SURROUNDING LAND USES AND SETTING:** Not applicable
- 9. **OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:** None
- 10. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)** (i.e. permits, financing approval, or participating agreement): None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**

Signature R. Ramos

Date 11/5/14

Printed Name Ricky Ramos

Title Senior Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. "Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XIX at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XIX. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

SAMPLE QUESTION:

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><i>ISSUES (and Supporting Information Sources):</i></p> <p><i>Would the proposal result in or expose people to potential impacts involving:</i></p> <p><i>Landslides? (Sources: 1, 6)</i></p> <p><i>Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I. LAND USE AND PLANNING. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 3, 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1 and 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Physically divide an established community? (Sources: 1 and 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-c: The HCRE update is not in conflict with any applicable land use plan, policy, or regulation of the City. It does not change the General Plan land use or zoning designation on any property. The update is consistent with the other General Plan elements including the policies and objective listed below and any applicable regulations:

Policy LU 4.2.2 – Permit historically significant buildings to vary from standard City codes; providing that the variations do not endanger human life and buildings comply with the State Historical Code.

Objective LU 15.3 – Facilitate the preservation of historically and architecturally significant points, structures, sites and districts.

Policy LU 15.3.1 – Encourage that structures designated with a “Historic Preservation Overlay” be retained, unless infeasible due to structural conditions or costs that prohibit a reasonable economic use of the property.

Several properties that are in the 1991 Local Landmarks list in the existing HCRE are proposed to be eliminated from the list (see Attachment No. 2 for current disposition/status) primarily because they have either been demolished, significantly altered, are archaeological in nature, or are not historic due to age. An updated landmarks list has been prepared with the Historic Context and Survey Report to include only qualified historic resources.

The HCRE update focuses on policies and technical information regarding historic resources and will not conflict with any habitat conservation plan or natural community conservation plan. It does not involve any physical changes that would divide an established community. No impacts are anticipated.

II. POPULATION AND HOUSING. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 3 and 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

elsewhere? (Sources: 3 and 10)

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 3 and 10)

Discussion a-c: The HCRE update does not propose any new homes, businesses, or extensions of roads or infrastructure. It does not involve the displacement of existing housing or residents. It does not change the General Plan land use or zoning designation on any property. No impacts are anticipated.

III. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving (Sources: 1, 3, 10, 13)
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
- ii) Strong seismic ground shaking?
- iii) Seismic-related ground failure, including liquefaction?
- iv) Landslides?
- b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 3, 10)
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 3, 10, 13)
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 3, 10)
- e) Have soils incapable of adequately supporting the use of

septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 1, 3, 10)

Discussion a-e: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any new construction or physical changes. It does not change the General Plan land use or zoning designation on any property. Therefore, it would not expose people or structures to earthquake faults, seismic ground shaking/ground failure, or landslides. It will not result in soil erosion or any other geologic impacts. No impacts are anticipated.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 3, 10)

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 1, 3, 10)

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 1, 3, 10)

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site? (Sources: 1, 3, 10)

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1, 3, 10)

f) Otherwise substantially degrade water quality? (Sources: 1, 3, 10)

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1, 3, 8, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1, 3, 8, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 3, 8, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Potentially impact stormwater runoff from construction activities? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Potentially impact stormwater runoff from post-construction activities? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-p: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any new construction or physical changes. Therefore, it would not affect water quality standards or groundwater supplies, create or contribute to runoff or erosion, or alter existing drainage patterns. It would not expose people or structures to the flood hazard areas or inundation by seiche, tsunami, or mudflows. No impacts are anticipated.

V. **AIR QUALITY.** The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Create objectionable odors affecting a substantial number of people? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-e: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any land use, new construction, or physical changes and will not result in any emissions. It does not change the General Plan land use or zoning designation on any property. Therefore, it would not affect any air quality standards or plans, cause substantial pollutant concentrations, or create objectionable odors. No impacts are anticipated.

VI. **TRANSPORTATION/TRAFFIC.** Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

pedestrian and bicycle paths, and mass transit?
 (Sources: 1, 3, 10)

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
(Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-g: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update is consistent with the General Plan including the Circulation Element. It does not propose any land use, new construction, or physical changes. It does not change the General Plan land use or zoning designation on any property. Therefore, it will not result in any additional traffic or congestion, change in air traffic patterns, increase hazards due to a design feature, or affect emergency access, parking, or any component of the circulation system. No impacts are anticipated.

VII. BIOLOGICAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-f: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any new construction or physical changes. It does not change the General Plan land use or zoning designation on any property. In addition, existing policies for historic tree preservation are not proposed to be deleted or revised as part of the HCRE update. Therefore, it will not result in any habitat or wetland modifications, interference with the movement of any fish or wildlife, tree removal, or conflict with any HCP or NCCP. No impacts are anticipated.

VIII. MINERAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-b: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any new construction, physical changes, or policies that would affect any mineral resource recovery in the city. No impacts are anticipated.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
(Sources: 1, 3, 10)

Discussion a-h: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any land use, new construction, or physical changes and does not involve the transport, handling, use or emission of hazardous materials. It does not change the General Plan land use or zoning designation on any property. It does not include any policies that relate to emergency response or exposure to wildland fires. No impacts are anticipated.

X. NOISE. Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-f: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any policies, new construction, or physical changes, or the establishment of a land use that would generate or expose people to any noise in the short- or long-term. It does not change the General Plan land use or zoning designation on any property. No impacts are anticipated.

XI. PUBLIC SERVICES. Would the project result in

substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police Protection? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other public facilities or governmental services?
(Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-e: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any policies, new construction, or physical changes that would result in an increase in the demand for public services or the need for new or physically altered governmental facilities. It does not change the General Plan land use or zoning designation on any property. No impacts are anticipated.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
(Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the | | | | |

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-g: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to preservation of historic resources in the city. The HCRE update does not propose any policies, land use, new construction, or physical changes that would result in an increase in demand for utilities and service systems or the construction of new facilities. It does not change the General Plan land use or zoning designation on any property. No impacts are anticipated.

XIII. AESTHETICS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-d: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any policies, new construction, or physical changes that would have a substantial adverse impact on a scenic vista or create a new source of light or glare. It does not propose removal or alteration of scenic resources including trees, rock outcroppings, and historic buildings within a state scenic highway. The HCRE update includes policies that encourage rehabilitation of historic structures in accordance with state and federal design standards as well as policies that provide incentives for private property owners to maintain and enhance their structures. No negative impacts are anticipated.

XIV. CULTURAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
(Sources: 1, 3, 4, 5, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
(Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-d: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The following policies were strengthened to provide more protection of historic resources:

HCR 1.1.1 - Continually update the existing citywide survey of historic resources.

HCR 1.1.2 - Consider the designation of any historically significant public trees, archaeological sites, parks, structures, sites or areas deemed to be of historical, archaeological, or cultural significance as a Huntington Beach City Historical Point, Site or District.

HCR 1.1.3 - Consider establishing a historic overlay for historic structures throughout the City. The overlay should be structured to allow the underlying land use to continue as well as support the reuse of the historic structure.

HCR 1.2.1 - Utilize the State of California Historic Building Code, Secretary of Interior Standards for Historic Rehabilitation, and standards and guidelines as prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the site's architectural and historic integrity.

HCR 1.3.1 - Encourage owners of eligible historic income-producing properties to use the tax benefits provided by the 1981 Tax Revenue Act as well as all subsequent and future financial incentives.

The HCRE update does not propose any policies, new construction, or physical changes that would have a substantial adverse impact on a historical, archaeological, paleontological, or geological resource or disturb any human remains. The HCRE update actually promotes the preservation of historic resources in the city that have been identified based on accepted criteria during a recent historic resources survey. As a result of the recent historic resources survey, 260 local landmarks have been identified which is an increase from the original 212 in the existing HCRE. No negative impacts are anticipated.

XV. RECREATION. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Affect existing recreational opportunities? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-c: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any policies, land use, new construction, or physical changes that would increase the use of, or affect park and recreational facilities, or propose the construction or expansion of recreational facilities. It does not change the General Plan land use or zoning designation on any property. Triangle Park and Lake Park have been added to the local landmarks list but it would not affect existing recreational opportunities. No impacts are anticipated.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 3, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 3, 10)
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 3, 10)

Discussion a-c: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any policies, new construction, or physical changes that would convert any farmland to non-agricultural use or conflict with existing zoning for agricultural use. It does not change the General Plan land use or zoning designation on any property. No impacts are anticipated.

XVII. GREENHOUSE GAS EMISSIONS. Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 3, 10)
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1, 3, 10)

Discussion a-b: The HCRE update involves updates to the goals, policies, objectives, implementation programs, and technical information, among others, relating to the preservation of historic resources in the city. The HCRE update does not propose any policies, land use, new construction, or physical changes that will result in any emissions. It does not change the General Plan land use or zoning designation on any property. Therefore, it would not generate greenhouse gas emissions or conflict with any plan, policy, or regulation adopted to reduce greenhouse gas emissions. No impacts are anticipated.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1, 3, 10)
- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1, 3, 4, 5, 10)

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 3, 10)

Discussion a-c: Based on the analysis in Section I-XVII the HCRE is an update to an existing policy document pertaining to historic resources. It does not propose any land use, new construction, or any physical changes. It does not change the General Plan land use or zoning designation on any property. It does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. It would not result in any cumulatively considerable adverse impacts or cause substantial adverse effects on human beings. No impacts are anticipated.

XIX. EARLIER ANALYSIS/SOURCE LIST.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier documents prepared and utilized in this analysis, as well as sources of information are as follows:

Earlier Documents Prepared and Utilized in this Analysis:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Huntington Beach General Plan	City of Huntington Beach Planning and Building Dept., 2000 Main St. Huntington Beach and at http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp/index.cfm
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main St., Huntington Beach and at http://www.huntingtonbeachca.gov/government/elected_officials/city_clerk/zoning_code/index.cfm
3	Draft Historic and Cultural Resources Element Update (June 2014)	See Attachment #1
4	1991 Local Landmarks List with Current Status	See Attachment #2
5	Appendix B (Updated Landmarks List) of Historic Context and Survey Report (Updated June 2014)	See Attachment #3
6	Historic Context and Survey Report (Updated June 2014)	City of Huntington Beach Planning and Building Dept., 2000 Main St. Huntington Beach
7	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning and Building Dept., 2000 Main St. Huntington Beach
8	FEMA Flood Insurance Rate Map (Dec. 2009)	"
9	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
10	City of Huntington Beach CEQA Procedure Handbook	"
11	Trip Generation Handbook, 7 th Edition, Institute of Traffic Engineers	"
12	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
13	State Seismic Hazard Zones Map	"

14 Hazardous Waste and Substances Sites List

www.calepa.gov/sitecleanup/cortese

15 City of Huntington Beach Municipal Code

City of Huntington Beach City Clerk's Office,
2000 Main St., Huntington Beach and at
[http://www.huntingtonbeachca.gov/government/
charter_codes/municipal_code.cfm](http://www.huntingtonbeachca.gov/government/charter_codes/municipal_code.cfm)

RESPONSE TO COMMENTS FOR DRAFT
NEGATIVE DECLARATION NO. 14-005

- I. This document serves as the Response to Comments on the Draft Negative Declaration (ND) No. 14-005. This document contains all information available in the public record related to the ND as of February 9, 2015 and responds to comments in accordance with Section 15088 of the California Environmental Quality Act (CEQA) Guidelines.

This document contains six sections. In addition to this Introduction, these sections are Public Participation and Review, Comments, Responses to Comments, Errata to the Draft ND, and Appendix.

The Public Participation section outlines the methods the City of Huntington Beach has used to provide public review and solicit input on the Draft ND. The Comments section contains those written comments received from agencies, groups, organizations, and individuals as of Dec. 5, 2014. The Response to Comments section contains individual responses to each comment. The Errata to the Draft ND is provided to show corrections of errors and inconsistencies in the Draft Mitigated Negative Declaration.

It is the intent of the City of Huntington Beach to include this document in the official public record related to the Draft ND. Based on the information contained in the public record, the decisionmakers will be provided with an accurate and complete record of all information related to the environmental consequences of the project.

II. PUBLIC PARTICIPATION AND REVIEW

The City of Huntington Beach notified all responsible and interested agencies and interested groups, organizations, and individuals that a Draft ND had been prepared for the proposed project. The City also used several methods to solicit input during the review period for the preparation of the Draft ND. The following is a list of actions taken during the preparation, distribution, and review of the Draft ND.

1. A 30-day public review period starting November 6, 2014 and ending December 5, 2014 for the Draft ND was established.
2. Notice of the Draft ND was published in the Huntington Beach Independent on November 6, 2014. Upon request, copies of the document were distributed to agencies, groups, organizations, and individuals.

III. COMMENTS

Copies of all written comments received as of December 5, 2014 are contained in Appendix A of this document. All comments have been numbered and are listed on the following pages. All comments from letters received have been retyped verbatim in a

comment-response format for clarity. Responses to Comments for each comment which raised an environmental issue are contained in this document.

III. RESPONSE TO COMMENTS

Draft ND No. 14-005 was distributed to interested groups, organizations, and individuals. The report was made available for public review and comment for a period of 30 days.

Copies of all documents received as of December 5, 2014 are contained in Appendix A of this report. Comments have been numbered with responses correspondingly numbered. Responses are presented for each comment which raised a significant environmental issue.

Several comments do not address the completeness or adequacy of the Draft ND, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of the California Environmental Quality Act (CEQA). Such comments are responded to with a "comment acknowledged" reference. This indicates that the comment will be forwarded to all appropriate decision makers for their review and consideration.

HRB-1

Comment:

Honorable Mayor and City Council Members, Chair and Planning Commission

In regard to Draft Negative Declaration (ND) No. 14-005, the Historic Resources Board of Huntington Beach (HRB) would first like to express grateful appreciation to the City and Galvin Preservation Associates (GPA) for the effort to update the Historic Resources Survey for Huntington Beach. That said, there are still several issues that MUST be addressed.

The HRB's concerns regarding the shortcomings of the GPA Draft Survey are and have been the subject of numerous reports and commentaries provided by the HRB over several years.

Response:

These comments do not address the completeness or adequacy of the draft ND, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of CEQA. Comments acknowledged and will be forwarded to all appropriate decisionmakers for their review and consideration.

HRB-2

Comment:

The major remaining issues are summarized:

- The methodology of classification for historic structures was developed under the

original inaccurate Historic Context and has not been sufficiently changed to reflect the copious corrections and additions brought to light by the HRB.

- This misunderstanding of the way the city developed has led to a group of categories with arbitrary dates as borders that do not reflect the city's history accurately enough, therefore miscategorising a significant amount of historic buildings, thus diminishing their significance on, or eliminating them from, the currently proffered historic lists.

Response:

The City has provided sufficient analysis to support the conclusions of the ND. The historic context and historic resource survey were developed in accordance with the Secretary of Interior's Standards and Guidelines for Historic Preservation and National Register Bulletin 24, Guidelines for Local Survey: A Basis for Preservation Planning. The City hired qualified historical professionals who meet the Secretary of Interior's Professional Qualifications for History and Architectural History to complete the Historic Context using industry standards and methodology for how to complete the work. The entire methodology for developing the historic context is provided in the Historic Context and Survey Report starting on page 20. The report provides substantial details on the organization of the historic context based on themes, geography and chronology. In addition, the City and its consultant completed several rounds of additional work to address the HRB's comments and corrections resulting in the final draft of Historic Context and Survey Report.

HRB-3

Comment:

- The situation above leads to a set of diminished historic districts and a diminished number of those districts overall. Several state and national guidelines for preservation documentation provide for methods that allow much greater flexibility in the creation of districts— in size, shape and content (mixing eras, categories, and/or ratios of contributing structures). Those options have been dismissed to a significant degree.

For example, the two proposed historic districts that are being proffered by GPA use two different (thus arbitrary) standards for inclusion of historic structures. The proposed Main Street District is a combination of Early Resort and Oil Boom (but only the early boom, up to 1935) residential structures (not commercial) and the proposed 9th Street District uses only the Early Resort era but includes contributor structures that are neither resort nor oil boom structures. Neither district, nor any smaller groupings of structures (of which there are many) that would qualify, uses discontinuous districting or other recognized districting methodologies that would legitimately qualify more historic resources.

- The districting issue is exacerbated by the initial directive from former Planning Staff to GPA to deliberately keep the Survey's historic districts small to make the idea of restrictive districts more palatable for the public. This directive was kept from the HRB until it's resulting conflicts made the initial draft survey untenable.

Response:

The City has provided sufficient analysis to support the conclusions of the ND. The historic context and historic resource survey were developed in accordance with the Secretary of Interior's Standards and Guidelines for Historic Preservation and National Register Bulletin 24, Guidelines for Local Survey: A Basis for Preservation Planning. The City hired qualified historical professionals who meet the Secretary of Interior's Professional Qualifications for History and Architectural History to complete the Historic Context and Survey Report using industry standards and methodology for how to conduct a survey and identify historic districts. The criteria utilized are based on established National and California Register criteria. In addition, the City and its consultant completed several rounds of additional work to address the HRB's comments and corrections regarding historic districts resulting in the final draft of Historic Context and Survey Report. The additional anecdotal information regarding the direction given to the City's consultant is used to further the commenter's point but does not specifically address the adequacy of the ND.

HRB-4

Comment:

- While significant improvement has been made with additional funding from the City and massive volunteer effort from the HRB, the Survey and its General Plan List of Significant Structures is still not an accurate reflection of the city's historic resources.

Particularly troubling, due to funding limitations, the critical criteria of association with persons or events reflective of local, state or national history has been omitted from this study with the exception of a mere handful of structures either already prominent or identified by the HRB in the course of this study.

Response:

The City has provided sufficient analysis to support the conclusions of the ND. The historic context and historic resource survey were developed in accordance with the Secretary of Interior's Standards and Guidelines for Historic Preservation and National Register Bulletin 24, Guidelines for Local Survey: A Basis for Preservation Planning. The City hired qualified historical professionals who meet the Secretary of Interior Professional Qualifications for History and Architectural History to complete the Historic Context and Survey Report using industry standards and methodology for how to complete the work. The entire methodology for developing the historic context and conducting the survey is provided in the Historic Context and Survey Report. The report provides substantial details on research methods and survey approach. Since the project involves updating a current adopted element of the City's General Plan for which a historic survey was completed and adopted, the survey, in addition to the impact conclusions of the ND, accurately reflect an update to the current General Plan element. While the commenter implies that the scope of the project should have been expanded, it does not undermine the accuracy of the work that was completed for the scope of the proposed project. In addition, the City and its consultant completed several rounds of additional work to address the HRB's comments and corrections resulting in the final draft of Historic Context and Survey Report. The reconnaissance level survey that was

completed by the City's consultant is typical of what many local jurisdictions have done and used for their historic preservation efforts.

HRB-5

Comment:

Further, the HRB considers that incorporating a methodology for additions and or corrections to this Draft Survey is absolutely critical. Regardless of the efforts of all concerned, the likelihood that the fullness of subsequent research will document the nature of structures not identified by this report is significant.

Response:

The City understands that the Historic Context and Survey Report is a living document that will require ongoing update to keep the information current. The Historic and Cultural Resources Element update includes Implementation Program I-HCR 1 which speaks to performing ongoing surveys every five years to maintain updated information.

HRB-6

Comment:

• An auxiliary corrective action meeting between HRB and Planning Staff to allow the HRB to address and correct the issues in the Survey and the resulting diminished lists has discussed the following corrective actions but not implemented/included them:

1. Use full range of districting techniques and tools to include all eligible historic resources in Draft Survey and in General Plan Lists derived from it. (eg: contiguous and discontinuous boundaries, 65% contributor thresholds and status codes reflecting a more accurate application of the National Register of Historic Places criteria for inclusion; especially NR Criterion A and C and CR Criterion 1 and 3.)

Response:

See responses to HRB-3, HRB-4 and HRB-9.

HRB-7

Comment:

2. Apply districting parameters evenhandedly to all potential historic districts, regardless of size, as allowed by NR & CR standards. (eg: Main Street District should include full 1920-1960 Oil Boom Era, not just to 1935. 9th Street District should use same parameters. All other groupings of structures with similar dates/associations should be listed as potential districts)

Response:

See responses to HRB-2, HRB-3 and HRB-4.

HRB-8

Comment:

3. Include a proper protocol for supplementing the qualifying information about the historically significant structures overlooked or miscategorized by the draft survey.

Response:

The comment suggests that historic structures were overlooked or miscategorized by the survey. See responses to HRB-3 and HRB-4. City staff has had numerous meetings with the HRB to discuss their concerns about the survey report and agrees that developing a protocol for supplementing the survey report in between the ongoing periodic survey that is called for in the Historic and Cultural Resources Element update would be useful. The comment does not address a specific impact the suggested mitigation measure would be necessary to ensure mitigation of an impact to a less than significant level.

HRB-9

Comment:

Without the above recommended mitigation measures, adoption of Draft ND No.14-005 will absolutely result in the demolition of many historic resources— a very significant impact on the environment according to CEQA.

Due to the potentially irreversible impacts on our community's historic assets, the HRB regrettably recommends Draft ND No.14-005 not be adopted until these issues can be fully and appropriately corrected. The Board also recommends the City utilize the very well and specifically qualified volunteer HRB members to correct the issues addressed here without further expense to the city.

Response:

The Draft ND concludes that the HCRE and associated Historic Context and Survey Report will not cause a substantial adverse change in the significance of a historic structure. Substantial adverse change in the significance of a historic structure is caused by proposed demolition or alterations that do not comply with federal standards. The HCRE update involves updates to the goals, objectives, and policies among others, that support the preservation of historic structures in the city. The HCRE update does not propose or require any new construction or physical changes such as demolition or alterations of a historic structure that would have a direct substantial adverse impact on a historic structure. In addition, the HCRE update does not propose any policies that would indirectly result in or cause reasonably foreseeable physical changes such as demolition or alterations of a historic structure that would have a substantial adverse impact on a historic structure. Instead, the HCRE update promotes the preservation of historic structures in the city that have been identified in the current survey as well as any future surveys.

The City has provided sufficient analysis to support the conclusions of the ND. The historic context and historic resource survey were developed in accordance with the Secretary of Interior's Standards and Guidelines for Historic Preservation and National

Register Bulletin 24, Guidelines for Local Survey: A Basis for Preservation Planning. The City hired qualified historical professionals who meet the Secretary of Interior Professional Qualifications for History and Architectural History to complete the Historic Context and Survey Report using industry standards and methodology for how to complete the work. It identifies an updated list of historic structures and other data that can be used to assist the City in managing its historic preservation goals. The survey report is a living document that requires periodic update to keep the information current. Therefore, the mitigation measures recommended by the HRB are not needed to avoid any substantial adverse impacts to historic structures as none have been identified.

HRB-10

Comment:

We would very much appreciate the opportunity to expand on these issues if you have any further questions about the background and/or technical issues involved.

Respectfully submitted

Duane Wentworth, Chair, Historic Resources Board of Huntington Beach

Response:

These comments do not address the completeness or adequacy of the draft ND, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of CEQA. Comments acknowledged and will be forwarded to all appropriate decisionmakers for their review and consideration.

Morrissey-1
Comment:

Dear Mr. Ramos:

I request the property located at 406 and 406 ½ Ninth St. Huntington Beach, CA 92648, be removed and not considered as historic landmark. My wife and I are retirement age and I want to be able to build a new home to serve as the Morrissey Family Home. It is a great location and four blocks from the beach. The designation as historic landmark prevents this.

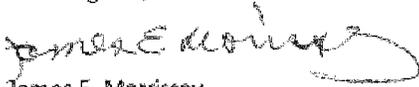
On February 14, 1984, my wife and I became owners of 406 and 406 ½ Ninth St. Huntington Beach, CA 92648. We have owned the property for over 30 years. This property consists of two house and garage and uniquely on a lot and a half, approximately 40 feet wide. The normal lot on the number streets is 25 feet wide.

Huntington Beach 30 years ago was much different. The downtown area was not built up. There was still a lot of oil wells. It definitely was not as appealing as it is today.

However, I had the vision to purchase and keep this property realizing it was an excellent financial investment. The value of this property is the ability to build a large beautiful home with the possibility of a three car garage with room for additional three cars on the garage's apron.

I would deeply appreciate your assistance in realizing my personal and financial goals.

Best Regards,



James E. Morrissey
5361 Richmond Ave.,
Garden Grove, CA 92845

Response:

These comments do not address the completeness or adequacy of the draft ND, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of CEQA. However, it should be noted that inclusion of the commenter's property on the local landmarks list would not preclude the commenter from developing his property or place regulatory requirements beyond those currently in effect. Additionally, inclusion on the list does not change the uses permitted on the property. Comments acknowledged and will be forwarded to all appropriate decisionmakers for their review and consideration.

IV. ERRATA TO DRAFT ND

The following changes to the Draft ND are noted below. The changes to the Draft ND as contained within this errata sheet do not affect the overall conclusions of the environmental document.

Page 3 – Proposed Changes

The updated list in Appendix B includes ~~260~~ 258 local landmarks and is included as Attachment 3.

Page 3 – Historic Context and Survey Report

The updated local landmarks list, included in Appendix B of the Historic Context and Survey Report, would serve as a list of historic resources for purposes of evaluating future projects under the California Environmental Quality Act (CEQA). Historic resources on the updated list that are proposed to be demolished would require environmental review under CEQA if it involves a discretionary action. Furthermore, any construction work on a historic resource must comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties in order to be exempt from CEQA environmental review if it involves a discretionary action.

Page 19 – Cultural Resources

The HCRE update does not propose any policies, new construction, or physical changes that would have a substantial adverse impact on a historical, archaeological, paleontological, or geological resource or disturb any human remains. The HCRE update actually promotes the preservation of historic resources in the city that have been identified based on accepted criteria during a recent historic resources survey. As a result of the recent historic resources survey, ~~260~~ 258 local landmarks have been identified which is an increase from the original 212 in the existing HCRE. No negative impacts are anticipated.

Appendix A

Historic Resources Board

An advisory board to the Huntington Beach City Council

December 5, 2014

Honorable Mayor and City Council Members, Chair and Planning Commission

In regard to Draft Negative Declaration (ND) No. 14-005, the Historic Resources Board of Huntington Beach (HRB) would first like to express grateful appreciation to the City and Galvin Preservation Associates (GPA) for the effort to update the Historic Resources Survey for Huntington Beach. That said, there are still several issues that MUST be addressed.

The HRB's concerns regarding the shortcomings of the GPA Draft Survey are and have been the subject of numerous reports and commentaries provided by the HRB over several years. The major remaining issues are summarized:

- The methodology of classification for historic structures was developed under the original inaccurate Historic Context and has not been sufficiently changed to reflect the copious corrections and additions brought to light by the HRB.
- This misunderstanding of the way the city developed has led to a group of categories with arbitrary dates as borders that do not reflect the city's history accurately enough, therefore miscategorising a significant amount of historic buildings, thus diminishing their significance on, or eliminating them from, the currently proffered historic lists.
- The situation above leads to a set of diminished historic districts and a diminished number of those districts overall. Several state and national guidelines for preservation documentation provide for methods that allow much greater flexibility in the creation of districts— in size, shape and content (mixing eras, categories, and/or ratios of contributing structures). Those options have been dismissed to a significant degree.

For example, the two proposed historic districts that are being proffered by GPA use two different (thus arbitrary) standards for inclusion of historic structures. The proposed Main Street District is a combination of Early Resort and Oil Boom (but only the early boom, up to 1935) residential structures (not commercial) and the proposed 9th Street District uses only the Early Resort era but includes contributor structures that are neither resort nor oil boom structures. Neither district, nor any smaller groupings of structures (of which there are many) that would qualify, uses discontinuous districting or other recognized districting methodologies that would legitimately qualify more historic resources.

- The districting issue is exacerbated by the initial directive from former Planning Staff to GPA to deliberately keep the Survey's historic districts small to make the idea of restrictive districts more palatable for the public. This directive was kept from the HRB until it's resulting conflicts made the initial draft survey untenable.
- While significant improvement has been made with additional funding from the City and massive volunteer effort from the HRB, the Survey and its General Plan List of Significant Structures is still not an accurate reflection of the city's historic resources.

Particularly troubling, due to funding limitations, the critical criteria of association with persons or events reflective of local, state or national history has been omitted from this study with the

Historic Resources Board

An advisory board to the Huntington Beach City Council

exception of a mere handful of structures either already prominent or identified by the HRB in the course of this study.

Further, the HRB considers that incorporating a methodology for additions and or corrections to this Draft Survey is absolutely critical. Regardless of the efforts of all concerned, the likelihood that the fullness of subsequent research will document the nature of structures not identified by this report is significant.

• An auxiliary corrective action meeting between HRB and Planning Staff to allow the HRB to address and correct the issues in the Survey and the resulting diminished lists has discussed the following corrective actions but not implemented/included them:

1. Use full range of districting techniques and tools to include all eligible historic resources in Draft Survey and in General Plan Lists derived from it. (eg: contiguous and discontiguous boundaries, 65% contributor thresholds and status codes reflecting a more accurate application of the National Register of Historic Places criteria for inclusion; especially NR Criterion A and C and CR Criterion 1 and 3.)
2. Apply districting parameters evenhandedly to all potential historic districts, regardless of size, as allowed by NR & CR standards. (eg: Main Street District should include full 1920-1960 Oil Boom Era, not just to 1935. 9th Street District should use same parameters. All other groupings of structures with similar dates/associations should be listed as potential districts)
3. Include a proper protocol for supplementing the qualifying information about the historically significant structures overlooked or miscategorized by the draft survey.

Without the above recommended mitigation measures, adoption of Draft ND No.14-005 will absolutely result in the demolition of many historic resources— a very significant impact on the environment according to CEQA.

Due to the potentially irreversible impacts on our community's historic assets, the HRB regrettably recommends Draft ND No.14-005 not be adopted until these issues can be fully and appropriately corrected. The Board also recommends the City utilize the very well and specifically qualified volunteer HRB members to correct the issues addressed here without further expense to the city.

We would very much appreciate the opportunity to expand on these issues if you have any further questions about the background and/or technical issues involved.

Respectfully submitted
Duane Wentworth, Chair, Historic Resources Board of Huntington Beach

December 1, 2014

Mr. Ricky Ramos
Senior Planner City of Huntington
Planning and Building Department
P.O. Box 190
Huntington Beach, CA 92648

Re: Negative Declaration No. 114-005 for General Plan Historic and Cultural Resource
406 and 406 ½ Ninth St. Huntington Beach, CA 92648

Dear Mr. Ramos:

I request the property located at 406 and 406 ½ Ninth St. Huntington Beach, CA 92648, be removed and not considered as historic landmark. My wife and I are retirement age and I want to be able to build a new home to serve as the Morrissey Family Home. It is a great location and four blocks from the beach. The designation as historic landmark prevents this.

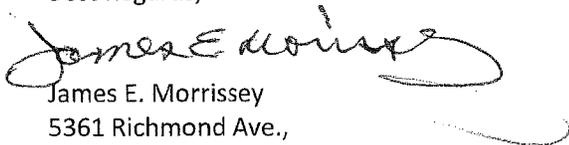
On February 14, 1984, my wife and I became owners of 406 and 406 ½ Ninth St. Huntington Beach, CA 92648. We have owned the property for over 30 years. This property consists of two house and garage and uniquely on a lot and a half, approximately 40 feet wide. The normal lot on the number streets is 25 feet wide.

Huntington Beach 30 years ago was much different. The downtown area was not built up. There was still a lot of oil wells. It definitely was not as appealing as it is today.

However, I had the vision to purchase and keep this property realizing it was an excellent financial investment. The value of this property is the ability to build a large beautiful home with the possibility of a three car garage with room for additional three cars on the garage's apron.

I would deeply appreciate your assistance in realizing my personal and financial goals.

Best Regards,


James E. Morrissey
5361 Richmond Ave.,
Garden Grove, CA 92845

Email: jemorrissey1@gmail.com
714 812-6929

CITY OF HUNTINGTON BEACH HISTORIC RESOURCES ELEMENT

Prepared for:
City of Huntington Beach

June 2014 Tracked Changes Draft for Public Review

Prepared by:
Galvin Preservation Associates Inc.
231 California Street
El Segundo, CA 90245

STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included in a City's General Plan. The California Government Code Section 65303 states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Huntington Beach's Historical and Cultural Element is just such an optional element. Once adopted, this element will have the same legal status as any of the mandatory elements. Additionally, other state requirements pertaining to the mandatory elements, such as internal consistency, also apply to the optional element.

This element outlines the overall City goals as they relate to historical and cultural resources within the city and identifies the policies and objectives that the City will follow to meet those goals.

TECHNICAL SYNOPSIS

A. HISTORIC RESOURCES

To best understand the importance of Huntington Beach's historic resources, it is necessary to examine the history and events that helped shape the community's built environment. Along with a basic historical understanding, the styles and variations of Huntington Beach's architectural resources must also be examined. The overall intent of this section is to identify the historical resources of the community, their current designations and community status, and the issues affecting their future.

1. City History (Note: Section re-written)

The City of Huntington Beach exemplifies the trials and tribulations of developing a modern city within a region lacking many of the characteristics required for commercial and residential development, with the exception of raw land. The city was developed atop a series of treeless bluffs overlooking swampland on all three sides, with the Pacific Ocean to the west.

Native Americans occupied the Huntington Beach area as far back as eight thousand years ago. Subsequently, the Mexicans, or Californios, also recognized the natural resources of the area, and ranchos were partitioned off of the original holdings. During the late nineteenth century settlers began to recognize that the peaty soils surrounding what was to become Huntington Beach were cultivatable and could produce a variety of crops.

It was not until 1903 that the framework of the fledgling community that later became Huntington Beach was formed, largely through the connection of the Pacific Electric Railway to Long Beach. Incorporated in 1909, by the 1970s Huntington Beach had become one of the fastest growing cities in the nation.

The settlement and history of Huntington Beach was influenced as much by its geomorphology as it was by its culture and people. The geological history of Huntington Beach reflects dramatic changes in ocean levels and terrestrial life.

It was during the inter-glacial periods that the ocean extended as far inland as Santa Fe Springs and Buena Park. Major flood events occurred in the early 1860s and again in 1938. The flood of 1938 destroyed thousands of acres of farmland in the Santa Ana River plain, depositing thousands of feet of sand. For tens of thousands of years the Santa Ana River plain was a large swamp, as thick peat deposits underlie the entire region.

The Newport-Inglewood fault zone runs underneath Huntington Beach. This fault contributed to the Long Beach Earthquake of 1933 (epicenter was actually in Huntington Beach), which damaged or destroyed countless buildings in the city of Long Beach and neighboring communities. The fault zone did have some benefits for Huntington Beach, creating oil traps that resulted in the development of large oil reserves beneath the community.

Huntington Beach was inhabited by indigenous people dating back to 8,000 BP. Between 7,000 and 1,200 BP, prehistoric sites were characterized by large numbers of cogstones and discoidals, and relatively few projectile points. Ethnographically, the Gabrielino Indians (Tongva), Chumash, and other tribes occupied the area that would later become Huntington Beach. At the time of Spanish contact in the 18th century they occupied a large swath of land along the California Coast, which include most of present-day Los Angeles and Orange counties, plus several offshore islands.

The early history of Huntington Beach prior to its development as a city is tied largely to the development of ranches along the bluffs overlooking swamp lands associated with the area's river channels. By the late 1890s a loose-knit community had developed, although no formal townsite had yet been established. Instead, small farming communities were created, generally near transportation hubs and away from the flood plains along the river channels and swamps. Farming families include the Coles, Newtons and the Furutas.

During this period, most of the valuable agricultural lands in Huntington Beach were held by a few families or companies. The land was then leased to tenant farmers, many of whom were Mexican and Japanese. Based upon historic records, Japanese immigrant farmers played an important part in the agricultural history of California and Huntington Beach. In June of 1906 there were more than 1,000 Japanese at work in the celery fields. The amicable events that occurred in the mid-1930s, including visits by Japanese dignitaries, unraveled following the Japanese bombing of Pearl Harbor in December 1941. Ultimately, most of the Japanese living or working in Huntington Beach were forcibly removed and incarcerated.

Prior to 1901, the area now known as Huntington Beach was known principally for its agriculture. On July 30, 1901, it was announced that the name of the new town near Bolsa Chica Bay had been changed from Bolsa Beach to Pacific City. Other accounts suggest that the fledgling community was also referred to as "Shell Beach" until sometime in 1901, when it was renamed Pacific City. In 1902, surveyors were reportedly at work surveying the rail line between Santa Ana and Newport Beach, which would eventually reach Huntington Beach. As the Los Angeles Time reported on May 30, 1903, "in the future the town would be called Huntington Beach."

The spring of 1904 was a busy time for the newly formed city of Huntington Beach. The pier, beach, and the Arbamar Methodist Convention Grounds were drawing tourists to the community and town lots were being sold as quickly as they became available. In May 1904, the *Los Angeles Times* noted that materials were being shipped to Huntington Beach for construction of the electric railway from Los Angeles to Huntington Beach via Long Beach. In 1909, Huntington Beach was formally incorporated and

encompassed an area of 3.57 square miles. While agriculture helped sustain the local economy, the beach and Huntington Beach pier were the most important tourist attractions in the city.

The The area that is now Huntington Beach came under European control as a portion of a large land grant from the Spanish Governor of California, Pedro Fages, to one of his soldiers, Jose Manuel Nieto, in approximately 1784.

In 1834, following Mexico's independence from Spain, the original land grant, stretching from the ocean by Newport Beach, north into La Habra Heights area and east into San Bernardino County, was split at the request of the Nieto heirs. Mexican Governor Jose Figueroa deeded a section called Rancho Las Bolsas, consisting of 21 square miles to Catarina Ruiz, a widow of one of the Nietos. This area later became the cities of Huntington Beach, Garden Grove, Westminster and Fountain Valley. Seven years later, a six square mile rancho to the northwest, Bolsa Chica, was split off and granted to Joaquin Ruiz.

In 1850, Abel Stearns acquired both Las Bolsas and Bolsa Chica Ranchos, making him the largest land and cattle owner in the state. As a result of a severe drought in 1867, Mr. Stearns sought financial assistance, thereby formulating the Stearns Rancho Company.

Under the Stearns Rancho Company, the Huntington Beach area was considered valueless and sold for \$5 to \$10 an acre because of the swampy thick vegetative areas and salt water marshes. These swampy willow thickets became a haven for fugitives and religious groups and was soon known as "Gospel Swamp" because it was used by early minister settlers to preach the Gospel.

Colonel Robert Northam purchased the mesa from the Stearns Rancho Company and created the town of "Huntington Beach." Since the swamp surrounded the mesa most of the year, no railroads, bridges, nor roads linked the mesa to any existing community.

Philip Stanton formed a local syndicate in 1901 and purchased 1500 acres of Rancho Las Bolsas from Robert Northam for \$100,000. The group, organized as the West Coast Land Company, subdivided 40 acres along both sides of what is now known as Main Street, and called it "Pacific City." It was Stanton's dream to build a town on the Pacific coast that would rival the east coast's Atlantic City. As a result, water wells were drilled and streets were paved; Stanton realized the need for mass transportation and is reported to have persuaded Henry E. Huntington to bring the "red cars" to the City. The West Coast Land Company, reorganized, renaming itself the Huntington Beach Company and purchased additional land from Colonel Northam. The first electric passenger train came to Huntington Beach in 1904. The City name changed to Huntington Beach in approximately 1903 and incorporated in 1909 as a townsite with 3.57 square miles and a population of 915. The land value continued to remain low, and as a result, The Encyclopedia Americana Company purchased 10 acres (considered almost worthless), subdivided them into 2,500 square foot lots and gave them as a bonus when purchasing a set of encyclopedias.

Early Huntington Beach settlers discovered natural gas while drilling for water. In 1919, geologists influenced by the natural gas discoveries started exploratory oil drilling. Practically overnight, the small Huntington Beach town exploded with oil fever. Many of the poor families that were farming on 10 to 15 acres became overnight millionaires. Encyclopedia lot owners began receiving \$100 per month for their "worthless" properties. Standard Oil leased 500 acres of land from the Huntington Beach Company and drilled their first well in the northwest area of the City producing approximately 91 barrels a day. The second discovery well, Bolsa #1, was a large find with 2,000 barrels of oil pumped per day; the Bolsa Chica #1 discovery caused fortune hunters to flock to the City. The town suddenly grew from 1,500 to 5,000 people.

In 1926, the area between 8th Street and 23rd Street, was the focus of the second oil boom for Huntington Beach. Virtually every lot was turned into an oil lease with many existing houses and structures completely moved.

Although oil was the primary factor in Huntington Beach's economy, the City did not ignore the community's need for recreational and cultural opportunities. In 1921, the City purchased, from the Huntington Beach Company, a beach area from the pier to 9th Street for \$75,000.

Although most of Southern California experienced a housing boom after World War II, the rapid expansion had comparatively little effect on Huntington Beach since so much of the surrounding land was in active oil production or agricultural use. The original 1909 townsite consisting of 3.57 square miles remained much the same until the late 1950's annexations. From 1957 through 1960, Huntington Beach experienced its most rapid growth, increasing its size to 25 square miles as a result of 11 farmland annexations. Land values increased dramatically; as a result of an increased Orange County housing demand, outlying farms were sold and residential uses developed.

In recent years, much of the oil fields have been cleared and recycled for development. However, the oil industry is still a part of Huntington Beach's character and image.

Huntington Beach Oil Field was the first of the Los Angeles basin oil fields discovered in Southern California in the 1920s, transforming the area into an urban oil boom town overnight and resulting in an acute housing shortage. Within a year and a half, the city's population had grown from just over 1,600 to 7,000 people, with another 4,000 job seekers without a place to stay. The maximum production of the Huntington Beach Field was reached on July 13, 1923 at 127,163 barrels per day from 199 wells. By early 1929, the major oil companies were suffering an oversupply of oil. Standard Oil shut down 30 producing wells in Huntington Beach, which marked the end of the era of the early oil booms.

Like other Southern California beach communities, Huntington Beach offered a variety of outdoor recreation pursuits associated with the Pacific Ocean. Early-day residents and visitors to the city pursued activities such as bathing and surf-fishing. Today, it is difficult to separate the sport of surfing from Huntington Beach, which for many has become a commercial business and way of life.

Thanks to the efforts of pioneering surfing greats like Duke and Freeth followed by Higgins and Belsth, surf contests became popular during the late 1920s and early 1930s, and surfing gained mainstream popularity in the 1950s which led to the establishment of surf clubs, surf shops, and the city's moniker "Surf City USA." By the early 1960s surfing had become a mainstream part of life in Huntington Beach. The first surf shop in Huntington Beach opened in 1956, and the West Coast Surfing Championships brought tourists to the city to support its growing infrastructure.

In January of 1944, the United States Navy unveiled plans to build an ammunition depot on 5,000 acres of land within an area that is now within the City of Seal Beach. In November of 1944, the new facility was commissioned as the United States Naval Ammunition and Net Depot at Seal Beach. Hundreds of civilian jobs were created in addition to the large number of naval personnel. Nearly the same time, Douglas Aircraft completed a new plant in Long Beach, and the combination of the two facilities resulted in increased demand for housing in Huntington Beach and nearby communities.

The number of automobiles had increased since the 1920s and was, by the early 1940s, the principle mode of transportation in Huntington Beach. World War II brought a brief resurgence in the popularity of rail travel. In fact, rail ridership hit an all-time high in 1944. During the 1950s with the development of an interstate highway system, increased sales of automobiles, the usefulness and efficiency of rail lines, particularly along the coast, began to wane.

Following World War II, factories and businesses previously outfitted for wartime production began to retool in order to address the quickly evolving post-war economy. Servicemen and women returning home from the war, a rapid rise in the birth rate in the country, and the creation of maritime ports such as Long Beach, together created a marked need for new housing throughout Southern California.

Unlike other communities in Southern California, much of the land base within the city of Huntington Beach was in active oil production. Oil derricks remained a part of the city's landscape and were interspersed among cottages and businesses. Agricultural production continued to serve an important role in the local economy. Much of the land originally used for agricultural purposes remained until the 1960s and 1970s.

By 1960 Huntington Beach had grown from 3.57 square miles to over 25 square miles as a result of a series of farmland annexations. The city had become the fastest growing in the continental United States in the 1970s. Today, Huntington Beach reflects many phases of the city's development from early twentieth century cottages intermixed with mid-century modern residences, and large tracts of post-war housing development. It has remained a tourist destination, with numerous visitors coming to experience

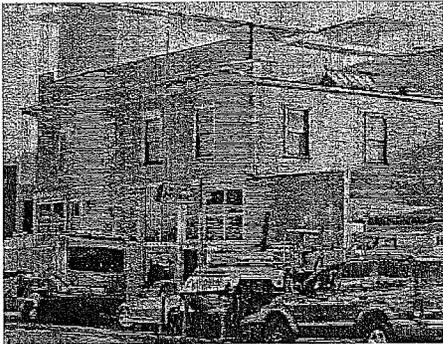
the city's vast waterfront. After over 100 years of incorporation, Huntington Beach is home to nearly 190,000 residents as of 2010.

2. Architectural Resources (Portions that were substantially re-written or added are underlined)

Structures inThe buildings within Huntington Beach are comprised of a variety of architectural styles. These styles serve as a physical background to understanding the history and culture of the Huntington Beach area. The following describes predominant architectural styles that remain in Huntington Beach today. Many of these styles, both business and residential, were in use coincident with each other and not only in the particular era designated here.

a. Victorian (circa 1880-1901)

a. Brick or Wood Front Commercial (1850-1940)



Brick or Wood Front Commercial buildings were constructed throughout Southern California beginning in the 1850s. Variations include brick-front façades; Italianate façades; classically-inspired brick, stone, or stucco-faced façades; arcaded blocks; and false-front designs. All these variations applied to commercial architecture in Huntington Beach have their antecedents in the Northeast and the Midwest. Each design could be adapted individually or in groupings, often-times sharing a common wall. Character defining features include 1-3 stories in height; 3-5 bays; classical detailing; brick and iron cladding and decoration; a flat roof with a parapet; columns; decorative pilasters; dentils; cornices; double-entrance doors; deeply-set windows; store-front windows; continuous sills; corbelling; oriels; belt courses; round or arched windows; and, in the case of false-front designs, a flat roof or gable roof behind the front parapet. Parapets often varied from a stepped gable, semi-circular gable, pedimented stepped gable, to a triangular pediment.

b. Queen Anne (1880-1910)



Queen Anne, Queen Anne Cottage, Shingle and Eastlake are all style variations on the Victorian theme that occur in Huntington Beach's residential structures.

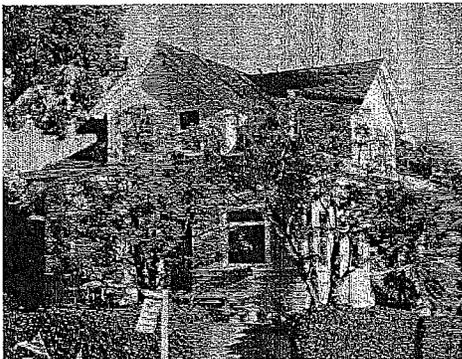
Victorian, in American architecture, refers to styles that were popularized during the last decades of Britain's Queen Victoria's reign (1837-1901). ~~The style introduced the use of lighter, two inch boards held together by wire nails. This constructional change freed houses from their traditional box-like shapes and permitted the simplification of corner construction and enabled wall extensions, overhangs, and irregular floor plans to occur. Victorian styles clearly reflect industrialization changes in their elaborate detailing and decorative components such as irregular elevations, frequently broken up by towers or bay windows and the exteriors decorated with spindles, fretwork, sawnwork and elaborate scrollwork.~~

Local examples include⁴:

- Newland House, 19820 Beach Boulevard (Queen Anne)
- Helm-Worthy House, 126 Sixth Street (Eastlake)
- 223 Sixth Street (Shingle)

b. ~~Colonial Revival/Neo-Classical~~ Queen Anne architecture⁵ is a misnomer because the style drew no inspiration from the formal Renaissance architecture that dominated Queen Anne of England's reign (1792–1714). It was named and popularized by a group of English architects who borrowed the visual vocabulary of late medieval styles, including half timbering and patterned surfaces. The William Watts Sherman house in Newport, Rhode Island, built by Boston architect Henry Hobson Richardson and featuring a half-timbered second story, is recognized as the first Queen Anne style house built in America. The British government introduced the Queen Anne style to America with several buildings it constructed for the 1876 Centennial Exposition in Philadelphia, and helped to launch a style that soon replaced Second Empire as the country's most popular and fashionable domestic architecture style.

c. Late Victorian Era Vernacular (1900-1915)

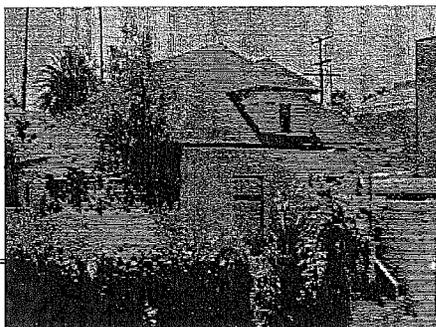


At the turn of the century America's love of Victorian ideals began to wane, and builders transitioned from ornamented Queen Anne designs to more simple, and less ornamented styles. Late Victorian architecture in Huntington Beach is characterized by buildings that retain certain elements of Victorian architecture, including fenestration, porches, but reveal indications of the development of Craftsman and Bungalow Architecture. One sub-type of the Late Victorian Vernacular was the Cross-Gable Cottage house style, developed from late nineteenth century designs found in many Southern California communities. The cross gable provided an additional projection that was relatively simple

to design and build, and offered additional space for bedrooms and a kitchen.

Another important subtype of the Late Victorian Vernacular homes is the Hipped Roof Cottage house. The residence is characterized by its square massing, single-story height, and hipped roof. Homes were designed with a half or full front porch as is seen in the house on the left. The ornamentation of these homes generally includes brackets under the roof eaves, gingerbread and fretwork above the porch columns, and a symmetrical or asymmetrical façade. In other cases the homes lacked any significant ornamentation and followed the transitional styles associated later with Arts and Crafts and Craftsman Bungalow houses.

d. Neoclassical Box (Beach Residences (1900-1912))



Neoclassical homes became popular during the early decades of the twentieth century in Huntington Beach. These homes emphasize a rectangular volume with classical ornamental detailing. The residences are covered by a moderately-pitched

hipped or pyramid roof and often have small dormers. The entry is recessed under the principal roof and is either a partial width porch on the corner or a full width front porch supported by columns. The windows are tall and narrow double or single hung wood windows and sometimes have decorative multi-light windows on the upper pane. These residences were typically small and boxy in form with slightly boxed eaves and wide cornice bands under the eaves. The siding is typically horizontal dropped siding.

This revival of interest in the classical models dates from the World's Colombian Exposition held in Chicago in 1893. The expositions' planners mandated a classical theme, and many of the best-known architects of the day designed dramatic colonnaded buildings arranged around a central court. The exposition was widely photographed, reported, and attended; soon these Neo-classical and Colonial Revival models became the latest fashion throughout the country.

~~These homes emphasize a rectangular volume with facades that show symmetrically balanced windows and a center door. Colonial Revival architecture typically accentuates the front door with a decorative crown supported by pilasters, or extended forward and supported by slender columns to form an entry porch.~~

~~Neo-Classical facades are dominated by full height porches with a roof supported by classical columns. The one-story cottages that are the dominate Neo-Classical style observed in Huntington Beach typically have hipped roofs with prominent central dormers.~~

Local examples include:

- 326 7th Street (Neo-Classical)
- 428 7th Street (Colonial Revival)
- 321 5th Street (Colonial Revival)
- 702 11th Street (Colonial Revival)

e. Cottages/Bungalows (circa 1912-1940)

e. Cottage Bungalows (1912-1940)



The quintessential single-family residential unit developed on much of California's coast, was the "beach cottage" or "cottage bungalow." The beach cottage was adopted by many builders as an economical solution to more expensive custom homes. While beach cottages were designed in a variety of styles, including Craftsman, Bungalow, Mediterranean, the fundamental architectural characteristics were its relatively simple design and modest size. Three distinguishable wood-frame varieties can be found throughout portions of Huntington Beach, including the front-gable, the side-gable, and the hipped roof design. Variations of these examples are also found with stucco exterior cladding. Cottages in the

Huntington Beach area were commonplace from the beginning of the 20th century through the 1950s. They were constructed by individuals as second homes or as worker's housing for those working in the nearby oil fields. Indicative to Huntington Beach was the relocation of these modest homes as the oil companies moved their operations from area to area.

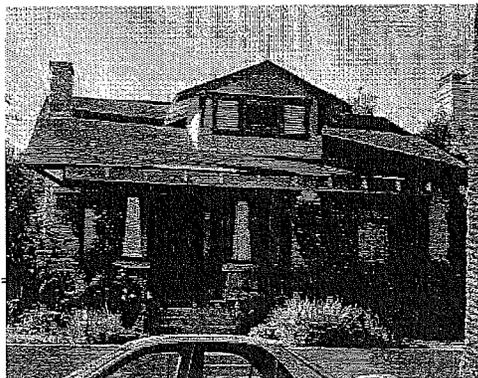
This category includes small, modest homes, beach cottages and California Bungalows. The word Bungalow can be traced to India, where in the 19th century, the British used it to describe a one story house with a high encircling porch. In California, the term is applied to houses that have similar characteristics but their design concepts derive from completely different antecedents. The California Bungalows drew much of their influence from the small-scale, one-story, Queen Anne-style cottages that were profusely built throughout California between 1880 and 1890. It was this basic form in which architects brought elements of the craftsman movement, the Stick Style and others into a very distinct American synthesis.

This style of homes primarily served as beach resort cottages and modest housing for those in Huntington Beach. Exterior wall surfaces are covered with board and batten clapboard or stucco. These houses are built of a single story with a porch or porches. Their windows are wood hung in either double-hung or casement.

Local examples include:

- 423 6th Street
- 617 7th Street
- 619 7th Street
- 713 Main Street
- 412 9th Street (Early Cottages)

f. d. — Craftsman (circa/Bungalow (1905–1930)



The Craftsman style was born in California and drew inspiration from the Arts and Crafts movement and its focus on natural materials. Widely disseminated through pattern books and magazines, it became the most prevalent style for small houses in the nation until the Great Depression. One and 1½ story Craftsman style houses are popularly known as bungalows.

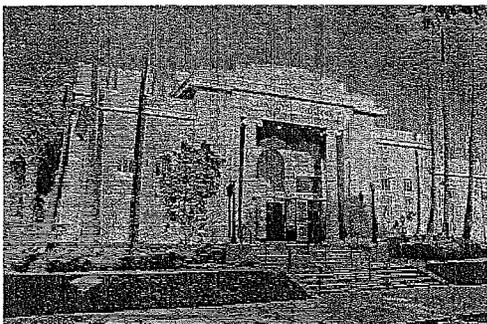
The craftsman house is one of the few indigenous American styles inspired by the work of two Southern Californian brothers, Charles and Henry Greene. The theme of the craftsman construction emphasized function and beauty while utilizing local materials to blend with local landscapes. The craftsman style became increasingly popularized through various publications, and as result, a flood of pattern books offered plans for craftsman bungalows. It was through these mechanisms that the craftsman house quickly became the most popular and fashionable house style in the country.

In common with the Prairie style, the hallmark of a Craftsman house is its roof. In this case, it is generally a shallow gable (versus hipped) roof with overhanging eaves and visible roof beams and rafters. Full or partial-width porches with tapered square supports, often of stone or concrete block, are typical. Characteristic bungalow windows are double-hung with rectangular divided lights in the top sash and a single light in the bottom sash.

The Craftsman style experienced a peak in popularity in Southern California during the early 1920s, and Huntington Beach was no different. The city has a wealth of architectural resources in this style. Most are single-family residences, although there are also Craftsman apartment buildings. There were modest bungalows, as well as more substantial Craftsman examples, including those that are two-stories in height. Craftsman homes began to be constructed from about 1905, although the boom period for this style within Huntington Beach did not appear to occur until the 1910s.

The character defining features include horizontal wood board cladding and multi-front gabled (often low-pitched) roofs. There is often a primary gabled roof at the façade, and a secondary roof at the porch below. The wide overhanging eaves had exposed rafters, and extended and/or elaborated rafter ends. There are frequently decorative vented openings, false beams and/or stickwork within the gable. Tapered (often heavy) squared pilasters are used as porch supports. There are wood windows with multiple panes above a single pane (sometimes flanked by double hung sash windows) at the façade. The other windows are also often double hung sash, sometimes with lamb's tongues; the main window at the first floor façade often consisted of a fixed window with multiple panes at the top, flanked by double hung sash windows. The Craftsman windows are typically surrounded by wide casings.

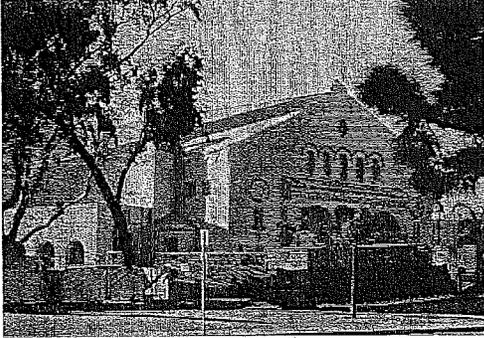
g. Eclectic and Revivalist (1920-1940)



The Eclectic movement began near the end of the 19th century and embraced a variety of Old World architectural traditions. Emphasizing careful copies of historic patterns, it spawned a number of period revival styles that coexisted in friendly competition, including Colonial Revival, Tudor/English Cottage Revival, Neoclassical, and Italian Renaissance Revival.

The Tudor Revival style in America was based loosely on medieval English architecture. Enormously popular in the 1920s and 1930s, it benefited from advances in masonry veneering technique that allowed for the re-creation of English brick and stucco façades. Steeply pitched roofs, prominent cross gables, half-timbering, large chimneys with chimney pots, and tall narrow windows with multi-pane glazing are the hallmarks of the Tudor Revival style. Entrance doorways, typically arched, are often elaborated with brick surrounds mimicking quoins. Multi-pane casement windows in groups of three or more are common.

h. Mediterranean, Spanish, and Mission Revival (1920-1940)



For the first three decades of its existence, the architecture of Huntington Beach was largely defined by Late-Victorian or Arts and Crafts (Craftsman) styles. Not until the late 1920s and 1930s did the developers and builders begin to expand the architectural horizons of the community to include Mediterranean styles of civic buildings, businesses, and residences. The use of architectural elements and designs indigenous to the countries surrounding the Mediterranean Sea began to take hold in the late-19th century and reached its apogee at the San Diego exhibition in 1915. There were several styles that quickly gained popularity - most notably Spanish-Colonial derived from Spain, Mexico, and South America, and Mission, derived from Spanish Missions in California and the American Southwest. In later years other sub-forms developed, referred today as Spanish Revival, Italian-Villa, and Tuscan. Spanish eclectic architecture is another term applied to the various forms of Mediterranean design, characterized by asymmetrical shapes with cross-gables and side wings; low pitched roofs; red roof tiles; little or no overhanging eaves; stucco siding; courtyards; carved doors; spiral columns and pilasters; carved stonework or cast ornaments; patterned tile floors and wall surfaces; and arches, especially over doors, porch entries and main windows.

~~The craftsman house features low pitched, gabled roofs which may be hipped with wide, unenclosed eave overhangs. Roof rafters are usually exposed with decorative beams or braces commonly added under the gables. Porches are either full or partial width with the roof supported by tapered square columns, which are frequently extended to the ground level.~~

Local examples include:

- Shank House, 204 5th Street
- 317 5th Street
- Griffith Apartments, 738-740 Main Street
- 715 Main Street

e. Spanish Colonial Revival (circa 1910-1940)

Domestic buildings of Spanish precedent built before 1920 are, for the most part, free adaptations of the mission style. Not until the Panama-California Exposition of 1915, held in San Diego, did the precise imitation of more elaborate Spanish prototypes received greater attention. The interpretations focused on the richness of Spanish precedents and architectural traditions that were observed throughout Latin America.

The style features low pitched roofs, usually with little or no overhang, and red tile roof coverings. The floor plans are typically informal with simple box-like shapes. Prominent arches are usually placed above the door, principle windows or just beneath the porch's roof. Wall surfaces are almost always stucco on an asymmetrical facade.

Local examples include:

- 111-115 7th Street
- 509 10th Street
- 828 11th Street
- 802 Main Street

f. Period Revival (circa 1900-1940)

This is a combination of revival styles with borrowed images from Mediterranean, English Tudor, Federal, Georgian, French Norman, Moorish and other styles. Many of these have roof lines with steep pitches to emphasize their style. The Mediterranean Revival homes feature stucco walls, parapets, tile roofs and arched doors or windows. Although distinctive from others in its purer form, elements of the Spanish or Mediterranean Revival styles are often mixed with other styles of this period. Window forms are generally casement or double hung and the front door is often heavy wood in design. Most homes of this period do not have front porches.

Local examples include:

- 317 7th Street (English Tudor Revival)
- First Baptist Church, 401 6th Street (Gothic Revival)

g. 40's Tract (circa 1940-1950)

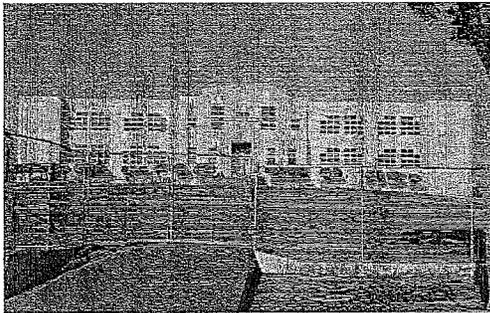
These homes marked the first development of tract homes within Huntington Beach. These ranch style homes generally have composition roofs and stucco-clad exteriors. The windows are generally double hung and are wood frame.

i. Bungalow Courts (1920-1940)



The development of Bungalow Courts provided affordable housing during a period of growth in the oil boom industry in Huntington Beach. The numerous courts in Huntington Beach developed from three typological and stylistic sources: the bungalow courts of the early 20th century whose antecedents began in Southern California; auto courts or motor courts; and popular architecture styled after Traditional and Mediterranean designs. The typical character defining features of bungalow courts include multiple small single-family residences that open into a central courtyard area. The units may be attached or detached, but all have separate entrances and porches facing the inner court. Architectural styles may include Craftsman bungalow or Spanish Colonial Revival detailing.

j. Art Deco (1925-1940)



The term Art Deco was coined from the *Exposition des Arts Decoratifs* held in Paris in 1925. Robert Mallet-Stevens (1886-1945) helped promote Art Deco architecture as it developed in Europe. In the United States Art Deco was embraced by Raymond Hood, who designed three of the most distinctive buildings in New York City: the Radio City Music Hall auditorium and foyer, the RCA building at Rockefeller Center, and the New York Daily News building. Rectilinear designs, vivid color, strong lines and undulating, repeating patterns are a trademark of Art Deco design, especially in the Deco buildings of the 1930s. Some buildings are embellished with flowing waterfall effects, while others present colors in bold, geometric blocks. But, Art Deco design is about more than color and ornamental patterns. The very shape of these buildings expresses a fascination for orderly forms and primitive architecture. The typical character defining features of Art Deco buildings include an emphasis on blocked massing, horizontal ornamentation, symmetry, rounded corners or cornices, stepped parapets, flat rooflines, stylized vertical motifs such as pilasters or integrated striped Classical ornamentation.

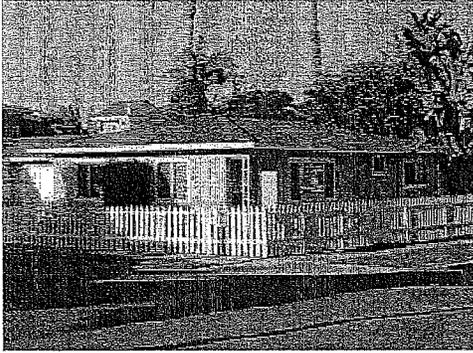
k. Zigzag Moderne (1925-1940)



The zigzag moderne style of architecture is an off shoot of Art Deco design, which originated in France in the 1910s and became popular in the United States in the 1920s and 30s. Zigzag Moderne is highly decorative with the façade of buildings utilizing geometric ornamentation. It was popular on commercial storefronts in urban areas and large public buildings, especially high rise buildings such as hotels and movie theaters, skyscrapers, and restaurants. It utilized expensive and exotic materials and veneers as well as steel and glass. In contrast to the Streamline Moderne and Art Deco styles, the ornamentation emphasized verticality and geometric motifs such as zigzags, swags, and corbels. It

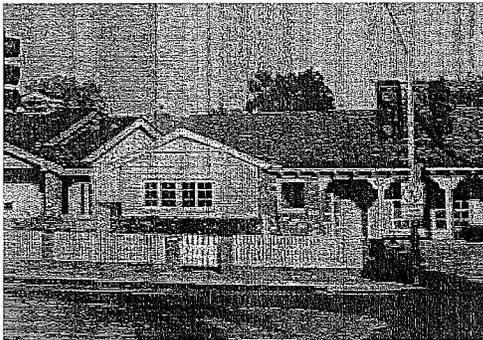
often exhibits a smooth exterior surface material and often included tilework, wood veneers, marble, painted terra-cotta and metals on the lower facades.

l. Minimalist/ Minimal Traditional (1940-1960)



Minimalist Architectural designs were a product of the modern era of architecture beginning during World War II and continuing into the 1950s. Designed for working class families, minimalist buildings are generally modest in size and ornamentation, often-times built as tracts, but almost always exhibiting design elements that veered away from the earlier Craftsman and Bungalow styles. In Huntington Beach minimalist homes appear during the early 1940s perhaps in response to the very modest cottage homes of the oil boom years. The typical character defining features of minimal traditional buildings include compact massing, low pitched multi-gable or hipped roofs with shallow eaves, modest ornamentation, inset porches under the principal roofline, simple wood post porch supports, single car garages (attached or detached), oriel windows, simple surrounds, smooth stucco exteriors or simple wood board exterior siding (or a combination thereof).

m. California Ranch (1930-1970)



Sometimes called the California ranch style, this home in the Modern architectural family, originated in the 1930s by architects such as Cliff May. It emerged as one of the most popular American styles in the 1950s and 60s, when the automobile had replaced early 20th-century forms of transportation, such as streetcars. Now mobile homebuyers could move to the suburbs into bigger homes on bigger lots. The style originated as a reflection of the Rancho type of architecture with an emphasis toward an inner courtyard and privacy toward the street. It implemented interior “corridors” and often had a splayed plan or sprawling plan. Smaller versions or “ranchettes” implemented the same design concepts in a compact manner. The decorative details to the exterior take their cues from the spare and hardy practicality of western styles like Monterrey Spanish Colonial, Prairie and Craftsman homes as well as the Western False Front shops and board & batten mining shacks popularized by Wild West epics of the era like High Noon and How the West Was Won. It is characterized by its one-story, pitched-roof construction, attached garage, wood or brick exterior walls, and picture windows.

n. Modern and Neo-Eclectic (1935-1970)



The International and Modernistic styles, emphasizing horizontals, flat roofs, smooth wall surfaces, and large window expanses, renounced historic precedent in a radical departure from the revival styles. Most suburban houses built since 1935 fall into the Modern style category. These include the familiar forms we call Cape (officially termed minimal traditional), ranch, split-level and contemporary. The one-story ranch house form,

designed by a pair of California architects, was the prevailing style during the 1950s and 1960s. Contemporary was the favored style for architect-built houses between 1950 and 1970. Neo-Eclecticism, which emerged in the mid-1960s and supplanted the Modern style, represented a return to traditional architectural styles and forms. It includes Mansard, Neo-Colonial, Neo-French, Neo-Tudor, Neo-Mediterranean, Neo-Classical, and Neo-Victorian. These styles borrow prominent details from historic models in bold, free interpretations.

o. Courtyard Apartments (1950-1975)



Evolving from the Bungalow Courts of the 1920s and 1930s, a revival of sorts began in the 1960s that resulted in the development of multi-unit apartments with interior courtyards. The designs in Huntington Beach were more whimsical, often including Polynesian motifs.

3. Historic Resources

Depicted on Figure HCR-1 are the historical resources identified by the City, the Historical Resources Board (HRB), 1986 Downtown Historical Study and a windshield survey. The historic resources are specifically described in further detail in the following text.

The community's historical resources have been identified as significant structures and places by one of four sources, the HRB, a Historic Place by the National Register, Potential Historic Districts by the Downtown Survey, and/or a Local Landmark by the City of Huntington Beach City Council. The historical resources that have been identified are described below.

Listed here are specific terms that will be used in the following discussion of local resources.

National Register Historic District—A national listing of districts noted as significant for a list of items.

Conservation District—Useful in places where full historic district designations are not feasible. Established regulations govern the heights, scale and roof lines of new construction and additions with the intent of preserving the district's character.

Local Historic District—A City designated area of historical or cultural significance. The designation allows cities greater flexibility in determining the types of rehabilitation and infill to be permitted.

National Register of Historic Places—A register of sites, buildings, structures and objects, significant in American history, architecture, archaeology and culture.

a. Significant Structures and Places

The Historic Resources Board (HRB)The City of Huntington Beach has played an important role in the development of California and that history is visible today through the City's built environment. As such the City has an interest in preserving, promoting and improving the historic resources and districts within Huntington Beach for the educational, cultural, economic and general welfare of the public. In 1986, the City conducted a survey documenting the historic core of the City of Huntington Beach. From 2008-2012, the City and Historic Resources Board (HRB) updated and expanded the previous survey to include a study of all potentially significant buildings within the entire city. The historic survey identified several buildings that were either individually eligible for the National Register, California Register of Historical Resources, or that may have significance at the local level. The survey also updated and identified concentrations of buildings that qualify as historic districts.

for the City of Huntington Beach has generated a list of local landmarks considered to be of significant importance to the local community as shown on Tables HCR-1 and HCR-2. The HRB functions solely as an advisory board to the City Council on historical issues and programs.

The significance of a structure or a place is based upon its overall contribution to the community by either its historical, age, cultural, social, or visual function(s). It is the intention of the HRB to place these structures and places on a City listing for protection and/or preservation of the landmark's size, scale, design and/or function. Table HCR-1 represents the rating system devised by the Department of the Interior and Table HCR-2 is the HRB's list of local landmarks.

The City of Huntington Beach maintains a master list of historic landmarks, which comprises all the properties within the city that have been identified as having historic significance. This list is periodically updated and is used to assist the City with managing its short and long term historic preservation goals. The determination of historical significance was based on methodology that is consistent with the State of California Office of Historic Preservation's (OHP) guidance as outlined in *Instructions for Recording Historic Resources* and the Department of the Interior's National Park Service Bulletin 24 *Guidelines for Local Surveys: A Basis for Preservation Planning*. The California Office of Historic Preservation has established a series of status codes, which identify the historical status of the property.

The California Historical Resource Status Codes are codes that were created by OHP as a database tool to classify historical resources in the state's inventory which had been identified through a regulatory process or local government survey. The code system was initially created as National Register Status Codes in 1975 but has since been updated and changed in 2004 due to the ambiguity of the early coding system and changes in the needs of local governments' registration programs statewide to convey the significance of resources for purposes of the CEQA. Implicit within the status codes is a hierarchy reflecting the level of identification, evaluation and designation to which a property had been subjected.

The following table identifies the list of historic status codes.

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)	
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC.
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)	
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation	
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation	
4CM	Master List - State Owned Properties – PRC §5024.
5 Properties Recognized as Historically Significant by Local Government	
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6 Not Eligible for Listing or Designation as specified	
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found Ineligible for NR, CR or Local designation through survey evaluation.
7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation	
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

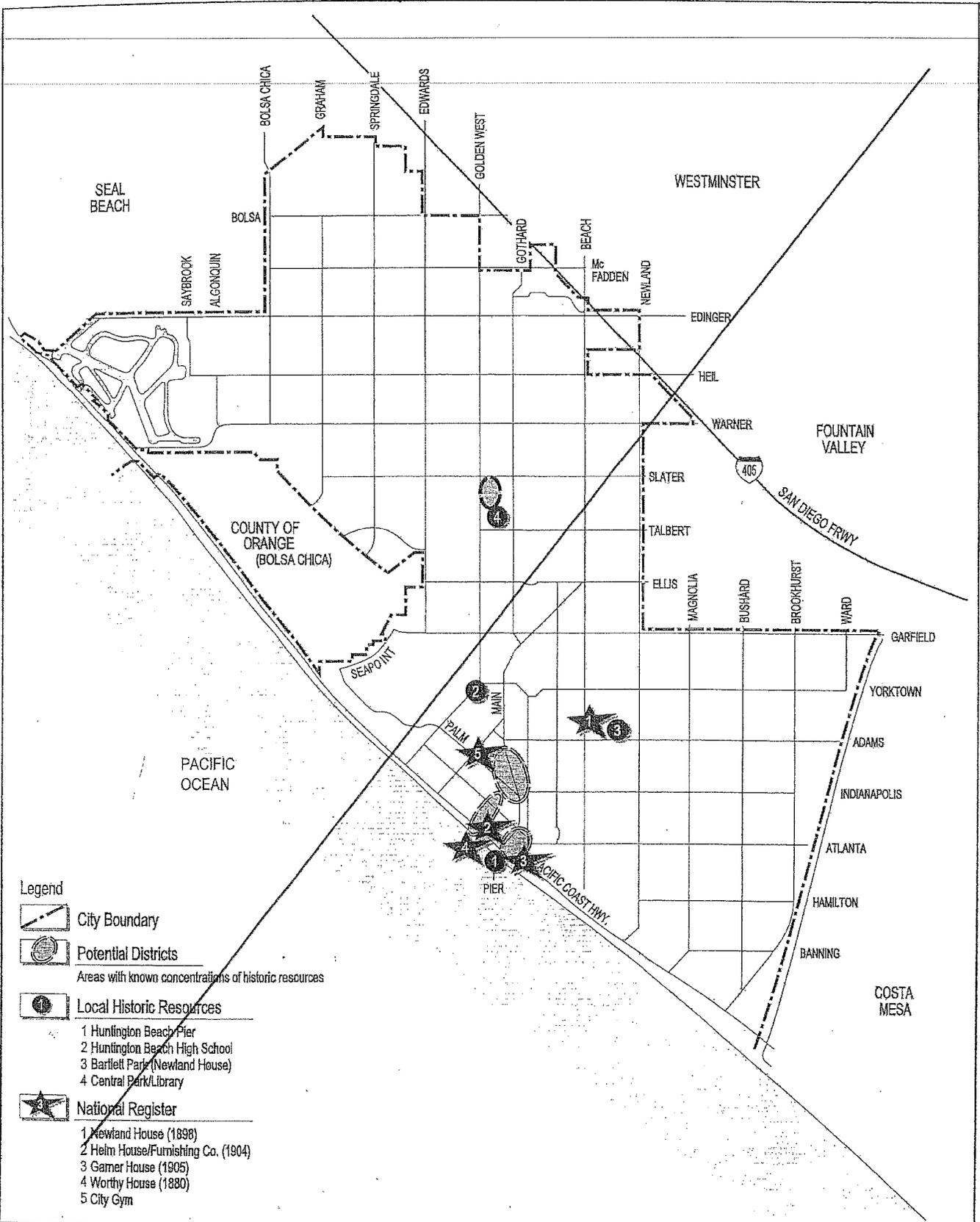
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a. National Register of Historic Places

~~The City currently has five historic structures that have gained status on the National Register of Federal Historic Places. These historic places as shown on Plates HCR-1 and HCR-2 are:~~

~~City Gym and Plunge — 1600 Palm Avenue~~

~~The City Gym and Plunge was added to the register in 1993. The structure was built in 1931 and is still used for its original purpose as a gymnasium and pool facility.~~



Legend

-  City Boundary
-  Potential Districts
Areas with known concentrations of historic resources
-  Local Historic Resources
 - 1 Huntington Beach Pier
 - 2 Huntington Beach High School
 - 3 Bartlett Park (Newland House)
 - 4 Central Park/Library
-  National Register
 - 1 Newland House (1898)
 - 2 Helm House/Furnishing Co. (1904)
 - 3 Gamer House (1905)
 - 4 Worthy House (1880)
 - 5 City Gym

HISTORICAL RESOURCES

CITY OF HUNTINGTON BEACH GENERAL PLAN

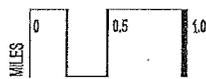


FIGURE **HCR-1**

Attachment No. 4.23

TABLE HCR-1

Category Ratings for The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

The criteria for inclusion in the National Register of Historic Places include those properties that are:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That has yielded, or may be likely to yield, information important in prehistory or history.

b. California Register of Historical Resources

The California State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The California Register is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.

The criteria for inclusion in the California Register of Historical Resources include any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

4. Has yielded, or may be likely to yield, information important in prehistory or history.

The California Register of Historical Resources was not created until 1998 by an act of the State Legislature. Under the provisions of that legislation, the following resources are automatically included in the California Register:

- Resources formally determined eligible for, or listed in, the National Register of Historic Places through federal preservation programs administered by the Office of Historic Preservation, including the National Register program; the Tax Certification program; National Historic Preservation Act Section 106 reviews of federal undertakings;
- State Historical Landmarks (SHL) numbered 770 or higher; and

1	Individually listed on the National Register of Historic Places.
3	Appears eligible for individual listing.
3D	Appears eligible for listing only as a contributor to a potential National Register district.
3/3D	Also appears individually eligible.
4	May become eligible for _____ when:
	a. More historic or architectural research is performed. b. The property is restored to an earlier appearance. c. More significant examples of the property's architectural style are demolished. d. The property becomes old enough to meet the Register's 50-year requirement.
5*/5D	Appears individually eligible for local landmark designation.
6	None of the above.
NR	Not rated.
The above categories are National Register Standards presented to Council in 1988 as part of the Johnson and Humann Report.	

Ratings for Landmark Significance

S	Structure
A/S	Archaeological Site
H/S	Historical Site
H/P	Historical Person or Family

TABLE HCR-2

- Local Points of Historical Interest (PHI) recommended for listing in the California Register by the State Historical Resources Commission.

c. City of Huntington Beach Historic Landmarks

City of Huntington Beach
 1991

Address	Description	Date	Historical Landmark Rating ²	Landmark Significance Rating ²
9151 Atlanta	Post Office		--	H/P
Beach Boulevard	Bartlett Park		--	A/S
17011 Beach	Charter Center		--	S
17211 Beach	Early Fire Station		--	S
19820 Beach	Newland House	1898	1	S H/P
Pacific Coast Highway	Bolsa Chica Wetlands		--	S
5301 Bolsa	McDonnall-Douglas		--	S
20491 Bushard	House and Barn		--	S
301 California	Craftsman House	1910	--	S
801 California	Brown House/Tower	1927	--	S
7561 Center	Old World Village	1978	--	S
Clay/Goldenwest	Huntington A-1 Well	1920	--	H/S
216 Crest	Mayor McCallen House	1928	5*/3D	H/P
701 Delaware	Mayor Manning House		--	H/P
Edwards Hill	Archaeological Area		--	A/S
17292 Goldenwest	Stricklin House		--	H/P
17162 Gothard	Slater House		--	H/P
713 Hill	House	1906	--	S
505 Lake	Higgins House	1915	5	H/P
Lake/11th	Lake Park Cabin	1923	--	S
Los Potos/Orian	Water Tower		--	S
20444 Magnolia	Sts. Simon & Jude Church	--	S	
115 Main	Olson Building	1916	3D	S
122 Main	Pacific City City Hall	1903	3D	S
123 Main	Huntington Cafe	1906	3D	S
1224 Main	Obarr Drugs	1910	3D	S

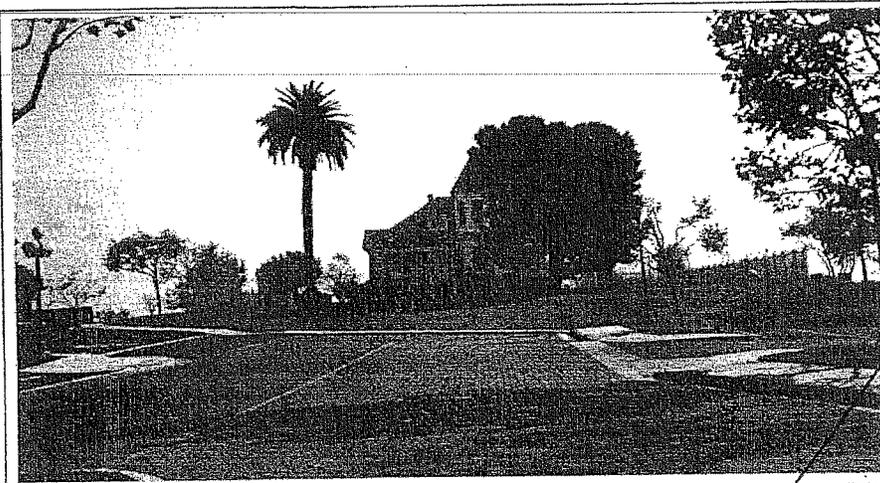
² See Table HCR-1.

TABLE HR-2 (cont.)

Address	Description	Date	Historical Landmark Rating	Landmark Significance Rating ²
126 Main	Standard Market	1928	3D	S
205 Main	H.B. News	1904	3D	S
207 Main	Princess Theatre	1910	3D	S
213 Main	H.B. Sheet Metal	1919	3D	S
217 Main	Pioneer Feed & Fuel	1904	3D	S
525 Main	Main Street Library	1951	--	S
610 Main	Terry's Garage	1933	3D	S
Main/11th	Circle Park	1905	--	H/S
Main Street	Wesley Park Section		3D	S
1905 Main	Huntington Beach High	1926	3	S
2000 Main	H.B. City Hall	1974	--	S
2111 Main	Seacliff Village		--	S
21730 Newland	Edison Plant		--	S
Old Pirate Lane	Graham House		--	H/P
316 Olive	U.S. Post Office	1936	3/3D	S
411 Olive	Dr. Hawes Medical Blvd.	1936	3D	H/P
114 PCH	Garner House	1905	3	S
319 PCH	H.B. Pier			S
414-416 PCH	H.B. Company/ Telephone Exchang	3D	S	
16400 PCH	Peter's Landing		--	S
21100 PCH	Waterfont Hilton	1990	--	S
1502 Palm	Dwyer School	1933	3	S
1600 Palm	H.B. Gym & Plunge	1931	3	S
Clay/Yorktown	Reservoir Hill		--	A/S
16400 Springdale	St. Bonaventure		--	S

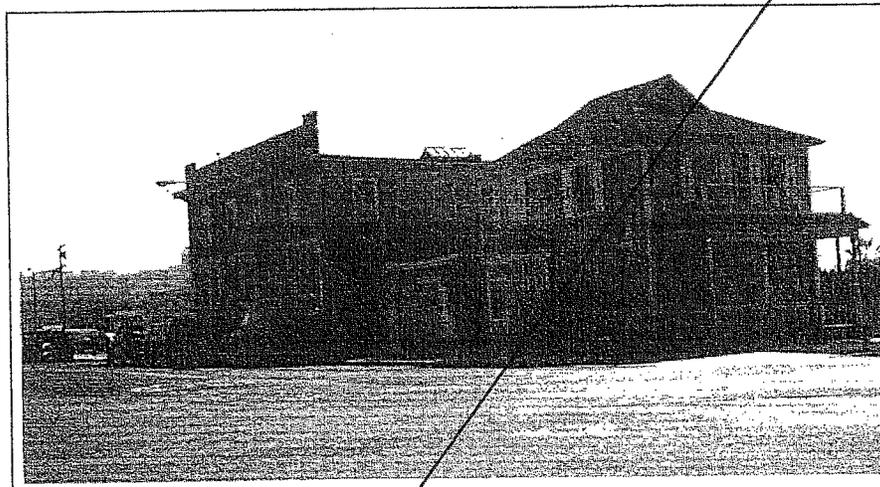
TABLE HR-2 (cont.)

Address	Description	Date	Historical Landmark Rating ^a	Landmark Significance Rating ^a
7111 Talbert	Central Park Library		—	S
412-414 Walnut	Dr. Shank Commercial	1920's	—	S
513-519 Walnut	Helms House Furnishing Co.	1904	3D	S
5203 Warner	Meadowlark Site		1/3D	S/H/P
7360-7386 Warner	Warner Baptist Church	1906	—	A/S
7622 Warner	Japanese Church		—	S
7642 Warner	Furuta House		—	S
Warner/B Street	Edison Substation		—	H/P
333 Yorktown	Northam House		5	S
303 3rd	Young Building	1923	5*/3D	S
310 3rd	1880's House		5	S
204 5th	Shank House	1912	3/3D	S
218-220 5th	City Hall/Jail	1918	4/3D	S
311 5th	Zigzag Modern	1930's	5	S
317 5th	Craftsman Bungalow	1910	5*	S
321 5th	Colonial Revival	1905	5*	S
126 6th	Helm/Worthy House	1880's	1	S/H/P
410 6th	Baptist Church	1906	4	S
111-115 7th	Spanish Colonial	1910's	5	S
127 7th	Bungalow Court	1925	5	S
401-403 7th	Craftsman Apartments	1920	5*	S
428 7th	Neo-Classical House	1910	5*	S
301 8th	Period Revival Church	1928	5*	S
421 8th	Hotel Evangeline	1906	3	S
211 9th	Victoria Eastlake	1906	5	S
321 10th	St. Mary's Church	1910	5*	S
403 10th	Judge Warner House	1907	5	S/H/P
420 10th	Woman's Clubhouse	1916	4	S



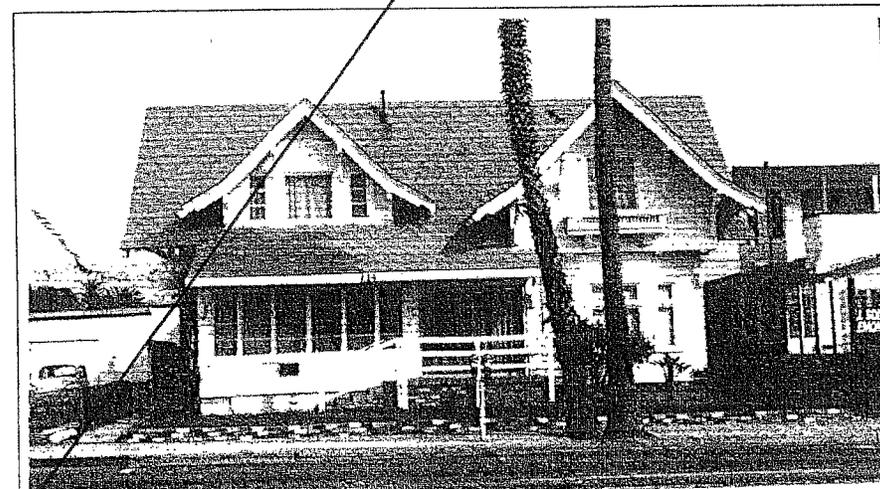
Newland House (1898)

- 19820 Beach Blvd.



Helm House Furnishing
Co. Helm-Worthy House
(1904)

- 5/3 - 5/9 Walnut Ave.
- 126 Sixth St.



Garner House (1905)

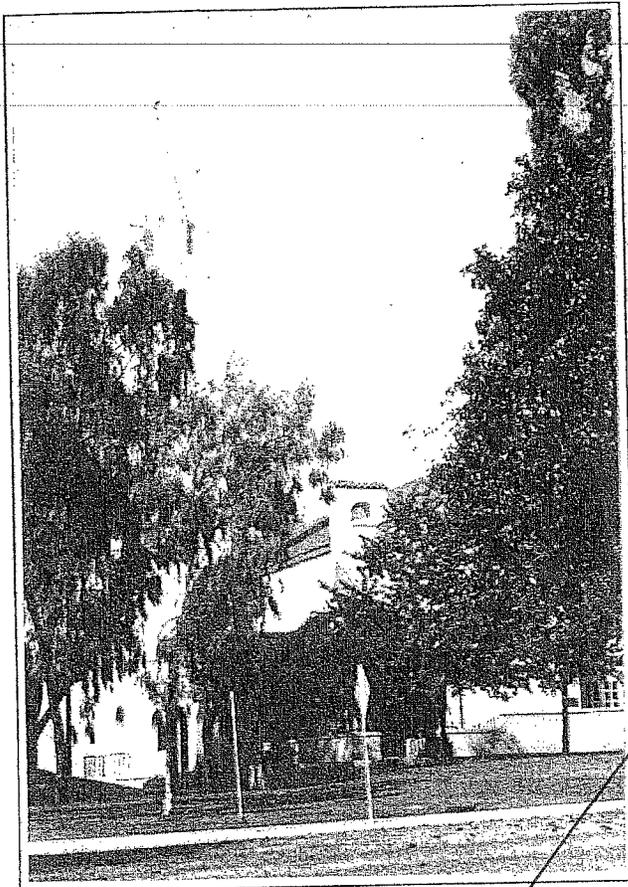
- 114 Pacific Coast Hwy.

HISTORIC
RESOURCES

CITY OF HUNTINGTON BEACH GENERAL PLAN

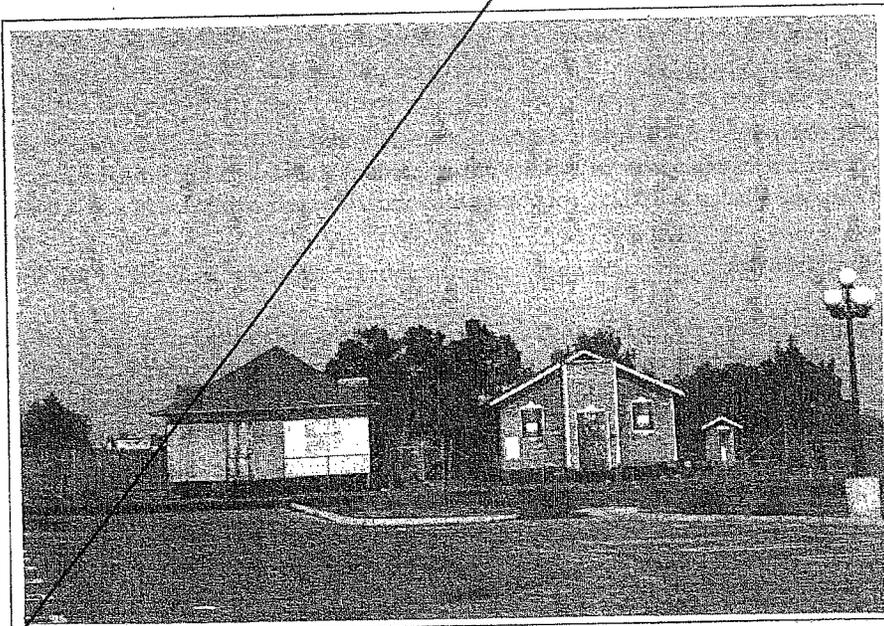
PLATE HCR-1

Attachment No. 4 29



Local Landmarks

Selected Buildings such as this one on the Huntington Beach High School campus, have been given a local city landmark designation.



Bartlett Park

Created to provide a preservation home for community historic structures subject to demolition. Insufficient funds have prevented total relocation at a permanent location.

HISTORIC
RESOURCES

CITY OF HUNTINGTON BEACH GENERAL PLAN

PLATE HCR-2

Newland House—19820 Beach Boulevard

On a high bluff overlooking the lowlands of Huntington Beach stands the home built by William and Mary Newland in 1898. The white frame house located on Beach Boulevard at Adams Avenue is the City's best preserved and most historically significant example of the late Victorian period. Here the Newlands resided for 54 years, established a large, highly productive ranch and helped to pioneer the City of Huntington Beach through their contributions in the fields of education, business, community and social service.

Helm House Furnishing Company—513-519 Walnut Avenue

Constructed in 1904, the building is the only pre-1910 commercial building in Huntington Beach to retain its original architectural integrity. It is the last Western Falsefront building in south and central Orange County. Mr. Helm moved to Huntington Beach in 1903 and built this structure to begin his business. Mr. Helm, the town's 4th mayor, contributed much to the early settlement years of Huntington Beach. The structure is in excellent condition located on its original site (near the corner of Walnut and 6th).

Helm-Worthy House—126 Sixth Street

The Helm-Worthy House is estimated to have been built about 1880. This modified Queen Anne is one of the finest pre-incorporation era houses in Huntington Beach. Moved from its original site in Santa Ana in 1903, the house retains much of its historic integrity. The house's significance is promulgated by its association with prominent persons who helped shape Huntington Beach's history, as a good example of pre-1900 architecture, and its place in the broad patterns of the City's history. The Helm-Worthy house, which sits adjacent to the Helm House Furnishing Company, was placed on the National Register in 1987. The Helm-Worthy House is listed with the Helm House Furnishing Company on the National Register.

Garner House—114 Pacific Coast Highway

The Garner House, constructed in 1905, is a fine example of coastal architecture in a Craftsman Bungalow style. It features a deeply belleanst gabled roof with front facing gable features. This building was listed on the National Register of Historic Places in 1982.

e.—Potential National Landmarks

The City's downtown historic survey of 1986 identified 103 structures that are considered to be potentially eligible for listing on the National Register. Among the 103 identified in the survey report, eleven buildings in the commercial core and immediate adjacent areas are potentially eligible due to their architectural character. Although the survey only included the downtown area, there is a high probability that areas not studied are also potentially eligible. Since the date of the survey, many potential national landmarks have been torn down. Please see a discussion in Section "e" below.

d.—Potential Historic/Conservation Districts

Generally termed as historic district, these collections of buildings maintain a feeling and association of the past by their internal coherence and integrity. In other words, the buildings relate to one another in the same way that they did originally.

The Historic Survey of 1986 identified three (3) potential historic districts within the downtown area. They are as depicted on **Figure HCR-1** and are discussed below.

Main Street/Downtown

The Main Street Historic District incorporates the 200 block of Main, the 200 and 300 blocks of Fifth Street and cross street buildings on Olive Avenue between Third and Fifth Streets. This district includes both commercial and residential buildings and reflects the early small town development of the City. The Main Street District includes approximately 22 pre-1940 buildings of which ten are rated as contributing or significant buildings. Another nine buildings are possible contributors if existing non-historic remodelings are reversed.

Although the district is no longer eligible for National Register consideration because of the extreme modifications and demolitions which have recently occurred, preservation efforts within the City's core can provide a strong focal point for the community. Since the proposed historic district is within the City's Redevelopment area, programs of low interest loans or grants may be feasible to encourage owners to upgrade and preserve the integrity of their buildings.

Ninth Street Area

The Ninth Street Historic District incorporates the 300, 400, and 500 blocks of Ninth Street from numbers 310 to 511. This residential district includes mostly small Craftsman and Spanish Colonial Revival houses built in the 1910's and 1920's, which represent typical worker's cottages in the City's early development.

Wesley Park

The Wesley Park Historic District incorporates an irregular boundary focused primarily on the 200 block of Main Street and the 200 and 300 blocks of Crest Avenue. Also included are adjacent areas such as the 600 and 700 blocks of 7th and 8th Streets, areas on 11th Street across from Farquar Park, and the east side of Main Street up to Tenth Avenue. This area includes many of the City's early homes which were moved to Wesley Park after the 1926 town lot oil boom. Many of the most significant historic residential buildings remaining in the City are located within this area.

e

The City does not currently have official criteria for local listing. Therefore, for the survey update the project team used the California Register of Historical Resources criteria as a basis for local significance. During this process each of the criteria were adjusted to relate to the local history of Huntington Beach.

As a result of the historic survey update, the following status codes were assigned to properties located in the City of Huntington Beach. For a complete list of properties identified in the city, refer to the City of Huntington Beach's Historic Context & Survey Report and subsequent updates, maintained in the City's Planning and Building Department. Following is a description of the status codes identified in Huntington Beach:

- 1S. Individual property listed in the NR by the Keeper. Listed in the CR. This status code was given to any property that is currently listed on the National Register. These properties were not re-evaluated as part of this survey. (Included in updated Landmark List; Historical Resource for the purposes of CEQA; Eligible for federal tax credits)

- 3S. Appears eligible for NR as an individual property through survey evaluation. This status code was given to properties evaluated on DPR 523 B forms and found to be eligible for listing on the National Register of Historic Places. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- 3CB. Appears eligible for CR both individually and as a contributor to a CR eligible district through survey evaluation. This status code was given to properties evaluated using the DPR 523 B form and found to be eligible for listing on the CR both individually and as the contributor to a CR eligible district. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- 3CD. Appears eligible for CR as a contributor to a CR eligible district through survey evaluation. This status code was given to properties that were evaluated using the District Record Form and found to be contributors to a historic district eligible for listing on the CR. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- 3CS. Appears eligible for CR as an individual property through survey evaluation. This status code was given to properties that were evaluated using the DPR 523B form and found to be individually eligible for listing on the CR. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- 5S1. Individual property that is listed or designated locally. This status code was given to all the extant (non-altered) properties from the previous Landmark List on the City's General Plan. This includes only the historic architectural properties. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- 5S1/7N1- This status code was given to properties that are currently listed on the Landmark List that have been altered, but the alterations are reversible. These properties would require rehabilitation/restoration to qualify as a historic property today. (Not included on updated Landmark List- Not a historical resource per CEQA)
- 5S2. Individual property that is eligible for local listing. This status code was given to properties that were previously evaluated in 1986 and given the status code of 5S2 and had not been significantly altered since the previous evaluation. (Included in updated Landmark List; Historical Resource for the purpose of CEQA)
- 6L. Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning. This status code was given to 1) non-contributing buildings located within historic district boundaries 2) properties previously identified in the 1986 survey that were still intact but do not appear to meet NR or CR criteria today, and 3) newly identified properties constructed prior to 1959 that received a DPR 523A form but upon further evaluation did not appear to meet NR or CR criteria today. These properties did not receive a DPR 523B form. (Not included on updated Landmark List- Not a historical resource per CEQA)

- 6Z. Found ineligible for NR, CR or Local designation through survey evaluation. This status code was given to properties that were evaluated under the established contexts but did not meet any criteria, had poor integrity or have been demolished since a prior evaluation. (Not included on updated Landmark List- Not a historical resource per CEQA)
- 7N. Needs to be re-evaluated. This status code was given to properties that 1) were not visible from the public right of way (due to fences, landscaping, or distance from public right of way), or 2) were located within post World War II suburban tract developments that may constitute a historic district at a later date. Although the latter do not appear eligible at the time of this survey, additional research and evaluation in the future may find an entire tract development eligible if it meets NR or CR criteria in the future. (Not included on updated Landmark List- Not a historical resource per CEQA)
- 7N1. Needs to be reevaluated- may become eligible for NR w/restoration or when meets other specific conditions. This status code was given to 1) properties that have been relocated or are currently under restoration, and 2) properties that were previously identified on the Landmark List in the City's General Plan that have since been altered. (Not included on updated Landmark List- Not a historical resource per CEQA)
- 7R. Identified in Reconnaissance Level Survey: Not Evaluated. This status code was given to properties that were recorded in the property inventory spreadsheet but was not recorded using a DPR 523 A or B form. These properties do not appear at the reconnaissance survey level, within the established contexts for Huntington Beach to be historically significant; however the local Planning and Building Department may determine that additional evaluation may be necessary on a case by case basis through the permitting process if the City, owner, or interested party provides substantial evidence that the property may be historically significant for the purposes of CEQA.

d. Vulnerability to Change

Since the historic survey was originally completed for downtown Huntington Beach in 1985, ~~a significant number~~ more than half of Huntington Beach's historical resources have been destroyed and/or demolished. Of the three potential historic districts identified by the 1986 survey, two are no longer eligible for ~~National~~ as historic districts as a result and the boundaries of one has been diminished due to subsequent demolitions and renovations. The 2008-2012 historic resources inventory updated the information from 1986 and found that approximately 50% of the buildings identified within the downtown core area have since been significantly altered or demolished.

The downtown historic resources are extremely vulnerable to change. The commercial areas, specifically Main Street, ~~are experiencing~~ have experienced extreme development pressures to ~~intensify~~ maximize their land uses due to escalating land values.

Older residential areas ~~are~~ have also experienced an increased intensification of development. Much of the one-story beach cottage character of downtown has changed to larger three-story beach houses. With the development activity occurring in areas of the City with significant historical resources, the City must decide the importance of these resources and what direction should be taken to preserve those elements critical to the character of the City, either onsite or through a historic relocation program.

The Downtown Specific Plan calls for the creation of a mixed use/commercial intensity use along Main Street and Pacific Coast Highway. The zoning allows commercial uses to be ~~three to six~~ multiple stories high, thus applying significant development pressure on smaller, older structures in the vicinity. Secondly, the plan identified at one point over 50 percent of the structures in the study area as seismically unstable, stating they must ultimately be improved to meet seismic standards or be demolished.

fe. Availability of Funds

~~Insufficient funds presently exist for the adequate preservation and/or relocation of significant historical resources within Huntington Beach. The activities of the Huntington Beach Historical Society are predominantly funded through private donations and local volunteers. The Historical Society utilizes most of its time and resources to support the operations and maintenance of the Newland House.~~

~~A location needs to be provided for relocated historical structures. Limited funds were available for moving a few homes to Bartlett Park, however, insufficient funds have prevented relocation of all structures and the park has suffered from vandalism.~~

Currently, there are no funds available to owners of historic properties within the City of Huntington Beach, particularly for the rehabilitation or relocation of historic buildings. The City does not maintain funds specifically for the preservation or relocation of historic properties in danger of demolition or alteration. However, as outlined in this Historic and Cultural Resources Element, it is the City's intent to continue to develop and promote financial incentive programs for owners of historic property owners to assist with the ongoing costs of preservation of these limited resources. These financial incentives would be in the form of tax abatement programs through the County Assessor (Mills Act program). The City would also provide information to the public within the Planning and Building Departments on other available funding programs, as they become available. The financial incentive programs are only available to properties that are maintained on the City's Landmark list and are outlined in the policies and objectives below.

B. CULTURAL RESOURCES

1. Introduction

Over the past twenty years, the City has made great strides in addressing the provision of arts and cultural services to residents and visitors. A Cultural Master Plan was adopted in 1994 guiding the development of cultural services and facilities. In addition, the City has begun to develop the cultural infrastructure that can provide the range of services residents require. While the cultural life of Huntington Beach is quite active, the addition of the new wing of the Huntington Beach Public Library and Cultural Center and the imminent opening of the Huntington Beach Arts Center lend a new, high visibility focus for culture that will have an impact on residents and the entire region. This strengthened activity relating to arts and culture is a result of the local residents' desire for a higher profile for arts and cultural activity.

The city is a composite of identities - "surf", "oil", environmentalism, multiple histories of indigenous inhabitants, agriculture, revival meetings, rail and other transportation links. All these serve as the building blocks of an exciting and vibrant cultural context offering much to residents and visitors.

The revitalization of Main Street and its cultural amenities has brought a new image and vitality to downtown Huntington Beach. This area has an vibrant but rapidly diminishing assortment of historic structures that enhance a sense of history for both resident and visitor and provide the foundation for a strong community image.

2. Existing Conditions

a. Cultural Facilities, Artists, and Arts Groups

There are a number of cultural facilities in Huntington Beach, including multi-faceted visual and performing arts spaces, historic sites, and outdoor facilities. With the recently opened annex to the Huntington Beach Public Library and Cultural Center and the anticipated opening of the Huntington Beach Arts Center in 1994, cultural activities in Huntington Beach will have a strong and visible presence.

The vitality of the artists and arts groups comprise an active and focused cultural scene in the city. Although there are few large or highly structured arts and cultural organizations in Huntington Beach, there is a core of local artists, both professional and amateur, as well as many arts groups that are conducting a wide array of high-quality programs:

- The soon-to-be opened Huntington Beach Arts Center is a community arts facility that will provide local citizens and a regional audience with opportunities for exposure to and involvement in the visual arts. It will have three gallery spaces, a studio, classrooms, meeting rooms, and a bookstore and gift shop;
- The City's Parks and Recreation program includes arts and crafts classes held in parks and community centers throughout the city;
- The Huntington Beach Public Library and Cultural Center, with its new wing devoted to children, also includes a 300-seat theater, several meeting and classrooms.
- The Huntington Beach Playhouse is a thirty-year old community theater now performing in the new theater at the library. The group presents 16 performances of six shows during the year as well as an outdoor Shakespeare series in Huntington Central Park and a children's Christmas program;
- The Newland House Museum is a showcase of local history operated by the Historical Society and the city. In addition to exhibition space in its restored building and barn, there is outdoor space for additional exhibits and special events in the area between the house and barn;
- The International Surfing Museum opened in its first location in 1988 and is presently in a 2,000 square foot renovated space in the downtown. Plans to build a new, state-of-the-art museum facility are currently developed, and funding is being sought. A "Surfing Walk of Fame" is being established and has received much attention in the international surfing community;
- Golden West College has a wide range of cultural facilities and active instructional programs in the arts with an emphasis on both traditional and electronic forms of most artistic media. Its program of theater production currently includes about 40 percent non-student actors;
- The Huntington Harbour Philharmonic Committee has an active program of fund-raising for the Orange County Performing Arts Center. In addition, the Committee provides a range of programs for public school children, including in-school programs and bus trips to the Performing Arts Center;
- The Huntington Beach Concert Band performs in venues around Orange County. With about seventy-five members, half of whom are from Huntington Beach, the band has played at City Council meetings, ground-breakings, concerts in Huntington Central Park, and other locations. It is the only band of its type in Orange County not supported by a school district;

- The School for the Performing Arts at Huntington Beach High School currently has an enrollment of approximately three hundred students and offers classes in dance, theater, music, and television production; and
- A wide range of other groups, including the Arts Associates and the Huntington Beach Art League, are also active in the community. Many arts and historic groups in the city function on a volunteer basis, without paid staff or permanent facilities. Artists have generally not been able to work in the city, primarily because of the cost of renting space and the lack of professional venues in which to exhibit and perform their work.

b. Resources for Arts Education

The quality of arts education in Huntington Beach depends in large measure on the particular school and school district that a child attends. In part, because there are four school districts in the city, the range and quality of offerings vary.

Elementary and middle schools rely on classroom teachers to integrate the arts (as a teaching tool) into the curriculum. Middle schools' visual arts, music, band and choir specialists are shared within districts. All four high schools have basic instruction in some of the performing arts (generally, some combination of choir, band, drama, and dance) with faculty shared among them. Each school has visual arts programs that are run by two visual arts specialists. The School for the Performing Arts at the Huntington Beach High School was established to provide advanced performing arts classes and ensembles at the high school level. It offers a wide array of arts experiences to students citywide.

While the primary opportunity for providing arts education experiences for children lies with the public schools, there are additional opportunities directed toward children and older residents. The City has several programs that have an impact on arts and cultural education.

The City's HBTB Channel 3 offers a talk show about the arts. The new Huntington Beach Arts Center will offer interpretive programs, school tours, and workshops in various media, disciplines and issues. The Recreation, Beaches, and Development Division of the Community Services Department offers extensive classes in centers throughout the city, although there are relatively few classes in visual and performing arts. Few, if any, classes are offered for teens and adults. Classes for children include some crafts and dance.

The Huntington Beach Public Library and Cultural Center offers a range of cultural programs. There is a new children's wing, but because of budgetary constraints, the amount of cultural programming is limited. Rental fees for using the facilities are out of range for smaller cultural groups.

Nonprofit arts and cultural groups in Huntington Beach have played an important role in providing educational opportunities for school children. Among the activities that have been provided are:

- The Huntington Harbour Philharmonic Committee, in addition to raising money for the Orange County Performing Arts Center, coordinates field trips to the center for a variety of tours and performances. They also bring ensembles into the schools for assemblies that can include performance and demonstrations of instruments. They sponsor the "Music Mobile" which travels to elementary schools to introduce third graders to musical instruments;

- The Newland House Museum offers tours of its facility to schools, primarily third and fourth graders who are studying local and California history. In addition, the Historical Society offers special 2 hour tours of the facility; and
- The Japan America Society has developed a cultural program for schools, building on the Sister City Program.

c. The Role of the Cultural Services Division & Advisory Board of the City of Huntington Beach

The Cultural Services Division is responsible for an array of activities, including oversight of construction and program development for the new Huntington Beach Arts Center and overseeing historic and cultural programs in the community. At the present time, its primary roles are that of manager of many of the city's existing arts programs and presenter of visual arts activities. There are other roles of the division, including serving as a "catalyst" to assist local arts groups in promotion, location space, fund-raising for cultural projects, and capital project oversight.

The Allied Arts Board is designated to advise City Council on all matters pertaining to the arts in Huntington Beach. It was responsible for developing the initial ten-year plan for cultural activities that led to the establishment of the Cultural Services Division as well as other important milestones in the development of the cultural life of the city. Along with the Historic Resources Board (which oversees historic programs and activities), the Allied Arts Board, in its role as advisor to the City Council, can, among other things, study and interpret the needs of the community for cultural programs and facilities; recommend cultural policy on such matters as programming, facilities, and funding; assist local arts groups to better fulfill their missions; and encourage individuals, civic groups, and businesses to support arts and culture with time, money, and in-kind services.

The master plan provides an overview of key issues and a "vision statement" for culture in the city. It presents a series of recommendations on the priorities for culture, addresses the role of the Cultural Services Division, identifies the necessary resources to realize the goals articulated through the recommendations, and describes steps toward implementation by the city and arts advocates and organizations.

d. Funding for the Arts and Culture

Huntington Beach has been generous in its support of arts and cultural activities. The recent history of private sector financial support for the Huntington Beach Arts Center, as well as the city's funding of the Cultural Services Division over the past eight years, indicate a trend of increased support.

Huntington Beach has some very effective, private-sector fund-raising initiatives. The Huntington Harbour Philharmonic Committee raises money, some of which goes to support local educational experiences for children around certain types of music. The Huntington Beach Arts Center Foundation has raised significant sums of money in support of the construction and programming at the Huntington Beach Arts Center, some of which will involve educational programs for children. Fund-raising in Huntington Beach has historically been focused on "bricks and mortar" capital funding.

The downtown and the Pacific coast areas have been designated as "visitor serving" in the General Plan. The City is committed to developing destination attractions and activities in those areas, most of which are seen to be related to arts and culture. These attractions and activities include the Huntington Beach Arts Center, the planned Celebration Plaza, arts and craft fairs and festivals, and concerts in Pier Plaza and Huntington Beach Central Park Amphitheater. These attractions are bringing visitor dollars to the targeted areas, increasing foot traffic and bringing consumers that increase retail sales.

e. Urban Design, Aesthetics, and Public Art

While the City and the various community groups have taken action to develop a pleasing urban environment, the visual appeal and feel of the city remain key concerns for many residents. Residents would like to see a concerted effort undertaken to improve this important aspect of the community. Issues regarding landscape and plant selection, hardscape design, building materials, public space allocation and the inclusion of public arts are but a few of the issues raised.

ISSUES

1. ~~1.~~ 1.—A citywide inventory of historic resources has never been conducted. ~~A;~~ however the inventory was conducted at a reconnaissance level and therefore is in continual need of revision. The State of California recommends that historic resource surveys be updated every five years. Continual updating of the City's historic inventory would help identify all structures and sites critical to the overall historic character of the community. (HCR 1.1.1)
2. ~~2.~~ 2.—The City has given local landmark designation to some historically significant structures; ~~however no standards, does not have a Historic Preservation Ordinance or other requirements or guidelines have been created that would help to preserve or protect them.~~ the City's historic landmarks. (HCR 1.1.4, HCR 1.2.2, HCR 1.2.3, HCR 1.2.4, and HCR 1.3.7)
3. ~~3.~~ 3.—~~In the event that The City does not currently have a process or procedure to fully mitigate impacts (demolition) of historical structures/resources that are unable/vulnerable to remain at their current sites/redevelopment within the City. Therefore, the City should establish a consider maintaining land for the relocation site or "historical park," and protection of historic resources under eminent threat. (HCR 1.2.1, and HCR 1.2.3)~~
4. ~~4.~~ 4.—Downtown commercial and residential areas are experiencing extreme development pressures to ~~intensify~~ maximize their land uses. No guidelines exist to protect and/or restore the historic character of these older areas. As a result, older structures are being demolished for the construction of new buildings. The City is losing the historic character of the area. (HCR 1.1.3, HCR 1.1.4, HCR 1.2.1, HCR 1.2.3, HCR 1.2.4, HCR 1.3.3, HCR 1.3.4, HCR 1.3.6, and HCR 1.3.7)
5. ~~5.~~ 5.—Adaptive reuse has been ~~under~~ rarely utilized and should be actively promoted. (HCR 1.3.6)
6. ~~6.~~ 6.—~~The City does not currently have informational brochures for property owners regarding options for historic property preservation.~~
7. ~~7.~~ 7.—The City's per capita income and education levels are among the highest in the nation. These demographics suggest a population likely to have high expectations for services, particularly in the area of arts and cultural activities. (HCR 2.2.1, and HCR 3.2.2)
8. ~~7.~~ 7.—Most of the support for arts and culture has come from a relatively narrow spectrum of Huntington Beach residents. The percentages of younger families, children and youth, and the populations of Latino and Asian residents are increasing. As a result, the mix of arts and cultural

programming will have to be designed to meet the needs of a demographically diverse audience. Much of the thrust of the Cultural Master Plan involves recognizing the necessity to reach new constituencies, to broaden the programming offered and to identify new sources of financial and political support for the full range of cultural activities. (*HCR 2.2.1 and HCR 3.2.2*)

9. 8. — One of the major problems facing cultural and historic groups is the difficulty in obtaining information about access to facilities and financial resources. While the Cultural Services Division has an extensive collection of publications on arts issues, historic services, and fund-raising, access to that information is limited. (*HCR 2.1.1 and HCR 2.2.2*)

10. 9. —There is a lack of a ready means of communication within the arts community. It will be important to develop mechanisms to address this need for better communication, to allow for more effective sharing of information among artists and groups, and to inform a wider public of cultural activities in the arts community. (HCR 2.1.1 and HCR 2.2.2)
11. 10. —The ability of small, volunteer cultural/historic groups to handle the managerial aspects of their operations is often limited. This is partly due to a lack of sufficient time or grounding in business, space development, and tenant/landlord skills. (HCR 2.1.2)
12. 11. —Recently constructed arts facilities will require time to become fully operational and their impact on the cultural community is necessarily difficult to assess. Additional cultural facilities will ultimately be required to address the full range of community needs. (HCR 5.2.2)
13. 12. —Examples of currently underutilized performing arts facilities are:
- Golden West College has a large amphitheater with seating for about 1,000; it is only minimally used. It would require stage and technical support improvements to make it more useful;
 - The Huntington Beach High School Auditorium, seating about 700, is heavily utilized during the school year; however, it is available during the summer months and might be more fully utilized then. Rehabilitation work is needed for the facility to function more effectively for school and community use;
 - The Huntington Beach Public Library and Cultural Center's utility for arts and cultural groups is presently limited by the lack of staff available for programming and the relatively high rental fees charged to arts and cultural groups for their use;
 - The grounds of the Newland House Museum and Newland Barn could be used for additional cultural and/or historic programming. However, the lack of space for collections and archives warrants the development of a local museum centrally located; and
 - Existing theatrical spaces are heavily used, so it is clear that there is interest in theater. However, there is little performing space available for programming smaller bilingual, multi-cultural performances and experimental productions. Renovation of outdoor amphitheaters in city parks is needed to allow for a broader range of programming, increased use by local organizations and increased safety and comfort of audiences. (HCR 5.1.1, HCR 5.1.2, and HCR 5.2.2)
14. 13. —Providing opportunities for artists to live and work in Huntington Beach is important to the long-term growth of the city's cultural life. There are no affordable artists' spaces for living and working in Huntington Beach in lower cost space in industrial and/or business parks outside of the downtown core or vacant downtown buildings. (HCR 5.2.4)
15. 14. —There is a need for outdoor interpretive centers to address several aspects of the city's history, notably the Bolsa Chica wetlands and the Native American populations. (HCR 5.1.1)
16. 15. —While the City is not responsible as the lead public entity to provide arts programs for school age children and youth, it has been a strong advocate for increased attention in this area. The public schools in Huntington Beach have cut back programming in arts education in order to address severe budget problems. The issue of lack of access to arts training and appreciation course has affected other curriculum efforts to enhance learning in the classroom, to improve school attendance, and to enhance the self-esteem of students, particularly youth at risk. (HCR 4.1.2)

17. ~~46.~~—Currently, there is no one coordinating or fostering long-term relationships between professional artists and the public schools. In the elementary schools, for example, programs are either enrichment assemblies or field trips or are provided by classroom teachers rather than professional artists. (HCR 4.1.2)
18. ~~47.~~—Because of the music education programming of the Huntington Harbour Philharmonic Committee and its fund-raising to support those programs, the City's students have access to a range of musical experiences. But, while activities in this discipline are provided on a consistent basis, others (in particular, drama and the visual arts) are not, unless they are offered on an ad hoc basis by particular teachers or parents. (HCR 4.1.2)
19. ~~48.~~—Without comprehensive funding for arts and culture in all parts of the city, it is very difficult to equitably address the needs of the community. A current priority is the need of the Huntington Beach Arts Center to get its programming in place and develop a secure base of endowed support. (HCR 5.1.2 and HCR 5.2.3)
20. ~~49.~~—The City has been very supportive of cultural activities, responding to impressive community support and fund-raising; yet these very programs are expected to fulfill a no-net-cost requirement. The Cultural Services Division is designated as the City's local arts agency and, as a result, is eligible for significant funding available through state and federal sources to such agencies. (HCR 5.2.3 and HCR 5.1.4)
21. ~~20.~~—The visitor industry is seeking ways to promote Huntington Beach as a destination. While it is unlikely at the current time that the City's arts groups will be a primary reason for a visit, they certainly can contribute to a lengthened stay. The potential for heritage and cultural tourism may provide opportunity for additional funding partnerships. (HCR 5.2.1)

GOALS, OBJECTIVES, AND POLICIES

The following section presents the goals, objectives, policies, and programs for Historic and Cultural Resources in the City of Huntington Beach. At the end of each policy is a reference to the appropriate implementation program. Each implementation program's schedule and possible funding sources are indicated in the Historic and Cultural Resources Implementation Matrix.

Historical Resources

Goal

HCR 1

To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, and/or archaeological significance to the City of Huntington Beach.

Objective

HCR 1.1

Ensure that all the City's historically and archaeologically significant resources are identified and protected.

Policies

HCR 1.1.1

~~Identify all~~Continually update the historically and archaeologically significant existing citywide survey of historic resources subject to City Council approval in Huntington Beach. (I-HCR 1)

HCR 1.1.2

Consider the designation of any historically significant public trees, archaeological sites, ~~parks, or structural~~structures, sites or areas deemed to be of historical, archaeological, or cultural significance as a Huntington Beach City Historical Point, Site or District. (I-HCR 1, and I-HCR 2, I-HCR 3,)

HCR 1.1.3

Consider establishing a historic overlay for historic structures throughout the City. The overlay should be structured to allow the underlying land use to continue ~~through~~as well as support the reuse of the historic structure. (I-HCR 1, I-HCR 3, I-HCR 5, and LU 15.3.1)

HCR 1.1.4

Consider recording the importance of oil history in the City's development. (I-HCR 1)

Objective

HCR 1.2

Ensure that the City ordinances, programs, and policies create an environment ~~whieh~~that fosters preservation, rehabilitation, and sound maintenance of historic and archaeological resources.

Policies

HCR 1.2.1

Utilize the State of California Historic Building Code, Secretary of Interior Standards for Historic Rehabilitation, and standards and guidelines as prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the site's architectural and historic integrity. (I-HCR 1, I-HCR 3, and I-HCR 5)

HCR 1.2.2

Encourage new development to be compatible with adjacent existing historic structures in terms of scale, massing, building materials and general architectural treatment. (I-HCR 6)

HCR 1.2.3

Investigate the appropriateness of ~~expanding the establishing a "receiver site" program and explore the opportunity to integrate historic buildings with cultural and arts education.~~ (I-HCR 1)

HCR 1.2.4

Investigate the feasibility of initiating an "adopt a building" program to preserve historic structures that would be removed from their sites. (I-HCR 1)

Objective

HCR 1.3

Consider the provision of incentives (strategies, assistance, and regulations) for the maintenance and/or enhancement of privately owned historic properties in a manner that will conserve the integrity of such resources in the best possible condition.

Policies

HCR 1.3.1

Encourage owners of eligible historic income-producing properties to use the tax benefits provided by the 1981 Tax Revenue Act as well as all subsequent and future financial incentives. (I-HCR 1)

HCR 1.3.2

Consider the waiver of building permit fees for owners of small properties with historic resources who are unable to benefit from other government programs for the rehabilitation, alteration or reuse of their structure(s) only if rehabilitated in accordance with established historic preservation guidelines. *(I-HCR 1)*

HCR 1.3.3

Consider allowing flexibility in building code requirements for the rehabilitation of historic structures as specified in State Historical Building Code Part 8, Title 24 if rehabilitated in accordance with established historic preservation guidelines. *(I-HCR 1)*

HCR 1.3.4

Provide appropriate technical advice to private property owners seeking to restore historically significant structures. *(I-HCR 1)*

HCR 1.3.5

Advocate that local lending institutions provide appropriate financing for the rehabilitation and restoration of historically significant structures. *(I-HCR 7)*

HCR 1.3.6

Encourage appropriate adaptive reuse of historic resources in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods from incompatible uses. *(I-HCR 1)*

HCR 1.3.7

Explore alternatives that enable a property owner to sensitively add to the existing structure, or develop an accompanying building on the site that allows property development rights to be realized. Deviation to setbacks, heights, and parking, and other requirements should be considered to make the preservation of an existing historic building feasible when no other reasonable alternative exists. *(I-HCR 1 and I-HCR 6)*

HCR 1.3.8

Preserve and reuse historically significant structures, where feasible. *(I-HCR 3 and I-HCR 7)*

Objective

HCR 1.4

Promote public education and awareness of the unique history of the Huntington Beach area and community involvement in its retention and preservation.

Policies

HCR 1.4.1

Encourage the promotion of the City's historic resources in visitor and tourist oriented brochures. *(I-HCR 8)*

HCR 1.4.2

Promote community awareness of historic preservation through Huntington Beach's appointed and elected officials, ~~the Community Services Department, the Library Services Department~~ its various departments, and local boards and organizations. *(I-HCR 8)*

HCR 1.4.3

Encourage the involvement of the local schools and Goldenwest College in preservation programs and activities. *(I-HCR 8)*

HCR 1.4.4

Consider ~~Combining~~ combining sites containing historic features (interpretive centers) with recreational learning opportunities; and arts and culture. *(I-HCR 9)*

HCR 1.4.5

Encourage the provision of uses that are conducive to public use and education in historic structures. *(I-HCR 1, and I-HCR 4)*

Cultural Resources

Goal

HCR 2

Develop avenues for communication and participation in arts and cultural activities and programming to bring together diverse segments of the community.

Objective

HCR 2.1

Improve access to arts and cultural activity for all residents and assist in networking information of cultural activities.

Policies

HCR 2.1.1

Assist cultural groups in networking and bringing artists and arts organizations together. *(I-HCR 10 and I-HCR 12)*

HCR 2.1.2

Provide technical assistance to historic, cultural groups and artists. (I-HCR 11)

Objective

HCR 2.2

Raise the community's awareness of the full range of arts, history, and culture available in Huntington Beach.

Policies

HCR 2.2.1

Provide opportunities for increased exposure for arts and cultural activities throughout the city. (I-HCR 12 and I-HCR 13)

HCR 2.2.2

Facilitate networking between arts and cultural groups and the general public. (I-HCR 12 and I-HCR 13)

Goal

HCR 3

Highlight the City's unique cultural heritage and enhance its visual appeal.

Objective

HCR 3.1

Promote a high standard of visual quality of art, architecture and landscape architecture in the public realm.

Policies

HCR 3.1.1

Increase community representation and input into the decision making about arts and culture. (I-HCR 1, U.D. 1.4.1, and I-UD 5)

HCR 3.1.2

Consider that individuals advising the City on cultural, urban and visual design issues have a background in architecture, urban design, or fine arts. (I-HCR 1 and U.D. 1.4.1)

HCR 3.1.3

Encourage urban design and public art projects to enhance the image of the City and foster a sense of place. (I-HCR 1, I-HCR 14, and U.D. 1.4.1)

Objective

HCR 3.2

Clarify and highlight the cultural heritage and identities of Huntington Beach for residents and visitors.

Policies

HCR 3.2.1

~~Preserve and reuse historically significant structures, where feasible. (I-HCR 3 and I-HCR 7)~~

HCR 3.2.2

Consider providing educational opportunities that focus on the City's cultural history. (I-HCR 1, I-HCR 3, and I-HCR 8)

Goal

HCR 4

Expand opportunities for the City's children to receive quality experiences of arts and culture.

Objective

HCR 4.1

Strive for a full range of performing and visual arts, educational programming and experiences to children throughout the city.

Policies

HCR 4.1.1

Seek support for arts education. (I-HCR 8)

HCR 4.1.2

Strive to broaden cultural opportunities for children. (I-HCR 8)

Goal

HCR 5

Establish a wide range of arts and cultural programs and facilities that address the needs and interest of residents, workers, and visitors.

Objective

HCR 5.1

Ensure adequate facilities, staff, and funding for all city provided arts programs.

Policies

HCR 5.1.1

Assure that existing cultural facilities in Huntington Beach are used effectively. (I-HCR 8 and I-HCR 12)

HCR 5.1.2

Advocate partnership agreements for capital projects. (I-HCR 1, I-HCR 8, I-HCR 10, and I-HCR 12)

HCR 5.1.3

Identify and consider the interests of the community while planning new cultural facilities. (*I-HCR 8, I-HCR 10, and I-HCR 12*)

rehabilitation, and continued upkeep of a historic structure).

HCR 5.1.4

Consider a permanent funding mechanism to support the local art agency. (*I-HCR 13*)

Objective

HCR 5.2

Facilitate the growth of the arts and cultural community.

Policies

HCR 5.2.1

Encourage the participation of new audiences for arts and cultural activities. (*I-HCR 8, I-HCR 13, and I-HCR 16*)

HCR 5.2.2

Coordinate and cooperate with other city departments and interest groups with the planning for existing and new public cultural amenities. (*I-HCR 17*)

HCR 5.2.3

Assist in the development of partnerships among arts groups and the business community. (*I-HCR 8 and I-HCR 12*)

HCR 5.2.4

Encourage opportunities for artists to live and work in Huntington Beach. (*I-HCR 1*)

IMPLEMENTATION PROGRAMS

I-HCR 1

Studies/Mapping/Surveys

- a. Perform ~~an expanded (Citywide) ongoing survey which updates the every five years to maintain an updated list of buildings, structures or sites as identified~~ as having historical or archaeological significance.
- b. ~~Review existing~~ Adopt the California Register Criteria as the city's official designation criteria for surveying resources and revise the criteria, as appropriate local landmarks.
- c. Conduct a study investigating the feasibility of creating new or expanding "receiver sites" and creating an "adopt a building" program. (An "adopt a building" program includes corporate or civic group's sponsoring the refurbishing,

COMMUNITY DEVELOPMENT CHAPTER
HISTORIC AND CULTURAL RESOURCES ELEMENT

- d. Study the feasibility of enacting a program to provide incentives for preservation, restoration, rehabilitation or relocation of historic resources through purchase of facade easements, waiver of fees, flexible building requirements, adaptive re-use, rehabilitation loans and grants, and technical advice by person(s) qualified in historic preservation, restoration techniques, and loans and grant programs, receiver site and building and siting regulations.
- e. Examine the feasibility of establishing a historical resource center which acts as an archive and clearinghouse of artifacts and resource documentation and provides learning opportunities for the public.
- f. Explore the feasibility of relocating the Historical Society's city archives to an accessible location such as the downtown.
- g. Consider developing an oil history museum or interpretive center.
- ~~h. Determine and implement a mechanism to broaden resident representation and input into urban design and aesthetic concerns to appropriate boards and commissions.~~
- ~~i. Explore the development of a plan for a phased-in "cultural corridor" including the areas surrounding Golden West College, Huntington Central Park, Main Street Library, Main Street and the Art Center to the Pier. The plan shall consider such things as:
 - developing a uniform visual identity through street banners and signage and public improvements; and
 - identifying potential sites for City-sponsored public artwork.~~
- ~~j. Explore designating Designate historic districts and/or architecturally individually significant points buildings, structures, sites and districts with a Historic Overlay Land Use Designation.~~
- ~~k. Explore the development of a and sites as local cable program series highlighting the community's history historic landmarks.~~
- ~~l~~
 - ~~i. Explore the feasibility of developing a incorporating the history of the local Native American peoples into existing interpretive centercenters.~~

- mj. Explore if there is sufficient programming and audience for a small, flexible (or “black box”) theatrical space in the downtown, geared toward multi-purpose usage and small, experimental productions.
- n. Determine the nature of public and private support for the proposed International Surfing Museum.
- o. Explore shared, and affordable, “work/live” space for artists and arts groups.

I-HCR 2
Municipal Code/Design Guidelines

Utilize the State of California Historic Building Code to accommodate the rehabilitation of historic and older structures.

I-HCR 3
Preservation Ordinance

Consider the creation of a Preservation Ordinance. The Preservation Ordinance shall:

- a. enable the City to designate any site deemed historically, archaeologically, or culturally significant as a historic point, structure, site, or district;
- b. establish design guidelines and standards for preservation, adaptive re-use, etc.;
- c. establish criteria and procedures for creating new historic overlay areas; and
- d. conform to State and Federal criteria for establishing a preservation ordinance.

I-HCR 4
Land Use Element

Implement land use programs as cited in I-LU 1, I-LU 7, AND I-LU 14.

I-HCR 5
Rehabilitation and Preservation Standards

Maintain on file the Secretary of Interior Standards for Historic Rehabilitation and the standards and guidelines of the State Office of Historic Preservation as guidelines on restoring, altering or adding to designated historic structures.

I-HCR 6
Design Review/Permitting Process/Environmental Review

- a. Review existing design standards and guidelines to ensure they are conducive to compatible development, if warranted, revise the design standards.
- b. Review the impacts of zoning changes and General Plan amendments on historic preservation objectives and, if warranted, revise the proposed zone change or Plan amendment to reflect the historic preservation objectives.
- c. ~~Continue~~ Evaluate the current procedures for reviewing all demolition permit applications for historic structures.

I-HCR 7
Historic Resources Funding

Work with local lending institutions in developing a financing program or other programs to provide financial assistance benefiting owners of historic resources who can prove a need for financial assistance in connection with historic preservation.

I-HCR 8
Interagency Participation and Coordination

- a. Work with the managing board (or organization) of the Huntington Beach Hotel /Motel Business Improvement District Conference and Visitor's Bureau and others on developing brochures, self-guided walking tours, traveling exhibits promoting the historical resources of the City.
- b. Work with the local school districts, local preservation programs, libraries, and community centers to:
 - develop and promote preservation classes, activities and programs;
 - enhance the range and scope of arts educational programming offered by the City, including:
 - a cultural programs for cable television,
 - a youth oriented calendar of arts and cultural events, and
 - an artist residencies program located in community centers and other youth oriented facilities throughout the City; and

- provide art and historic classes accessible to a diverse range of residents.
- c. Work with local preservation organizations to develop a historic building handbook that describes historic structures, sites, and districts, and provides information on building research and appreciation, and sets forth guidelines for rehabilitation as funds are available.
- d. Coordinate with local historic preservation organizations such as the Historic Resources Board and Historical Society.
- e. Work with other City departments to develop a plan to assure that existing arts and cultural facilities are rehabilitated and maintained as feasible.
- f. Coordinate proposals for new facility needs with the Central Park Master Plan's proposed additional outdoor performing arts spaces, and the Beach Master Plan's proposed arts and cultural programming in the Pier Plaza area.
- g. Establish a high-level, inter-agency working group of senior staff from appropriate City departments to coordinate cultural initiatives.
- h. Link cultural tourism objectives through promotional tie-ins and special events with a cultural focus or component.

I-HCR 9
Recreation and Community Services Element

Implement Parks and Recreation policies and programs as cited in RCS 1.1.2 and I-RCS 2.

I-HCR 10
Arts/Cultural Resources Network

Develop systems and networks to provide access to information resources, such as:

- a. a community arts, culture, and history newsletter;
- b. a clearinghouse cataloguing and registering temporary and permanent spaces available for arts and cultural use;
- c. a centralized event clearinghouse;
- d. an artists' register available for an art in public places program, gallery owners, presenters, and others with resumes, slides or tapes; and
- e. a media production resource list.

I-HCR 11
Technical Assistance Programs

Develop technical assistance programs to train community arts, cultural, and historic groups in, but not limited to, the following:

- a. running a small organization - financial management, fund-raising, marketing and long-range planning;
- b. developing partnerships and joint ventures with private businesses, City agencies and others; and
- c. planning to assess community interest and identify and encourage new audiences.

I-HCR 12
Business Leader, Art Administrators, and Resident Outreach

- a. Develop a private sector group of business and civic leaders, arts organizations and artists to provide leadership support for arts and cultural activities.
- b. Work with community groups to develop residents' program interests.

I-HCR 13
Arts Programming

Incorporate arts and cultural events as part of existing community events and attractions, major sporting events, and community celebrations where feasible.

I-HCR 14
Public Art Ordinance

Consider the creation of a public art ordinance that encourages public and private sector involvement. The ordinance shall:

- a. identify funding sources for a formal public arts program; and
- b. utilize the existing ad hoc art program as a model.

I-HCR 15

Celebration Plaza

Continue to oversee the development and programming for the Celebration Plaza located at the intersection of Main Street and Acacia Avenue. As currently planned, the Celebration Plaza is an outside public assembly area which includes hardscape and landscape amenities connecting the Arts Center and the Main Street Branch Library.

I-HCR 16

Allied Arts Board and Historic Resources Board

Diversify the membership of the Allied Arts Board and the Historic Resources Board to include a broader perspective from all segments of the city.

I-HCR 17

Cultural Master Plan

Implement the City Council approved Cultural Master Plan, as feasible.

PLANNING AND BUILDING

BUSINESS DEVELOPMENT

No.	Name	CITY OF HUNTINGTON BEACH																	SCHEDULE				
		RESPONSIBLE AGENCY										FUNDING SOURCE											
PROGRAM		CITY OF HUNTINGTON BEACH										CITY OF HUNTINGTON BEACH							FEDERAL FUNDS				
		Community Development Department	Community Services Department	Economic Development Department	Fire Department	Library Services Department	Police Department	Public Works	Planning Commission	City Council	School Districts	County of Orange	Other	General Funds	Assessment Districts	Development Fees	Redevelopment Tax Increment Revenue	Grants	Other Approved Fees	State Funds	Federal Funds		
HCR-1	Studies / Mapping / Surveys	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	2 Years upon Plan Adoption *
HCR-2	Municipal Code / Design Guidelines	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	1 1/2 Years upon Plan Adoption *
HCR-3	Preservation Ordinance	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	1 Year upon Plan Adoption *
HCR-4	Land Use Element	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Ongoing *
HCR-5	Rehabilitation and Preservation Standards	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Ongoing *
HCR-6	Design Review / Permitting Process / Environmental Review	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Ongoing *
HCR-7	Historic Resources Funding	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Ongoing *
HCR-8	Interagency Participation and Coordination	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Ongoing *
HCR-9	Recreation and Community Services Element	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Ongoing *
HCR-10	Arts / Cultural Resources Network	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	2 Years upon Plan Adoption *
HCR-11	Technical Assistance Programs	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	2 Years upon Plan Adoption *
HCR-12	Business Leader, Arts Administrators, and Resident Outreach	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Ongoing *
HCR-13	Arts Programming	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Ongoing *
HCR-14	Public Arts Ordinance	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	2 Years upon Plan Adoption *
HCR-15	Celebration Plaza	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Ongoing *
HCR-16	Allied Arts Board and Historic Resources Board	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	2 Years upon Plan Adoption *
HCR-17	Cultural Master Plan	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	Ongoing *

ONGOING AND EVERY 5 YEARS

* As funding permits

HISTORICAL and CULTURAL RESOURCES IMPLEMENTATION PROGRAM MATRIX

CITY OF HUNTINGTON BEACH GENERAL PLAN



See Attachment No. 4.21 for
Status Code Explanation.



Address	Description	Date	Prior Historical Landmark Rating	Prior Landmark Significance Rating	Current Disposition/Status	Updated Status Code
9151 Atlanta	Post Office	--	--	H/P	Less than 45yrs of Age	6Z
17011 Beach	Charter Center	--	--	S	Less than 45yrs of Age	6Z
17211 Beach	Early Fire Station	1953	--	S	Heavily Altered	6Z
19820 Beach	Newland House	1898	1	S-H/P	Intact	1S/5S1
Beach Boulevard	Bartlett Park	--	--	A/S	Archaeology	N/A
5301 Bolsa	McDonnell- Douglas	--	--	S	Less than 45yrs of Age	7N
20491 Bushard	House and Barn	--	--	S	Demolished	6Z
305 California	Craftsman House	1910	--	S	Intact	3S/5S1
801 California	Brown House / Tower	1927	--	S	Intact	3S/5S1
7561 Center	Old World Village	1978	--	H/S	Less than 45yrs of Age	6Z
Clay/Goldenwest	Huntington A-1 Well	1920	--	H/S	Demolished	6Z
Clay/Yorktown	Reservoir Hill	--	--	A/S	Archeology	N/A
216 Crest	Mayor McCallen House	1928	5*/3D	H/P	Intact	3CB/5S2
701 Delaware	Mayor Manning House	--	--	H/P	Relocated to 10th & Orange	3CS/5S1/ 7N1
Edwards Hill	Archaeological Area	--	--	A/S	Archeology	N/A
17292 Goldenwest	Stricklin House	1937	--	H/P	Heavily Altered or Demolished	6Z
17162 Gothard	Slater House	c. 1920	--	H/P	Intact	3S/5S1
713 Hill	House	1906	--	S	Intact	3S/5S1
505 Lake	Higgins House	1915	5	H/P	Intact	5S1/5S2
1035 11th	Lake Park Cabin	1923	--	H/P	Intact	5S1/3S
Los Patos/Orian	Water Tower	--	--	S	Demolished	N/A



Address	Description	Date	Prior Historical Landmark Rating	Prior Landmark Significance Rating	Current Disposition/Status	Updated Status Code
20444 Magnolia	Sts. Simon & Jude Church	--	--	S	Less than 45yrs of Age	7N
115 Main	Olson Building	1916	3D	S	Demolished	6Z
122 Main	Pacific City Hall	1903	3D	S	Altered	5S1/3S/7N1
124 Main	Obarr Drugs	1910	3D	S	Intact	3S/5S1/5S2
123 Main	Huntington Café	1906	3D	S	Demolished	6Z
126 Main	Standard Market	1928	3D	S	Demolished	6Z
1905 Main	Huntington Beach High	1926	3	S	Intact	3S/5S1
2000 Main	H.B. City Hall	1974	--	S	Less than 45yrs of Age	6Z
205 Main	H.B. News	1904	3D	S	Intact	5S1/5S2
207 Main	Princess Theater	1910	3D	S	Altered	5S1/6Z
2111 Main	Seacliff Village	--	--	S	Less than 45 Yrs of Age	6Z
213 Main	H.B. Sheet Metal	1919	3D	S	Intact/Altered	3S/7N1/5S1
217 Main	Pioneer Feed & Fuel	1904	3D	S	Intact	3S/5S1
525 Main	Main Street Library	1951	--	S	Intact	1S
525 Main	Triangle Park	1912	--	S	Intact	1S
610 Main	Terry's Garage	1933	3D	S	Demolished	6Z
Main Street	Wesley Park Section (Includes 134 parcels)		3D	S	Partially Intact/New District Boundary	New Boundaries-See Districts Below
Main/11th	Farquhar Park	1905	--	H/S	Intact	5S1/3CS
21730 Newland	Edison Plant	1956	--	S	Not Historic	6Z
5452 Old Pirate Drive	Graham House	--	--	H/P	Intact	3S/5S1



Address	Description	Date	Prior Historical Landmark Rating	Prior Landmark Significance Rating	Current Disposition/Status	Updated Status Code
316 Olive	U.S. Post Office	1936	3/3D	S	Intact	3S/5S1
411 Olive	Dr. Hawes Medical Building	1936	3D	H/P	Intact	5S1
114 PCH	Garner House	1905	3	S	Intact	2S/2S2/3S/5S1
16400 PCH	Peter's Landing (Shopping Center)	--	--	S	Less than 45yrs of Age	6Z
21100 PCH	Waterfront Hilton	1990	--	S	Less than 45yrs of Age	6Z
PCH	H.B. Pier	--	--	S	Demolished and Rebuilt	7N1
414-416 PCH	H.B. Company/Telephone Exchange	--	--	S	Demolished	6Z
Pacific Coast Hwy.	Bolsa Chica Wetlands	--	--	S	Non-Architectural	N/A
1502 Palm	Dwyer School	1933	3	S	Intact	3S/5S1
1600 Palm	H.B. Gym & Plunge	1931	3	S	Intact	1S/5S1
16400 Springdale	St. Bonaventure Church	--	--	S	Less than 45yrs of Age	7N
7111 Talbert	Central Park Library	--	--	S	Less than 45yrs of Age	6Z
412-414 Walnut	Dr. Shank Commercial	1920s	--	S	Altered	5S1/7N1
513-519 Walnut	Helms House Furnishing Co.	1904	3D	S	Intact	1S/5S1
5203 Warner	Meadowlark Site	--	1/3D	S-H/P	Demolished	6Z
7360-7386 Warner	Warner Baptist Church	1906	--	A/S	Intact	3S/5S1
7622 Warner	Japanese Presbyterian Church	1910	--	S	Intact	3S/5S1
7642 Warner	Furuta House	1912	--	S	Intact	3S
8081 Warner	Edison Substation	c. 1900	--	H/P	Intact	3CS/5S1



Address	Description	Date	Prior Historical Landmark Rating	Prior Landmark Significance Rating	Current Disposition/Status	Updated Status Code
333 Yorktown	Northam House	--	5	S	Burned/ Demolished	6Z
303 3 rd St.	Young Building	1923	5*/3D	S	Demolished	6Z
310 3 rd	1880s House	--	5	S	Demolished	6Z
204 5 th	Shank House	1912	3/3D	S	Intact	3S/5S1
218-220 5 th	City Hall/Jail	1918	4/3D	S	Intact	3S/5S1
311 5 th	Zigzag Modern	1930s	5	S	Intact	3CS/5S1
317 5 th	Craftsman Bungalow	1910	5*	S	Intact	3CS/5S2/ 5S1
321 5 th	Colonial Revival	1905	5*	S	Altered	5S2/5S1/ 6L
126 6 th	Helm/Worthy House	1880s	1	S-H/P	Intact	1S/5S1
410 6 th	Baptist Church	1906	4	S	Intact	3S/5S1
111-115 7 th	Spanish Colonial	1910s	5	S	Demolished	6Z
127 7 th	Bungalow Court	1925	5	S	Demolished	6Z
401-403 7 th	Craftsman Apartments	1920	5*	S	Intact	3S/5S1/5 S2
428 7 th	Neo-Classical House	1910	5*	S	Intact	3S/5S1
301 8 th	Period Revival Church	1928	5*	S	Intact	3CS/5S1
421 8 th	Hotel Evangeline	1906	3	S	Intact	3S/5S1
211 9 th	Victoria Eastlake	1906	5	S	Intact	3CB/5S1
321 10 th	St. Mary's Church	1910	5*	S	Intact	3CS/5S1
403 10 th	Judge Warner House	1907	5	S-H/P	Now incl. Manning House at 1010 Orange Street, undergoing restoration	3S/5S2/5 S1
420 10 th	Woman's Clubhouse	1916	4	S	Burned	6Z

See Attachment No. 4.21 for
Status Code Explanation.



Appendix B

Updated Landmark List Sorted by Address



#	APN	Address	Land Use	Year Built	Status Code
1	167-321-21	17022 A St	Commercial	1924	3CS
2	024-014-15	1106 Acacia Ave	Multi Family Dwelling	ca. 1915	5S2
3	024-014-07	1116 Acacia Ave	Single Family Dwelling	1922	5S2
4	024-202-11	310 Alabama St	Multi Family Dwelling	1950	3CS
5	024-184-15	510 Alabama St	Single Family Dwelling	1910	3CS
6	024-187-02	605 Alabama St	Single Family Dwelling	1912	3CS
7	024-182-12	722 Alabama St	Single Family Dwelling	1924	3CS
8	024-181-11	808 Alabama St	Single Family Dwelling	1908	3CS
9	142-103-27	7742 Alhambra Dr	Single Family Dwelling	1906	3S
10	142-103-35	7832 Alhambra Dr	Single Family Dwelling	1956	3CS
11	142-102-42	7891 Alhambra Dr	Single Family Dwelling	1931	3CS
12	142-102-26	7931 Alhambra Dr	Single Family Dwelling	1933	3CS
13	165-363-05	17132 Ash St	Single Family Dwelling	1938	3CS
14	153-091-29	19820 Beach Blvd 19822 Beach Blvd	Newland House	1898	1S/5S1
15	163-123-01	17082 Bolsa Chica St	Single Family Dwelling	1927	3CS
16	024-225-03	305 California St	Multi Family Dwelling	1916	3S
17	024-214-14	801 California St	Multi Family Dwelling	1925	3S
18	167-472-08	17631 Cameron St	Commercial	1947	3CS
19	024-082-05	201 Crest Ave	Single Family Dwelling	1920	3CD



#	APN	Address	Land Use	Year Built	Status Code
20	024-082-02	211 Crest Ave	Single Family Dwelling	1931	3CD/5S2
21	024-081-29	216 Crest Ave	Single Family Dwelling	ca. 1930	3CB/5S2
22	024-081-11	224 Crest Ave	Single Family Dwelling	1925	3CD/5S2
23	024-081-33	226 Crest Ave 228 Crest Ave	Single Family Dwelling	1916	3CD
24	024-071-08	302 Crest Ave 803 Main St	Single Family Dwelling	1922	3CD
25	024-071-09	306-310 Crest Ave	Single Family Dwelling	1922	3CD/5S2
26	024-072-02	307 Crest Ave	Single Family Dwelling	1916	3CD
27	024-072-03	311 Crest Ave	Single Family Dwelling	ca. 1905	3CD/5S2
28	024-071-12	330 Crest Ave	Single Family Dwelling	1921	3CB/5S2
29	024-071-11	334 Crest Ave	Single Family Dwelling	1931	3CD
30	024-042-05	405 Crest Ave	Single Family Dwelling	1950	3CS
31	025-104-05	903 Delaware St	Single Family Dwelling	1916	3CS
32	025-111-41	2506 Delaware St	Multi Family Dwelling	1911	3CS
33	024-184-10	225 Elmira Ave	Single Family Dwelling	ca. 1905	3CS
34	025-162-07	1110 England St	Single Family Dwelling	ca. 1912	3CS
35	024-184-07	200 Frankfort Ave	Commercial	1913	3S
36	024-232-21	837 Frankfort Ave	Multi Family Dwelling	1912	3S



#	APN	Address	Land Use	Year Built	Status Code
37	111-021-06	17052 Gothard St	Industrial	1912	3CS
38	111-024-22	17162 Gothard St	Commercial Building	ca. 1920	3S
39	024-241-13	628 Hartford Ave	Single Family Dwelling	1946	3CS/7N1
40	024-232-37	713 Hill St	Single Family Dwelling	1905	3S
41	024-216-12	602 Huntington St	Single Family Dwelling	ca. 1905	3CS
42	024-216-08	616 Huntington St	Single Family Dwelling	1911	3CS
43	024-215-10	704 Huntington St	Single Family Dwelling		3S
44	024-214-05	816 Huntington St	Single Family Dwelling	1916	3CS
45	025-053-28	1007 Huntington st	Single Family Dwelling	ca. 1917	3CS
46	025-054-12	219 Indianapolis Ave	Single Family Dwelling	1918	3CS
47	024-134-18	407 Lake St	Single Family Dwelling	ca. 1930s	5S2
48	024-173-02	505 Lake St	Single Family Dwelling	1920	5S2
49	024-082-08	729 Lake St	Multi Family Dwelling	1905	3CD/3S
50	023-074-08	1819 Lake St	Single Family Dwelling	1958	3CS
51	165-312-08	7822 Liberty Ave	Single Family Dwelling	1922	3CS
52	024-153-07	117 Main St	Commercial	1914	3S
53	024-153-18	119 Main St	Commercial	1920	3S
54	024-154-03	120 Main St	Commercial	1908	3CS/7N



#	APN	Address	Land Use	Year Built	Status Code
55	024-153-17	121 Main St	Commercial	1920	3S/5S2
56	024-154-02	122 Main St	Commercial	1902	3S/7N1
57	024-154-02	124 Main St	Commercial	1912	3S/5S2
58	024-147-28	205 Main St	Commercial	1920	5S2
59	024-147-23	213 Main St	Commercial	1914	3S/7N1/5S1
60	024-147-14	217 Main St	Commercial	1910	3S/5S1
61	024-144-02	320 Main St	Commercial	1949	3CS/5S2
62	024-144-01	328 Main St	Commercial	1949	3CS
63	024-172-10	522 Main St	Commercial	1922	3CS
64	024-135-01	525 Main St	Educational Building	1950	1S/5S1
65	024-135-01	525 Main St	Triangle Park	1912	1S
66	024-095-10	603 Main St 603 6th St	Single Family Dwelling	ca. 1928	5S2
67	024-095-09	605 Main St	Commercial	1936	5S2
68	024-095-07	609 Main St	Single Family Dwelling	1901	3S/5S2
69	024-095-06	617 Main St	Single Family Dwelling	ca. 1915	5S2
70	024-095-05	619 Main St	Single Family Dwelling	ca. 1925	5S2
71	024-072-17	711 Main St	Single Family Dwelling	1937	3CD/5S2
72	024-072-16	713 Main St	Multi Family Dwelling	1923	3CD/5S2
73	024-072-15	717 Main St	Multi Family Dwelling	1913	3CB/5S2



#	APN	Address	Land Use	Year Built	Status Code
74	024-072-14	719 Main St	Multi Family Dwelling	1922	3CD
75	024-082-22	722 Main St 724 Main St	Single Family Dwelling	ca. 1905	3CD/5S2
76	024-082-21	726 Main St	Single Family Dwelling	1917	3CD/5S2
77	024-072-13	727 Main St	Single Family Dwelling	1917	3CD/5S2
78	024-082-20	730 Main St 732 Main St	Single Family Dwelling	1922	3CB/5S2
79	024-072-12	731 Main St	Single Family Dwelling	1915	3CD/3S
80	024-082-19	734 Main St	Single Family Dwelling	1939	3CD
81	024-072-11	735 Main St	Single Family Dwelling	1920	3CD/5S2
82	024-082-18	738 Main St	Multi Family Dwelling	1914	3CD/3S
83	024-072-09	741 Main St	Single Family Dwelling	1922	3CD/5S2
84	024-082-17	742 Main St	Single Family Dwelling	1935	3CD/5S2
85	024-082-15	752 Main St	Single Family Dwelling	1922	3CD/5S2
86	024-082-14	754 Main St	Single Family Dwelling	ca. 1940	3CD
87	024-072-01	755 Main St	Single Family Dwelling	1919	3CD/5S2
88	024-081-18	804 Main St	Single Family Dwelling	1925	3CD/5S2
89	024-081-16	806 Main St	Single Family Dwelling	1905	3CD
90	024-081-15	810 Main St	Single Family Dwelling	1930	3CD/5S2



#	APN	Address	Land Use	Year Built	Status Code
91	024-081-25	814 Main St	Multi Family Dwelling	1922	3CD/5S2
92	024-071-06	815 Main St	Single Family Dwelling	1905	3CD/5S2
93	024-081-26	816 Main St	Multi Family Dwelling	1928	3CD
94	024-071-03	825 Main St	Single Family Dwelling	1935	3CD
95	024-061-04	912 Main St	Multi Family Dwelling	1923	5S2
96	023-062-17	1802 Main St	Single Family Dwelling	1927	5S2
97	023-062-16	1812 Main St	Single Family Dwelling	ca. 1905	3CS
98	023-062-14	1816 Main St	Single Family Dwelling	1917	5S2
99	023-062-24	1828 Main St	Single Family Dwelling	1956	3CS
100	023-020-22	1905 Main St	Educational Building	1926	3S
101	025-044-17	211 Memphis Ave	Single Family Dwelling	1909	3CS
102	111-372-07	17102 Nichols Ave	Single Family Dwelling	1947	3S
103	146-201-59	5452 Old Pirate Ln	Single Family Dwelling	ca. 1910	3S/5S1
104	024-144-04	316 Olive Ave	Post Office	1936	3S/5S1
105	024-147-01	411 Olive Ave	Surf Museum	1935	5S1
106	024-118-02	717 Olive Ave	Single Family Dwelling	ca. 1920	5S2
107	024-033-08	1211 Olive Ave	Single Family Dwelling	ca. 1906	3S



#	APN	Address	Land Use	Year Built	Status Code
108	024-024-14	1406 Olive Ave 1408 Olive Ave	Multi Family Dwelling	1919	3CS
109	024-132-08	614 Orange Ave	Single Family Dwelling	1917	3CS
110	024-105-18	1010 Orange Ave	Single Family Dwelling	1907	3CS/5S1/7N1
111	024-027-01	1115 Orange Ave	Single Family Dwelling	1913	3CS
112	024-163-08	110 Pacific Coast Hwy	Commercial	1920	5S2
113	024-163-09	114 Pacific Coast Hwy	Commercial	1906	2S/2S2/3S/5S1
114	024-038-10	1102 Pacific Coast Hwy	Motel	ca. 1960	3CS
115	024-082-12	601 Palm Ave 606 Palm Ave	Commercial		5S2
116	024-072-28	814 Palm Ave	Single Family Dwelling	1948	5S2
117	024-072-23	900 Palm Ave	Single Family Dwelling	1915	5S2
118	024-092-18	907 Palm Ave	Single Family Dwelling	ca. 1925	5S2
119	023-100-09	1502 Palm Ave	Educational Building	1933	3S/5S1
120	023-100-07	1600 Palm Ave	Institutional Building	1931	1S/5S1
121	111-023-18	17066 Palmdale St	Industrial	1929	3CS
122	024-051-28	1021 Park St	Single Family Dwelling	1961	3CS
123	023-085-16	1102 Park St	Single Family Dwelling	1956	3CS



#	APN	Address	Land Use	Year Built	Status Code
124	023-084-06	1121 Park St	Single Family Dwelling	1957	3CS
125	023-062-07	1817 Park St	Single Family Dwelling	1925	5S2
126	024-131-15	509 Pecan Ave	Single Family Dwelling	1915	3CS
127	024-131-12	519 Pecan Ave	Single Family Dwelling	1905	3CS
128	024-104-07	712 Pecan Ave	Multi Family Dwelling	ca.1930	5S2
129	178-242-07	16812 Sims St	Multi Family Dwelling	1923	3CS
130	165-311-35	7792 Speer Ave	Single Family Dwelling	ca. 1915	3CS
131	165-311-16	7942 Speer Ave	Commercial	1922	3CS
132	167-531-24	8371 Talbert Ave	Multi Family Dwelling	1935	3CS
133	167-531-23	8375 Talbert Ave 8421 Talbert Ave	Multi Family Dwelling	1948	3CS
134	167-531-23	8375 Talbert Ave 8461 Talbert Ave	Multi Family Dwelling	1916	3CS
135	024-147-09	414 Walnut Ave 412 Walnut Ave	Commercial	1926	5S1/7N1
136	024-153-25	513 Walnut Ave	Commercial	1904	1S/5S1
137	111-021-18	7360 Warner Ave	Religious Building	1906-1907	3S/5S1
138	111-021-18	7386 Warner Ave	Single Family Dwelling	1910	3S/5S1
139	111-372-06	7622 Warner Ave	Religious Building	1910	3S
140	111-372-06	7622 Warner Ave	Manse	1910	3S
141	111-372-06	7622 Warner Ave	Religious Building	1934	3S/5S1
142	111-372-07	7642 Warner Ave	Single Family Dwelling	ca. 1912	3S



#	APN	Address	Land Use	Year Built	Status Code
143	111-372-07	7642 Warner Ave	Barn	ca. 1912	3S
144		8081 Warner	Edison Substation	ca. 1900	3CS
145	142-211-52	7581 Washington Ave	Single Family Dwelling	1935	3CS
146	024-164-01	325 2nd St	Commercial	1941	3CS
147	024-147-08	204 5th St	Police Substation	1912	3S/5S1
148	024-147-03	218 5th St	Commercial	1908	3S/5S1
149	024-142-14	311 5th St	Commercial	1931	3CS/5S1
150	024-142-12	317 5th St	Commercial	1913	3CS/5S2/5S1
151	024-151-06	121 6th St	Residential	1907	3CS
152	024-152-01	126 6th St	Single Family Dwelling	ca. 1880	1S/5S1
153	024-142-19	308 6th St	Multi Family Dwelling	ca. 1920	5S2
154	024-142-06	310 6th St	Multi Family Dwelling	1949	3S/5S2
155	024-141-11	313 6th St	Multi Family Dwelling	1920	5S2
156	024-141-10	317 6th St	Multi Family Dwelling	1906	5S2
157	024-141-08	323 6th St	Multi Family Dwelling	1921	5S2



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158	024-132-19	401 6th St	Commercial	1906	3S/5S1
159	024-132-15	409 6th St	Single Family Dwelling	1927	5S2
160	024-132-13	411 6th St	Single Family Dwelling	1920	5S2
161	024-172-06	613 6th St	Commercial	1943	3CS
162	024-124-07	121 7th St	Multi Family Dwelling	1920	5S2
163	024-151-02	124 7th St	Multi Family Dwelling	1923	5S2
164	024-151-01	126 7th St	Single Family Dwelling	1920	5S2
165	024-118-14	215 7th St	Single Family Dwelling	1924	5S2
166	024-141-04	316 7th St	Multi Family Dwelling	1905	5S2
167	024-108-17	401 7th St	Multi Family Dwelling	1912	3S/5S1/5S2
168	024-132-07	402 7th St	Single Family Dwelling	1917	5S2
169	024-132-06	406 7th St	Single Family Dwelling	1907	5S2
170	024-108-15	427 7th St	Single Family Dwelling	1923	5S2
171	024-132-01	428 7th St 613 Pecan Ave	Single Family Dwelling	1905	3S/5S1
172	024-131-09	504 7th St	Single Family Dwelling	1905	3CS



#	APN	Address	Land Use	Year Built	Status Code
173	024-131-06	510 7th St	Single Family Dwelling	1905	5S2
174	024-131-05	514 7th St	Single Family Dwelling	ca. 1905	5S2
175	024-104-08	527 7th St	Single Family Dwelling	1916	5S2
176	024-094-16	601 7th St	Multi Family Dwelling	1915	5S2
177	024-094-12	617 7th St	Single Family Dwelling	1917	5S2
178	024-123-03	125 8th St	Single Family Dwelling	1926	5S2
179	024-117-14	215 8th St	Single Family Dwelling	ca. 1912	5S2
180	024-117-11	227 8th St	Single Family Dwelling	1922	5S2
181	024-113-19	301 8th St	Religious Building	ca. 1928	3CS/5S1
182	024-114-23	324 8th St	Single Family Dwelling	1904	3CS
183	024-107-10	421 8th St	Multi Family Dwelling	1906	3S/5S1
184	024-104-05	510 8th St	Single Family Dwelling	1922	5S2
185	024-104-04	514 8th St	Single Family Dwelling	1922	5S2
186	024-103-11	515 8th St	Single Family Dwelling	1920	5S2
187	024-104-03	518 8th St	Multi Family Dwelling	1922	5S2



#	APN	Address	Land Use	Year Built	Status Code
188	024-103-08	527 8th St 809 Acacia Ave	Single Family Dwelling	1922	5S2
189	024-093-39	601 8th St	Single Family Dwelling	1916	5S2
190	024-094-03	618 8th St	Multi Family Dwelling	1925	5S2
191	024-122-06	115 9th St	Multi Family Dwelling	1920	5S2
192	024-116-18	201 9th St	Single Family Dwelling	1912	3CD
193	024-116-17	207 9th St	Single Family Dwelling	1905	3CD
194	024-116-15	211 9th St	Single Family Dwelling	1905	3CB/5S1
195	024-116-14	215 9th St	Single Family Dwelling	1905	3CD/5S2
196	024-116-13	217 9th St	Single Family Dwelling	ca. 1905	3CB/5S2
197	024-116-12	219 9th St	Single Family Dwelling	1917	3CD/5S2
198	024-116-10	227 9th St	Single Family Dwelling	1938	5S2
199	024-113-07	310 9th St	Single Family Dwelling	1925	5S2
200	024-112-12	311 9th St	Single Family Dwelling	1925	5S2
201	024-113-06	314 9th St	Single Family Dwelling	ca. 1905	5S2
202	024-112-09	323 9th St	Single Family Dwelling	1920	5S2



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203	024-112-08	327 9th St	Single Family Dwelling	1915	5S2
204	024-107-07	406 9th St	Single Family Dwelling	1905	5S2
205	024-106-15	407 9th St	Single Family Dwelling	ca. 1925	5S2
206	024-107-06	410 9th St	Single Family Dwelling	1915	5S2
207	024-106-17	411 9th St	Single Family Dwelling	1916	5S2
208	024-107-05	412 9th St	Single Family Dwelling	1915	5S2
209	024-107-03	418 9th St	Multi Family Dwelling	1922	5S2
210	024-103-17	508 9th St	Single Family Dwelling	1923	5S2
211	024-093-05	616 9th St	Single Family Dwelling	1918	5S2
212	024-093-04	618 9th St	Single Family Dwelling	1920	5S2
213	024-093-03	620 9th St	Single Family Dwelling	1924	5S2
214	024-122-02	122 10th St	Multi Family Dwelling	1924	3CS
215	024-111-25	321 10th St	Religious Building	1923	3CS/5S1
216	024-105-18	403 10th St	Single Family Dwelling	1907	3S/5S1/5S2
217	024-105-17	405 10th St	Single Family Dwelling	1917	5S2



#	APN	Address	Land Use	Year Built	Status Code
218	024-101-18	501 10th St	Multi Family Dwelling	1924	5S2
219	024-091-10	617 10th St	Single Family Dwelling	1915	3CS
220	024-091-08	623 10th St	Single Family Dwelling	1916	5S2
221	024-043-09	701 10th St	Single Family Dwelling	1913	5S2
222	024-043-08	705 10th St	Single Family Dwelling	1921	5S2
223	024-081-08	912 10th St	Single Family Dwelling	1903	3CD/5S2
224	024-081-05	922 10th St	Single Family Dwelling	ca. 1900	3S/5S2
225	024-061-36	931 10th St	Single Family Dwelling	1925	5S2
226	024-111-04	318 11th St	Single Family Dwelling	1905	5S2
227	024-111-03	320 11th St	Single Family Dwelling	1924	5S2
228	024-027-09	327 11th St	Commercial	1918	3CS
229	024-105-09	406 11th St	Single Family Dwelling	1915	5S2
230	024-105-06	412 11th St	Single Family Dwelling	1907	5S2
231	024-101-10	502 11th St	Single Family Dwelling	1917	5S2
232	024-014-15	601 11th St	Commercial	1926	3S



#	APN	Address	Land Use	Year Built	Status Code
233	024-091-03	614 11th St	Single Family Dwelling	1920	5S2
234	024-043-04	702 11th St	Single Family Dwelling	1907	3S/5S2
235	024-017-19	802 11th St	Single Family Dwelling	1926	3CD/5S2
236	024-017-19	808 11th St	Single Family Dwelling	1926	3CD/5S2
237	024-017-19	812 11th St	Single Family Dwelling	1926	3CD/5S2
238	024-071-18	816 11th St	Single Family Dwelling	1926	3CD/5S2
239	939-506-54	820 11th St	Condominium	1947	3CD/5S2
240	024-071-18	828 11th St	Single Family Dwelling	1926	3CD/5S2
241	024-061-08	934 11th St	Single Family Dwelling	1925	5S2
242	024-061-09	936 11th St	Single Family Dwelling	1940	3CS
243	024-061-16	952 11th St	Single Family Dwelling	1924	5S2
244	024-054-01	1035 11th St	Lake Park		3CS
245	024-054-01	1035 11th St	Lake Park Clubhouse		3CS
246	024-054-01	1035 11th Street	Boy Scout Cabin	1935	3S
247	024-033-14	201 12th St	Single Family Dwelling	ca. 1905	5S2



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248	024-034-02	220 12th St	Multi Family Dwelling	ca. 1965	3CS
249	024-027-32	312 12th St	Single Family Dwelling	1905	5S2
250	023-092-04	709 12th St	Single Family Dwelling	1961	3CS
251	023-091-01	825 12th St	Single Family Dwelling	1954	3CS
252	024-041-01 024-041-03 024-041-04	898 12th St	Farquhar Park		3CS
253	024-051-27	905 12th St	Single Family Dwelling	1960	3CS
254	024-026-25	312 13th St	Single Family Dwelling	ca. 1915	5S2
255	023-093-30	817 13th St	Single Family Dwelling	1948	3CS
256	024-024-13	305 14th St	Multi Family Dwelling	1943	3CS
257	024-024-16	315 14th St	Multi Family Dwelling	1917	5S2
258	024-012-03	618 14th St	Single Family Dwelling	1916	5S2