



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:** August 13, 2013

**SUBJECT:** ENVIRONMENTAL IMPACT REPORT (EIR) NO. 07-001 (Continued from June 25, 2013 with the public hearing closed)(WARNER NICHOLS)

**APPLICANT/  
PROPERTY**

**OWNER:** Jerry Moffatt, Rainbow Environmental Services, 17121 Nichols St., Huntington Beach, CA 92647

**LOCATION:** 7622-7642 Warner Ave, 92647 (southeast corner of Warner Ave. and Nichols St.)

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**STATEMENT OF ISSUE:**

The Planning Commission continued this request initially on April 23, 2013 and directed staff to:

1. Include documentation supporting the barn as a historic resource; and
2. Identify the pros and cons of designating the site as a local historic district.

The request has since been continued two other times at the applicant's request. Attachment No. 2 is the revised errata which now include the barn as a historic resource in the EIR and mitigation measures. Attachment No. 3 is information on some pros and cons as well as some general information from ICF regarding local historic districts.

**RECOMMENDATION:**

Motion to:

“Certify Environmental Impact Report No. 07-001 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1669 (Attachment No. 1);”

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. "Continue EIR No. 07-001 and direct staff accordingly."
- B. "Deny certification of EIR No. 07-001 with findings for denial."

**ATTACHMENTS:**

1. Draft Planning Commission Resolution No. 1669 (Certifying EIR No. 07-001)
2. Final EIR No. 07-001 Revised Errata (incorporating the barn as historic)
3. Local Historic Districts Pros/Cons and ICF Memo
4. Planning Commission Staff Report dated April 23, 2013
5. Letters in Opposition and in Support received since April 23, 2013
6. Late Communication Letters from April 23, 2013

SH:MBB:RR:kdc

**RESOLUTION NO. 1669**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF HUNTINGTON BEACH CERTIFYING THE FINAL  
ENVIRONMENTAL IMPACT REPORT (SCH#2011081099)  
FOR THE WARNER NICHOLS PROJECT**

**WHEREAS**, Environmental Impact Report No. 07-001, State Clearinghouse # 2011081099 (“EIR”) was prepared by the City of Huntington Beach (“City”) to address the environmental implications of the proposed Warner Nichols Project (the “Project”); and

- On September 1, 2011, a Notice of Preparation/Initial Study for the Project was distributed to the State Clearinghouse, other responsible agencies, trustee agencies and interested parties; and
- After obtaining comments received in response to the Notice of Preparation, the City completed preparation of the Draft EIR and filed a Notice of Completion with the State Clearinghouse on October 4, 2012; and
- The Draft EIR was circulated for public review and comment from October 4, 2012 to November 19, 2012, and was available for review at several locations including Planning and Building Department, City Clerk’s Office, Central Library, Oakview Library, and the City’s website; and

**WHEREAS**, public comments have been received on the Draft EIR, and responses to those comments have been prepared and provided to the Planning Commission; and

**WHEREAS**, Public Resources Code 21092.5(a) requires that the City of Huntington Beach provide a written proposed response to any public agency that commented on the Environmental Impact Report, and the Response to Comments included in the Final Environmental Impact Report satisfies this provision; and

**WHEREAS**, the Planning Commission held a public meeting on the EIR on April 23, 2013 and received and considered public testimony.

**NOW, THEREFORE**, the Planning Commission of the City of Huntington Beach does hereby resolve as follows:

**SECTION 1.** Consistent with CEQA Guidelines Section 15132, the Final EIR for the Project is comprised of the Draft EIR and Appendices, the comments received on the Draft EIR, the Responses to Comments (including a list of persons, organizations, and public agencies commenting on the Draft EIR), the Text Changes to the Draft EIR (bound together with the Responses to Comments) and all Planning and Building Department Staff Reports to the

Planning Commission, including all minutes, transcripts, attachments and references. All of the above information has been and will be on file with the City of Huntington Beach Department of Planning and Building, 2000 Main Street, Huntington Beach, California 92648.

**SECTION 2.** The Planning Commission finds and certifies that the Final EIR is complete and adequate in that it has identified all significant environmental effects of the Project and that there are no known potential environmental impacts not addressed in the Final EIR.

**SECTION 3.** The Planning Commission finds that although the Final EIR identifies certain significant environmental effects that will result if the Project is approved, all significant effects which can feasibly be mitigated or avoided have been mitigated or avoided by the incorporation of Project features, standard requirements, and by the imposition of mitigation measures on the approved Project. All mitigation measures are included in the "Mitigation Monitoring Reporting Program" attached as Exhibit "A" to this Resolution and incorporated herein by this reference.

**SECTION 4.** The Planning Commission finds that the Final EIR has described reasonable alternatives to the Project that could feasibly obtain the basic objectives of the Project, even when these alternatives might impede the attainment of Project objectives. Further, the Planning Commission finds that a good faith effort was made to incorporate alternatives in the preparation of the Draft EIR and that a reasonable range of alternatives was considered in the review process of the Final EIR and ultimate decisions on the Project.

**SECTION 5.** The Planning Commission finds that no "substantial evidence" (as that term is defined pursuant to CEQA Guidelines Section 15384) has been presented that would call into question the facts and conclusions in the EIR.

**SECTION 6.** The Planning Commission finds that no "significant new information" (as that term is defined pursuant to CEQA Guidelines Section 15088.5) has been added to the Final EIR after circulation of the Draft EIR. The Planning Commission finds that the minor refinements that have been made to the Project as a result of clarifications in the mitigation measures and EIR text do not amount to significant new information concerning the Project, nor has any significant new information concerning the Project become known to the Planning Commission through the public hearings held on the Project, or through the comments on the Draft EIR and Responses to Comments.

**SECTION 7.** The Planning Commission finds that the Mitigation Monitoring Reporting Program establishes a mechanism and procedures for implementing and verifying the mitigations pursuant to Public Resources Code 2108.6 and hereby adopts the Mitigation Monitoring Reporting Program. The mitigation measures shall be incorporated into the Project prior to or concurrent with Project implementation as defined in each mitigation measure.

**SECTION 8.** The Planning Commission finds that the Final EIR reflects the independent review and judgment of the City of Huntington Beach Planning Commission, that the Final EIR was presented to the Planning Commission, and that the Planning Commission reviewed and considered the information contained in the Final EIR prior to approving General Plan Amendment No. 05-001 and Zoning Map Amendment No. 05-001 (Warner Nichols).

**SECTION 9.** The Planning Commission finds that the Final EIR serves as adequate and appropriate environmental documentation for the Project. The Planning Commission certifies that the Final EIR prepared for the Project is complete, and that it has been prepared in compliance with the requirements of the California Environmental Quality Act and CEQA Guidelines.

**PASSED AND ADOPTED** by the Planning Commission of the City of Huntington Beach at a regular meeting thereof held on \_\_\_\_\_.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

\_\_\_\_\_  
Scott Hess, Secretary

\_\_\_\_\_  
Chairperson, Planning Commission

Exhibit A: Mitigation Monitoring Reporting Program

**Exhibit A**

# Warner-Nichols Mitigation Monitoring and Reporting Program

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## Introduction

This document provides the Mitigation Monitoring and Reporting Program (MMRP) for the Warner-Nichols project. This document is required by the California Environmental Quality Act (CEQA) under Section 15097 for any public agency that is required to make findings in accordance with the CEQA Guidelines Section 15091(a).

In order to ensure that the mitigation measures that are identified in an environmental impact report (EIR) or mitigated negative declaration are implemented, a public agency must adopt a program for monitoring or reporting on the revisions that have been required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. The MMRP must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

The City of Huntington Beach (City) prepared an EIR to evaluate the potential environmental impacts related to proposed changes in General Plan land use and zoning designations, and removal or demolition of the existing structures on the project site located at 7622 and 7642 Warner Avenue. The City was the lead agency responsible for the preparation of the EIR to address the proposed Warner-Nichols project.

No revisions have been required for the Warner-Nichols project. In the final EIR, five mitigation measures were identified to be imposed as a condition of approval for the project. The requirements for monitoring and reporting on the required mitigation are provided in the Table MMRP-1.

ATTACHMENT NO. 1.5

**Table MMRP-1. Warner-Nichols Mitigation Monitoring and Reporting Program**

Mitigation Measure No.	Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
CR-1	<p><b>Photography and Recordation of Furuta House #1, Pastor's House, Church #1, Church #2, and the Barn.</b></p> <p>Prior to the issuance of a demolition permit or relocation of the historic buildings on site, large format photographic documentation and a written report will be prepared by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualifications Standards for History, Architectural History, or Architecture pursuant to 36 CFR 61. The written report will follow the guidelines associated with HABS Level I documentation, which uses the "Outline Format" instead of the one-sheet architectural data form associated with Level III recordation. The large format 4x5 photography with photo index will document the significance of Furuta House #1, Pastor's House, Church #1, Church #2, and the barn and their physical conditions, both historic and current, through photographs pursuant to Level III HABS documentation.</p> <p>Photographic documentation noting all elevations and additional details of the</p>	<p>Proof of retention of qualified architectural historian/architect or historic preservation professional</p> <p>Written report by architectural historian/architect or historic preservation professional</p>	<p>Verify credentials of report writer</p> <p>Verify requirements of report are met</p>	<p>Prior to issuance of demolition permit or relocation of the historic buildings</p> <p>Prior to issuance of demolition permit or relocation of the historic buildings</p>	<p>Planning</p> <p>Planning</p>		

ATTACHMENT NO. 1-6

Mitigation Measure No.	Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
	buildings' architectural features will be undertaken. The photographer will be familiar with the recordation of historic resources. Photographs will be prepared in a format consistent with the HABS standard for field photography. Copies of the report will be submitted to the City of Huntington Beach Planning and Building Department, Huntington Beach Central Library, Huntington Beach Historic Resources Board, Huntington Beach Historical Society, Historical and Cultural Foundation of Orange County – Japanese American Council, Wintersburg Presbyterian Church, Orange County Archives, and Orange County Japanese American Association.						
<b>CR-2</b>	<b>Mitigation Measure CR-2. Offer Buildings for Relocation Prior to Demolition.</b> Prior to the issuance of a demolition permit for the Furuta House #1, the Pastor's House, Church #1, Church #2 and/or the barn, the applicant shall demonstrate to the City that it has worked with community/preservation groups to offer the buildings for relocation to a compatible location that will reestablish contributing aspects of the dwelling's historic orientation, immediate setting, and general environment. (If such a site is not available, a less compatible site may be used, if the only other option is	Documentation from applicant of consultation with community and/or preservation groups, including offer and responses	Verification that consultation occurred	Prior to issuance of demolition permit	Planning		
		Documentation of offer	Verification that offer met all requirements and that at least 1 year	Prior to issuance of demolition permit, but at	Planning		

Mitigation Measure No.	Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
	demolition.) In the offer, the applicant shall state that they will contribute money towards this relocation in an amount equal to the cost of demolition, based on an estimate approved by the City from a licensed contractor. The relocation efforts will be conducted in accordance with the guidelines recommended by the National Park Service that are outlined in the booklet "Moving Historic Buildings," by John Obed Curtis (1979). In addition, any maintenance, repair, rehabilitation, stabilization, or preservation work performed in conjunction with the relocation of the buildings will be undertaken in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. Negotiations shall be accommodated for a period of not less than 1 year following project approval. Should no plan of relocation be brought forward within 1 year, demolition will be allowed to occur.	If relocation occurs for one or more buildings, letter describing relocation	had elapsed after project approval	least 1 year after project approval	Planning		
CR-3	<b>Mitigation Measure CR-3. Archaeological Resources.</b> Prior to the issuance of demolition permits, the Huntington Beach Department of Planning and Building Director or his designee will confirm that the project plans stipulate that a qualified professional archaeologist will be contacted in the event that potential	Notes on demolition plans  If potential archaeological resources are discovered, documentation	Review and approve demolition plans for inclusion  Verify credentials of archaeologist and review and approve	Prior to issuance of demolition permit  Through-out demolition activities	Planning		

Mitigation Measure No.	Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
	archaeological resources are discovered during the demolition or removal of the structures. Work will stop until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures to the approval of the City's Planning and Building Department. Treatment measures typically include development of avoidance strategies or mitigation of impacts through data recovery programs such as excavation or detailed documentation. If during cultural resources monitoring the qualified archaeologist determines that the site area of work is unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.	of retention of qualified professional archaeologist, assessment, and treatment plan, if required	assessment and treatment plan, if required	Through-out demolition activities	Planning		
<b>CR-4</b>	<b>Mitigation Measure CR- 4. Paleontological Resources.</b> Prior to the issuance of demolition permits, the Huntington Beach Department of Planning and Building Director or his designee will confirm that the project plans stipulate that a qualified paleontological monitor will be contacted in the event that potential paleontological resources are discovered during demolition or removal of the structures. Work will stop until a qualified paleontologist can assess the significance of the find and, if necessary, develop	Notes on demolition plans	Review and approve demolition plans for inclusion	Prior to issuance of demolition permit	Planning		
		If potential paleontologist resources are discovered, documentation of retention of qualified professional paleontologist, paleontologist's	Verify credentials of paleontologist and review and approve assessment and treatment plan, if required	Through-out demolition activities	Planning		

<i>Mitigation Measure No.</i>	<i>Mitigation Measure</i>	<i>Implementation Documentation</i>	<i>Monitoring Activity</i>	<i>Timing</i>	<i>Responsible Monitor</i>	<i>Compliance Verification Signature</i>	<i>Date</i>
	<p>appropriate treatment measures to the approval of the City's Planning and Building Department. The monitor will be equipped to salvage resources to avoid construction delays and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent preservation. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings with an appended itemized inventory of specimens will be prepared.</p>	<p>assessment, and treatment plan, if required</p> <p>If treatment plan required, documentation by paleontologist of completion of treatment plan</p>	<p>Verification of completion of treatment plan</p>	<p>Through-out demolition activities</p>	<p>Planning</p>	<p>_____</p>	<p>_____</p>
<p><b>BIO-1</b></p>	<p><b>Precautionary Mitigation Measure BIO-1:</b> Prior to issuance of a demolition permit the applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees shall be protected and how far demolition shall be kept from the trunk.</p>	<p>Consulting arborist report</p>	<p>Verify requirements of report are met</p>	<p>Prior to issuance of demolition permit</p>	<p>Planning</p>	<p>_____</p>	<p>_____</p>

## **10.1 CEQA Requirements**

Before a project is approved, the California Environmental Quality Act (CEQA) requires the lead agency to prepare and certify a Final Environmental Impact Report (final EIR). The contents of a final EIR are specified in Section 15132 of the CEQA Guidelines, which state that the final EIR shall consist of:

- (a) The draft EIR or a revision of the draft EIR.
- (b) Comments and recommendations received on the draft EIR.
- (c) A list of persons, organizations, and public agencies commenting on the draft EIR.
- (d) The responses of the lead agency to significant environmental points raised in the review and consultation process.
- (e) Any other information added by the lead agency.

The lead agency (the City of Huntington Beach) must also provide each public agency that commented on the draft EIR with a copy of the City's responses to the agency's comments at least ten days prior to certifying the final EIR.

## **10.2 Public Review Process**

The draft EIR for the Warner-Nichols project was circulated for review and comment by the public, organizations, and agencies for a 45-day public review period that began on October 4, 2012, and ended on November 19, 2012.

## **10.3 Contents and Organization of the Final EIR**

The final EIR is composed of three volumes, as follows:

- **Draft EIR**, including the Executive Summary and Chapters 1 through 9. These chapters describe the existing environmental conditions on the project site and in the vicinity of the project site, and analyze potential impacts on those conditions due to the proposed project. They identify mitigation measures that could avoid or reduce the magnitude of significant impacts. The draft EIR analyzes the cumulative impacts that would be caused by the project in combination with other future projects or growth that could occur in the region, and analyzes growth-inducing impacts. The draft EIR also provides a full evaluation of the alternatives to the proposed project that could eliminate, reduce, or avoid significant project-related impacts. Text revisions to the draft EIR since it was made available for review, including correction of minor errors, clarifications, and changes made in response to comments received during the public review period, are included in Section 10.5, Errata.
- **Final EIR**, including Chapter 10 (this chapter), and Chapter 11. These chapters contain an explanation of the format and content of the final EIR; all changes made to the draft EIR; a

complete list of all persons, organizations, and public agencies that commented on the draft EIR; copies of comment letters received by the City of Huntington Beach on the proposed project; and the lead agency's responses to these comments.

The following appendices have been added as part of the final EIR:

- **Appendix F:** Notice of Completion and Notice of Availability of the Draft EIR
- **Appendix G:** Cost Estimate for Onsite Restoration

## 10.4 Use of the Final EIR

Pursuant to Sections 15088(a) and 15088(b) of the CEQA Guidelines, the lead agency must evaluate comments on environmental issues received from persons who reviewed the draft EIR and provide written responses. The final EIR (including the responses to comments and revisions to the draft EIR) provides the decision-makers for the City of Huntington Beach with information they need in deciding whether to approve the proposed project.

After reviewing the final EIR, and before approving the project, the lead agency must make the following three certifications as required by Section 15090 of the CEQA guidelines:

- That the final EIR has been completed in compliance with CEQA.
- That the final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project.
- That the final EIR reflects the lead agency's independent judgment and analysis.

Pursuant to Section 15091(a) of the CEQA Guidelines, if an EIR that has been certified for the project identifies one or more significant environmental effects, the lead agency must adopt "Findings of Fact." For each significant impact, the lead agency must make one of the following findings:

- Changes or alternations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- Such changes or alternations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- Specific economic, legal, social, technological, or other considerations, including provisions of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

Each finding must be accompanied by a brief explanation of the rationale for the finding. In addition, pursuant to Section 15091(d) of the CEQA Guidelines, the agency must adopt, in conjunction with the findings, a program for reporting on or monitoring the changes that it has either required in the project or made a condition of approval to avoid or substantially lessen environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures. This program is referred to as the Mitigation Monitoring and Reporting Program.

Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a lead agency approves a project that would result in significant, unavoidable impacts that are disclosed in the final EIR, the agency must state in writing its reasons for supporting the approved action. This Statement of Overriding Considerations is supported by substantial information in the record, which includes this

final EIR. Since the project could result in two significant and unavoidable impacts, the City of Huntington Beach would be required to adopt a Statement of Overriding Considerations if it approves the proposed project.

The certifications, Findings of Fact, and the Statement of Overriding Considerations are included in a separate Findings document. The final EIR will be considered, and, in conjunction with making Findings, the City of Huntington Beach may decide whether or how to approve the proposed project.

## 10.5 Errata to Draft EIR

The following revisions to the draft EIR have been made since it was made available for review, including correction of minor errors, clarifications, and changes made in response to comments received during the public review period. Added text is indicated by underlined text (underlined) and removed text is indicated by strike-out text (~~strike-out~~).

### 10.5.1 Errata to the Executive Summary

Table ES-1, pages ES-6 and ES-7, mitigation column, is revised as follows:

Mitigation Measures
<p><b>Mitigation Measure CR-1. Photography and Recordation of Furuta House #1, Pastor’s House, Church #1, and Church #2, <del>and the Barn</del>.</b> Prior to the issuance of a demolition permit or relocation of the historic buildings on site, large format photographic documentation and a written report will be prepared by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior’s Professional Qualifications Standards for History, Architectural History, or Architecture pursuant to 36 CFR 61. <u>The written report will follow the guidelines associated with HABS Level I documentation, which uses the “Outline Format” instead of the one-sheet architectural data form associated with Level III recordation.</u> <del>This</del> <u>The written report</u> and large format 4x5 photography with photo index will document the significance of Furuta House #1, Pastor’s House, Church #1, <del>and Church #2, and the barn</del> and their physical conditions, both historic and current, through photographs <del>and text</del> pursuant to Level III <del>recordation</del> of the HABS documentation. Photographic documentation noting all elevations and additional details of the buildings’ architectural features will be undertaken. The photographer will be familiar with the recordation of historic resources. Photographs will be prepared in a format consistent with the HABS standard for field photography. Copies of the report will be submitted to the City of Huntington Beach Planning and Building Department, Huntington Beach Central Library, Huntington Beach Historic Resources Board, Huntington Beach Historical Society, Historical and Cultural Foundation of Orange County – Japanese American Council, Wintersburg Presbyterian Church, Orange County Archives, and Orange County Japanese American Association.</p>

**Mitigation Measure CR-2. Offer Buildings for Relocation Prior to Demolition.** Prior to the issuance of a demolition permit for the Furuta House #1, the Pastor's House, Church #1, Church #2, and/or the barn historic buildings on-site, the applicant shall demonstrate to the City that it has worked with community/preservation groups to offer the buildings for relocation to a compatible location that will reestablish contributing aspects of the dwelling's historic orientation, immediate setting, and general environment. (If such a site is not available, a less compatible site may be used, if the only other option is demolition.) an offsite location for preservation. Relocation of the buildings would be at the expense of the party that takes responsibility for relocation, and not at the applicant's expense. In the offer, the applicant shall state that they will contribute money towards this relocation in an amount equal to the cost of demolition, based on an estimate approved by the City from a licensed contractor. The relocation efforts will be conducted in accordance with the guidelines recommended by the National Park Service that are outlined in the booklet "Moving Historic Buildings," by John Obed Curtis (1979). In addition, any maintenance, repair, rehabilitation, stabilization, or preservation work performed in conjunction with the relocation of the buildings will be undertaken in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. Negotiations shall be accommodated for a period of not less than 1 year following project approval. Should no plan of relocation be brought forward within 1 year, demolition will be allowed to occur.

Table ES-1, page ES-8, mitigation column, is revised to include a precautionary measure from the Initial Study Environmental Checklist Form (August 29, 2011) to ensure protection of the existing mature trees on the site, as follows:

Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<u>Initial Study VII (e): Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance</u>	<u>Less than significant</u>	<b><u>Precautionary Mitigation Measure BIO-1:</u></b> <u>Prior to issuance of a demolition permit the applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size, and analyze the health of the existing trees. The report shall also recommend how the existing trees shall be protected and how far demolition shall be kept from the trunk.</u>	<u>Less than Significant</u>

## 10.5.2 Errata to Chapter 2, Project Description

Figure 2-1 is revised to more accurately identify the location of the proposed project. (See Revised Figure 2-1 at the end of this chapter.)

Figure 2-2a is included to provide an updated aerial. (See Figure 2-2a at the end of this chapter.)

Pages 2-1 and 2-2 are revised as follows:

The existing structures on the project site are described below and shown on Figures 2-2 through 2-4:

- **Church #1.** This ~~structure building~~ was constructed in ~~1911~~1910, measures approximately 50 feet north-south by 20 feet east-west, and is approximately 922 square feet in size. It is located in the northwest corner of the project site behind Church #2 adjacent to the Pastor's House. ~~This building is included in the City of Huntington Beach's list of local landmarks considered to be of significant importance to the local community.~~ Church #1 appears eligible for individual listing in the National Register of Historic Places and the California Register for its association with patterns of settlement in Orange County, including the Japanese-American community, under Criterion A and 1, respectively, at the local level of significance.
- **Pastor's House.** This ~~structure dwelling~~ was constructed in 1911 1910 and is connected to Church #1 by a breeze-way. It measures approximately 21 feet east-west by 23 feet north-south, is approximately 461 square feet in size, and is located in the northwest corner of the project site along Nichols Street. This building is legal non-conforming because it is setback 3-feet from the ultimate Nichols Street right-of-way, instead of the required 10-foot setback. ~~This building is included in the City of Huntington Beach's list of local landmarks considered to be of significant historical importance to the local community.~~ The Pastor's House appears eligible for individual listing in the National Register of Historic Places and the California Register for its association with patterns of settlement in Orange County, including the Japanese-American community, under Criterion A and 1, respectively, at the local level of significance.
- **Church #2.** This ~~structure building~~ was ~~built~~ erected in 1934, measures approximately 30 feet north-south by 82 feet east-west, and is approximately 2,552 square feet in size. It is located in the northeast corner of the project site at the corner of Warner Avenue and Nichols Street, fronting Warner Avenue. Church #2 is legal non-conforming because it lies within the ultimate right-of-way for Warner Avenue. ~~This building is included in the City of Huntington Beach's list of local landmarks considered to be of significant historical importance to the local community.~~ Church #2 appears eligible for individual listing in the National Register of Historic Places and the California Register for its association with patterns of settlement in Orange County, including the Japanese-American community, under Criterion A and 1, respectively, at the local level of significance.
- **Furuta House #1.** This ~~structure dwelling~~ was constructed in ~~1914~~1912, measures approximately 27.5 feet east-west by 46.5 feet north-south, and is approximately 900 square feet in size. It is located in the north-central portion of the project site along Warner Avenue. ~~This building is included in the City of Huntington Beach's list of local landmarks considered to be of significant historical importance to the local community.~~ Furuta House #1 appears eligible for individual listing in the National Register of Historic Places and the California Register for its association with patterns of settlement in Orange County, including the Japanese-American community, under Criterion A and 1, respectively, at the local level of significance.

- **The Barn.** This structure was constructed in 1914 ~~in 1914~~ circa 1912. It is located approximately 40 feet southeast of Furuta House #2 and measures approximately 1,524 square feet in size.
- **Furuta House #2.** This residence was constructed in 1947 and is approximately 1,875 square feet. It is located in the southeast corner of the project site along Nichols Street at Belsito Drive.

Page 2-3 is revised as follows:

In 1947, a new residence was developed onsite (Furuta House #2), which also housed the Furuta family. The project site was also developed with two groundwater wells, which were used to serve the onsite residential and agricultural activities. The Furuta family also raised goldfish and water lilies on the site in ponds that were developed for this use.

The Japanese Presbyterian Church was in use until 1966 ~~1965~~, when the Japanese congregation moved to Santa Ana, California. In 1968 the church buildings were leased to the Church of God Sabbatarian and subsequently the Rainbow Christian Fellowship. The buildings were last used by a Hispanic congregation until 1997. The buildings have since been vacant and have been vandalized, and then boarded up.

In 2002, an application to develop 53 residential condominiums on the subject site was submitted to the City. The application was withdrawn in 2003 due to controversy regarding proximity to existing incompatible industrial uses to the west.

In 2004, Rainbow Environmental (Rainbow) purchased the project site, which contained the existing structures and agricultural uses. Since that time, Rainbow has maintained the agricultural operations and grows trees and various plants on a non-commercial basis for donation to the community.

Because the existing buildings on the project site have been ~~siting~~ sitting vacant and no regular activity occurs on the project site, the six buildings have been repeatedly vandalized, utilized by vagrants, homeless people, and gangs. In response and pursuant to City police and fire department recommendations, the site is completely fenced and all of the buildings have been boarded up. However, the site's condition continues to be a concern. The most recent trespassing events occurred on August 26, 2011, and resulted in additional destructive activity. The history of law enforcement calls to the project site is provided in Table 2-1. As shown, activity on site resulted in three calls for police services in 2011, and a total of 71 calls for service since 1996.

### 10.5.3 Errata to Section 3.1, Cultural Resources

Page 3.1-3 is revised as follows:

During World War II, Japanese-Americans in California were ~~rounded up and~~ sent to internment camps throughout the western United States. Many lost their properties, although a few were watched over by sympathetic neighbors. The Wintersburg Japanese Presbyterian Church escaped confiscation because, by church law, it belonged to the local Presbytery rather than to the congregation.

Page 3.1-4 is revised as follows:

In 1930, the church prepared *A Brief Report of the Presbyterian Mission of Wintersburg* in honor of its 20<sup>th</sup> anniversary as a mission. The report stated that it was "one of the oldest Japanese Presbyterian churches in Southern California" (Japanese Presbyterian Church of Wintersburg 1930). It noted that the mission's property consisted of a 150 foot by 50 foot corner lot of a church member's goldfish farm (Mr. Charles Furuta's property and business). Of the property's

importance, Reverend K. Kikuchi wrote in 1930, "Our mission was for a long time the leading center of the Japanese community" (Japanese Presbyterian Church of Wintersburg 1930).

Page 3.1-9 is revised as follows:

Visual inspection suggests that the barn was constructed around the same time as the original Furuta House. However, there is no reference to the barn in the oral interview of Mrs. Yukiko Furuta, nor have any historic photographs of the barn been located. While the barn is clearly associated with the Furuta family and was most likely used for agricultural activities related to the family's goldfish, water lily, and snow pea businesses, the prominent alteration/additions to the barn have degraded its integrity of design, materials, and workmanship. Utilizing the National Register standards for assessing properties, a structure such as the barn that has experienced a substantial loss of integrity does not qualify for designation as a historic resource. However, during the public comment period on the Draft EIR and at Planning Commission meetings for the project, additional information about the barn was provided by local historians and the general public. Commenters pointed out that the alterations to the barn were made by the original owners, as they adapted it for the changing agricultural uses on the property and are considered part of the historical narrative of the property. The barn was also identified as being a rare survivor from the farming tradition in urban Orange County.

The Historic Resources Board for the City of Huntington Beach, an advisory board to the Huntington Beach City Council, has generated a list of local landmarks considered to be of significant importance to the local community (Huntington Beach General Plan Historic and Cultural Resource Element). 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). Because of the interest in the barn, this analysis considers it to be eligible for designation as a local landmark by the City of Huntington Beach.

Pages 3.1-17 and 3.1-18 are revised as follows:

**Barn:** The barn is located to the rear of Furuta House #1, and as described previously, is not considered a historic resource for the purposes of CEQA because it has lost integrity due to the substantial addition and alterations over the years that have degraded the barn's integrity of design, materials, and workmanship. Pursuant to the National Register standards for assessing properties, a building such as the barn that has experienced a substantial loss of integrity does not qualify for a historic resource designation. However, because of interest in the barn, this analysis considers it to be eligible for designation as a local landmark by the City of Huntington Beach. Therefore, demolition of the structure under the proposed project would not result in a significant adverse impact, and mitigation measures for this structure are not required and cannot be mitigated to a less-than-significant level. Although impacts related to removal of the barn cannot be mitigated to a less-than-significant level, Mitigation Measure CR-1 is required to ensure that information regarding the economic, cultural, residential, and architectural history of Huntington Beach is retained.

Pages 3.1-18 and 3.1-19 are revised as follows:

**Mitigation Measure CR-1. Photography and Recordation of Furuta House #1, Pastor's House, Church #1, and Church #2, and the Barn.** Prior to the issuance of a demolition permit or relocation of the historic buildings on site, large format photographic documentation and a written report will be prepared by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualifications Standards for History, Architectural History, or Architecture pursuant to 36 CFR 61. The written report will follow the guidelines associated with HABS Level I documentation, which uses the "Outline Format" instead of the one-sheet architectural data form associated with Level III recordation. This The written report and large

format 4x5 photography with photo index will document the significance of Furuta House #1, Pastor's House, Church #1, and Church #2, and the barn and their physical conditions, both historic and current, through photographs and text pursuant to Level III recordation of the HABS documentation. Photographic documentation noting all elevations and additional details of the buildings' architectural features will be undertaken. The photographer will be familiar with the recordation of historic resources. Photographs will be prepared in a format consistent with the HABS standard for field photography. Copies of the report will be submitted to the City of Huntington Beach Planning and Building Department, Huntington Beach Central Library, Huntington Beach Historic Resources Board, Huntington Beach Historical Society, Historical and Cultural Foundation of Orange County – Japanese American Council, Wintersburg Presbyterian Church, Orange County Archives, and Orange County Japanese American Association.

**Mitigation Measure CR-2. Offer Buildings for Relocation Prior to Demolition.** Prior to the issuance of a demolition permit for the Furuta House #1, the Pastor's House, Church #1, Church #2, and/or the barn, historic buildings on-site, the applicant shall demonstrate to the City that it has worked with community/preservation groups to offer the buildings for relocation to a compatible location that will reestablish contributing aspects of the dwelling's historic orientation, immediate setting, and general environment. (If such a site is not available, a less compatible site may be used, if the only other option is demolition.) an offsite location for preservation. Relocation of the buildings would be at the expense of the party that takes responsibility for relocation, and not at the applicant's expense. In the offer, the applicant shall state that they will contribute money towards this relocation in an amount equal to the cost of demolition, based on an estimate approved by the City from a licensed contractor. The relocation efforts will be conducted in accordance with the guidelines recommended by the National Park Service that are outlined in the booklet "Moving Historic Buildings," by John Obed Curtis (1979). In addition, any maintenance, repair, rehabilitation, stabilization, or preservation work performed in conjunction with the relocation of the buildings will be undertaken in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. Negotiations shall be accommodated for a period of not less than 1 year following project approval. Should no plan of relocation be brought forward within 1 year, demolition will be allowed to occur.

Page 3.1-19 is revised as follows:

### **Residual Impact**

Mitigation Measures CR-1 and CR-2 would reduce some but not eliminate all of the significant impacts of the project to the identified historic resources. The demolition of Furuta House #1, Pastor's House, Church #1, and Church #2, and the barn would result in a substantial adverse change to each of these historic resources that cannot be mitigated to a less-than-significant level. Implementation of Mitigation Measure CR-1 to photograph and record the historic resources would reduce the impacts and is required to ensure that information regarding each building's contribution to the histories of the City of Huntington Beach, Orange County, and the Japanese American community is retained. Implementation of Mitigation Measure CR-2 would provide additional opportunity for the relocation of the historic structures. However, it cannot be guaranteed that a relocation parcel that provides the appropriate historic context will be identified; nor can it be guaranteed that an organization will accept and relocate the buildings. Therefore, Mitigation Measure CR-2 may reduce impacts related to the historic resources. However, after implementation of the mitigation measures, impacts related to historical resources would remain significant and unavoidable.

Page 3.1-21 is revised as follows:

**Impact CR-5. The proposed project would conflict with applicable General Plan policies adopted for the purpose of avoiding or mitigating an environmental effect**

Implementation of the project would remove all of the existing buildings and improvements on the project site. As described previously, ~~four~~ five of the existing buildings on site have been identified as historic resources. A discussion of the project compatibility with relevant historic resource goals and policies of the General Plan is provided in Table 3.1-1.

Page 3.1-21 is revised as follows:

**Residual Impact**

Mitigation Measures CR-1 and CR-2 would reduce some but not eliminate all of the significant impacts related to inconsistency with the City’s General Plan goals, policies, and objectives to preserve and protect historic resources. The demolition of Furuta House #1, Pastor’s House, Church #1, and Church #2, ~~and the barn~~ would result in an inconsistency with the City’s General Plan that cannot be mitigated to a less-than-significant level. Implementation of Mitigation Measure CR-1 to photograph and record the historic resources would reduce the impacts and is required to ensure that information regarding each building’s contribution to the histories of the City of Huntington Beach, Orange County, and the Japanese American community is retained. Additionally, implementation of Mitigation Measure CR-2 would provide additional opportunity for the relocation of the historic structures. However, it cannot be guaranteed that a relocation parcel that provides the appropriate historic context will be identified; nor can it be guaranteed that an organization will accept and relocate the buildings. Therefore, Mitigation Measure CR-2 may not reduce impacts related to the historic resources. After implementation of the mitigation measures, impacts related to conflict with the City’s General Plan policies related to avoiding or mitigating an environmental effect would remain significant and unavoidable because appropriate relocation cannot be assumed.

Table 3.1-1, page 3.1-22 is revised to include an additional row at the bottom, as follows:

City Goal, Policy, Objective	Consistency Analysis
<p><b>Goal HCR 1</b> – 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.</p>	<p><b>Not Consistent.</b> The proposed project would remove <del>four</del> <u>five</u> buildings that are identified in the City’s General Plan as having historical significance to the City of Huntington Beach. Therefore, the project is not consistent with this General Plan Goal.</p>

City Goal, Policy, Objective	Consistency Analysis
<p><b>Objective HCR 1.1</b> – Ensure that all the City’s historically and archaeologically significant resources are identified and protected.</p>	<p><b>Not Consistent.</b> The proposed project would remove <del>four</del> <u>five</u> buildings that have been identified in the Cultural Resources Section of this EIR as being historically important. Therefore, the project is not consistent with this General Plan objective. However, through implementation of Mitigation Measure CR-1 a photographic documentation report of the resources will be prepared by a qualified architectural historian, prior to removal of the buildings. This will partially satisfy this objective by identifying the resource. However, removal of the historic buildings would still be inconsistent with Objective HCR 1.1.</p>
<p><b>HCR 1.3.6</b> – Encourage appropriate adaptive reuse of historic resources in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods from incompatible uses.</p>	<p><b>Not Consistent.</b> The proposed project would remove <del>four</del> <u>five</u> buildings that have been identified as historic resources, which is not consistent with General Plan Policy HCR 1.3.6. However, as described previously, the project site has long been vacant, misused, and vandalized. Further, the surrounding land uses have been fully developed, and many are incompatible (such as the industrial uses to the west of the project site). Therefore, even though the project would not be consistent with this policy, the environmental effects it is intended to prevent have already occurred in the project vicinity.</p>
<p><b>HCR 1.4.5</b> – Encourage the provision of uses that are conducive to public use and education in historic structures.</p>	<p><b>Not Consistent.</b> The proposed project would remove buildings that have been identified as historic resources and have historical significance to the City of Huntington Beach, which is not consistent with General Plan Policy HCR 1.4.5.</p>
<p><b>HCR 3.2.1</b> – Preserve and reuse <u>historically significant structures, where feasible.</u></p>	<p><b>Not Consistent.</b> <u>The proposed project would remove buildings that have been identified as historic resources rather than preserve and reuse them, which is not consistent with General Plan Policy HCR 3.2.1.</u></p>

## 10.5.4 Errata to Section 5.2, Alternatives Considered

Page 5.2 is revised as follows:

**Alternative 2 – Reduced Project (Historic Resource Avoidance Alternative):** This alternative would entail removal of the buildings and improvements that are not historic resources (~~the barn and~~ Furuta House #2), and amend the land use and zoning designations for

commercial and industrial uses. The buildings that have been identified as historic resources would remain in place as they currently exist.

**Alternative 3 – Historic Resource Renovation Alternative:** This alternative would entail removal of the buildings that are not historic resources (~~the barn and Furuta House #2~~), and renovation of the ~~four~~ five historically designated buildings for future commercial or industrial uses on site. This would include renovation of Church #1, Pastor’s House, Church #2, ~~and Furuta House #1, and the barn~~ to the Secretary of Interior’s Standards for Rehabilitation. As part of the renovation, the applicant may decide to relocate some or all of the ~~four~~ five remaining buildings elsewhere on the property. The facilities would then be available for commercial or industrial use, depending on the final location on site.

According to Chapter 231 of the Huntington Beach Zoning and Subdivision Ordinance, commercial and industrial uses are required to provide off street parking. Generally, smaller commercial uses are required to provide 1 space per 200 square feet, and cultural facilities are required to provide 1 space per 300 square feet. Industrial is typically 1 space per 500 square feet. The four historic buildings total approximately 4,835 square feet (~~not including the barn which is unlikely to be usable for commercial purposes~~). As a result, use of the project buildings would require between 10 and 25 off street parking spaces depending on the use. Chapter 231.14 of the Huntington Beach Zoning and Subdivision Ordinance requires off-street parking spaces to be a dimension of 9 feet wide by 19 feet long. This alternative would include provision of 25 parking spaces, requiring a minimum 4,275 square feet (without area for parking ingress, egress, or aisle area). This alternative would also include construction of required landscaping.

## 10.5.5 Errata to Section 5.3, Alternatives Considered But Rejected

Page 5.2 is revised as follows:

**Relocation of Historic Buildings Alternative:** This alternative would relocate the ~~four~~ five buildings that have been identified as historical resources (Church #1, Pastor’s House, Church #2, ~~and Furuta House #1, and the barn~~) to an offsite location. ~~The barn and Furuta House #2~~ would be demolished.

To reduce the impact of the historic buildings being relocated offsite, a goal of the relocation parcel would be to reestablish contributing aspects of the buildings’ historic orientation. The relocation efforts implemented for Furuta House #1, Pastor’s House, Church #1, ~~and Church #2, and the barn~~, will be conducted in accordance with the guidelines recommended by the National Park Service that are outlined in the booklet “Moving Historic Buildings,” by John Obed Curtis (1979). In addition, any maintenance, repair, rehabilitation, stabilization, or preservation work performed in conjunction with the relocation of the buildings will be undertaken in a manner consistent with the Secretary of the Interior’s Standards for Rehabilitation. Further, prior to relocation of the historic buildings a modified HABS Level III recordation would be performed to record the historic setting and spatial relationships between the buildings, street, etc. A modified HABS Level III documentation would include: 1) drawings/sketch plan of the site, 2) 35 mm digital photographs, and 3) written data including DPR Primary forms and Building, Structure, Object (BSO) Records. Implementation of this alternative as described would reduce historic impacts to a less-than-significant level.

## 10.5.6 Errata to Section 5.4, Proposed Project

Page 5.3 is revised as follows:

As described in Chapter 2.0, Project Description, the project involves a General Plan Amendment and a zoning designation change to change the designated uses of the project site from residential to industrial and commercial. The project also includes the demolition or removal of all of the existing buildings and onsite improvements. ~~Four~~ Five of the existing buildings have been identified as historical resources, as detailed in the Cultural Resources section of this EIR. The project does not include any development. Hence, post-project the site would remain vacant after removal of the existing improvements.

Page 5.4 is revised as follows:

As described in detail in Section 3.1, Cultural Resources, the proposed project would result in significant unavoidable adverse impacts related to historical resources. The project would result in the demolition of ~~four~~ five historical resources, which are significant adverse impacts under CEQA. Implementation of Mitigation Measures CR-1 and CR-2 would help minimize the project's impact on these historic resources by preparing modified HABS III-compliant recordation and documentation of the historic resources, and providing the buildings to the community for possible relocation. However, this mitigation would not reduce the impact beyond a significant level because it cannot be guaranteed that a suitable relocation site would be found and that the buildings would not be demolished. As such, the project's historic impacts related to the historic buildings would remain adverse and significant after implementation of mitigation.

## 10.5.7 Errata to Section 5.5.2, Alternative 2 – Reduced Project (Historic Resources Avoidance) Alternative

Page 5.6:

The Reduced Project Alternative would remove the buildings and improvements that are not historic resources (~~the barn and~~ Furuta House #2), and amend the land use and zoning designations to commercial and industrial, which is consistent with the proposed project. This action would change the existing RM-15 land use category to CG-F1 on the northern portion of the project site that is adjacent to Warner Avenue, and I-F2-d on the southern portion of the project site that is adjacent to Belsito Drive, as proposed by the project.

The buildings that have been identified as historic resources (Furuta House #1, Pastor's House, Church #1, Church #2, ~~and the barn~~) would remain in place as a legal and non-conforming use. These buildings would remain unchanged in their existing vandalized and boarded-up conditions. No public access would be allowed, and the site would continue to be gated to deter unauthorized entry. While property maintenance could occur, it is assumed that it would be minimal and renovations and new construction would not occur. This Alternative would avoid the significant adverse historic impacts of the proposed project.

### Environmental Analysis

**Cultural Resources.** Under the Reduced Project Alternative, the existing historic resources including Furuta House #1, Pastor's House, Church #1, ~~and~~ Church #2, ~~and the barn~~ would remain, thus avoiding a significant adverse impact to historic resources. Under this alternative, these existing buildings would not be demolished or otherwise changed. This Alternative would substantially lessen the historical impacts over the proposed project, and result in less-than-significant impacts to historic resources and impacts related to inconsistencies with the City's General Plan policies. However, the ongoing trespassing and vandalism activities would likely continue to degrade the historic buildings and their value as cultural resources.

## 10.5.8 Errata to Section 5.5.3, Alternative 3 – Historic Resources Renovation Alternative

Page 5.7 is revised as follows:

This alternative would entail removal of the buildings that are not historic resources (~~the barn and Furuta House #2~~), and renovation of the ~~four~~ five historically designated buildings for future commercial or industrial uses. This includes renovation of Church #1, Pastor's House, Church #2, ~~and Furuta House #1~~, ~~and the barn~~ to the Secretary of Interior Standards for Rehabilitation. As part of the renovation, the applicant may decide to relocate some or all of the ~~four~~ five remaining buildings elsewhere on the property.

The Historic Resources Renovation Alternative would implement the same General Plan Amendment and zone change as the proposed project. This action would change the existing RM-15 land use category to CG-F1 on the northern portion of the project site that is adjacent to Warner Avenue, and I-F2-d on the southern portion of the project site that is adjacent to Belsito Drive.

### Environmental Analysis

**Cultural Resources.** Under the Historic Resources Renovation Alternative, the existing historic resources, including Furuta House #1, Pastor's House, Church #1, ~~and Church #2~~, ~~and the barn~~, would not be demolished and would either remain in their existing locations onsite or be relocated elsewhere. This alternative would remodel/renovate these historic buildings to be compliant with the Secretary of the Interior Standards for Rehabilitation of historic buildings. Further, prior to relocation of the historic buildings, a modified HABS Level III recordation would be performed to document the historic setting and spatial relationships between the buildings, street, etc. The modified HABS Level III recordation consists of: 1) drawings/sketch plan of the site, 2) 35 mm digital photographs, and 3) written data including DPR Primary forms and Building, Structure, Object (BSO) Records. This alternative would include demolition of ~~the barn and Furuta House #2~~, which are is not an historic resources resource as described in Section 3.1.

Page 5.8 is revised as follows:

This alternative would demolish ~~two~~ one of the existing buildings and improve the ~~four~~ five historic buildings pursuant to the Secretary of the Interior Standards for Rehabilitation. The renovation would improve the buildings for future commercial or industrial uses. These actions would not remove all of the existing buildings and unsightly conditions, which is part of a project objective, but would likely eliminate public safety concerns related to abandoned and boarded-up buildings, and provide regular activity during commercial hours to the project site. As such, the Historic Resources Renovation Alternative would appear to achieve most of the project objectives.

Pages 5.8 and 5.9 are revised as follows:

**Size and Configuration of the Buildings.** The sizes of the buildings that would be renovated under this alternative are:

- Pastor's House: approximately 461 square feet, consisting of 4 rooms.
- Furuta House #1: approximately 900 square feet, consisting of one living room, one dining room, two bedrooms, a kitchen, and a bathroom.
- Church #1: approximately 922 square feet, consisting of one room and a kitchen.

- Church #2: approximately 2,552 square feet, consisting of an auditorium, kitchen, two bathrooms, a classroom, and a foyer.
- Barn: approximately 1,524 square feet.

The small size, and internal configurations, and/or condition of the ~~four~~ five buildings may constrain commercial activities, and it could be difficult to find tenants to lease them. As listed above, the Pastor's House contains 4 small separate rooms within a total of a 461 square foot building; Furuta House #1 consists of 5 rooms and a bathroom within a 900 square foot building; Church #1 contains two rooms within the 922 square foot building; and Church #2 contains three rooms, a foyer, and two bathrooms. The small buildings are internally divided into smaller rooms, and the ability to remodel the interiors may be limited for structural reasons while preserving the integrity of the exterior of the buildings. This room arrangement and the size of the building would limit the future uses for commercial purposes, and tenants would be difficult to find, especially in the current competitive market. The barn has an open layout, but it is exceptionally dilapidated. The ability to bring this structure up to code for commercial use is questionable, so its use would likely be limited to storage and/or an aesthetic feature.

**Cost.** The restoration and preservation of the ~~four~~ five buildings would be a time consuming and expensive process. A feasibility and cost study was prepared in May 2012 and updated in April 2013 by Thirtieth Street Architects, Inc. that estimated a cost of ~~\$2.65~~ \$2.44 million (excluding the barn due to its exceptionally dilapidated state and limited re-use potential), which does not include costs of ongoing maintenance to the restored buildings.

A recent search and evaluation of 21 small rental commercial spaces along arterial roadways within Huntington Beach (provided in Table 5-1) identified lease costs that average \$26.67 per square foot per year. The project's four historic buildings (not including the barn) total approximately 4,835 square feet, which based on the existing average cost per square foot, may generate approximately \$128,949 in annual lease revenue (\$10,746 monthly). At this rate, it would take 2019 years of lease payments to pay off the cost of this alternative, not including the cost of building and site maintenance. Also, as described above, the configuration of the property would make finding a tenant difficult. This would likely result in a lower-than-average lease price in order to be competitive with other commercial property, most of which was purpose-built for commercial uses. This would result in an even longer payback rate. With the constraints on the sites usability for commercial or industrial purposes, it is possible no tenant could be found, leading to an unoccupied status, with similar impacts related to trespassing and vandalism as under the current condition.

Page 5.10 is revised as follows:

Table 5-2 provides a comparison of the level of impacts for each alternative to the proposed project. The No Project Alternative has the least impact to the environment because it would not generate any cultural or land use impacts. While this alternative would avoid the proposed project's significant impacts to the ~~four~~ five historic buildings onsite (Furuta House #1, Pastor's House, Church #1, and Church #2, and the barn), two out of three of the objectives of the proposed project would not occur. Therefore, under this alternative the project objectives would not be met.

...

However, as described previously in Section 5.5.3, several feasibility constraints related to the Historic Resources Renovation Alternative have been identified. The small size and internal configurations of the four buildings (such as containing 5 rooms within a 900-square-foot building) and the limited re-use potential of the barn would constrain commercial activities, and it would be difficult to find tenants to lease them. Additionally, the restoration and preservation

of the four buildings would be a time-consuming and expensive process that is estimated to take 2019 years of lease payments to pay for, which does not include the cost of building and site maintenance.

Preservation Nation Blog - <http://blog.preservationnation.org/2013/01/15/10-on-tuesday-10-benefits-of-establishing-a-local-historic-district/>

Here are 10 points you can share with your community stakeholders about what establishing a local historic district will bring to your area.

**1. Local districts protect the investments of owners and residents of historic properties.**

Insensitive or poorly planned development can make an area less attractive to investors and homebuyers, and thus undermine property value. In contrast, historic district designation encourages people to buy and rehabilitate properties because they know their investment is protected over time.

**2. Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods.** Findings on this point are consistent across the country. Moreover, recent analysis shows that historic districts are also less vulnerable to market volatility from interest rate fluctuations and economic downturns.

**3. Local districts encourage better quality design.** In this case, better design equals a greater sense of cohesiveness, more innovative use of materials, and greater public appeal -- all of which are shown to occur more often within designated districts than non-designated ones.

**4. Local districts help the environment.** Historic districts encourage communities to retain and use their existing resources in established neighborhoods. This reduces the need for cars, cuts back on pollution and congestion, and eliminates landfill waste.

**5. Local districts are energy-efficient.** Many older buildings were designed with energy conservation in mind, taking advantage of natural light, cross-ventilation, and climate-appropriate materials. Preservation commissions are also increasingly improving their design guidelines to make it easier for historic building owners to use renewable-energy technologies.

**6. Historic districts are a vehicle for education.** They are a tangible link to the past and a way to bring meaning to history and to people's lives. They preserve the original character of buildings and streets, while welcoming growth and innovation within those spaces. They are a living, active record of communities and their residents.

**7. Historic districts can positively impact the local economy through tourism.** An aesthetically cohesive and well-promoted district can be a community's most important attraction. According to a 2009 report, 78% of all US leisure travelers are cultural and/or heritage travelers who spent, on average, \$994 on their most recent trips -- compared to \$611 spent by non-cultural and heritage travelers.

**8. Protecting local historic districts can enhance business recruitment potential.** Vibrant commercial cores and charming neighborhoods with character attract new business and quality industry. Companies continually relocate to communities that offer their workers a higher quality of life, which successful preservation programs and stable districts enhance.

**9. Local districts provide social and psychological benefits.** People living in historic districts enjoy the comfort of a human-scale environment (a mix of aesthetics and functionality that fit the average person's dimensions and capabilities); the opportunity to live and work in attractive surroundings; a recognizable and walkable neighborhood; and the galvanizing effect of community-based group action.

**10. Local districts give communities a voice in their future.** By participating in the designation process, citizens can help direct their communities' path. Making these decisions together in a structured way -- rather than behind closed doors or without public comment -- gives everyone involved a sense of empowerment and confidence.

The following additional information was obtained by city staff after researching various sources:

Pros:

1. Some Preservation Ordinances offer financial incentives to all historic resources (whether individually significant or a historic district) in the form of local property tax abatement and/or permit fee waivers. Some jurisdictions also offer other benefits such as a streamlined approval process or priority during plan review for modifications and additions.
2. Individually significant structures or structures in historic districts may qualify for federal tax credit.

Cons: The cons that are identified in some Preservation Ordinances are typically applied to all historic resources (whether individually significant or a historic district) and include local jurisdiction review of proposed changes or new construction for compliance with adopted standards and to determine compatibility with the character of the district.

It is worth noting that one of the guidelines in The Secretary of Interior's Standards for Treatment of Historic Properties, which is often consulted by local jurisdictions, states that:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historical materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The guideline above appears to allow new construction in a local historic district to be differentiated from the old if compatible with the character of the local historic district.



## Memorandum

<b>Date:</b>	May 16, 2013
<b>To:</b>	Ricky Ramos City of Huntington Beach via email rramos@surfcity-hb.org
<b>From:</b>	Donna McCormick Principal/Project Manager
<b>Subject:</b>	<b>Local Historic Districts</b>

At the April 23, 2013 Planning Commission meeting, the Commission requested that the Planning Staff consider the issue of establishing a local historic district for the buildings on the Warner-Nichols site (excluding the Furuta House #2), and the pros and cons for doing so.

In our research, ICF has determined that the City of Huntington Beach does not currently have a "local historic district" ordinance. Two historic districts were discussed in the "City of Huntington Beach Historic Context and Survey Report" (the Galvin Report, December 2012), the Main Street-Crest Avenue Historic District and the 9<sup>th</sup> Street Historic District. According to the Galvin Report, these districts appear to be eligible for the California Register of Historic Resources (California Register), but were not identified as local districts. Neither the Galvin Report nor the Warner-Nichols Draft EIR found that the buildings on the Warner-Nichols site were eligible for either the California Register or the National Register of Historic Places (National Register).

Because the City does not have a local historic district ordinance, it has not established any criteria for identifying local historic districts. The City has not provided any goals, policies or implementing measures for local historic districts. Therefore, it is not possible to identify the pros or cons of designating the Warner-Nichols buildings as a local historic district because we do not know the rules that would govern such a district.

Several cities do have local historic district ordinances, including the cities of Long Beach, Orange, Pasadena, Santa Monica, and Whittier. The California Office of Historic Preservation has a technical assistance bulletin on "Drafting Effective Historic Preservation Ordinances: A Manual for California's Local Governments" (Technical Assistant Bulletin # 14, June 2005, available at <http://ohp.parks.ca.gov/pages/1072/files/tab14hpordinances.pdf>). Such an ordinance should outline the designation criteria, procedures, and requirements for a local historic district. (Note that if a local historic district ordinance is considered by the City, it would be subject to CEQA as a discretionary action.)

Local Historic Districts

May 16, 2013

Page 2 of 2

In absence of an existing local historic district ordinance, and without any precedent in the City for designating local historic districts, the Warner-Nichols EIR could not make a determination that such a district would be appropriate for the buildings on the Warner-Nichols property.

If you have questions or would like more information on this topic, please call Peter Moruzzi (213-312-1800) or Donna McCormick (949-333-6611).



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:** April 23, 2013

**SUBJECT:** ENVIRONMENTAL IMPACT REPORT NO. 07-001 (WARNER NICHOLS)

**APPLICANT/  
PROPERTY**

**OWNER:** Jerry Moffatt, Rainbow Environmental Services, 17121 Nichols St., Huntington Beach, CA 92647

**LOCATION:** 7622-7642 Warner Ave, 92647 (southeast corner of Warner Ave. and Nichols St.)

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**STATEMENT OF ISSUE:**

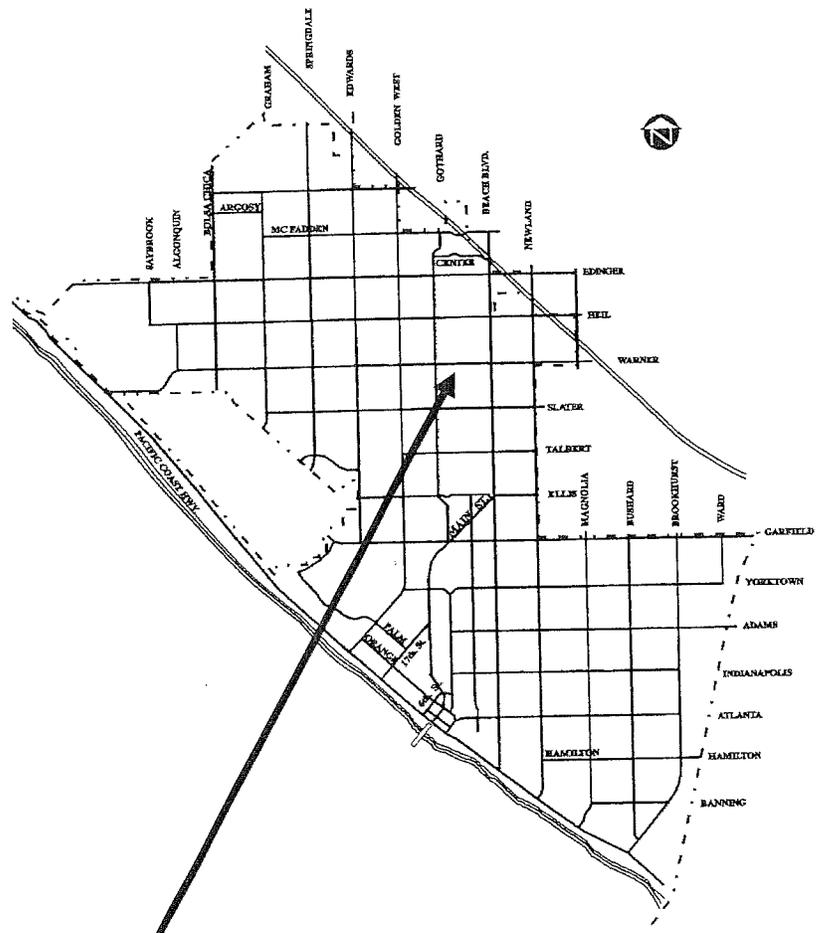
- ◆ Environmental Impact Report (EIR) No. 07-001 request:
  - Analyzes the potential environmental impacts associated with a proposal to change the land use and zoning designations on the subject property from residential to commercial and industrial and demolish or remove four existing structures that meet state criteria for historic resources.
  - Documents potential impacts to Cultural Resources and Land Use and Planning.
  - Evaluates three alternatives to the proposed project.
  - Concludes that all potential impacts can be mitigated to a less than significant level with the exception of impacts to Cultural Resources, which remain significant and unavoidable.
- ◆ Staff's Recommendation: Certify EIR No. 07-001 based upon the following:
  - It was prepared in accordance with the California Environmental Quality Act (CEQA); and
  - It adequately analyzes the potential environmental impacts associated with the proposed project, evaluates project alternatives, and identifies mitigation measures to lessen the project's impacts consistent with General Plan policies.

**RECOMMENDATION:**

Motion to:

"Certify Environmental Impact Report No. 07-001 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1669 (Attachment No. 1);"

ATTACHMENT NO. 4.1



**PROJECT  
SITE**

**VICINITY MAP**  
 Environmental Impact Report No. 07-001  
 (Warner Nichols)

**ATTACHMENT NO. 4.2**

## ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. "Continue EIR No. 07-001 and direct staff accordingly."
- B. "Deny certification of EIR No. 07-001 with findings for denial."

## PROJECT PROPOSAL:

Environmental Impact Report No. 07-001 represents a request to analyze the potential environmental impacts associated with a proposal to change the land use and zoning designations on the subject property from residential to commercial and industrial and demolish or remove four existing structures that meet state criteria for historic resources pursuant to Chapter 240 of the Huntington Beach Zoning and Subdivision Ordinance and CEQA.

The proposed land use and zoning amendments are discussed in detail in an accompanying staff report for General Plan Amendment (GPA) No. 05-001/Zoning Map Amendment (ZMA) No. 05-001. The focused EIR discusses environmental impacts relating to Cultural Resources and Land Use/Planning and provides mitigation measures necessary to reduce impacts but still concludes that significant and unavoidable impacts will result from the demolition or removal of the four historic structures. An analysis of three alternatives is also provided.

The EIR consists of the Draft EIR and Appendices that were circulated for a 45-day public review period. In addition, there is also a Final EIR which includes the comments received during the public review period, responses to those comments, and text changes to the Draft EIR to clarify or correct information in response to comments or as identified subsequent to the circulation of the EIR (Attachment No. 2).

The applicant has indicated that the proposal to change the land use and zoning designations on the subject property is necessary to prevent residential development from taking place in such close proximity to the Rainbow disposal and transfer operations. The demolition or removal of the existing structures is proposed to eliminate public safety concerns and unsightly conditions.

**Study Session:** The request was presented to the Planning Commission for study session on March 26, 2013. Several questions raised at the study session required the follow-up responses below:

1. How much land would be needed to relocate and reuse the structures and what is the value of the land if retained onsite?

It is estimated that about 36,000 square feet of land would be needed to relocate and reuse the structures onsite. The value of that land area is estimated at about \$2.3 to \$2.5 million (\$65 to \$69 per square foot).

2. Will there be any subsidies involved in the future development of the site?

ATTACHMENT NO. 4.3

There is a remote possibility that Community Development Block Grant funding could be used to provide a subsidy for the project if it is determined to be an eligible activity that met a national objective. There may be other federal, state, or private grant opportunities and tax incentives available.

3. Should Historic and Cultural Resources Element Policy 3.2.1 have been analyzed in the EIR?

This policy has been included and analyzed in the Final EIR (Attachment No. 2). The project is also inconsistent with this policy as it is with the other goals, objectives, and policies that encourage protection, preservation, and retention of historic resources.

**Background:** Charles Mitsuji Furuta relocated from Japan in 1900 and purchased the subject property. He then donated a portion of the land for construction of a church and pastor's house in 1910 for the Japanese Presbyterian Mission of Wintersburg. In 1912, the first house was built for his family. In 1934 the second church located on the corner was constructed. In 1947 another house was built on the property for the Furuta family. The Furuta family farmed on the property and also raised goldfish and water lilies.

The site was used by the Japanese Presbyterian Church until 1965. Subsequently the church buildings were used by various congregations until 1997. Since then the church buildings have been vacant. In 2002 a proposal to develop a multi-family residential development on the subject site was submitted. Because of concerns with the property being across the street from the Rainbow transfer station, the proposed residential development was withdrawn. In 2004, Rainbow purchased the subject property to prevent it from being developed for residential purposes. In 2008, Rainbow submitted an application for the construction of a commercial building and recreational vehicle/boat storage facility on the subject site to be processed concurrently with the GPA and ZMA. However, due to the downturn in the economy the project was withdrawn. No new development is proposed at this time. When Rainbow is ready to develop the property in the future, the intent is to develop the property in such a way as to provide a transition between the transfer facility and the residential neighborhood to the east.

**ISSUES:**

**General Plan Conformance:**

Sections 3.1 (Cultural Resources) and 3.2 (Land Use and Planning) of the EIR provide an analysis of the project's conformance with existing goals, objectives, and policies of the General Plan. It concludes that the project is consistent with relevant Land Use and Economic Development goals, objectives, and policies. It also identifies that the demolition or removal of historic structures is not consistent with Historic and Cultural Resources goals and objectives that encourage protection, preservation, and retention of historic resources. As a result, project impacts in this regard are significant and unavoidable even with the mitigation measures identified.

**Zoning Compliance:** Not applicable.

**Urban Design Guidelines Conformance:** Not applicable

ATTACHMENT NO. 4.4

**Environmental Status:**

In accordance with CEQA, EIR No. 07-001 was prepared by ICF International to analyze the potential impacts of the project as well as identify appropriate mitigation measures. The required CEQA procedure that was followed is outlined below:

- |                               |   |
|-------------------------------|---|
| 2011                          | Staff conducted an initial study and determined that a focused EIR would be necessary for the project.  |
| Sept. 1-30, 2011              | A Notice of Preparation and Initial Study were filed with the State Clearinghouse to notify public of intent to prepare a focused EIR and made available for a 30-day public review period. |
| Oct. 4, 2012 to Nov. 19, 2012 | Notice of Completion and Draft EIR filed with the State Clearinghouse and made available for a 45-day public review period.   |

The analysis indicates that the proposed project would have less than significant or no impacts in all environmental factors analyzed with the exception of Cultural Resources where the demolition or removal of House 1, Church 1, Church 2, and the Pastor’s House results in significant and unavoidable impacts that cannot be completely eliminated through the mitigation measures identified.

Notwithstanding the adoption and implementation of the recommended mitigation measures, approval of the demolition or removal of the historic structures requires that a Statement of Overriding Considerations be adopted by the Planning Commission, finding that the economic and social benefits of the proposed project outweigh its potentially adverse impacts. Prior to certification and adoption of the EIR by resolution, the Planning Commission may amend the document. It should be noted, however, that removal of any of the recommended mitigation measures will require findings and justification.

**Environmental Board:** The Environmental Board (EB) was notified of the EIR and submitted a letter which is included and responded to in the Final EIR and Response To Comments (Attachment No. 2). The EB indicated that it would be favorable if the structures could be preserved for future generations. Since there are no real alternatives and the site is in disrepair, the EB agrees with the findings of the Draft EIR and is supportive of the demolition and removal of the site’s existing structures.

**Historic Resources Board:** The Historic Resources Board (HRB) was notified of the EIR and submitted a letter which is included and responded to in the Final EIR and Response To Comments (Attachment No. 2). The HRB favors preservation of the structures. They have concerns with the project being in conflict with General Plan goals, objectives, and policies that encourage protection, preservation, and retention of historic structures. They believe the EIR is inadequate in its historic analysis, archaeological analysis, and alternatives analysis.

**Coastal Status:** Not applicable.

**Redevelopment Status:** Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements: The EIR did not require review by other city departments due to its focus on Cultural Resources and Land Use/Planning.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on April 11, 2013 and notices were sent to property owners of record and tenants within a 500 foot radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, persons who commented on the EIR, and interested parties. All written communications received are attached to the staff report.

Application Processing Dates:

<u>DATE OF COMPLETE APPLICATION:</u>	<u>MANDATORY PROCESSING DATE(S):</u>
October 4, 2012 (Notice of Completion)	October 4, 2013

ANALYSIS:

The analysis section provides an overview of the EIR and its conclusions, project alternatives, the Statement of Overriding Considerations, and the Response to Comments.

EIR Overview

The EIR provides a detailed analysis of potential impacts associated with the proposed project. The issues discussed in the EIR are those that have been identified in the course of extensive review of all potentially significant environmental impacts associated with the project. In the Initial Study, the project was determined to have less than significant or no impacts in the following areas and that no further analysis is required in the EIR: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Though not required based on the analysis, three precautionary mitigation measures requiring archaeological and paleontological monitoring and an arborist report to protect existing mature trees have been included.

The focused EIR discusses potential adverse impacts in the two issue areas outlined below. The cumulative impacts of the project are addressed, as are the impacts of project alternatives. A summary of key issues and mitigation measures resulting from the EIR is provided below.

◆ Cultural Resources

The EIR provides an analysis of the historic significance of the six structures existing on the property. It

ATTACHMENT NO. 4.4

concludes that four structures are historic resources (House 1, Church 1, Church 2, and Pastor's House) and their demolition or removal is considered a significant impact that cannot be mitigated to a level of less than significant. The project is also inconsistent with General Plan goals, objectives, and policies that encourage protection, preservation, and retention of historic resources.

There are two mitigation measures identified in the EIR that would reduce the impacts from the loss of the historic structures. Mitigation Measure CR-1 requires photography and recordation of the four historic resources prior to demolition or relocation. Mitigation Measure CR-2 requires the applicant to offer the buildings for relocation offsite for a period not less than one year following project approval and contribute money towards the relocation in an amount equal to the cost of demolition based on an estimate from a licensed contractor. However, after implementation of these mitigation measures, impacts remain significant and unavoidable.

#### ◆ Land Use and Planning

The EIR analyzed and concluded that the project is consistent with relevant General Plan Land Use and Economic Development goals, objectives, and policies. The project would help sustain the City's economic viability by providing additional sites for commercial and industrial facilities. Any future development would be required to conform to goals and policies requiring high level of quality while incorporating features to be compatible with abutting residential and school properties. It also analyzed and concluded that the project will not conflict with existing on-site and adjacent land use. The proposed commercial and industrial designations are consistent with existing industrial and commercial activities to the west. As noted above, future development of the site would be required to be compatible with existing sensitive residential and school uses to the east and south. Impacts are less than significant and no mitigation is required.

#### Alternatives to the Proposed Project

CEQA guidelines require that an EIR evaluate a reasonable range of alternatives to the project that would meet the project objectives while potentially avoiding or reducing any of the significant impacts caused by the project. The three alternatives below were evaluated in the EIR:

- Alternative 1: No Project – This alternative assumes that existing historic resources will remain on site and the existing General Plan and zoning designations for the property would remain residential.
- Alternative 2: Reduce Project (Historic Resource Avoidance) – This alternative involves removing House 2 and the barn which have been identified as not being historic resources and amending the General Plan and zoning designations as proposed by the applicant. The four buildings that have been identified as historic resources (House 1, Church 1, Church 2, and Pastor's House) would remain in place.
- Alternative 3: Historic Resource Renovation Alternative – This alternative is similar to Alternative 2 except that the four buildings that have been identified as historic resources would remain somewhere on site and be renovated for future commercial or industrial uses.

ATTACHMENT NO. 4.1

Environmentally Superior Alternative – The EIR concludes that Alternative 3 is the environmentally superior alternative. However, it would not be a feasible alternative because the small size and internal configurations of the four buildings would constrain commercial activities and make them difficult to lease. In addition, restoration and preservation of the four buildings (not including the cost of building and site maintenance) would be an expensive process that is estimated to take 19 years of lease payments to pay for.

#### Statement of Overriding Considerations

Environmental impacts associated with implementation of a project may not always be mitigated to a level considered less than significant. In such cases, the Planning Commission and City Council may still approve the project if a Statement of Overriding Considerations (SOC) is adopted indicating that the benefits of the proposed project outweigh the significant and unavoidable impacts to historic resources. The SOC is part of the companion report for this project, which analyzes General Plan Amendment No. 05-001/Zoning Map Amendment No. 05-001 for the proposed land use and zone change.

#### Public Comments and Errata

During the EIR public review period, the City received a total of 17 comment letters. All comment letters were responded to in the Response to Comments of the Final EIR. The Final EIR also includes revised EIR sections (errata) to clarify or correct information in response to comments or as identified subsequent to the circulation of the EIR. The following is a summary of recurring significant comments received:

1. The barn should also be deemed a historic structure together with Church 1, Church 2, House 1, and the Pastor's House and the property should be deemed a historic district;
2. Mitigation measures for the historic structures should be strengthened;
3. The EIR failed to demonstrate and provide evidence that Alternative 3 would not be feasible.
4. The EIR does not adequately analyze archaeological and paleontological impacts.
5. The EIR separates future land development plans from the land use/zone change which does not allow full evaluation.

#### SUMMARY:

EIR No. 07-001 serves as an informational document with the sole purpose of identifying potential environmental impacts associated with the proposed project, project alternatives, and appropriate mitigation measures

- ♦ Staff's Recommendation: Certify EIR No. 07-001 based upon the following:
  - It was prepared in accordance with the California Environmental Quality Act (CEQA); and
  - It adequately analyzes the potential environmental impacts associated with the proposed project, evaluates project alternatives, and identifies mitigation measures to lessen the project's impacts consistent with General Plan policies.

#### ATTACHMENTS:

1. ~~Draft Planning Commission Resolution No. 1669 (Certifying EIR No. 07-001)~~

ATTACHMENT NO. 4.8

2. Final EIR No. 07-001, Errata, and Response To Comments (**not attached – previously provided under separate cover and available for review at City Hall and City’s website**)
3. Draft EIR No. 07-001 and Appendices (**not attached – previously provided under separate cover and available for review at City Hall, Central Library, and City’s website**)
4. Project Narrative dated and received July 26, 2011
5. Site Aerial
6. Letters in Opposition and in Support
7. Final EIR No. 07-001 Appendix G (Cost Estimate for Onsite Restoration) dated April 3, 2013

SH:MBB:RR:kdc

ATTACHMENT NO. 4.9

ATTACHMENT NO. 2

FINAL EIR NO. 07-001, ERRATA,  
AND RESPONSE TO COMMENTS  
NOT ATTACHED

AVAILABLE FOR REVIEW AT:

PLANNING AND ZONING COUNTER – CITY HALL, 3<sup>RD</sup> FLOOR

CITY WEBSITE

[http://www.surfcity-  
hb.org/Government/Departments/Planning/Environmentalreports.  
cfm](http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm)

ATTACHMENT NO. 3

DRAFT EIR NO. 07-001 NOT ATTACHED

AVAILABLE FOR REVIEW AT:

PLANNING AND ZONING COUNTER – CITY HALL, 3<sup>RD</sup> FLOOR

CITY CLERK'S OFFICE – CITY HALL, 2<sup>ND</sup> FLOOR

CENTRAL LIBRARY

CITY WEBSITE

<http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm>



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RECEIVED

JUL 26 2011

Department of Planning  
& Building

## RAINBOW DISPOSAL CO., INC. APPLICATION NARRATIVE

Rainbow Disposal Co., Inc. is the owner of the 3.7 acre net parcel of land located at the Southeast corner of Warner Avenue and Nichols Street. The property is currently zoned and generally planned for medium density residential use. Rainbow's purpose in acquiring the property was to prevent residential development from taking place in such close proximity to the disposal and transfer operations. Rainbow is not proposing to develop the property at present. When Rainbow is ready to develop the property in the future, the intent is to develop the property in such a way as to provide a transition between the transfer facility and the residential neighborhood to the east (Oakview).

To accomplish the above objective, Rainbow is proposing the following:

- 1) To amend the Land Use Element of the General Plan
- 2) A Zoning Map Amendment
- 3) To request preparation of an EIR relating to this request including the demolition or removal of all structures on the property

### General Plan

To amend the Land Use Element to:

1. Change the 0.96 acre of land frontage on Warner Avenue from RM Medium Density Residential to CG-F1 (Commercial General – Max FAR of 0.35)
2. Change the 2.74 acres of land fronting on Nichols Street from RM Medium Density Residential to I-F2-d (Industrial – Max FAR of 0.50 – Design Overlay)

### Zoning Map Amendment

To change the zoning of subject property from RM Medium Density Residential to IG (Industrial General) and to CG (Commercial General) to be consistent with the proposed General Plan Amendment.

### Environmental Impact Report (EIR)

An EIR is requested to address the impacts the proposed project will have on the environment.

**SURROUNDING PROPERTY** – The following is a description of the surrounding property:

- North -- Across Warner Avenue is a private church and school
- West -- Across Nichols Street is industrial (storage facilities and Rainbow Disposal's main facility)
- East -- Multifamily residential (Fourplexes)
- South -- Across Belsito Drive is a public school (Oakview School)



k:\irvine\gis\project\warner\_nichols\p1146\_06\mapdoc\2012\_jan\fig2\_2\_exist\_build.mxd\_DD (01-17-12)



Figure 2-2  
 Existing Buildings  
 Warner-Nichols Project  
 ATTACHMENT NO. 5 4.13

**Ramos, Ricky**

---

**From:** De Coite, Kim  
**Sent:** Tuesday, March 26, 2013 2:57 PM  
**To:** Ramos, Ricky  
**Subject:** FW: HISTORIC WINTERSBURG DISTRICT

**Importance:** High

To: Planning Commission

Unfortunately, I am unable to attend today's Planning Commission Study Session, therefore, I am emailing my comments for public record.

This email is in support of preservation for the 5 structures encompassing the Wintersburg Historic District. While I am a member of the Historic Resource Board and the Wintersburg Preservation Task Force, I am submitting this email as an individual. This historic district represents a key and influential part of Huntington Beach's history. The structures themselves represent the immigrant story of those who settled, developed and contributed to Huntington Beach over 100 years ago.

I personally grew up just a few blocks from the Furuta farm in the 1950's so from personal experience I can share with you that farmers and businessmen alike from all around were always both aware and in awe of the beauty and culture that this community brought to the City.

This district, however, represents an history even much deeper on both a local and national level. So let us not forget our American WWII hero whose values and bravery were shaped by this Wintersburg community.

And, of course, what an honor it would be for the City of Huntington Beach to have another structure / structures that are eligible for the National Register of Historic Places!

So as you take this under review, please keep in mind that this history cannot be replaced and very much should be preserved for generations to come.

Gloria Alvarez

3/25/13

## WINTERSBURG

To the members of the Planning Commission,

I firmly believe that Wintersburg should be saved for not only the present but for future generations. As someone from the East Coast who lived and grew up near the battlefields of the Revolution, I understood our history and the buildings that belonged to that history. I spent times at Brandywine Battlefield, toured Washington's Headquarters there - actually a building that belonged to a farmer. My library in my hometown was built in 1888 and is still the town's central library. A block from that library is a stone block that combats General Lafayette addressing his troops.

Too many times older buildings are left to decay and then they are gone. Unfortunately, then we never know anything about them, the people who inhabited them and the mark they left on our history, our neighborhood and our lives today. Wintersburg is one such example. How many times have all of us driven by on Warner and wondered why doesn't someone just tear them down and build something new - they are all falling apart. As an individual that reads at Oak View Library each week, I know I did - asking myself why are they still here, who lived here and what an "eyesore".

I like so many others had no idea of their history. Then Mary Urishama began to talk about saving this "farming community" and of the rich history that inhabits that site, the people who lived in those dilapidated buildings, the church they attended, their fish ponds and their traumatic removal after Pearl Harbor. WOW, now those decaying buildings began to look different in my eyes. I can now envision a thriving community named Wintersburg living in a tight knit community surrounding by open spaces.

Huntington Beach is so much more than "Surf City" and a few blocks on Main Street. Most people don't even know about Wintersburg so saving these precious buildings will give us a much deeper understanding of our rich past and history as a community.

Once you know the history of these buildings and the people who lived here, you will see that this piece of Huntington Beach history is worth saving as a part of our rich legacy. These buildings need a home!!

Sincerely,

Elaine Parker

4.15  
ATTACHMENT NO. 6.2

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

**HAND DELIVERED**

March 25, 2013

Planning Commissioner Mark Bixby  
Planning Commissioner Bob Dingwall  
Planning Commissioner Robert Franklin  
Planning Commissioner Dan Kalmick  
Planning Commissioner Connie Mandic  
Planning Commissioner Erik Peterson  
Planning Commissioner Edward Pinchiff

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Re: March 26, 2013, Study Session, Rainbow Environmental Services  
Environmental Impact Report No. 07-001 (EIR)  
General Plan Amendment No. 05-001 (GPA)  
Zoning Map Amendment No. 05-001 (ZMA)  
Warner Nichols, 7622-7642 Warner Avenue, Huntington Beach, CA 92647  
(southeast corner of Warner Avenue and Nichols Street)**

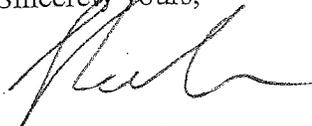
Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

For the last six years, I have owned my home in our Downtown neighborhood. Having lived in a historic neighborhood in Boston for the better part of two decades before retiring here, I can give you a firsthand account of how historic preservation can benefit a community like ours. My neighborhood in Boston was completely transformed for the better in the decades following its designation as a landmark district.

Attached is a copy of a March 25<sup>th</sup> letter from Huntington Beach Neighbors (HBN) to you on the referenced project. Personally, **I fully endorse HBN's recommendation of "Alternative 2: Reduce Project (Historic Resource Avoidance)" from the EIR, including adding the barn as a fifth historic resource to be preserved,** and all of the other ideas expressed in HBN's letter. Rather than repeat all of these concepts here again, I simply have attached this copy for your reference.

Thank you for your support for the preservation of the referenced project's five important historic properties. I appreciate your consideration of my views.

Sincerely yours,



Richardson Gray

ATTACHMENT NO. 4.16  
~~4.3~~

**Huntington Beach Neighbors**  
[www.hbneighbors.com](http://www.hbneighbors.com)

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MAR 29 2013  
Dept. of Planning  
& Building

**HAND DELIVERED**

March 25, 2013

Planning Commissioner Mark Bixby  
Planning Commissioner Bob Dingwall  
Planning Commissioner Robert Franklin  
Planning Commissioner Dan Kalmick  
Planning Commissioner Connie Mandic  
Planning Commissioner Erik Peterson  
Planning Commissioner Edward Pinchiff

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Re: March 26, 2013, Study Session, Rainbow Environmental Services  
Environmental Impact Report No. 07-001 (EIR)  
General Plan Amendment No. 05-001 (GPA)  
Zoning Map Amendment No. 05-001 (ZMA)  
Warner Nichols, 7622-7642 Warner Avenue, Huntington Beach, CA 92647  
(southeast corner of Warner Avenue and Nichols Street)**

Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

This letter is on behalf of Huntington Beach Neighbors (HBN). HBN has over 2,200 local residents as members. Our goal is to improve the quality of life in our Downtown.

**We are writing to urge you to adopt "Alternative 2: Reduce Project (Historic Resource Avoidance)" from the EIR, per the Staff Report on the referenced project, dated March 26, 2013, with one exception: We encourage you also to preserve the barn as a fifth protected historic resource within the project.**

We are convinced that historic preservation in general can greatly benefit a community like ours. Good local examples include Downtown Orange, often cited as the best downtown in our County, in large part due to the area's many historic buildings. As we understand it, too, historic preservationists are highly influential in Santa Barbara. We think that Santa Barbara's strong appreciation for its past is central to its being one of the most desirable, if not the most desirable, coastal city in Southern California.

Last summer, per a public records request, one of HBN's members, Richardson Gray, spent three days in the Planning Department, reviewing a document named: "Galvin Preservation Associates, June 2009, Final, City of Huntington Beach, Historic Context & Survey Report". It is our understanding that this document still has not been released to the public, and that it will serve as the basis eventually for the City's update of the Historic Resources Element of the General Plan.

ATTACHMENT NO. 4.17  
6.4

**Huntington Beach Neighbors**  
[www.hbneighbors.com](http://www.hbneighbors.com)

Planning Commissioners  
City of Huntington Beach  
March 25, 2013  
Page 2

As the City Council tentatively has scheduled, for May 6<sup>th</sup>, a Study Session on this update of the Historic Resources Element, we understand that Galvin's survey will not be released to the public until shortly before this Study Session, and after the Planning Commission's public hearing on the referenced project, scheduled for April 23rd. **For these reasons, we recommend that you delay your public hearing on this project until no earlier than June, so that the public can review Galvin's survey beforehand. In the alternative, the City immediately should release to the public the portions of Galvin's survey in draft form that relate to the buildings within the referenced project.**

In our opinion, we think that the portions of Galvin's survey which relate to the referenced project should have been released to the public in draft form at the time of the EIR's Notice of Preparation in 2011, as Richardson Gray stated in his own personal public written comment on the EIR. We do not know how the public can be expected to evaluate fully the historic importance of the buildings in the referenced project, when we did not have ready access to a draft of the materials related to the project from the professional survey that our taxpayer dollars funded.

In the draft survey that Richardson reviewed, on page 102, Galvin states that:

"Twelve properties were given the status code 3S (Appears to be individually eligible for the National Register of Historic Places) because they appeared to be significant for their architectural style, association with important events or persons or if they were representative of an important trend that has made a significant contribution to broad patterns in Huntington Beach's history. . . ."

One of these twelve 3S properties designated by Galvin was 7622 Warner Avenue. From the Wintersburg Task Force, we understand that Galvin now has assigned this 3S code to all four of the buildings in the referenced project that are included in our recommended "Alternative 2".

At present, only three properties in all of Huntington Beach are listed on the National Register of Historic Places, the Newland House, the Helme-Worthy Store and Residence, and the City Gymnasium and Plunge at the Dwyer Middle School. With such a small number of properties so listed in our City, it is all the more important that we try to preserve the remaining local properties that Galvin found to be eligible as individual properties for listing on the National Register.

## Huntington Beach Neighbors

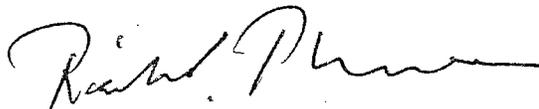
[www.hbneighbors.com](http://www.hbneighbors.com)

Planning Commissioners  
City of Huntington Beach  
March 25, 2013  
Page 3

Last, on page 105 of the report, Galvin identifies ten historic contexts in the City. One of the oldest of these contexts was "Japanese and Mexican Influences (1910 - 1930)". Although Richardson does not have definitive language in his notes from Galvin's report, the Planning Department would not allow him to make a copy, we assume that the historic properties in the referenced project are the most important of the City's Japanese buildings from this historic context. For example, among all of the properties in the City that Galvin assigned the status code of 3S, appears to be individually eligible for the National Register of Historic Places, only the buildings in the referenced project appear to have any connection to our City's Japanese heritage.

Thank you for your support for the preservation of the referenced project's five important historic properties. We appreciate your consideration of our views.

Sincerely yours,



Richard Plummer  
President  
Huntington Beach Neighbors

Appendix G  
**Cost Estimate for Onsite Restoration**

---

Project:	Rainbow Disposal Co. Inc.. Existing Structures	Status:	Conceptual
Location:	Huntington Beach CA	Date:	3-Apr-13
	Thirtieth Street Architects, Inc	Date Rev:	
	<b>ALTERNATIVE 3</b>	Project No.	
	<b>SUMMARY OF COSTS</b>		
	<b>Work item</b>	<b>s.f.</b>	<b>Cost</b>
	Church-1.	922	\$249,636
	Pastor's House	461	\$127,422
	Church-2	2552	\$694,586
	Furuta-1	900	\$250,045
	New Site Work		\$642,157
	Subtotal Project	4,835	\$1,963,846
	A/E professional fees @14%		\$274,938
	Fees, permits, etc. @ 10%		\$196,385
	Total Project		\$2,435,169
	<b>DESIGN ASSUMPTIONS</b>		
	1. Buildings to be completed to 'Shell' level of completion.		
	2. Buildings to be rehabilitated using State Historic Building Code.		
	3. Site work includes both existing site and relocation site.		
	4. Since no tenant has been identified, an assumption was made for parking spaces/s.f. based on zoning code requirements for differing uses.		
	<b>Exclusions:</b>		
	Escalation		
	Owner's in-house costs for administering project.		
	All Risks Insurance if required by the owner		
	Hazardous material mitigation		
	Unforeseen site conditions.		
	Tenant improvements.		
	Furniture, fixture and equipment		
	Offsite work, Work outside property line.		
	Water/drainage remediation.		
	Roadwork.		
	Fencing		
	Pest Control		
	Historical Documentation		
	<b>Limitations:</b>		
	This opinion of cost has been based on a competition open bid situation with a recommended 5 -7 bona fide reputable bids from general contractors and a minimum of 3 bidders for all items of sub-contracted work. Based on historical data, a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.		
	This opinion of cost is based on a walk-thru of buildings and an ALTA Land Title Survey by ANACAL Engineering Co. dated 11.4.04.		
	Since TSA has no control over the cost of labor, material or equipment or over the contractor's method of determining prices, or over competitive bidding or market conditions, the opinion of budget analysis and cost plans provided for herein are made on the basis of professional experience and qualifications. The opinion represents TSA's best judgment as a professional construction consultant familiar with the construction industry. However, TSA cannot and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.		

Project:	Rainbow Disposal Co. Inc.. Existing Structures	Status:	Conceptual			
Location:	Huntington Beach CA	Date:	3-Apr-13			
	Thirtieth Street Architects, Inc	Date Rev:				
	<b>ALTERNATIVE 3</b>	Project No.				
CODE	DESCRIPTION	QUANTITY	UNIT	U/PRICE	TOTAL	Description
<b>Church-1.</b>						
<b>Area Assumptions</b>						
	Building Area	922	sf			
<b>GENERAL SUMMARY:</b>						
				<b>\$/sf (bldg)</b>	<b>Total Bldg.</b>	
2	MOVING COST			\$ 24.00	\$ 22,128	misc demo, shoring, lifting, moving, setting
3	CONCRETE			\$ 25.00	\$ 23,050	excavation, forming, concrete pads and footings
4	MASONRY			\$ -	\$ -	
5	METALS			\$ 12.00	\$ 11,064	railings, misc. metals
6	WOOD AND PLASTIC			\$ 20.00	\$ 18,440	seismic & vertical load strengthening, new ADA ramp.
7	THERMAL & MOISTURE PROTECTION			\$ 9.00	\$ 10,787	flashing, roofing
8	DOORS AND WINDOWS			\$ 14.00	\$ 12,908	patch repair doors, windows, hardware
9	FINISHES (drywall, thincoat, paint)			\$ 36.00	\$ 33,192	patch & repair interior/exterior finishes, finish new shear walls.
10	SPECIALTIES			\$ 3.00	\$ 2,766	Restroom equipment
11	EQUIPMENT			\$ -	\$ -	
12	FURNISHINGS			\$ -	\$ -	
14	CONVEYING SYSTEMS			\$ -	\$ -	
15	MECHANICAL (HVAC, Plumbing,)			\$ 25.00	\$ 23,050	Set units, no ductwork. Restroom fans, plumbing, fixtures
15.2	FIRESPRINKLERS			\$ 5.25	\$ 4,841	
16	ELECTRICAL (service nic)			\$ 15.00	\$ 13,830	New service, main panel, exterior lighting..
	SUBTOTAL DIRECT COST			\$ 190.95	\$ 176,056	
	GENERAL CONDITIONS	7.00%		\$ 13.36	\$ 12,320	
	SUB-TOTAL INCL. GENERAL CONDITION			\$ 204.31	\$ 188,376	
	BONDS AND INSURANCE	2.00%		\$ 4.09	\$ 3,770	
	SUB-TOTAL			\$ 208.40	\$ 192,146	
	OVERHEAD AND PROFIT	16.00%		\$ 33.34	\$ 30,740	
	SUBTOTAL			\$ 241.74	\$ 222,886	
	CONTINGENCY	12.00%		\$ 29.01	\$ 26,750	
	TOTAL			\$ 270.75	249,635.90	

Project:	Rainbow Disposal Co. Inc.. Existing Structures	Status:	Conceptual			
Location:	Huntington Beach CA	Date:	3-Apr-13			
	Thirtieth Street Architects, Inc	Date Rev:				
	<b>ALTERNATIVE 3</b>	Project No.				
CODE	DESCRIPTION	QUANTITY	UNIT	U/PRICE	TOTAL	Description
<b>Pastor's House</b>						
<b>Area Assumptions</b>						
	Building Area	461	sf			
<b>GENERAL SUMMARY:</b>						
				\$/sf (bldg)	Total Bldg.	
2	MOVING COST			\$ 28.00	\$ 12,908	misc demo, shoring, lifting, moving, setting
3	CONCRETE			\$ 25.00	\$ 11,525	excavation, forming, concrete pads and footings
4	MASONRY			\$ -	\$ -	
5	METALS			\$ 12.00	\$ 5,532	railings, misc. metals
6	WOOD AND PLASTIC			\$ 20.00	\$ 9,220	seismic & vertical load strengthening, new ADA ramp.
7	THERMAL & MOISTURE PROTECTION			\$ 9.00	\$ 5,394	flashing, roofing
8	DOORS AND WINDOWS			\$ 14.00	\$ 6,454	patch repair doors, windows, hardware
9	FINISHES (drywall, thincoat, paint)			\$ 36.00	\$ 16,596	patch & repair interior/exterior finishes, finish new shear walls.
10	SPECIALTIES			\$ 3.00	\$ 1,383	Restroom equipment
11	EQUIPMENT			\$ -	\$ -	
12	FURNISHINGS			\$ -	\$ -	
14	CONVEYING SYSTEMS			\$ -	\$ -	
15	MECHANICAL (HVAC, Plumbing,)			\$ 25.00	\$ 11,525	Set units, no ductwork. Restroom fans, plumbing, fixtures
15.2	FIRESPRINKLERS			\$ 5.25	\$ 2,420	
16	ELECTRICAL (service nic)			\$ 15.00	\$ 6,915	New service, main panel, exterior lighting..
	SUBTOTAL DIRECT COST			\$ 194.95	\$ 89,872	
	GENERAL CONDITIONS	7.00%		\$ 13.64	\$ 6,290	
	SUB-TOTAL INCL. GENERAL CONDITION			\$ 208.59	\$ 96,162	
	BONDS AND INSURANCE	2.00%		\$ 4.16	\$ 1,920	
	SUB-TOTAL			\$ 212.76	\$ 98,082	
	OVERHEAD AND PROFIT	16.00%		\$ 34.03	\$ 15,690	
	SUBTOTAL			\$ 246.79	\$ 113,772	
	CONTINGENCY	12.00%		\$ 29.61	\$ 13,650	
	TOTAL			\$ 276.40	127,421.95	

Project:	Rainbow Disposal Co. Inc.. Existing Structures	Status:	Conceptual			
Location:	Huntington Beach CA	Date:	3-Apr-13			
	Thirtieth Street Architects, Inc	Date Rev:				
	<b>ALTERNATIVE 3</b>	Project No.				
CODE	DESCRIPTION	QUANTITY	UNIT	U/PRICE	TOTAL	Description
<b>Church-2</b>						
	<b>Area Assumptions</b>					
	Building Area	2552	sf			
<b>GENERAL SUMMARY:</b>						
				<b>\$/sf (bldg)</b>	<b>Total Bldg.</b>	
2	MOVING COST			\$ 14.00	\$ 35,728	misc demo, shoring, lifting, moving, setting
3	CONCRETE			\$ 25.00	\$ 63,800	excavation, forming, concrete pads and footings
4	MASONRY			\$ -	\$ -	
5	METALS			\$ 12.00	\$ 30,624	railings, misc. metals
6	WOOD AND PLASTIC			\$ 28.00	\$ 71,456	seismic & vertical load strengthening, new ADA ramp.
7	THERMAL & MOISTURE PROTECTION			\$ 9.00	\$ 29,858	flashing, roofing
8	DOORS AND WINDOWS			\$ 14.00	\$ 35,728	patch repair doors, windows, hardware
9	FINISHES (drywall, thincoat, paint)			\$ 44.00	\$ 112,288	patch & repair interior/exterior finishes, finish new shear walls.
10	SPECIALTIES			\$ 3.00	\$ 7,656	Restroom equipment
11	EQUIPMENT			\$ -	\$ -	
12	FURNISHINGS			\$ -	\$ -	
14	CONVEYING SYSTEMS			\$ -	\$ -	
15	MECHANICAL [HVAC, Plumbing,)			\$ 20.00	\$ 51,040	Set units, no ductwork. Restroom fans, plumbing, fixtures
15.2	FIRESPRINKLERS			\$ 5.25	\$ 13,398	
16	ELECTRICAL (service nic)			\$ 15.00	\$ 38,280	New service, main panel, exterior lighting..
	SUBTOTAL DIRECT COST			\$ 191.95	\$ 489,856	
	GENERAL CONDITIONS	7.00%		\$ 13.44	\$ 34,290	
	SUB-TOTAL INCL. GENERAL CONDITION			\$ 205.39	\$ 524,146	
	BONDS AND INSURANCE	2.00%		\$ 4.11	\$ 10,480	
	SUB-TOTAL			\$ 209.49	\$ 534,626	
	OVERHEAD AND PROFIT	16.00%		\$ 33.52	\$ 85,540	
	SUBTOTAL			\$ 243.01	\$ 620,166	
	CONTINGENCY	12.00%		\$ 29.16	\$ 74,420	
	TOTAL			\$ 272.17	694,586.40	

Project:	Rainbow Disposal Co. Inc.. Existing Structures			Status:	Conceptual	
Location:	Huntington Beach CA			Date:	3-Apr-13	
	Thirtieth Street Architects, Inc			Date Rev:		
	ALTERNATIVE 3			Project No.		
CODE	DESCRIPTION	QUANTITY	UNIT	U/PRICE	TOTAL	Description
<b>Furuta-1</b>						
	<b>Area Assumptions</b>					
	Building Area	900	sf			
<b>GENERAL SUMMARY:</b>						
				<b>\$/sf (bldg)</b>	<b>Total Bldg.</b>	
2	MOVING COST			\$ 18.00	\$ 16,200	misc. demo, shoring, lifting, moving, setting
3	CONCRETE			\$ 25.00	\$ 22,500	excavation, forming, concrete pads and footings
4	MASONRY			\$ -	\$ -	
5	METALS			\$ 12.00	\$ 10,800	railings, misc. metals
6	WOOD AND PLASTIC			\$ 28.00	\$ 25,200	seismic & vertical load strengthening, new ADA ramp.
7	THERMAL & MOISTURE PROTECTION			\$ 9.00	\$ 10,530	flashing, roofing
8	DOORS AND WINDOWS			\$ 14.00	\$ 12,600	patch repair doors, windows, hardware
9	FINISHES (drywall, thinfoat, paint)			\$ 44.00	\$ 39,600	patch & repair interior/exterior finishes, finish new shear walls.
10	SPECIALTIES			\$ 3.00	\$ 2,700	Restroom equipment
11	EQUIPMENT			\$ -	\$ -	
12	FURNISHINGS			\$ -	\$ -	
14	CONVEYING SYSTEMS			\$ -	\$ -	
15	MECHANICAL (HVAC, Plumbing,)			\$ 20.00	\$ 18,000	Set units, no ductwork. Restroom fans, plumbing, fixtures
15.2	FIRESPRINKLERS			\$ 5.25	\$ 4,725	
16	ELECTRICAL (service nic)			\$ 15.00	\$ 13,500	New service, main panel, exterior lighting..
	SUBTOTAL DIRECT COST			\$ 195.95	\$ 176,355	
	GENERAL CONDITIONS	7.00%		\$ 13.71	\$ 12,340	
	SUB-TOTAL INCL. GENERAL CONDITION			\$ 209.66	\$ 188,695	
	BONDS AND INSURANCE	2.00%		\$ 4.19	\$ 3,770	
	SUB-TOTAL			\$ 213.85	\$ 192,465	
	OVERHEAD AND PROFIT	16.00%		\$ 34.21	\$ 30,790	
	SUBTOTAL			\$ 248.06	\$ 223,255	
	CONTINGENCY	12.00%		\$ 29.77	\$ 26,790	
	TOTAL			\$ 277.83	250,045.00	





9526 Locust Hill Dr.  
Great Falls, VA 22066  
May 6, 2013

RECEIVED

MAY 13 2013

Dept. of Planning  
& Building

Ricky Ramos, Planning Department  
City of Huntington Beach  
2000 Main Street  
Huntington, Beach, CA 92648

Re: Warner-Nichols Project (Historic Wintersburg)

Dear Mr. Ramos:

I have been asked to comment on the Furuta barn that dates to the first years of the 20<sup>th</sup> century. As the immediate past president (2007-2012) of the National Barn Alliance (NBA) and a founder of the Michigan Barn Preservation Network (MBPN) in my native state, I have been a long-time advocate to preserve and value rural vernacular structures.

Barns and other rural buildings variously represent: period architecture and craftsmanship, a tangible reminder of when a majority of our forbearers worked the land, the ethnicity of a region's settlers, at times the uniqueness of crops (hops, tobacco, ginseng, or *goldfish*) and most of all the human story. I believe the Furuta barn strongly relates to these last three.

This is the first time I have heard of American goldfish production, the relatively small and concentrated Japanese-American immigration means that most Americans are not aware of their role in developing this country, and as to the human story, the State of California legislation on land tenure and the later US government decisions of 1942 remind me of the forced migration of French Arcadians and the Cherokee Nation. The historic structures at Wintersburg are a tangible reminder of one immigrant group's story—both uplifting and tragic.

***Huntington Beach is the custodian of history that belongs to both California and the Nation.***

Obviously, I applaud the National Register designation of the 1912 Furuta home, the 1910 Mission, the 1910 Manse and the 1934 church, but the story is *incomplete* without the barn, the economic center of an immigrant Japanese-American family. No matter how modest the structure or how mild the Southern California climate, the barn was the centerpiece of a farm family's ability to earn a living.

ATTACHMENT NO. 5.1

I am reminded of my own family where 1893 Rhineland immigrant Anton Leick [sic] proudly built a barn in 1915\* and followed this with a house in 1918. The human abode almost always followed the barn in priority and it was the third leg of the stool—church, house and barn or in other words spiritual, family and economic. I am confident this was true for the Furuta's as they followed their dream in the New World.

I can see Anton's huge 1918 barn, still in active agriculture, from the window where I compose this letter; it continues to witness our family's history and I trust the City of Huntington Beach will allow the small Furuta barn to continue its much greater story.

Incidentally, the City's decision does impact me personally as two of my adult children and three of my grandchildren are Golden State residents.

Please contact me at [caleik@gmail.com](mailto:caleik@gmail.com) or at 703.407.1515, if there are questions.

Yours truly,

Charles Leik

\*[thebarnjournal.org](http://thebarnjournal.org)—Barn Stories, "Building of the Barn"

**Ramos, Ricky**

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**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Monday, May 20, 2013 11:14 AM  
**To:** Ramos, Ricky  
**Subject:** Surf City Pipeline: You have been assigned a new Request #: 14468

**Request # 14468 from the Government Outreach System has been assigned to you by Judy Demers.**

---

**Request type:** Comment

**Request area:** Planning Commissioners

**Citizen name:** Alison Kochoyama

**Description:** We are a non-profit Japanese American community center located in Gardena, California. Although this project is outside of the South Bay Area, we are very much interested and in support of the preservation of the local Japanese American history in all regions. We believe that this history should be captured, and not lost to future generations, as well as, to the broader community of that region.

**Expected Close Date:** 05/31/2013

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

Ramos, Ricky

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**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Thursday, May 23, 2013 9:25 AM  
**To:** Ramos, Ricky  
**Subject:** Surf City Pipeline: You have been assigned a new Request #: 14500

**Request # 14500 from the Government Outreach System has been assigned to you by Judy Demers.**

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**Request type:** Comment

**Request area:** Planning Commissioners

**Citizen name:** Nancy Oda

**Description:** San Fernando Valley Japanese American Community Center  
12953 Branford Street Pacoima, CA 91331

May 22, 2013

Re: Preservation of Wintersburg Historical Houses on site

Dear Sir,

I strongly support the Historic Wintersburg site consisting of the Furuta home be kept intact and not be rezoned since it is on the National Register of Historic Places. It is also an important part of the Japanese American story in California history.

We in the San Fernando Valley have discovered the Tuna Canyon Detention Center opened in December 1941 and are working feverishly to educate the Los Angeles City Council and our Japanese American Community. We were unaware of it until the records were released from the National Archives in Laguna Beach. Thus, after interviewing survivors of that era we uncovered stories that we have begun to collect. Our goal is to place an historical marker that says that it was established after the bombing of Pearl Harbor and that Issei (first generation) Japanese bankers, Judo instructors, Buddhist priests and leaders were detained there.

Attached below is an interview from the grandson of an internee. It will be part of a presentation that is in production for educational purposes.

<https://vimeo.com/66446089>

Please keep the Wintersburg Historic site where it is now.

Respectfully,

Nancy Kyoko Oda  
President

**Expected Close Date:** 06/03/2013

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

May 28, 2013

Kim DeCoite  
Planning Department  
City of Huntington Beach

Re: Comment on Draft Focused Environmental Impact Report  
Proposed project at 7622-7642 Warner Avenue, Huntington Beach, California

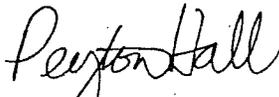
Dear Ms. DeCoite:

I am personally concerned that no historic resources at the subject address be damaged or lost. In addition to my professional qualifications as a Historic Architect, I have additional knowledge of Japanese American historic resources as a result of having held a Fellow position at the Tokyo National Cultural Properties Institute, and having prepared a Historic Structure Report and stabilization plan for the Harada House National Historic Landmark in Riverside, California.

Having visited those portions of the site in person that are accessible, and having read the Historic Resources Technical Report titled "The Wintersburg Japanese Presbyterian Mission/Church and the Furuta Residences," dated October 28, 2002, please consider the following statements.

1. The report is eleven years old; a current assessment should be made in order to make updated findings.
2. All of the extant buildings are one-story wood-framed structures. This is the most common construction type in Southern California. Stabilizing this simple building technology, protecting it, repairing, restoring, rehabilitation these buildings is a thoughtful but eminently feasible task from the standpoints of economic and technical feasibility.
3. I note in particular in response to a statement in the report that the barn could certainly survive a move, though it should not be moved from its original location. The techniques to shore and move a light wood structure are available and used regularly.
4. These buildings are only unsafe if they are not properly maintained, and if there is unauthorized access to them or to their interiors.

Sincerely,



Peyton Hall, FAIA

*Managing Principal, Historic Resources Group, LLC*

*Adjunct Professor, Heritage Conservation Program, School of  
Architecture, University of Southern California*

*2013 Advisor and 2014 Chair, Historic Resources Committee of the  
American Institute of Architects, Washington, D.C.*

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915  
Telephone 626 793 2400, Facsimile 626 793 2401

ATTACHMENT NO. 5.5

Ramos, Ricky

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**From:** De Coite, Kim  
**Sent:** Wednesday, May 29, 2013 3:10 PM  
**To:** Ramos, Ricky  
**Subject:** FW: wintersburg house

Kimberly De Coite  
Administrative Assistant  
Planning and Building Department  
714-536-5276  
[kdecoite@surfcity-hb.org](mailto:kdecoite@surfcity-hb.org)

---

**From:** sjscrawford@cox.net [mailto:sjscrawford@cox.net]  
**Sent:** Wednesday, May 29, 2013 8:10 AM  
**To:** De Coite, Kim  
**Subject:** wintersburg house

For the record:

I would be interested in saving and rehabbing the Furota House at Wintersburg to its original condition and moving it to my R-2 property. It would be relocated and sit side by side with my historic house built in 1923. Please advise if the council would be interested in this move as a last ditch effort to save the house from demolition.

Stephen Crawford

## Ramos, Ricky

---

**From:** Mary Urashima [mary.adams.urashima@gmail.com]  
**Sent:** Monday, June 03, 2013 12:27 PM  
**To:** Ramos, Ricky; De Coite, Kim  
**Subject:** Fwd: Wintersburg

Hi all,

This is intended for the planning commissioners for the June 25 discussion on the Warner-Nichols project.

Best,  
Mary

----- Forwarded message -----

**From:** Jennie Duggan <jduggan@utla.net>  
**Date:** Mon, Jun 3, 2013 at 12:23 PM  
**Subject:** Wintersburg  
**To:** "KDeCoite@surfcity-hb.org" <KDeCoite@surfcity-hb.org>  
**Cc:** "Mary.Adams.Urashima@gmail.com" <Mary.Adams.Urashima@gmail.com>, Kanji Sahara <saharakanji@gmail.com>, "masokui@aol.com" <masokui@aol.com>, Diane Newell <dianenewell@aol.com>, Jennie Duggan <jduggan@utla.net>, Elsie Myers <EMyers@utla.net>, Jenny Lam <JLam@utla.net>, "filipus@roadrunner.com" <filipus@roadrunner.com>, "heybarbara@aol.com" <heybarbara@aol.com>

Dear Kim,

I am hopeful that this note does not come too late to recognize the support of the UTLA/Asian Pacific Educators Committee for the preservation of Wintersburg. We are already highly involved in the Manzanar War Location site, which is the site of a sad and shameful part of the history of California and the nation.

I am certain that you will do the right thing in preserving a positive part of the Japanese history in California. The effects of WWII's hysteria literally wiped the landscape of the contributions of the Japanese to our state's sunny legacy. If you cannot keep the actual site, please keep the buildings and locate them in a special location dedicated to their preservation. I hope you don't do what happened to our Terminal Islanders. Their placque of recognition of their existance to the economy of the LA Harbor was placed right by the prison on Terminal Island, a dubious location of a proud historical recognition.

Please let me know of your decision. I look forward to Huntington Beach being the foreleader in issues of preserving our California history.

Respectfully,

Jennie Duggan  
UTLA/Asian Pacific Educators Committee Chair  
[jduggan@utla.net](mailto:jduggan@utla.net)  
(310) 548-1371, ext. 207

# CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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ARLEEN P. TAYLOR  
EXECUTIVE OFFICER

<http://www.bpw.lacity.org>

June 14, 2013

Huntington Beach City Council  
Civic Center  
2000 Main Street  
Huntington Beach, CA 92648

Honorable Council Members,

I am writing in support of the historic preservation efforts surrounding the Wintersburg Village in Huntington Beach. This is a rare and unique opportunity to save one of the oldest groups of structures built by the first generation of Japanese that immigrated to Orange County and Southern California.

These buildings, built in 1910 before the infamous 1913 California Alien Land Law, are a testament to the pioneer spirit of the Issei (first generation immigrants) and their efforts to establish themselves as Americans in their new homeland. It would be a shame to lose these historical landmarks to commercial development.

I applaud the Huntington Beach City Council for forming the "Historic Wintersburg Preservation Task Force" to look into this important issue. I join with the many other supporters in imploring the Council and it's Planning Commission to not grant any zoning changes that will facilitate the demolition of the Wintersburg Village until a reasonable accommodation can be worked out.

Sincerely,

WARREN T. FURUTANI, Commissioner  
Board of Public Works, City of Los Angeles  
California Assembly Member (ret'd)

ATTACHMENT NO. 5.8



**Ramos, Ricky**

---

**From:** Mary Urashima [mary.adams.urashima@gmail.com]  
**Sent:** Monday, June 17, 2013 5:17 PM  
**To:** Ramos, Ricky; De Coite, Kim  
**Cc:** Mark Bixby  
**Subject:** Save Wintersburg

Hello all,

This message is intended for Planning Commission Chairman Mark Bixby and member of the Planning Commission for the June 25, 2013, meeting, agenda item "Warner Nichols."

Best,  
Mary Urashima

---

**From:** John Matsuda [mailto:[johnmatsuda@socal.rr.com](mailto:johnmatsuda@socal.rr.com)]  
**Sent:** Sunday, June 16, 2013 4:55 AM  
**Subject:** Save Wintersburg

Dear Planning Commission Chairman Kevin DeCoite and Members of Planning Commission:

I am a Nisei who lived on Acacia Street in Garden Grove, CA in 1937 and 1938. We loved the climate, fresh fruits and vegetables and school system in Garden Grove where my two older sisters, deceased older brother and I commuted to schools, went to Huntington Beach to swim and visit old houses and museums in Orange County. My father Genkichi Joe Matsuda worked in Winslow, AZ for the Santa Fe Railroad then, but it was his and my mother's plan to start a farm in Garden Grove when suddenly my mother died of kidney problems at the Los Angeles Japanese Hospital on October 6, 1938. I want my two children, their spouses and three grandchildren to visit the Wintersburg Village.

Please save the Wintersburg Village.

John Seiro Matsuda

Gardena, CA

**Ramos, Ricky**

---

**From:** Mary Urashima [mary.adams.urashima@gmail.com]  
**Sent:** Monday, June 17, 2013 5:18 PM  
**To:** Ramos, Ricky; De Coite, Kim  
**Cc:** Mark Bixby  
**Subject:** Fwd: Historic Wintersburgh Village

Hello all,

This message is intended for Planning Commission Chairman Mark Bixby and member of the Planning Commission for the June 25, 2013, meeting, agenda item "Warner Nichols."

Best,  
Mary Urashima

----- Forwarded message -----

**From:** **Mari Iguchi** <miguchi310@sbcglobal.net>  
**Date:** Mon, Jun 17, 2013 at 4:17 PM  
**Subject:** Historic Wintersburgh Village  
**To:** "KDeCoite@surfcity-hb.org" <KDeCoite@surfcity-hb.org>

Planning Commission Administration

Dear Kim DeCoite:

I am a senior citizen, Nisei. I want my grandchildren to learn about the history of the Issei farmers so they will have pride in their heritage.

It will be nice if Historic Wintersburgh Village could become a small museum that young children can visit.

Sincerely,  
Mariko Iguchi

RECEIVED

JUN 19 2013

Dept. of Planning  
& Building

WINTERSBURG PRESBYTERIAN CHURCH  
2000 NORTH FAIRVIEW STREET  
SANTA ANA, CA. 92706  
(714) 740-9401 [esaki@wintersburg.org](mailto:esaki@wintersburg.org)

Planning Commission  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

Emailed to [KDeCoite@surfcity-hb.org](mailto:KDeCoite@surfcity-hb.org)

RE: Warner-Nichols Project

Chairman Mark Bixby and Members of the Commission,

On behalf of the Wintersburg Presbyterian Church, I would like to express our deep appreciation to the community of Huntington Beach for the efforts taken to preserve the history of our first Mission and Church, along with the Furuta farm. We are grateful the pioneers that founded our Mission in 1904, nurturing it in the decades that followed, are remembered and recognized.

We support the efforts taken to preserve the Mission complex and farm. As we were once part of the Wintersburg Village—that became part of Huntington Beach—we share a remarkable history with your community of which we are proud, in fact, many of our church members still reside in Huntington Beach.

Now both entering our second century, our histories serve as a touchstone for future generations. In our history, we see the enterprise, ingenuity and hard work of our founders. We are reminded of the faith and spirit it takes to create a community and a county. These shared values of our pioneers are worth preserving for posterity.

Regards,

Rev. Ted Esaki

ATTACHMENT NO. 5.11

RECEIVED

JUN 18 2013

Dept. of Planning  
& Building

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

**HAND DELIVERED**

June 18, 2013

Planning Commissioner Mark Bixby  
Planning Commissioner Bob Dingwall  
Planning Commissioner Robert Franklin  
Planning Commissioner Dan Kalmick  
Planning Commissioner Connie Mandic  
Planning Commissioner Erik Peterson  
Planning Commissioner Edward Pinchiff

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Re: June 25, 2013, Public Hearing, Rainbow Environmental Services  
Environmental Impact Report No. 07-001 (EIR)  
General Plan Amendment No. 05-001 (GPA)  
Zoning Map Amendment No. 05-001 (ZMA)  
Warner Nichols, 7622-7642 Warner Avenue, Huntington Beach, CA 92647  
(southeast corner of Warner Avenue and Nichols Street)**

Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

For the last six-plus years, I have owned my home in our Downtown neighborhood. **Regarding your referenced public hearing**, I writing to remind you that **Huntington Beach Neighbors (HBN) endorses the historic preservation of five buildings at this site, the four National-Register-eligible buildings and the barn.** For your convenience, I have attached HBN's and my earlier letters to you, for your March 26<sup>th</sup> Study Session and your April 23<sup>rd</sup> Public Hearing.

**HBN was the sponsor of the nomination and listing, of the Huntington Beach Public Library on Triangle Park, to and on the National Register of Historic Places. HBN's professional historic preservation consultant, who supervised the entire project and wrote this nomination, was Jennifer Mermilliod, M.A.,** Principal of JM Research and Consulting (JMRC). For your reference, enclosed is a summary of Jennifer's professional credentials and experience from 2011, when HBN hired her.

On the front page of the June 13<sup>th</sup> *Huntington Beach Independent*, Chris Epting published a column on HBN's National Register listing of the library and park. One of Chris' questions for Jennifer was, "Are there other structures in HB that you think deserve this designation?" Jennifer's answer, which I have highlighted in the attached copies of this *Independent* column, is below. I should point out that no one from HBN prompted Chris to ask this question or prompted Jennifer's answer.

**“Mermilliod says the city has other structures that deserve the same historic designation.”**

**“‘Huntington Beach has many important historic buildings, structures and sites,’ she said. ‘Some of the most interesting and deserving of national distinction include the historic Wintersburg farm site, which includes properties related to early Japanese Americans and agriculture in Orange County, and the Depression-era downtown Main Street Post Office constructed by the Works Progress Administration.’”**

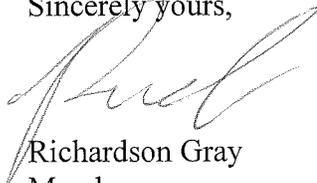
**These two examples are Jennifer’s entire priority list.** This fact is important because Jennifer, as part of her work on HBN’s nomination, became familiar with a Huntington Beach historic inventory draft completed by Galvin Preservation Associates for the Planning Department, including its findings on other leading local landmarks, such as:

1. the 1926 Huntington Beach High School Auditorium and Bell Tower,
2. the 1923 Boy Scouts Log Cabin in the 1912 Lake Park,
3. the 1906 Hotel Evangeline, and
4. the 1905 Garner House.

Along with four Wintersburg buildings and the Huntington Beach Public Library on Triangle Park, Galvin found all of these four other landmarks as likely eligible for the National Register of Historic Places.

Thank you once more for your support for the preservation of the referenced project's five important historic properties. We appreciate your consideration of our views.

Sincerely yours,



Richardson Gray  
Member  
Huntington Beach Neighbors

cc: Scott Hess, AICP, Director of Planning  
Ricky Ramos, Senior Planner, Staff Liaison, Historic Resources Board

**Huntington Beach Neighbors**  
[www.hbneighbors.com](http://www.hbneighbors.com)

**HAND DELIVERED**

April 19, 2013

Planning Commissioner Mark Bixby  
Planning Commissioner Bob Dingwall  
Planning Commissioner Robert Franklin  
Planning Commissioner Dan Kalmick  
Planning Commissioner Connie Mandic  
Planning Commissioner Erik Peterson  
Planning Commissioner Edward Pinchiff

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Re: April 23, 2013, Public Hearing, Rainbow Environmental Services  
Environmental Impact Report No. 07-001 (EIR)  
General Plan Amendment No. 05-001 (GPA)  
Zoning Map Amendment No. 05-001 (ZMA)  
Warner Nichols, 7622-7642 Warner Avenue, Huntington Beach, CA 92647  
(southeast corner of Warner Avenue and Nichols Street)**

Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

This letter is on behalf of Huntington Beach Neighbors (HBN). We have 2,200+ local residents as members. Our goal is to improve the quality of life in our Downtown.

**HBN is writing to urge you to adopt "Alternative 2: Reduce Project (Historic Resource Avoidance)" from the EIR, per the Staff Report on the referenced project, with one exception: We encourage you also to preserve the barn as a fifth protected historic resource within the project.**

According to our Historic Resources Board's centennial book, *Ebb & Flow*, by 2009 we had lost more than one-half of the 399 structures listed in the City's original 1986 Historic Resources Survey. Per Galvin Preservation Associates' December 2012 draft Historic Context & Survey Report, the City now contains only 23 resources that likely are eligible as individual properties for the National Register of Historic Places. Four of these properties, not including the barn, are located within the referenced project: the two churches, the Pastor's House, and Furuta House #1. Given that today we have only three properties listed on the National Register, HBN is convinced that our City needs to preserve all 23 of its eligible resources from Galvin's survey, including the four structures in the referenced project, and the barn.

For all of Huntington Beach, these four properties provide the best remaining example, and the only Japanese example, from one of the City's oldest historic contexts per the Galvin report: "Japanese and Mexican Influences (1910 - 1930)". If Rainbow demolishes the structures, our City will have allowed the destruction of one of its most significant groupings of historic properties, literally "before the ink is dry" on Galvin's

ATTACHMENT NO. 5.14

## Huntington Beach Neighbors

[www.hbneighbors.com](http://www.hbneighbors.com)

Planning Commissioners

April 19, 2013

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report and on the updated Historic and Cultural Resources Element of the General Plan. These structures' demolition, in one fell swoop, would wipe out more than one-sixth of the National Register eligible properties throughout all of Huntington Beach. According to the General Plan, the City is obliged to preserve our local landmarks, not to permit their permanent destructions. Among the General Plan landmarks, we should treat our National Register listed and eligible properties as sacred.

The preservation of the referenced project's important Japanese historic resources is an investment that will send an invaluable message to, and that will provide an irreplaceable opportunity to cement our links with, the City's important Asian constituencies. Examples include:

1. According to the California Tourism Industry website, among international visitors to our state, China and Japan rank first and second in total spending. Asian visitors are a significant component of our local hotels' customer base.
2. The California Chamber of Commerce website shows that Asia accounted for over 40% of the state's 2012 exports, with China and Japan at the fore. Some of Huntington Beach's largest employers, including Boeing, rely on Asia for a substantial portion of their revenues.
3. Per 2010's Census, of Orange County's 3,000,000 in population, over 500,000 identified themselves as Asian. Growing by nearly 40% since 2000, compared to the County's total growth of only 6%, our local Asian population is maturing into an increasingly important foundation of our residential base. As well, this Asian constituency is relatively quite prosperous.
4. This year *U.S. News & World Report* ranked the University of California at Irvine as the 44<sup>th</sup> best school in the country. As such, UCI arguably is the single best school in Orange County. Almost 50% of the university's 22,000 undergraduates are Asian. Naturally, these students and their families should provide a significant and affluent source of residential growth and retail patronage for Huntington Beach over the years to come.

Thank you again for your support for the preservation of the referenced project's five important historic properties. We appreciate your consideration.

Sincerely yours,

Richard Plummer, President  
Huntington Beach Neighbors

cc: Scott Hess, AICP, Director of Planning; Ricky Ramos, Senior Planner

ATTACHMENT NO. 5.15

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

**HAND DELIVERED**

April 19, 2013

Planning Commissioner Mark Bixby  
Planning Commissioner Bob Dingwall  
Planning Commissioner Robert Franklin  
Planning Commissioner Dan Kalmick  
Planning Commissioner Connie Mandic  
Planning Commissioner Erik Peterson  
Planning Commissioner Edward Pinchiff

City of Huntington Beach  
2000 Main Street  
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**Re: April 23, 2013, Public Hearing, Rainbow Environmental Services  
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Warner Nichols, 7622-7642 Warner Avenue, Huntington Beach, CA 92647  
(southeast corner of Warner Avenue and Nichols Street)**

Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

For the last six-plus years, I have owned my home in our Downtown neighborhood. Attached is a copy of an April 19<sup>th</sup> letter from Huntington Beach Neighbors (HBN) to you on the referenced project. Personally, **I fully endorse HBN's recommendation of "Alternative 2: Reduce Project (Historic Resource Avoidance)" from the EIR, including adding the barn as a fifth historic resource to be preserved,** and all of the other ideas expressed in HBN's letter. Rather than repeat all of these concepts here again, I simply have attached this copy for your reference.

Thank you for your support for the preservation of the referenced project's five important historic properties. I appreciate your consideration of my views.

Sincerely yours,

Richardson Gray

cc: Scott Hess, AICP, Director of Planning  
Ricky Ramos, Senior Planner

ATTACHMENT NO. 5.16

**Huntington Beach Neighbors**  
[www.hbneighbors.com](http://www.hbneighbors.com)

**HAND DELIVERED**

March 25, 2013

Planning Commissioner Mark Bixby  
Planning Commissioner Bob Dingwall  
Planning Commissioner Robert Franklin  
Planning Commissioner Dan Kalmick  
Planning Commissioner Connie Mandic  
Planning Commissioner Erik Peterson  
Planning Commissioner Edward Pinchiff

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Re: March 26, 2013, Study Session, Rainbow Environmental Services  
Environmental Impact Report No. 07-001 (EIR)  
General Plan Amendment No. 05-001 (GPA)  
Zoning Map Amendment No. 05-001 (ZMA)  
Warner Nichols, 7622-7642 Warner Avenue, Huntington Beach, CA 92647  
(southeast corner of Warner Avenue and Nichols Street)**

Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

This letter is on behalf of Huntington Beach Neighbors (HBN). HBN has over 2,200 local residents as members. Our goal is to improve the quality of life in our Downtown.

**We are writing to urge you to adopt "Alternative 2: Reduce Project (Historic Resource Avoidance)" from the EIR, per the Staff Report on the referenced project, dated March 26, 2013, with one exception: We encourage you also to preserve the barn as a fifth protected historic resource within the project.**

We are convinced that historic preservation in general can greatly benefit a community like ours. Good local examples include Downtown Orange, often cited as the best downtown in our County, in large part due to the area's many historic buildings. As we understand it, too, historic preservationists are highly influential in Santa Barbara. We think that Santa Barbara's strong appreciation for its past is central to its being one of the most desirable, if not the most desirable, coastal city in Southern California.

Last summer, per a public records request, one of HBN's members, Richardson Gray, spent three days in the Planning Department, reviewing a document named: "Galvin Preservation Associates, June 2009, Final, City of Huntington Beach, Historic Context & Survey Report". It is our understanding that this document still has not been released to the public, and that it will serve as the basis eventually for the City's update of the Historic Resources Element of the General Plan.

## Huntington Beach Neighbors

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Planning Commissioners  
City of Huntington Beach  
March 25, 2013  
Page 2

As the City Council tentatively has scheduled, for May 6<sup>th</sup>, a Study Session on this update of the Historic Resources Element, we understand that Galvin's survey will not be released to the public until shortly before this Study Session, and after the Planning Commission's public hearing on the referenced project, scheduled for April 23rd. **For these reasons, we recommend that you delay your public hearing on this project until no earlier than June, so that the public can review Galvin's survey beforehand. In the alternative, the City immediately should release to the public the portions of Galvin's survey in draft form that relate to the buildings within the referenced project.**

In our opinion, we think that the portions of Galvin's survey which relate to the referenced project should have been released to the public in draft form at the time of the EIR's Notice of Preparation in 2011, as Richardson Gray stated in his own personal public written comment on the EIR. We do not know how the public can be expected to evaluate fully the historic importance of the buildings in the referenced project, when we did not have ready access to a draft of the materials related to the project from the professional survey that our taxpayer dollars funded.

In the draft survey that Richardson reviewed, on page 102, Galvin states that:

"Twelve properties were given the status code 3S (Appears to be individually eligible for the National Register of Historic Places) because they appeared to be significant for their architectural style, association with important events or persons or if they were representative of an important trend that has made a significant contribution to broad patterns in Huntington Beach's history. . . ."

One of these twelve 3S properties designated by Galvin was 7622 Warner Avenue. From the Wintersburg Task Force, we understand that Galvin now has assigned this 3S code to all four of the buildings in the referenced project that are included in our recommended "Alternative 2".

At present, only three properties in all of Huntington Beach are listed on the National Register of Historic Places, the Newland House, the Helme-Worthy Store and Residence, and the City Gymnasium and Plunge at the Dwyer Middle School. With such a small number of properties so listed in our City, it is all the more important that we try to preserve the remaining local properties that Galvin found to be eligible as individual properties for listing on the National Register.

**Huntington Beach Neighbors**  
[www.hbneighbors.com](http://www.hbneighbors.com)

Planning Commissioners  
City of Huntington Beach  
March 25, 2013  
Page 3

Last, on page 105 of the report, Galvin identifies ten historic contexts in the City. One of the oldest of these contexts was "Japanese and Mexican Influences (1910 - 1930)". Although Richardson does not have definitive language in his notes from Galvin's report, the Planning Department would not allow him to make a copy, we assume that the historic properties in the referenced project are the most important of the City's Japanese buildings from this historic context. For example, among all of the properties in the City that Galvin assigned the status code of 3S, appears to be individually eligible for the National Register of Historic Places, only the buildings in the referenced project appear to have any connection to our City's Japanese heritage.

Thank you for your support for the preservation of the referenced project's five important historic properties. We appreciate your consideration of our views.

Sincerely yours,

Richard Plummer  
President  
Huntington Beach Neighbors

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

**HAND DELIVERED**

March 25, 2013

Planning Commissioner Mark Bixby  
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(southeast corner of Warner Avenue and Nichols Street)**

Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

For the last six years, I have owned my home in our Downtown neighborhood. Having lived in a historic neighborhood in Boston for the better part of two decades before retiring here, I can give you a firsthand account of how historic preservation can benefit a community like ours. My neighborhood in Boston was completely transformed for the better in the decades following its designation as a landmark district.

Attached is a copy of a March 25<sup>th</sup> letter from Huntington Beach Neighbors (HBN) to you on the referenced project. Personally, **I fully endorse HBN's recommendation of "Alternative 2: Reduce Project (Historic Resource Avoidance)" from the EIR, including adding the barn as a fifth historic resource to be preserved,** and all of the other ideas expressed in HBN's letter. Rather than repeat all of these concepts here again, I simply have attached this copy for your reference.

Thank you for your support for the preservation of the referenced project's five important historic properties. I appreciate your consideration of my views.

Sincerely yours,

Richardson Gray

## Professional and Academic Resume

### Jennifer Mermilliod, M.A. JM Research and Consulting

5110 Magnolia Avenue  
Riverside, CA 92506  
Phone 951-233-6897  
Email [jmhistorian@earthlink.net](mailto:jmhistorian@earthlink.net)

#### Education

---

*Master of Arts degree in History/Program in Historic Resources Management*  
University of California, Riverside (2001)

Specialization: Historic Preservation  
Sub-Specialization: Native American Studies

Graduate Internship: City of Riverside, Planning Department, Riverside, California.  
This internship included work in both historical survey and research as well as administrative procedures.

*Bachelor of Arts degree in History*  
University of California, Riverside (2000)

#### Professional Experience

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##### **Independent Cultural Resources Consultant: 2001 to present**

JM Research and Consulting

Independent research and survey work, which includes private and public properties. Experience has focused on historic research, architectural survey, Section 106 reviews, CEQA compliance preparation of reports, presentation and service as an expert witness, the development of historic context statements, and California Register, State Point of Historical Interest, and National Register nominations.

##### **Historic Preservation Management Intern: June 2001 to June 2003**

City of Riverside

*Assistance in management and administration of the City's Historic Preservation Program, which includes a wide variety of ethnically and culturally diverse resources. Responsibilities include financial reporting, grant writing, preparation of brochures and other written materials, historic research and evaluation, Section 106 survey work, and CEQA compliance.*

## **Selected Projects and Reports**

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### **Preservation Planning**

*Cultural Resources Survey for the development of a Specific Plan – California Baptist University, Riverside, CA*

Prepared for California Baptist University

June 2011

### **Section 106 Review**

*Cultural Resources Assessment – Wattstar Cinema and Education in the Watts Community of Los Angeles, CA*

For BCR Consulting

July 2010

*Section 106 Reviews: Individual properties in Highland, Redlands, and San Bernardino*

For San Bernardino County's Lead Abatement Program

February 2003

### **Section 106 Review and CEQA Compliance**

*Historic Property Survey Report for the University Avenue Streetscape Project and Finding of Effect Document*

For the City of Riverside as lead agency for Caltrans District 8 review

April 2005

*Historic Property Survey Report for the Victoria Avenue Streetscape – Historic Victoria Parkway Restoration Project and Finding of Effect Document*

For the City of Riverside as lead agency for Caltrans District 8 review

June 2004

*Historic Property Survey Report for the Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project*

Co-authored with Janet Hansen for the City of Riverside as lead agency for Caltrans District 8 review

December 2001

### **CEQA Compliance**

*Cultural Resources Survey for CEQA Compliance – Old Town Plaza, San Jacinto, CA*

Prepared for Dave Leonard Associates for the Jimenez Initial Study

March 2011

*Phase I Cultural Resources Assessment for CEQA Compliance – Pfennighausen Ranch, Pedley, unincorporated Riverside County, CA*

Co-authored with BCR Consulting for Glenn Schoeman, property owner, Riverside County

July 2010

*Cultural Resources Survey for CEQA Compliance - William A. Cooper House, Riverside CA*  
Prepared for California Baptist University, property owner  
July 2010

*Evaluation of Impacts for CEQA Compliance with Guidelines for Reconstruction for the Proposed Demolition of the National Register of Historic Places March Field Historic District Garage Building #113, Riverside County, CA*  
Prepared for the March Joint Powers Authority, property owner  
May 2009

*Cultural Resources Survey for CEQA Compliance for the Proposed Realignment of La Sierra Avenue at Five Points, Riverside CA*  
Prepared for the City of Riverside  
Current 2008

*Cultural Resources Survey for CEQA Compliance - Former March AFB Main Entrance, Riverside County, CA*  
Prepared for the March Joint Powers Authority, property owner  
May 2008

*Cultural Resources Survey for CEQA Compliance - Fox Block, Riverside CA*  
Prepared for the City of Riverside Redevelopment Agency  
September 2007

*Cultural Resources Survey for CEQA Compliance - 3102 Main Street, Riverside CA*  
Prepared for the City of Riverside Redevelopment Agency  
July 2007

*Cultural Resources Survey for CEQA Compliance - Brown's Garage, Riverside CA*  
Prepared for the City of Riverside Redevelopment Agency  
March 2007

*Cultural Resources Survey for CEQA Compliance - 3250 Main Street, Riverside CA*  
Prepared for the Mark Rubin, property owner  
February 2007

*Cultural Resources Survey for CEQA Compliance - 4068 10<sup>th</sup> Street, Riverside CA*  
Prepared for Brian Percy, property owner  
January 2007

*Historic Resources Record Search, Needs Assessment, and Restoration Consultation - 236 S. Shaffer Street, Orange, CA*  
Prepared for Mike and Kathryn O'Hara  
April 2006

*Cultural Resources Survey for CEQA Compliance - M Sole' Project, Riverside, CA*  
Prepared for the Alan Muruvka, The Alan Muruvka Company  
September 2006

*Review of City of Orange CEQA Compliance - 260 S. Shaffer Street, Orange CA*  
Prepared for the Old Towne Preservation Association  
April 2005

*Cultural Resources Survey for CEQA Compliance - Thunderbird Lodge, Riverside CA*  
Prepared for the property owner, Neil Baca  
December 2004

*Consultation re: Rancho Cucamonga Environmental Initial Study Part II & Mitigation Requirements  
– Pioneer Winery*  
Prepared for the Hofer Family  
March 2004

*Consultation re: Rancho Cucamonga Preservation Ordinance & Environmental Review Process*  
Prepared for the Hofer Family  
July 2003

*Review of City of Orange Section 106 and CEQA Compliance - 655 S. Glassell Street, Orange CA*  
Prepared for the Old Towne Preservation Association  
June 2003

#### **Historic/Architectural Surveys and Historic Context Statements**

*Historic Resources Intensive-Level Survey and Context Statement – Auto Context, Riverside, CA*  
For the City of Riverside Redevelopment Agency  
October 2010 – in progress

*Historic Resources Reconnaissance-Level Survey and Context Statement – Northside, Riverside, CA*  
For the City of Riverside Planning Department under a 2004-2005 CLG Grant  
October 2004 – September 2005

*Historic Resources Intensive-Level Survey and Context Statement - Palm Heights, Riverside, CA*  
For the City of Riverside Planning Department under a 2003-2004 CLG Grant  
December 2003 – September 2004

#### **Historic/Architectural Surveys**

*Determination of Eligibility and Recommendations for Treatment - 2792 Woodbine Street, Riverside, California*  
For Shonda Herold, Housing Coordinator, City of Riverside  
August 2011

*Architectural and Historic Survey - 3604 Madison Street, Riverside, California*  
For Dr Hurtado, property owner  
May 2008

*Architectural Survey – Donuthole Survey, Riverside, CA*  
For the City of Riverside Planning Department  
October 2007

*Architectural and Historic Survey - 204 and 220 Terracina Boulevard, Redlands, California*  
For Harvey Hansen, Redlands Community Hospital  
February 2004

*Architectural Survey – Approx. 40 properties and Historical Research in Victorville, California*  
For CRM Tech  
April – May 2003

*Architectural Survey - Approximately 80 properties in Lancaster, California*  
For CRM Tech  
November – December 2002

*Architectural and Historic Survey - 170 S. Spring Street, Blythe, California*  
For CRM Tech  
November 2002

*Historic Resources Survey and Project Evaluation - 1293 and 1301 East Brockton Avenue, Redlands, CA*  
For Phillip Doolittle, University of Redlands  
October 2002

*Historic Resources Survey - 1310 East Lugonia Avenue, Redlands, CA*  
For Phillip Doolittle, University of Redlands  
October 2002

*Historic Resources Survey and Analysis - 2750 W. Devonshire Avenue, Hemet, CA*  
For Joseph Cagliero, property owner, Hemet, California  
January 2002

### **Historic Context Statements**

*Development of a Chapter 2 of the Historic Context Statement for Survey LA*  
For Los Angeles Office of Historic Preservation  
April 2009 in progress

*Development of a Historic Context Statement - East Village, City of Long Beach*  
For CRM Tech  
June 2006

*Development of a Historic Context Statement - Village of Arlington, City of Riverside*  
For CRM Tech, project recipient of City of Riverside CLG Grant  
September 2003

### **National Register of Historic Places Nominations**

*Grand Boulevard - Corona, CA*  
Prepared for the Corona Historic Preservation Society

January 2011

*Selected Properties – Pasadena, California*

National Register designation of five properties under a Multiple Property Listing  
February 2003

*The Camarillo Ranch House – Camarillo, California*

Co-authored with Janet Hansen for the Camarillo Ranch Foundation  
April - October 2002

### **California Register of Historical Resource**

*The Jackson Building, a commercial building at 3643 University Avenue - Riverside, California*

Designation to the California Register  
August 2009

### **California Point of Historical Resources**

*The Camarillo Ranch House – Camarillo, California*

Designation as a State Point of Historical Interest for the Camarillo Ranch Foundation  
March – June 2005 (*approved by the State Historical Resources Commission; August 2005*)

### **Local Designation Nominations**

*The A.C.E. Hawthorne House - Riverside, California*

Designation as a City Landmark  
September 2011 (nomination application pending processing)

*The Walter C. Banks Residence – Riverside, California*

Designation as a City Landmark  
October 2008

*The Jackson Building, a commercial building at 3643 University Avenue - Riverside, California*

Designation as a City Landmark  
January 2007

*House at 3855-59 11<sup>th</sup> Street – Riverside, California*

Designation as a City Structure of Merit  
August 2003-November 2003

### **Recordation**

Recordation of Harden Square and the Central Plant/Ceramics Building - *California Baptist University, Riverside, California*

Prepared for California Baptist University  
January 2011

### **Additional Consultation**

*Consultation regarding the rehabilitation of the A.C.E. Hawthorne House – California Baptist University, Riverside, California*

Prepared for California Baptist University

September 2011 – ongoing

*Consultation regarding the rehabilitation of the James Complex – California Baptist University, Riverside, California*

Prepared for California Baptist University

May 2011 – ongoing

*Consultation and Historic Research regarding potential redevelopment – 9525-29 Magnolia Avenue, Riverside, CA*

Prepared for United American Properties

July 2010

*Consultation regarding façade restoration of the Jackson Building - 3643 University Avenue, Riverside, California*

Designation as a City Landmark

January 2007

*Consultation and Historic Research - 4202 University Avenue, Riverside, CA*

Prepared for Kim Hodges, realtor

March 2008

*Consultation on National Register eligibility - former YWCA Building, Riverside, CA*

Prepared for Bent Corydon, property owner

October 2005

*Consultation on historical deeds and Assessor's records in preparation of litigation*

Prepared for Mr. Jerome Schwartz and counsel - Mayer, Glassman, & Gaines, Attorney's at Law

August - September 2004

### **Database Management**

*Historic Resources Inventory: Instructions for Recording and Viewing*

Historic Resources Database User's Manual prepared for the City of Riverside

September 2001

*Historic Resources Inventory Database Web site: Instructions for Online Navigation*

Historic Resources Database Web site User's Manual prepared for the City of Riverside

September 2002

### **Presentations**

*"Architecture: Form, Function, and Ornamentation"*

Diocese of San Bernardino, Our Lady of Perpetual Help 8<sup>th</sup> Grade Elective Architecture Series  
October 2011

*"How to Research Your Historic Home"*

City of Riverside Public Workshop

October 2010

*"Riverside's Hidden Histories: The Gems Among Us – Nava Tires"*

The Mission Inn Foundation and Museum Public Program, entitled *Riverside's Hidden Histories*

June 17, 2010

*"The Art of the Survey: A Look at the Survey Process and Your Role In It"*

Riverside County Historical Commission 5<sup>th</sup> Annual Symposium, entitled *Conservation, Preparation, Preservation*

October 26, 2007

*"Historic Preservation within the Field of Public History"*

Wendy Elliott Scheinberg, Ph.D., Department of History, California State University, Fullerton,

November 14, 2006

*"Arlington Heights, the Realization and Preservation of a California Dream"*

California Preservation Foundation Conference - *Arlington Heights, A California Dream: Born in the 19<sup>th</sup> Century Citrus Industry and Played Out in the Realities of Today's Urban Southern CA*

May 14, 2005

*"How to Research Your Historic Home"*

Riverside County Historical Commission History Workshop, entitled *Castles to Bungalows: Historic Architecture of Riverside County*

April 16, 2004

# HUNTINGTON BEACH INDEPENDENT

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**Thursday, June 13, 2013**

Serving Huntington Beach, Fountain Valley and Sunset Beach

## In the Pipeline

### Many hands bring about library's historic designation

**T**hink of it as "The little library that could." That is, thanks to the help of some very dedicated people.

If you haven't heard, the National Park Service recently listed the Huntington Beach Public Library at Triangle Park on the National Register of Historic Places. And that is a very big deal.

A group called the Huntington Beach Neighbors (HBN), which includes more than 2,200 local

residents, sponsored the nomination, and they should be very proud.

As HBN's new president, Richard Plummer, explained to me, "HB Neighbors worked for three years to nominate and list the library building and Triangle Park as a National Register property. This effort was based on



**Chris Epting**

exhaustive research from nine public and university libraries and 325 distinct resources, including 52 published books, three graduate school manuscripts, 58 different public records, many periodicals, and multiple Internet sites and interviews."

As he also described, the challenge went beyond the

amount of paperwork and red tape. "The biggest challenge was having to complete all of the nomination work within HB Neighbors, without assistance from the city of HB. All the research and writing for the nomination was done by HB Neighbors and our consultant, whose work was funded solely by HB Neighbors."

The group hired a historic-preservation consultant,

who wrote and submitted the nomination. She is Jennifer Mermilliod, of JM Research and Consulting. She told me her biggest task "was to weave a compelling historic narrative that conveyed clearly how ... uses intersected in a significant way and represented both the city's early-20th century community planning and development

See **EPTING**, page A10

## EPTING

Continued from page A1

efforts and distinctive mid-century architectural and engineering achievements.”

And clearly she did.

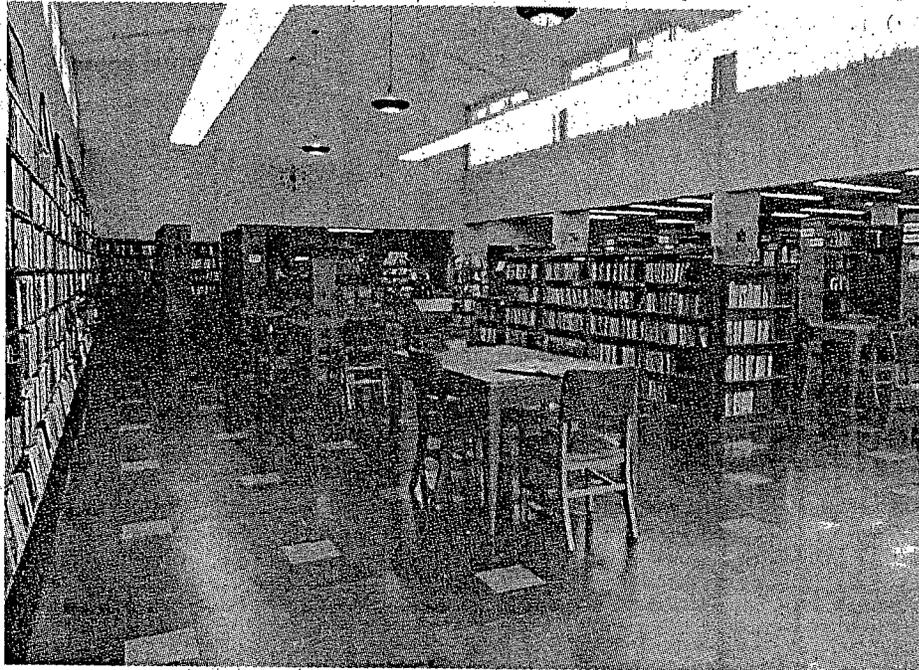
Mermilliod says the city has other structures that deserve the same historic designation.

“Huntington Beach has many important historic buildings, structures and sites,” she said. “Some of the most interesting and deserving of national distinction include the historic Wintersburg farm site, which includes properties related to early Japanese Americans and agriculture in Orange County, and the Depression-era downtown Main Street Post Office constructed by the Works Progress Administration.”

Mermilliod also rightly pointed out, “Recognizing the Huntington Beach Library on Triangle Park, or any historic property, through the distinction of historic designation fosters community pride, promotes tourism and provides protection. Local residents are now more aware and proud of a historic treasure they may drive by every day, visiting consumers are drawn to cities rich in interesting history they can actually see and experience, and city staff and public leaders are better equipped in their fiduciary responsibility to make fully informed decisions about the future of the library.”

Support letters for HBN's nomination came from a number of key groups and people including:

Mayor Connie Boardman, on behalf of the entire City Council; Joan Flynn, city clerk; Jerry Person, official city historian; The Historic Resources Board (HRB); The Friends of the Children's Library (FOTCL); Huntington Beach Tomorrow; Mary Adams Urashima; Barbara Haynes, chairwoman of the HRB; Susan Worthy, an owner of



Courtesy HUNTINGTON BEACH NEIGHBORS

**INTERIOR OF** the Huntington Beach Public Library at Triangle Park circa the 1960s.

downtown's Helme-Worthy Store and Residence, listed on the National Register; and Barbara Ann Milkovich, a former resident, the founding chair of the HRB, and a local historian and scholar.

They are all to be applauded and thanked for their support. In putting together this column, I also had the good fortune to hear from some locals who wanted to share their thoughts and memories. Some samples:

“I was raised in the Ocean View neighborhood, of Warner Avenue and Beach Boulevard (known then as Highway 39). My neighborhood was filled with lots of open fields and just a few homes sprinkled throughout those five streets. Coming to the “big” library was a big to-do! Remember in those days a lot of families only had one car, so only on Saturdays when my dad wasn't working, did we get to come to the library. This was always something to look forward to, getting to come to town.” — Gloria Alvarez

“The park's several, towering, 90-year-old palms are especially striking to me. Triangle

Park is beautiful and interestingly diverse from every angle, north and south on Main Street, coming north or east on Sixth Street, in both directions along Pecan Avenue's dogleg between Seventh and Main streets, and heading either east or west on Acacia Avenue. Especially at night, the library's accent lighting showcases the building's architectural simplicity and charm. These lights match the undulating rhythm of the Main Street facade's exposed, skeletal columns.” — Richardson Gray

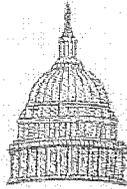
“It was about 18 years ago when I happened to notice the library clock wasn't running and asked Dennis, the librarian at that time, if I could try to start it. I assured him I would not do anything to make it worse! Dennis found the key in the locked cabinet and I opened the clock door. The two weights were all the way down, so I pulled the chains to raise them, opened the clock face to set the time, and soon the clock was running and chiming again! I have always loved clocks but I felt this one, built by the graduating class of 1915

and presented to the city of Huntington Beach, deserved to be working. In fact, several years ago when the clock had to be moved because of renovations, it became out of balance. I paid for the repairs myself. After all, I had been winding that clock every Tuesday for years!” — Bernard Schecter

“To mark our recent addition to the historic register, I have put up a little display at Main Street about our library history. I have also attached a couple of quick photos of some of the items in the display that I just took with my phone. A note of interest: one of our favorite patrons, Howard Kettler, was studying the historic registers in the display and found the signature of Agnes L. Smith in the 1928 library patron register!” — Robin Ott branch manager, Main Street Library

Take the time to visit our newest treasured landmark. Support it, savor it and help protect it, because even with this designation, nothing is ever really guaranteed.

**CHRIS EPTING** is the author of 19 books, including the new “Baseball in Orange County,” from Arcadia Publishing. You can chat with him on Twitter @chrisepting or follow his column at [www.facebook.com/hbindependent](http://www.facebook.com/hbindependent).



MICHAEL M. HONDA  
17TH DISTRICT, CALIFORNIA

RECEIVED

JUN 20 2013

Dept. of Planning  
& Building

June 20, 2013

Huntington Beach City Council  
Civic Center  
2000 Main Street  
Huntington Beach, CA 92648

Honorable Council Members:

I am writing in recognition of the preservation of historical landmarks in the surrounding Wintersburg Village in Huntington Beach. The buildings in historic Wintersburg are a testament to and the living proof of the pioneering spirit of the Issei, as well as the enduring immigrant spirit. It is this pioneering spirit which founded our nation and continues to make our nation great.

As a Japanese American and an educator of over 25 years, I understand the importance of these structures to the Japanese American community, as well as the history of Southern California. In addition, as teachers, so often we turn to books to learn history. However, a standing structure is a rare, tactile, and physical representation of a generation's history, its community and culture.

I applaud the Huntington Beach City Council for establishing the "Historic Wintersburg Preservation Task Force" to better examine this issue. I thank you for your continued consideration on the historical significance of these buildings for California, the Japanese American community and for all generations to come.

Sincerely,

Michael M. Honda  
MEMBER OF CONGRESS

## Ramos, Ricky

---

**From:** Mary Urashima [mary.adams.urashima@gmail.com]  
**Sent:** Thursday, June 20, 2013 8:26 PM  
**To:** Ramos, Ricky; De Coite, Kim  
**Cc:** Mark Bixby  
**Subject:** Fwd: Historic Wintersburg Village

Hi all,

Please forward this email communication to the Planning Commission for the August 13 meeting re: Warner Nichols project.

Thank you,  
Mary Urashima

----- Forwarded message -----

**From:** **Michi Tanioka** <bg393@lafn.org>  
**Date:** Thu, Jun 20, 2013 at 3:53 PM  
**Subject:** Historic Wintersburg Village  
**To:** [KDeCoite@surfcity-hb.org](mailto:KDeCoite@surfcity-hb.org)  
**Cc:** [Mary.Adams.Urashima@gmail.com](mailto:Mary.Adams.Urashima@gmail.com), Kanji Sahara <[saharakanji@gmail.com](mailto:saharakanji@gmail.com)>

Dear Kim,

I recently learned about the Historic Wintersburg Village and was surprised that the Wintersburg Presbyterian Church in Orange County has this long history.

What the Issei generation accomplished there many years ago is very important and should be brought to light and not forgotten so that the present and future generations of all peoples would be educated. The Niseis, especially, would like to see the heritage that the Issei farmers left us be preserved.

As there are no other collections of pre-1913 Alien Land Law buildings, it is of utmost importance that these buildings be saved in order to teach our Sansei children and upcoming future generations their heritage and what happened way back in the early 1900's.

Michi Tanioka

## Ramos, Ricky

---

**From:** Mary Urashima [mary.adams.urashima@gmail.com]  
**Sent:** Saturday, June 22, 2013 9:07 AM  
**To:** Ramos, Ricky; De Coite, Kim  
**Cc:** Mark Bixby  
**Subject:** Fwd: Historic Wintersburg Villiage

Hello all,

Please forward this message to the Planning Commissioners for the Warner-Nichols project.

Mary Urashima

----- Forwarded message -----

**From:** **Mas Oshiro** <oshiromas@yahoo.com>  
**Date:** Fri, Jun 21, 2013 at 10:09 PM  
**Subject:** Historic Wintersburg Villiage  
**To:** "KDeCoite@surfcity-hb.org" <KDeCoite@surfcity-hb.org>  
**Cc:** "Mary.Adams.Urashima@gmail.com" <Mary.Adams.Urashima@gmail.com>

### PLANNING COMMISSION CHAIRMAN MARK BIXBY AND MEMBERS OF THE COMMISSION

This message is to request that your Planning Commission rezone the Historic Wintersburg Village.

I am a senior citizen Nisei(second generation) Japanese American and I would like to see that area be preserved and turned into a small museum. It is important that the younger generation will be able to visit and learn the history of the Japanese immigrant farmers the issei (first generation). By learning the history of the immigrant farmers the younger generation will have pride in their heritage.

Sincerely yours,  
Mas Oshiro

## Ramos, Ricky

---

**From:** Mary Urashima [mary.adams.urashima@gmail.com]  
**Sent:** Saturday, June 22, 2013 9:09 AM  
**To:** Ramos, Ricky; De Coite, Kim  
**Cc:** Mark Bixby  
**Subject:** Fwd: Historic Wintersburg Site

Hello all,

Please forward this message to the Planning Commission for the Warner-Nichols project.

Mary Urashima

----- Forwarded message -----

**From:** **James Hosoda** <[hosoda@pacbell.net](mailto:hosoda@pacbell.net)>  
**Date:** Sat, Jun 22, 2013 at 8:00 AM  
**Subject:** Historic Wintersburg Site  
**To:** [KDeCoite@surfcity-hb.org](mailto:KDeCoite@surfcity-hb.org)  
**Cc:** [Mary.Adams.Urashima@gmail.com](mailto:Mary.Adams.Urashima@gmail.com)

We need to preserve historic sites for future generations to learn about our past. I am a third generation Japanese American and both my grandfathers came to America in the early 1900's. I feel a direct connection with this property. 25 years ago my wife and I were concerned about raising 2 daughters. We didn't think the popular television shows, movies and music were good influences and wanted to limit them. We tried to take regular trips to places for them to learn art, history and culture. Now we have a 7 year old granddaughter. It seems like there are more things that need to be limited. We now have the Internet, video games and texting. I think we need to give parents more non violent value adding activities. We need to preserve places that we can go and talk about the past and how the future will get better.

James Hosoda

July 04, 2013

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JUL 09 2013  
Dept. of Planning  
& Building

Dear Mr. Bixby and Members of the Planning Commission,

I am writing in regards to "Warner-Nichols Project" in the historic community of Wintersburg within the City of Huntington Beach, Orange County, California.

It has been brought to my attention that the Warner-Nichols Project may involve the demolition of the historic Japanese Mission complex and the Furuta home, barn and associated structures. In addition to the removal of these structures proposed development at this property has the potential to destroy undocumented subsurface historical archaeological features. Examples of subsurface features which could be impacted include privies, cisterns, wells, water conveyances systems, refuse deposits and burn pits. These types of archaeological features have the potential to yield extremely important artifacts and information about the daily lives of early Japanese immigrants in (formerly rural) Orange County, California.

The Japanese Mission complex and the Furuta home, barn and associated structures have been determined eligible for listing on the National Register of Historic Places (NRHP). For a site to have been declared eligible for listing on the NRHP is no small matter. The site must meet a number of criteria and must be of local, state and or national significance.

In addition to the Japanese Mission complex and Furuta site, there is a the strong possibility that prehistoric cultural resources could be encountered within the "Warner-Nochols Project". In reviewing a series of cultural resource management reports for this portion of Huntington Beach, it is apparent that a number of significant prehistoric archaeological sites were once present in this immediate area. Previous subsurface ground disturbances at the subject property, such as gold fish farming and cultivation appear to have been limited to the upper 12 to 15 inches. This leads to the likelihood that intact prehistoric cultural resources may be present (Archaeological Research, Inc. 1973, Infotec 1989, SRS 1983, Wlodarski and DeOliveira 2011).

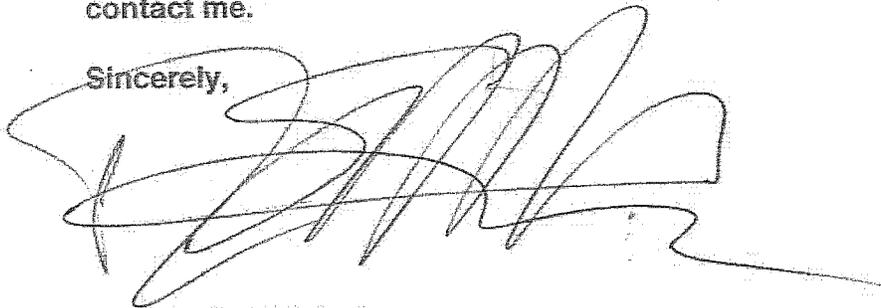
My family has personal ties to the historic Wintersburg community. My great grandfather, J.W. McIntosh an immigrant from eastern Canada, settled in Wintersburg in the late 1920s. He and his wife Eunice raised raised eight children and ran a very successful cattle feed lot and meat packing house on Nichols Lane. Members of my family had extremely positive memories of the Japanese community at Wintersburg. One of my great uncles learned to speak Japanese from members of the Wintersburg community during his youth, and later went on to become a linguist.

In closing I would like to state that in nearly 30 years of doing professional archaeological work at several hundred archaeological sites throughout the

state of California, I consider the Japanese Mission Complex and Furuta Site to retain a high level of integrity and to be extremely significant on a local, state, and national levels. Because of the overall urbanization of southern California no other sites such as this remain. The subject property has great historical value for not only members of the Japanese-American community but for researchers and general public of early California pioneer history. This property has the potential to become a destination point and interpretive center which could attract visitors, researchers and students from across California and the United States.

I strongly recommend the preservation of the Japanese Mission Complex and the Furuta Site. Thank you. If you should have any questions, please feel free to contact me.

Sincerely,



Douglas S. McIntosh  
Archaeologist  
37975 Balch Park Road  
Springville, California  
93265  
559-719-0647

**References:**

Archaeological Research, Inc.  
1973 Report of the Scientific Resources Survey and Inventory: Conducted for the City of Huntington Beach, California. Report on file at the South Coast Archaeological Information Center at C. S. U. Fullerton.

Infotec Research Incorporated  
1989 Inventory and Evaluation of Cultural Resources, Bolsa Chica Mesa and Huntington Beach Mesa, Orange County, California. Report on file at the South Coast Archaeological Information Center at C. S. U. Fullerton.

Scientific Resource Survey, Inc. (SRS)  
1983 The Warner Avenue Widening Project Located in the City of Huntington Beach, California, Orange County, California. Report on file at the South Coast Archaeological Information Center at C. S. U. Fullerton.

Wiodarski, Robert and Lauren DeOliveria

**2011 Results of Extended Phase 1 Archaeological Testing for CA-ORA-185 at the Proposed AT&T Wireless Telecommunications Site LAC214 (Ocean View High School) 17071 Gothard Street, Huntington Beach, California. Report on file at C.A.R.E, West Hills, California.**

TO: Huntington Beach Planning Commission Chair Marc Bixby  
and members of the Commission

My name is Tadashi Kowta, a former resident of the manse of the Wintersburg Presbyterian Church from 1938 to 1942. Rev. Sohei Kowta, my father, had been called to serve the Church in 1937. My mother and the three children joined him in 1938.

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& Building

The 5 acre lot consisting of the Furuta's house, their barn, and later the mission church and the permanent Church were all built on their property. The Furutas purchased this property around the turn of the century and prior to the implementation of the Alien Land Law which prohibited Japanese and other Asians from purchasing property in California. These buildings are now the only structures belonging to the Japanese people prior to the implementation of the Alien Land Law in Orange County. The Furutas' land, barn and house provide a reminder of the history of one Japanese family who left Japan seeking a better life for themselves and their offsprings. It is a reminder of their struggles as well as their achievements. The complex must be preserved so the story is not buried in the ground. The history of this one Japanese family who sacrificed much to live in the land of their choice and who pursued opportunities available to them in their new found country must not be forgotten.

It is unfortunate that many people are not aware of the struggles as well as the triumphs of especially the first generation Japanese, the Isseis, who sacrificed much to make a living and to raise their children in the United States and especially in places such as Orange County. They also recognized the value of spiritual as well as

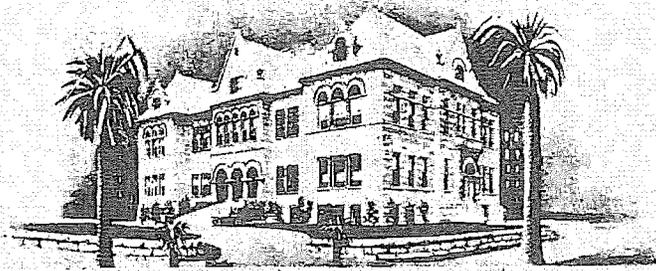
ATTACHMENT NO. 5.38

social ministry. As a result, Wintersburg Presbyterian Church, now relocated to Santa Ana, California, continues to have a thriving ministry focusing on both the religious aspects as well as their service to the community.

I am, therefore, recommending an approval of the preservation of the land and these structures not because I slept there, but as a historical site for everyone to remember the Furutas and other Japanese of that era- for their character, sacrifice, perseverance, strong Christian faith and vision at a time when Orange County had many untapped resources and opportunities. They were truly our "pioneers". May their inspiration be remembered with the preservation of the lot and remaining structures.

Thank you for considering my request.

Tadashi Kowta  
Granada Hills, California 91344



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JUL 17 2013

Dept. of Planning  
& Building

## Orange County Historical Commission

July 16, 2013

City of Huntington Beach  
Planning Commission  
Mark Bixby, Chairman  
c/o Kim DeCoite

**Re: Warner Nichols Project—Demolition of the Historic Wintersberg Site**

Planning Commissioners:

The Orange County Historical Commission supports efforts to celebrate the history of Orange County through the preservation, promotion and use of historic buildings and sites. The Historical Commission advises that every effort be made to avoid the demolition of the Historic Wintersberg Site, a rare piece of Japanese-American culture. This site is one of a few properties owned by Japanese-Americans before the Alien Land Law of 1913 and as such makes Wintersburg one of the sites under the national initiative to investigate places and stories of people of Asian American decent.

When deciding on the future of the "Warner Nichols Project" please consider preserving the buildings on the Wintersburg site, and continue showcasing a rare piece of Orange County history.

Sincerely,

Pamela Harrell  
Chair, Orange County Historical Commission

Cc: City Council Members  
City Planning Commission

P.O. Box 4048, Santa Ana, California - 92702

ATTACHMENT NO. 5.40



July 19, 2013

Planning Commission  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

JACL Pacific Southwest District  
250 E. 1<sup>st</sup> Street, Suite 303  
Los Angeles, CA 90012  
Telephone 213.626.4471  
www.jaclpsw.org

RECEIVED

JUL 23 2013

Dept. of Planning  
& Building

Honorable Council Members,

Founded in 1929, the Japanese American Citizens League (JACL) is the oldest and largest Asian American civil rights organization in the United States. JACL is a national organization with over a hundred Chapters organized into seven Districts whose ongoing mission is to secure and maintain the civil rights of Japanese Americans and all others who are victimized by injustice and bigotry. The leaders and members of the JACL also work to promote cultural, educational and social values and preserve the heritage and legacy of the Japanese American community.

I'm writing in support of the preservation of the buildings of Historic Wintersburg Village in Huntington Beach. These buildings are the only buildings that I know of that are standing today that were bought by the Japanese before California's 1913 Alien Land Law. The 1913 Alien Land Law forbade "aliens ineligible for citizenship" from buying land. It is important to make sure that these buildings survive to tell the story of the discrimination faced by the Issei (first generation immigrants from Japan) a hundred years ago. These buildings would serve as a physical testament to the hardship overcome by the pioneering Issei.

I applaud the Huntington Beach City Council for creating the "Historic Wintersburg Preservation Task Force" to support this important cause. I urge the City Council and the Planning Commission to preserve the Historic Wintersburg Village buildings so that future generations may learn the story of the Japanese immigrant farmers of Orange County.

Sincerely,

Stephanie Nitahara  
Pacific Southwest Regional Director  
Japanese American Citizens League

STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0066  
(916) 319-2066  
FAX (916) 319-2166

Assembly  
California Legislature



AL MURATSUCHI  
ASSEMBLY MEMBER, SIXTY-SIXTH DISTRICT

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JUL 23 2013

Dept. of Planning  
& Building

July 22, 2013

Mark Bixby, Chairperson  
City of Huntington Beach  
Planning Commission  
2000 Main Street  
Huntington Beach, CA 92648

**RE:** Support of Historic Wintersburg Preservation

Dear Mr. Bixby:

This is a letter of support for the preservation of Historic Wintersburg, which includes the four sites of the 1912 Furuta home, barn, the Wintersburg Japanese Presbyterian Mission, and the Presbyterian Church. The Planning Commission's leadership in preserving these structures will provide cultural and historic benefits to Huntington Beach, the community, and the state at large.

Historic Wintersburg is a memorial to the agricultural town from the 1800s formerly known as Wintersburg. It embodies the story of a hard-working community that pioneered through difficult times to build a better future. The buildings are the sole remaining structures that were Japanese owned before the Alien Land Law became effective. While the area has modernized, these sites represent faith, old California, agriculture, and a part of Japanese American history. The conservation of the sites is vital to honor this unique American story.

Thank you for your consideration. If you have any questions, please do not hesitate to contact MyLoc Dinh at my District Office at (310) 316-2164.

Sincerely,

A handwritten signature in black ink that reads "Al Muratsuchi".

AL MURATSUCHI  
Assemblymember, 66<sup>th</sup> District

ATTACHMENT NO. 5.42

AL:mvd:cl

cc:

Erik Peterson, Huntington Beach Planning Commission Vice-Chair  
Robert Franklin, Huntington Beach Planning Commissioner  
Edward Pinchiff, Huntington Beach Planning Commissioner  
Bob Dingwall, Huntington Beach Planning Commissioner  
Dan Kalmick, Huntington Beach Planning Commissioner  
Connie Mandic, Huntington Beach Planning Commissioner

Huntington Beach Mayor Connie Boardman  
Huntington Beach Mayor Pro Tem Matthew Harper  
Huntington Beach Council Member Joe Carchio  
Huntington Beach Council Member Jill Hardy  
Huntington Beach Council Member Joe Shaw  
Huntington Beach Council Member Jim Katapodis  
Huntington Beach Council Member Dave Sullivan

Assemblymember Travis Allen (via email)  
Senator Lou Correa (via email)  
Mary Urashima, Huntington Beach Historic Wintersburg Preservation Task Force (via email)  
Kanji Sahara (via email)

# CNBA THE CALIFORNIA-NEVADA BARN ALLIANCE

www.cnbarn.org

Mark Bixby, Chair  
City of Huntington Beach Planning Commission  
2000 Main Street  
Huntington Beach, CA 92648

RECEIVED

JUL 23 2013

Dept. of Planning  
& Building

Dear Chairman Bixby and Members of the Planning Commission,

We believe that the built environment has a lasting effect on the historical context of our experience with our surroundings. Preserving the Wintersburg buildings is to us, a very important endeavor. The preservation of these types of historical buildings provides a valuable resource within the development of the community. It helps protect the visual landscapes that have shaped the region. By continuing the life of the barn structure, or reinventing it with a new life as an educational and community resource, you would be investing in a much richer future.

We are involved in the rebuilding and preservation of the Sloughouse Hops Barn and Draft Horse Barn (Sloughouse, CA) as well as working on the 1868 Hay Barn within the UC Santa Cruz campus. We would be pleased and excited to help you preserve the remaining Wintersburg historic buildings.

Not all small structures, just because of their age, deserve preservation status. However, when the provenance of the people that worked the land and generated the social structure is well documented, their associated "built" environment becomes a valuable historic record of the regions past.

Our services range from a basic barn survey to a HABS Documentation (Historical American Buildings Survey through the National Parks). We can do a Technical Analysis of the Structure, Cultural Analysis of the Structure, Planning Recommendations, Preservation Recommendations and Rebuild/Restoration Assistance.

We sincerely hope the site and it's rich connection to the post "Ranchos" period of Southern California's Agricultural Community can be preserved for future generations and remind us all that it wasn't all Boulevards, Subdivisions and Shopping Malls originally.

Respectively Yours,

William L. Hurley  
Co-Director, California-Nevada Barn Alliance  
CEO, Dos Osos Timberworks, Inc.  
805-528-8402

ATTACHMENT NO. 5.44



The Manzanar Committee  
1566 Curran Street/Los Angeles, CA 90026

July 23, 2013

RECEIVED

JUL 24 2013

Dept. of Planning  
& Building

Huntington Beach Planning Commission  
Civic Center, 2000 Main Street  
Huntington Beach, CA 92648

Dear Planning Commission Members,

The Manzanar Committee is dedicated to educating and raising public awareness about the incarceration and violation of civil rights of persons of Japanese ancestry during World War II, and to the continuing struggle of all peoples when Constitutional rights are in danger. On the last Saturday of April, we hold our annual Pilgrimage to Manzanar. Some estimate that as many as 1300-1500 people came to our 44<sup>th</sup> Annual Pilgrimage this year

The main mission of the Manzanar Committee is to preserve and tell the story of the Japanese people during WWII, seventy years ago. The story is that of incarceration and perseverance. We welcome the efforts of the Historic Wintersburg Preservation Task Force, which proposes to tell the story of the Issei immigrant farmers of a hundred years ago. The story a hundred years ago was of the 1913 Alien Land Law, which forbid sale of land to "aliens ineligible to citizenship". The Historic Wintersburg property includes the 1910 Mission, the 1910 Manse, the 1912 Furuta Home, and the 1912 Barn. I believe this property is the sole remaining land in Huntington Beach acquired by a Japanese family prior to the 1913 Alien Land Law.

In 1952, the California Supreme Court ruled that its Alien Land Laws were unconstitutional. In 1966, voters in the State of Washington repealed its Alien Land Law. In 2001, the Wyoming legislature repealed its Alien Land Law.

The word "preservation" does not mean just the saving of buildings. More important is preserving what the buildings represent. These buildings represent the Issei farmer trying to buy land before the 1913 Alien Land Law went into effect. These buildings represent the Issei farmer and his whole family working in the fields in search of the American Dream. These buildings represent where the Furuta family returned to after their incarceration in Poston, AZ during WWII.

Huntington Beach has this site, which as a designated historic site, can tell the story of the Japanese people of a hundred years ago. The Planning Commission should seize this rare and unparalleled opportunity to remember the contributions of this group of immigrants to the agricultural success of Orange County and indeed, of Southern California. Only by knowing our history can we effectively navigate the future.

Yours truly,

*Kerry Cababa*  
Co-Chairperson  
[kcababa@yahoo.com](mailto:kcababa@yahoo.com)

ATTACHMENT NO. 5.45

CAPITOL OFFICE  
STATE CAPITOL  
ROOM 5052  
SACRAMENTO, CA 95814  
TEL 916-651-4034

DISTRICT OFFICE  
2323 NORTH BROADWAY  
SUITE 245  
SANTA ANA, CA 92706  
TEL 714-558-4400  
FAX 714-558-4111

SENATOR.CORREA@SENATE.CA.GOV

# California State Senate

SENATOR  
**LOU CORREA**  
THIRTY-FOURTH SENATE DISTRICT



## COMMITTEES

CHAIR  
ELECTIONS & CONSTITUTIONAL AMENDMENTS  
VETERANS AFFAIRS  
SELECT COMMITTEE ON CALIFORNIA-MEXICO COOPERATION  
SELECT COMMITTEE ON MANUFACTURED HOMES AND COMMUNITIES  
MEMBER  
BUSINESS, PROFESSIONS AND ECONOMIC DEVELOPMENT  
INSURANCE  
JOINT SUNSET REVIEW  
SELECT COMMITTEE ON AUTISM (ASD) & RELATED SPECTRUM DISORDERS  
SELECT COMMITTEE ON ECONOMIC DEVELOPMENT & THE STATE PERMITTING PROCESS  
SELECT COMMITTEE ON HIGH SPEED RAIL

July 22, 2013

Mark Bixby, Chairperson  
City of Huntington Beach  
Planning Commission  
2000 Main Street  
Huntington Beach, CA 92648

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JUL 24 2013

Dept. of Planning  
& Building

RE: Support of Historic Wintersburg Preservation

Dear Mr. Bixby:

I write in support for the preservation of Historic Wintersburg, which includes the four sites of the 1912 Furuta home, barn, the Wintersburg Japanese Presbyterian Mission, and the Presbyterian Church. The Planning Commission's leadership in preserving these structures will provide cultural and historic benefits to Huntington Beach, the community, and the state at large.

I am honored to represent one of the most vibrant and diverse communities in California. Historic Wintersburg is a memorial to the agricultural town from the 1800s formerly known as Wintersburg. It embodies the story of a hard-working community that pioneered through difficult times for a better future. The buildings are the remaining structures that were Japanese owned before the Alien Land Law became effective. While the area was modernized, these sites represent old California, agriculture, and a part of Japanese-American history. The conservation of the sites is vital to honor this unique American story.

Thank you for your time and consideration of the preservation of Historic Wintersburg. If you have any questions, please do not hesitate to contact my District Office at (714) 558-4400.

Sincerely,

  
LOU CORREA  
California State Senator, 34<sup>th</sup> District

**Ramos, Ricky**

---

**From:** Mary Urashima [mary.adams.urashima@gmail.com]  
**Sent:** Thursday, July 25, 2013 7:40 AM  
**To:** Ramos, Ricky; De Coite, Kim  
**Cc:** Mark Bixby  
**Subject:** Fwd: "Warner Nichols Project" aka Historic Wintersburg, August 13, 2013 Planning Commission meeting

Good morning,

Please forward the email below to the Planning Commission for their discussion re: the Warner-Nichols project (August 13 meeting).

Thank you,  
Mary Urashima

----- Forwarded message -----

**From:** **johszfmly** <johszfmly@aol.com>  
**Date:** Wed, Jul 24, 2013 at 4:14 PM  
**Subject:** "Warner Nichols Project" aka Historic Wintersburg, August 13, 2013 Planning Commission meeting  
**To:** [kdecoite@surfcity-hb.org](mailto:kdecoite@surfcity-hb.org)  
**Cc:** [mary.adams.urashima@gmail.com](mailto:mary.adams.urashima@gmail.com)

I am writing you to ask that you support the preservation of the Historic Wintersburg Site located at Warner and Nichols in Huntington Beach.

When I travel, my husband and I visit similar places. I grew up in Long Beach, a city that has two Ranchos, which provide a window to the community's past. You can read about a historic place in a book, but to actually visit it is a more meaningful experience.

Imagine the field trip opportunities the Wintersburg Site will afford local school children or the ample opportunities for the city to promote the location as a historical destination for visitors. Glendale Arizona has a place we often visited when we lived there named Saguaro Ranch. I was there the day they broke ground for the renovation and preservation. Today it is a popular tourist attraction complete with picnic facilities.

The State of California has its Missions. No one raised them to build apartments or put in parking lots. Some things are just important. I feel this part of Huntington Beach history is important not only to the city, but to Orange County.

I believe we are who we were. We need to look back and see how far we have come and learn about the efforts of those who came before us to create the place we call home.

Please do all you can to help us keep the buildings on this site and the land it stands on.  
this site, we lose part of who we are as a city.

Lynn Johsz

Retired Huntington Beach small business owner



Japanese Cultural and Community Center of Northern California

1840 Sutter Street, San Francisco, CA 94115 • Tel: 415-567-5505 • Fax: 415-567-4222 • www.jcccnc.org

RECEIVED

JUL 26 2013

Dept. of Planning  
& Building

July 25, 2013

To the members of the Huntington Beach Planning Commission

Reference "Warner-Nichols Project"

Dear Planning Commission Chair Mark Bixby and Members of the Commission:

I am writing on behalf of the Board of Directors and Staff of the Japanese Cultural and Community Center of Northern California (JCCCNC) who wholeheartedly support the preservation of Historic Wintersburg, a one-of-a-kind Japanese American farm and mission site located in your popular Orange County.

The JCCCNC will be celebrating our 40<sup>th</sup> anniversary this year. Over the many years of our existence, we have worked laboriously on many worthy projects related to the preservation of historic properties for the Japanese Americans within the United States. For an example: we worked and erected three monuments related to the last three Japantowns in the United States (Los Angeles, San Jose and San Francisco). Preserving Historic Wintersburg is equal to the saving of the Japantowns in the three cities to retain the sense of place of a community and help future generations understand the history that affects our lives today.

Therefore, we strongly support the task force that is working to save Historical Wintersburg. We are hopefully waiting for a positive response from the Huntington Beach Planning Commission.

Yours sincerely,

Paul Osaki  
Executive Director

cc: Mary Urashima, Chair  
City of Huntington Beach Historic  
Wintersburg Preservation Task Force

ATTACHMENT NO. 5.49

Ramos, Ricky

---

**From:** Mary Urashima [mary.adams.urashima@gmail.com]  
**Sent:** Saturday, July 27, 2013 12:12 AM  
**To:** Ramos, Ricky; De Coite, Kim  
**Cc:** Mark Bixby  
**Subject:** Fwd: Letter of support for Warner-Nichols Project (Historic Wintersburg)  
**Attachments:** APIAHIP\_LetterOfSupport\_HistoricWintersburg.pdf

Hello all,

Please forward the attached letter to the Planning Commission regarding the Warner-Nichols project for preparation for the August 13 meeting. The Asian and Pacific Islander Americans in Historic Preservation (APIAHIP) is a national organization affiliated with the National Historic Trust, based in Washington, D.C.

Mary Urashima

----- Forwarded message -----

**From:** **APIAs in Historic Preservation APIAHIP** <apiahip@gmail.com>  
**Date:** Fri, Jul 26, 2013 at 3:24 PM  
**Subject:** Letter of support for Warner-Nichols Project (Historic Wintersburg)  
**To:** [KDeCoite@surfcity-hb.org](mailto:KDeCoite@surfcity-hb.org)  
**Cc:** Mary Urashima <mary.adams.urashima@gmail.com>

Dear Chairman Bixby and Members of the Planning Commission:

Asian and Pacific Islander Americans in Historic Preservation (APIAHIP) support the preservation of the Historic Wintersburg Site located at Warner and Nichols in Huntington Beach. We believe the draft Environmental Impact Report inadequate, as it does not fully analyze the alternatives for historic preservation or adaptive reuse. This determination is narrow in scope and further detailed study of the site is needed, as four of the six structures on the property are considered eligible for the National Register of Historic Places by qualified historic consultants. There are multiple people and histories associated with this property of regional and national significance, including the Furuta barn and Mission complex. The Mission complex is the oldest Japanese church in Orange County, and most likely Southern California.

As the steering committee chair of a national network of preservationists dedicated to preserving historic and cultural sites significant to Asian and Pacific Islanders Americans (APIA), I believe it is imperative to understand that the history of Japanese Americans (and other APIAs) has been wrought with discrimination and marginalization. For many APIA communities, physical buildings and structures that have played important roles in building community life have been deemed insignificant by local, state, and federal preservation agencies. As a result, many of these physical buildings and structures have been lost. Furthermore, it has been difficult for APIAs to save and preserve historically and culturally significant sites.

We are committed to working with local, state, and federal agencies in developing a more inclusive and culturally appropriate approaches in historic preservation for Asian and Pacific Islander Americans and other marginalized communities. The National Park Service and Department of the Interior recognize the need to better tell the story of the APIA experience in America and the contributions this vibrant community has made to our country and its culture with the recent launching

of a theme study focused on Asian and Pacific Islanders Americans that will connect tangible places to so many intangible stories. The Service's National Historic Landmark program will use the theme study to guide future nominations of National Historic Landmarks and National Register properties. The preservation of Historic Wintersburg can help broaden the scope of how we preserve and commemorate the important threads in the great American tapestry. Huntington Beach can work with State and federal entities to preserve the history of Japanese American pioneers who helped develop Huntington Beach and Orange County. We need to incorporate more inclusive ways to better tell the story of the APIA experience in America and the contributions this vibrant community has made to our country and its culture.

This is not just the story of Japanese Americans in Huntington Beach, or the story of Asian and Pacific Islander Americans, however: it is the story of America.

I strongly urge you to preserve Historic Wintersburg.

Thank you for the opportunity to comment on this issue of great importance.

Sincerely,

Michelle G. Magalong

Chair, Steering Committee

Asian and Pacific Islanders in Historic Preservation (APIAHIP)



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JUL 29 2013

Dept. of Planning  
& Building

Asian & Pacific Islander Americans in Historic Preservation | 1628 16th St NW # 4 Washington, DC 20009

July 26, 2013

City of Huntington Beach  
Planning and Building Department  
Planning Commission Chair Mark Bixby  
2000 Main Street  
Huntington Beach, CA 92648

RE: Warner-Nichols Project

Dear Chairman Bixby and Members of the Planning Commission:

Asian and Pacific Islander Americans in Historic Preservation (APIAHIP) support the preservation of the Historic Wintersburg Site located at Warner and Nichols in Huntington Beach. We believe the draft Environmental Impact Report inadequate, as it does not fully analyze the alternatives for historic preservation or adaptive reuse. This determination is narrow in scope and further detailed study of the site is needed, as four of the six structures on the property are considered eligible for the National Register of Historic Places by qualified historic consultants. There are multiple people and histories associated with this property of regional and national significance, including the Furuta barn and Mission complex. The Mission complex is the oldest Japanese church in Orange County, and most likely Southern California.

As the steering committee chair of a national network of preservationists dedicated to preserving historic and cultural sites significant to Asian and Pacific Islanders Americans (APIA), I believe it is imperative to understand that the history of Japanese Americans (and other APIAs) has been wrought with discrimination and marginalization. For many APIA communities, physical buildings and structures that have played important roles in building community life have been deemed insignificant by local, state, and federal preservation agencies. As a result, many of these physical buildings and structures have been lost. Furthermore, it has been difficult for APIAs to save and preserve historically and culturally significant sites.

ATTACHMENT NO. 5.52





LITTLE TOKYO  
HISTORICAL SOCIETY

RECEIVED

JUL 29 2013

Dept. of Planning  
& Building

July 28, 2013

Mark Bixby  
Chair, Planning Commission  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

Re: Warner-Nichols Project

Dear Mr. Bixby and Members of the Planning Commission:

The Little Tokyo Historical Society (LTHS) and its members extend their undivided support in the Historic Wintersburg Task Force's valiant efforts to preserve the historic Wintersburg Village site from demolition by the current owner of the property. The site presents community for the pioneer Japanese immigrants in Orange County in the early 20<sup>th</sup> century that must be preserved to educate and share this unique Orange County, California and American story.

As an organization established to preserve, educate and share the stories of Los Angeles' historic Little Tokyo district, LTHS stands firmly to support the efforts of the Historic Wintersburg Task Force. In fact, Little Tokyo will be observing its 130<sup>th</sup> year anniversary in 2014 and we are very proud of the fact that there are several structures and a living tree that have been designated a Historic-Cultural Monument by the City of Los Angeles.

Four of the six remaining structures on the Wintersburg site are considered eligible for the National Register for Historic Places, which would be a significant honor for Huntington Beach and Orange County. Also, one of our active LTHS members, Tadashi Kowta, age 90, lived in the still-standing Manse during his childhood since his father, Rev. Sohei Kowta, was the pastor of Wintersburg Japanese Presbyterian Church until 1942.

Our members are aware of the Huntington Beach City Council meeting on August 13 and I know some will be present to provide energetic support to preserve the important, historic site. Thank you for your consideration and we urge the Planning Commission to support Historic Wintersburg Task Force.

Sincerely,

Michael G. Okamura  
President



VIA E-MAIL

Hon. Mark Bixby, Chair  
 Huntingdon Beach Planning Commission  
 Civic Center, 2000 Main Street  
 Huntingdon Beach, CA 92648

RECEIVED

JUL 29 2013

Dept. of Planning  
& Building

JEAN-PAUL R. DEGUZMAN  
 Ph.D. CANDIDATE  
 DEPARTMENT OF HISTORY  
 6265 BUNCHE HALL  
 BOX 951473  
 LOS ANGELES, CA 90095-1473  
 jeanpaul.deguzman@ucla.edu

Re: Historic Wintersburg (Warner-Nichols Project)

July 26, 2013

Dear Chair Bixby and Honorable Members of the Planning Commission:

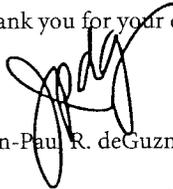
My name is Jean-Paul R. deGuzman. I am a life-long resident of Southern California and a Ph.D. Candidate in the UCLA Department of History. I am also a member of the Historic Tuna Canyon Coalition, which recently succeeded in efforts to place Tuna Canyon Detention Station (a World War II-era facility that processed "enemy aliens" of Japanese, German, Italian, and Japanese Peruvian descent) on the register of historic-cultural monuments of the City of Los Angeles. I am writing to support the campaign to preserve Historic Wintersburg, an important site in the history of Japanese Americans, Orange County, and indeed the American West.

Historic Wintersburg includes several structures that stand as a testament to the resilience of Japanese immigrants and their families who, in the face of often crushing prejudice, forged productive spaces of their own. The Historic Wintersburg structures are significant for many reasons, as evidenced by the National Historic Register's consideration of four of the six edifices. The long history of property rights and People of Color is fraught with inequality and exclusions. That the structures were built on land purchased before the Alien Land Law of 1913 (one of various pieces of legislation that reflected intense anti-Asian racism) is historically unique; that they survived well after, speaks to the sheer determination of Orange County's early Japanese residents. The rich stories that are figuratively built into the structures themselves reveal not only the ethnic diversity of the region but also its economic and social history. As an historian of race and Southern California, I was astonished to find that the Wintersburg properties included a goldfish farm, a flower nursery, a mission, a manse, and a church.

The Historic Wintersburg structures provide a physical snapshot of an important history that deserves our attention. The City of Huntingdon Beach is poised to take advantage of the fact that the physical structures have survived the test of time and the exigencies of development thus far. Taking the steps to further preserve the sites will not recognize the triumphs and tribulations of Orange County's Japanese American past, but also provide an important opportunity to educate the public. Visitors, whether they are students, community members, local history buffs, or even tourists will have the opportunity to step back into this rich past and learn about family, farming, and community. I have been teaching Asian American and Los Angeles history since 2002 and the ability to bring students to historical sites for one afternoon can often accomplish more than any set of lectures.

I sincerely hope that the members of the Planning Commission and the City Council will move to save Historic Wintersburg and recognize its invaluable historic significance.

Thank you for your consideration,



Jean-Paul R. deGuzman

CC: Mary Urashima, Chair  
 Historic Wintersburg Preservation Task Force

28 July 2013

To: Members, Huntington Beach Planning Commission  
Mark Bixby, Chair  
2000 Main Street  
Huntington Beach, CA 92648

Re: Historic Wintersburg and the Warner-Nichols Project

RECEIVED

JUL 29 2013

Dept. of Planning  
& Building

I write in **support of preserving the historic Wintersburg site and against rezoning the area for commercial and industrial use**, which would result in the demolition of the existing structures as proposed by the Warner-Nichols Project. The Environmental Impact Report (EIR) is inadequate. Significant cultural resources would be destroyed with implementation of this project.

The EIR does not contain appropriate analysis of alternatives for adaptive reuse or historic preservation of the site and its resources. Given its significance, the lack of serious analysis for alternatives and mitigation in this EIR violates the California Environmental Quality Act (CEQA). Others have already pointed these out EIR inadequacies; I need not address them here.

Huntington Beach is fortunate that this site contains viable intact structures that can make history come alive for its residents, youth, and generations to come. It is important to develop a sense of place to add relevance to one's life. Unique cultural resources promote education and tourism. How many other examples of a Japanese pioneer farm exist in Southern California? Tied to the early development of Orange County, this site represents an ethnically-based community's positive contribution to the area, economic and otherwise.

There are no other Japanese owned properties prior to the 1913 California Alien Land law. The majority of Japanese American historic sites in Orange County have been lost to demolition and development; the existence of this site is noteworthy and significant. Huntington Beach has the opportunity to save what is quite possibly the oldest Japanese Church in Southern California, and most certainly the oldest one in Orange County.

The historic Wintersburg site has connections to other California regional and national places and stories. Currently, a miniscule portion of the National Register of Historic Places (NRHP) recognizes and commemorates ethnic American communities. With four of the six structures on the property eligible for NRHP designation, conservation of this site presents an excellent opportunity for Huntington Beach to promote its unique niche in the Japanese American national landscape, historic resource development, education programs, and cultural tourism.

The National Park Service (NPS), administrator of the NRHP and the National Historic Landmark programs, considers itself to be the nation's storyteller. Interested in cultural theme studies, the NPS recently completed a study for Latino/Chicano heritages, and just this year launched one for Asian and Pacific Islander heritages.

Last summer, Dr. Estevan Rael-Galvez, National Trust for Historic Preservation Vice President of Historic Sites, addressed a 2012 Los Angeles forum with a Native American saying: "Wherever you go, you leave your breath behind you." Years ago, one of Riverside's National Landmarks, the historic Mission Inn, was just one vote away from becoming a parking lot. Today, not only is it a significant portion of Riverside's history and development, it is a centerpiece for Riverside's downtown area and the community. The city's second National Landmark, the historic Harada House, was known for being at the center of a successful California Supreme Court case that challenged the California Alien Land Law of 1913. Now undergoing building restoration, the Harada House is celebrated as a gem of Riverside's rich history and community heritage. Its story can be found in the 2012 book, *The House on Lemon Street: Japanese Pioneers and the American Dream*. Huntington Beach has an opportunity to pay homage to its unique heritage and history. Your careful deliberations and decisions are important.

What breath will Huntington Beach decision makers leave for posterity? Will they consciously and irrevocably throw away the opportunity to preserve a part of its history for generations to come? Will it sever these connections with the broader regional, state, and national stories? Will it turn one of its few remaining unique places into yet another "same old" urban development that dots the Orange County landscape? The resources at Wintersburg are irreplaceable. Demolition is final, there is no return.

I encourage the Planning Commission to consider the value of these rare, unique, and special local cultural resources for the education and benefit of the Huntington Beach community and beyond. This place matters. You have a gem that deserves polishing, not demolishing.

Thank you for your consideration.

Sincerely,  
// Judy Lee

Chinese Historical Society of Southern California (CHSSC), member  
Asian and Pacific Islander American Historic Preservation Forum, 2010 & 2012 (APIAHIP), participant  
Save Our Chinatown Committee, Riverside, CA (SOCC), founding Board Member  
Riverside Metropolitan Museum [Harada House administrator], Riverside Museum Associates, member  
Rivera Library, University of California, Riverside, librarian and selector for Asian American Studies

3375 Valencia Hill Drive  
Riverside, CA 92507  
<mailto:h2oloong@yahoo.com>

ATTACHMENT NO. 9.57

## Ramos, Ricky

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**From:** Mary Urashima [mary.adams.urashima@gmail.com]  
**Sent:** Saturday, July 27, 2013 9:40 PM  
**To:** Ramos, Ricky; De Coite, Kim  
**Cc:** Mark Bixby; Dave Wentworth  
**Subject:** Warner-Nichols Project / CORRECTION to Dave Wentworth letter to Planning Commission -- REPLACES EARLIER VERSION

Hello all,

Dave Wentworth caught an error in his previous communication to the Planning Commission. Please replace it with the revised message below.

Thank you,  
Mary Urashima

----- Forwarded message -----

**From:** **Mary Urashima** <mary.adams.urashima@gmail.com>  
**Date:** Sat, Jul 27, 2013 at 2:25 PM  
**Subject:** Fwd: Historic Wintersburg  
**To:** "Ramos, Ricky" <r.amos@surfcity-hb.org>, "De Coite, Kim" <KDeCoite@surfcity-hb.org>  
**Cc:** Mark Bixby <mark@bixby.org>, Dave Wentworth <Dewentworthsr@aol.com>

Hi all,

Please forward the message from Dave Wentworth below to the Planning Commission regarding the Warner-Nichols project, for the August 13, meeting.

Thank you,  
Mary Urashima

----- Forwarded message -----

**From:** <Dewentworthsr@aol.com>  
**Date:** Sat, Jul 27, 2013 at 1:31 PM  
**Subject:** Historic Wintersburg

July 27.2013

Mark Bixby, Chair  
City of Huntington Beach Planning Commission  
2000 Main Street  
Huntington Beach, Calif. 92648

Dear Chairman Bixby, and Members of the Planning Commission,

As a Board Member on the Huntington Beach Historic Resources Board, and a Member of the "Historic Wintersburg" Task Force, our mission statement is to preserve the history and culture of Huntington Beach.

Little did I know that in the late 40's when I was born, I was not only a Wentworth Family member, but that our DNA had already been established early in Huntington Beach. My Great Grandfather Ed Manning was Huntington Beach's first Mayor in 1909.

One of the cities earliest documented photos, and one of my favorites, was of Mayor Manning in 1912, surrounded a large delegation from the early Wintersburg Japanese community, on the steps of the Huntington Beach Inn. They had joined to show their support of an important city project. This was one year before the California Alien Land Law went into effect in 1913.

My youngest son is of Japanese decent, his mother was born in Nagoya, Japan.

In 1983, our Family vacationed in Japan for three weeks. We had the honor of being one of the first from Huntington Beach to visit our new Sister City. We were met at the train station, had a chauffeured tour of the entire city, then driven to Anjo City Hall, where we were joined by their Mayor, City Council, and city officials for pictures. The welcome, kindness, and respect we were shown in Anjo, will forever be remembered.

We are calling on our Planning Commission's support to save the entire 5 acre Historic Wintersburg Village. It should be preserved to honor those early residents, who supported our young city in it's formative years. By saving Wintersburg, we could provide their descendants, and visiting Japanese families, as well as interested visitors a chance to experience early Japanese culture of the Japanese Mission Complex, Furuta Family home, and barn, in the Warner/Nichols area in what is now Huntington Beach.

Thank You for your consideration on this matter.

David E. Wentworth Sr.  
Board Member, Huntington Beach Historic Resources Board  
Committee Member, Save Historic Wintersburg  
Proud Citizen of Huntington Beach, 65 years.  
Son of Alicia Wentworth, former HB City Clerk, Historian.  
Great Grandson of Ed Manning, 1st Mayor of HB

STATE CAPITOL, ROOM 4061  
SACRAMENTO, CA 95814  
TEL (916) 651-4028  
FAX (916) 323-6056

DISTRICT OFFICE  
2512 ARTESIA BLVD., SUITE 320  
REDONDO BEACH, CA 90278  
TEL (310) 318-6994  
FAX (310) 318-6733

WWW.SEN.CA.GOV/LIEU  
SENATOR.LIEU@SENATE.CA.GOV

# California State Senate

SENATOR  
TED W. LIEU

TWENTY-EIGHTH SENATE DISTRICT



CHAIR  
BUSINESS, PROFESSIONS AND  
ECONOMIC DEVELOPMENT

MEMBER  
AGRICULTURE  
GOVERNMENTAL ORGANIZATION  
INSURANCE  
VETERANS AFFAIRS

July 29, 2013

Mark Bixby, Chairperson  
City of Huntington Beach  
Planning Commission  
2000 Main Street  
Huntington Beach, CA 92648

Re: Support for the Preservation of Historic Wintersburg

Dear Commissioner Bixby:

I am writing to express my support for the preservation of Historic Wintersburg which will provide numerous benefits to Huntington Beach and the Japanese American community.

Wintersburg is a community in Huntington Beach with great historical, cultural and religious significance. In the 1800s, the community was integral to the agricultural development of the United States and Orange County. In the 1900s, it became the home for many Japanese immigrants who performed a wide variety of jobs from agriculture to goldfish farming. While many "Japantowns," or areas rich in Japanese culture and tradition, were lost to World War II, Wintersburg still stands.

In addition to the historical and cultural importance that Wintersburg holds, the community also has an important religious background. Wintersburg has one of the first Japanese churches, or "missions," ever constructed in Southern California. The Mission was constructed in 1910 and by 1930 ten Japanese pastors had served in the church, which was known as the "center of the Japanese community in this vicinity." The Mission's efforts grew to include Japanese schools and community centers all around the area.

I am pleased to support the Historic Wintersburg Preservation Task Force's endeavors. The preservation of Historic Wintersburg is necessary in honoring an important part of California's history. Should you have any questions, please do not hesitate to contact me at (310) 318-6994.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Ted W. Lieu".

TED W. LIEU  
SENATOR, 28<sup>th</sup> DISTRICT

RECEIVED

JUL 30 2013

Dept. of Planning  
& Building

ATTACHMENT NO. 5.60

Planning Commission Chairman Mark Bixby  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

RECEIVED

AUG 05 2013

Dept. of Planning  
& Building

Dear Mr. Bixby and Members of the Planning Commission,

Subject: Draft EIR SCH #201108099, Warner-Nichols Project in Huntington Beach

This letter comments on the draft environmental impact report prepared by ICF in October, 2012. In particular, the Cultural Resource Section needs updating and the mitigation measure for archaeological resources must be revised to meet current professional standards.

1. The records search conducted at the South Central Coastal Information Center was conducted in January, 2007, for this 2012 project (Ricky Ramos, personal communication) and therefore needs to be updated to comply with current standards. My 1996 study is referenced in this EIR and I know that there have been several additional and recent projects in this project's vicinity that have changed the prehistoric and historic sensitivity for finding buried resources in this area of Huntington Beach.
2. The known and recognized historical significance of the property (because the structures are 50 years and older; determined eligible for the *National Register of Historic Places*; part of the historic Japanese Mission Complex; and home of community leaders, the Furuta family) requires additional historical archaeology investigation for associated features and artifacts that provide important information on the property's history. The Cultural Resource section does not discuss this potential for historical significant features or artifacts on the property and the Technical Report (2002) only addresses the building's history and its architecture, leaving out associated features and possible subsurface resources.
3. The only mitigation measure that is recommended for archaeological resources is "To contact a qualified archaeologist in the event potential archaeological resources are discovered during the demolition or removal of the structures"(EIR 2012, page ES-7). This mitigation measure is inadequate given the high likelihood of finding either historic or prehistoric resources on this property. Construction workers who are untrained in cultural resources often fail to recognize potentially significant artifacts or features, and so they are destroyed. Construction workers' responsibilities do not include keeping track of potential important cultural resources. As written, this mitigation measure does not substitute for a professional evaluation before any construction, or for archaeological monitoring during ground disturbances.

In general, this project proposes to remove six structures that are associated with the Japanese-American community from pre-World War I to the present. As stated in the EIR, this action cannot be fully mitigated by further documentation, or removal of, these structures. That is because removal of the buildings from their primary location is a loss of their context and integrity. Much of their historical significance resides in the intact nature of this location, its evolution through time, and its associated features.

I strongly recommend that these buildings be preserved at their primary location because they have local, state, and national significance and they represent important historical events. They tell a compelling story about the Japanese-American community and its many contributions to the City of Huntington Beach, to California and to the nation. This property could bring greater understanding for the daily life for pioneer Japanese-American families, for the hardships and loss from incarceration during World War II, and for their continued participation in the larger community.

Manzanar National Historic Site provides a thorough and in-depth history of Japanese-American community life during incarceration, but few, if any, sites remain that represent the Japanese-American community before and after that important national event. The Japanese Mission Complex and Furuta home does represent this and more as an example of early pioneer life for the Japanese-Americans in Orange County, as part of the incarceration event, and still members of the community today.

I look forward to hearing from the City of Huntington Beach, if you have any questions concerning my comments on the 2012 EIR for the Warner-Nichols project.

Sincerely,



Beth Padon  
Archaeologist

Discovery Works, Inc.  
1428 E. 33<sup>rd</sup> Street  
Signal Hill, CA 90755  
(562) 427-3474

ATTACHMENT NO. 5.61

Kay Ochi

255 Las Flores Drive, Chula Vista, CA 91910

August 1, 2013

RECEIVED

AUG 05 2013

Dept. of Planning  
& Building

Huntington Beach Planning Commission

Re: Preservation of Historic Wintersburg Village

Dear Commissioners,

As a third generation Japanese American and a retired high school teacher, I urge you to preserve the Historic Wintersburg Village. The preservation is extremely important, not only to the Japanese American community, but to all who value history and appreciate the contributions of the very diverse and rich cultures that comprise our broader communities of Orange County, Southern California and all of California.

Orange County is home to this wonderful heritage site. The story of Japanese immigration to this country, the hardships faced by the pioneering families, Alien Land Laws- these topics are relevant to today's political/cultural arena. The story of Wintersburg Village can and will be taught as part of Orange County's and California's rich history.

When the U.S. government forcibly removed all Japanese Americans from the west coast during World War II, Orange County, too, suffered the loss of this segment of its citizenry. In 1983, the government's own federal commission determined that the root causes of this mass incarceration were "wartime hysteria, race prejudice and the failure of political leadership." This year 2013 marks the 25<sup>th</sup> anniversary of the historic signing of Congressional legislation that provided the government's official apology and token reparations to the surviving former internees.

The Wintersburg Village is an important part of Japanese American history. It is a fitting and appropriate that your commission preserve this very important part of Orange County history. To do any less would be, once again, an unfortunate failure of leadership. Please, preserve Wintersburg.

Sincerely,

/s/ Kay Ochi

Ochi is a 30 year member of Nikkei for Civil Rights & Redress (NCRR), a primarily Japanese American civil rights organization that worked on the historic campaign for redress/reparations to Japanese American former internees.

As a representative of NCRR, Ochi has spoken at youth conferences sponsored by the Orange County Human Relations Commission at UC Irvine.

ATTACHMENT NO. 5.62

2 August 2013

RECEIVED

AUG 05 2013

Dept. of Planning  
& Building

To: Members, Huntington Beach Planning Commission  
Mr. Mark Bixby, Chairman  
2000 Main Street  
Huntington Beach, CA 92648

Re: Support for the Preservation of Historic Wintersburg

Chairman Bixby and Members of the Planning Commission

I am writing to voice my support for the preservation of Historic Wintersburg, which I believe to be of the greatest importance to the history of Huntington Beach.

Wintesburg holds a unique history of our community and should be preserved for not only for the past but also for the future generations of people living and visiting here in Huntington Beach. We, too often, think that by building newer things we can make our city a better place to live. Unfortunately, that comes with a price and that price is destroying our illustrious past. It is important to remember our past – these remembrances are our roots and connections to that past.

Wintersburg was a thriving Japanese community – complete with farms, goldfish ponds and one of the first Japanese “missions” constructed in California. The mission was built in 1910 and stands as the oldest Japanese mission in Orange County and along with the church were the centerpiece of the Japanese Community in Orange County. The Furuta farm is even older and has a rich history of a family that lived and farmed here. Charles Furuta was taken to the Tajunga Detention Center during WWII. We are so lucky to have his family home and barn here to preserve. We often forget, that before the war and the internment camps, these people were here, living, laughing, raising children and working to make our community a better place to live. To destroy what is left of a rich heritage would be irresponsible on our part. Most all other areas rich in Japanese history in California and most likely in the United States were lost to us forever after WWII. Wintersburg still stands and we should fight to keep it.

I am pleased to be part of the Task Force that is committed to preserving Wintersburg and I sincerely hope that the commission does the “right thing” and helps to preserve this wonderful site.

Sincerely,

Elaine Parker

ATTACHMENT NO. 5.63

# FRIENDS OF HEART MOUNTAIN

5345 Sepulveda Boulevard Suite 106, Sherman Oaks, CA 91411

RECEIVED

July 27, 2013

AUG 05 2013

Planning Commission  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

Dept. of Planning  
& Building

Honorable Council Members,

As members of the Friends of Heart Mountain, an organization comprised primarily of individuals who experienced the World War II mass incarceration of Japanese Americans, we implore you to preserve the Historic Wintersburg property located at the southeast corner of Warner Avenue and Nichols Lane.

Not only is this property a significant part of the area's history, it is a vitally important part of America's history.

As an historical site, Wintersburg is rich in the stories, memories, and spirit of those who lived, worked, and worshipped within its boundaries.

This five-acre property not only embodies lessons from the past, but also our hope for the future. We respectfully urge you to protect Wintersburg and support its preservation.

Sincerely,



Ellen Endo  
Convener & Founding Member  
Friends of Heart Mountain

ATTACHMENT NO. 5-04

RECEIVED

AUG 05 2013

Mary Adams Urashima  
19432 Pompano Lane Huntington Beach, CA 92648

Dept. of Planning  
& Building

Mark Bixby, Chair  
Planning Commission  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

August 5, 2013

**RE: WARNER-NICHOLS PROJECT – HISTORIC WINTERSBURG**

**I urge the Planning Commission to declare the draft Environmental Impact Report (DEIR) for the Warner-Nichols project, aka Historic Wintersburg, inadequate and to not certify the DEIR which allows for the demolition of significant historic and cultural resources.**

Certifying the proposed project's application is an action inconsistent with the General Plan guidelines and policies regarding historic resources. The Historic Wintersburg property was first noted as eligible for the National Register of Historic Places in 1983—thirty years ago—as documented by an analysis prepared for the California Department of Transportation (CalTrans). It has been noted as historically significant for more than four decades in City planning documents. The Planning Commission has received numerous letters supporting preservation by knowledgeable organizations and individuals, representing interested parties not only in California, but throughout the United States.

The value of Historic Wintersburg for the City's and State's tangible historic character cannot be disputed and should not be considered for destruction and replacement with commercial / industrial uses. Historic Wintersburg is a rare pre California Alien Land Law of 1913 property with a unique history. It is a non-renewable resource.

**Statement of Overriding Consideration**

The DEIR rationale is that the Historic Wintersburg property presents a public safety concern, stating the "six buildings have been repeatedly vandalized, utilized by vagrants, homeless people, and gangs." In meeting with the Huntington Beach Police Chief Ken Small, the Statement of Overriding Consideration is not supported by documentation and does not prove to be true. According to Chief Small, "*There have been very few calls at the location*" and the property is not considered to be a public safety concern.

Chief Small provided me with information that shows there have been *zero* public safety calls to the property during the last year and a half, 2012 and 2013 to-date. Prior to this, the police department documents *zero to one* calls to the site since 2006, with a one-time "high" of three calls in 2011.

The information in the DEIR eliminates the years for which there were zero public safety call outs. It also does not explain that the aberration in 2003 to 2004—which appears to be a large number of calls—is *not* specific to the Historic Wintersburg property. Chief Small explained a different software program was used during that time and the number of call outs is for the neighborhood or region of town, and is not specific to the Historic Wintersburg property.

The most recent calls in 2011 involved graffiti and trespassing. The trespassers involved in the May 17, 2011 incident were caught and identified, and Rainbow Environmental was advised by the police department to *"take down the black tarp which covers the whole property. Police is unable (sic) to look into property from the street"* (Call ID: 11053910). The tarp has remained on the fence. As previously noted in correspondence with the planning staff and Rainbow Environmental, there have been times the buildings have been left unboarded and unsecured. The property also has been subjected to grading and the introduction of import soil, inconsistent with what should be allowed during an environmental review for a historically significant property with archaeological sensitivities and historic structures.

The rationale of "public safety concern" is often used to justify demolition of historic resources. Allowing historic buildings to deteriorate or to provide inadequate site security is referred to by the National Historic Trust as "demolition by neglect." It is within a property owner's power and obligation to provide adequate security and follow through on public safety recommendations that protect historic properties, particularly those undergoing environmental review in recognition of historic and cultural resource value.

Also, there are minimal hazardous concerns relating to public safety due to the uses and age of construction of the buildings on the property. If there is any asbestos in the small number of floor or ceiling tiles added during later occupation, that is easily remedied today and routinely part of any museum or residential historic rehabilitation / restoration. I personally have consulted at properties where there is asbestos present in significant quantities and know there are established guidelines for handling and disposal in a manner that presents no public safety issues.

#### **Furuta barn**

The Planning Commission requested more information regarding the historic value of the Furuta barn. It has been confirmed through land deeds held at the Orange County Archives, that the land was purchased in 1908 by Reverend Terasawa (Orange County Recorder, Deed Book 149:298), with financial help from Charles Furuta. The construction on the Mission building commenced in 1909. The final deed to the land—conveying full ownership from Reverend Terasawa to Charles Furuta—was recorded in 1912 (Orange County Recorder, Deed Book 207:89-90), months prior to California's Alien Land Law of 1913 which would have prevented him from owning property.

The barn likely was constructed between 1909 and 1912, making it one hundred years old or older.

It is believed the barn was constructed by George Webster, an itinerant builder who is known to have constructed a twin barn in Altadena, California, on the McNally Estate. He later moved and was listed in the early 1900s Orange County Directory as an "architect" in Arch Beach (Laguna Beach) by 1913. The oral history of Yukiko Furuta notes their home was constructed by a Caucasian builder, which also may be George Webster.

Of note, the recent draft Historic Context Survey does not note any other existing, extant pioneer farm sites or barns in Huntington Beach. The only other known pioneer barn was the carriage barn for the downtown's 1906 Evangeline Hotel at 421 8<sup>th</sup> Street, which was demolished.

The Commission has received letters from the National Barn Alliance, the California-Nevada Barn Alliance, and the author of *Barn in the U.S.A.*, noting the significance of the barn in American agricultural history. The Furuta barn is part of a property noted as eligible for the National Register of Historic Places and appears to be the sole remaining heritage barn in Huntington Beach.

Demolition of the last pioneer heritage barn in Huntington Beach—let alone a barn constructed and used over a 100-year period by the same owner—cannot be mitigated. The additions to the barn were made by the original owner between 68 and 90 years ago, as the barn transitioned from goldfish farming to flower farming (pre and immediate post WWII period). Like the Furuta home to which the original owners also made additions as their family grew over the last one-hundred years, historic additions do not detract from the historic character of the structure, due to their age and the fact they were made by the original owner.

### **National Register Eligibility - 1983**

A Cultural Resource Survey Report was prepared by Scientific Resource Surveys, Inc. in **1983** for the Warner Avenue Widening and Reconstruction, on behalf of Toups Corporation, which should be part of the City of Huntington Beach records for the property but *was not cited in the DEIR*. The report states the Furuta home “**represents probably the oldest surviving residential property of Orange County’s pioneer Japanese community.**” The Wintersburg Japanese Presbyterian Mission site is included in the analysis, with the statement that the Furuta and Mission complex “**taken together...represented the center of the Japanese community in turn-of-the-century Orange County.**”

Without question, all of these structures need to have their integrity safeguarded. There are very few remaining community structures of comparable importance still standing. Orange County, since 1950, has undergone such a transfiguration as to virtually wipe out all vestiges of what was a vital prewar Japanese community in Wintersburg and elsewhere throughout the county. That its most important structures and symbols should still be standing, therefore, is a fortuitous happenstance indeed!

Excerpt from statement by Arthur A. Hansen, Professor of History and Co-Chair History Committee of Bowers Museum Foundation’s Japanese American Council, Cultural Resource Survey Report, 1983, Scientific Resource Surveys, Inc.

The Cultural Resource Survey Report notes “**the Wintersburg mission was the only religious organization in Orange County to have ordained Japanese as ministers.**” Charles Furuta is noted in oral histories as the first Japanese immigrant to have been baptized Christian in Orange County, by Reverend Terasawa, who founded the Wintersburg Japanese Presbyterian Mission.

The Cultural Resource Survey Report also notes the history and significance of the County’s Japanese community in Wintersburg Village stating, “**the history associated with the site is testimony to the interdependent relationship between the Anglo and Japanese community in Orange County, California.**” The report recommends three properties as eligible for the National Register of Historic Places: the Furuta farm, the Wintersburg Japanese Presbyterian Mission complex, and the Wintersburg Methodist Sanctuary and Parsonage (today, the Warner Avenue Baptist Church at Warner and Gothard Avenues).

The Historic Wintersburg property as well as the present-day Warner Avenue Baptist Church property have only increased in their rare, historic significance, as key elements in the pioneer community of Wintersburg Village.

### **National Register Eligibility - 2013**

Forty years ago, in March 1973, a City Open Space / Conservation report identifies the “*Old Japanese Church*” (Historic Wintersburg property) as a historical cultural landmark (report prepared for City

General Plan, Figure 2-41, "Important Historical – Cultural Landmarks"). As mentioned above, the 1983 Cultural Resource Survey Report of thirty years ago notes the property as eligible for the National Register of Historic Places. In 1986, Scientific Resources Survey, Inc. historical survey conducted for City of Huntington Beach set a baseline time limit of 1920 or earlier as defining "historic" significance.

Today, 2013, two key documents have again recommended the Historic Wintersburg property as eligible for the National Register of Historic Places: the DEIR for the project and the recent draft Historic Context Survey of citywide historic and cultural resources, both planning tools for the City of Huntington Beach.

There are four decades of qualified analysis of the historic value and significance of the Historic Wintersburg property, with recommendations for its listing on the National Register of Historic Places. It is hard to imagine anyone can credibly dispute the significance of this Huntington Beach historic and cultural resource.

#### **General Plan intent**

I urge you to please be the Planning Commission that turns the community planning conversation to the residential quality of life and the preservation of the history of Huntington Beach.

We have a rich history as a beach and surfing community—with a strong resort and tourism element—but, we are much more than that. Our visitors do not know the history of our early pioneers because we have not included that in our community planning, other than token elements. We have been leading with our downtown bar and beach as the sole attractions in Huntington Beach. The national response to the history of Wintersburg informs us we should be doing more to preserve and our local historic and cultural resources for both residents and visitors.

I urge you to recognize the General Plan policies and guidelines that advocate for the preservation of historic and cultural resources. *"When residents can identify with a community, this creates a dialogue and a sense of belonging. There are also environmental and psychological impacts of preserving old buildings, since human beings are positively affected by their surroundings when they feel a 'sense of place.'"* (Demolition by Neglect: Repairing Buildings by Repairing Legislation, Georgetown University Law Center, Anna Martin, 2007).

Preserving the remaining markers of American history in our community has a direct bearing on the sense of place, social behavior, and the legacy we leave for future generations. The strip malls of today rarely become the touchstones of community history. However, the historic missions of California continue to attract approximately 5 million visitors annually. Manzanar alone attracts well over a quarter million visitors annually. Imagine the interest in the oldest Japanese mission in Southern California with a goldfish and flower farm—this exists in no other city.

Regards,

Mary Adams Urashima  
[www.HistoricWintersburg.blogspot.com](http://www.HistoricWintersburg.blogspot.com)  
Huntington Beach, California

**LIST OF THOSE SUPPORTING PRESERVATION OF HISTORIC WINTERSBURG**  
(As of August 5, 2013; latest list posted at [www.HistoricWintersburg.blogspot.com](http://www.HistoricWintersburg.blogspot.com))

**PUBLIC OFFICIALS**

Congressman Michael M. Honda  
California State Senator Lou Correa  
California State Senator Ted W. Lieu  
California Assemblyman Al Muratsuchi  
Los Angeles Commissioner Warren T. Furutani (former California Assembly member)

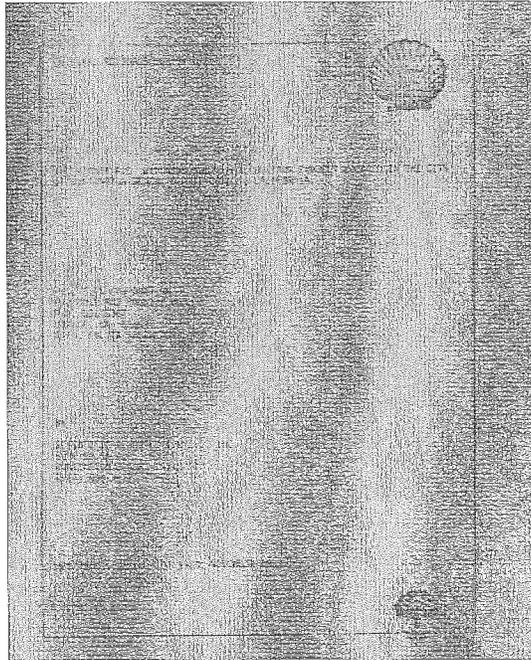
**ORGANIZATIONS**

Asian Pacific Islanders in Historic Preservation (APIAHiP), Washington, D.C.  
Manzanar Committee, California  
Friends of Heart Mountain  
Orange County Historical Commission  
California Preservation Foundation  
Preserving California's Japantowns  
Japanese American Historical Society of Southern California  
Japanese American Citizens League, Pacific Southwest  
Little Tokyo Service Center, Los Angeles  
Little Tokyo Historical Society  
Chinese American Historical Society of Southern California  
Gardena Valley Japanese Cultural Institute  
San Fernando Valley Japanese American Community Center  
UTLA, Asian Pacific Educators Committee  
Wintersburg Presbyterian Church, Orange County  
City of Huntington Beach Historic Resources Board  
Huntington Beach Downtown Residents Association  
Huntington Beach Neighbors  
California-Nevada Barn Alliance  
National Barn Alliance  
Whittier Historic Resources Commission  
Japanese Cultural and Community Center of Northern California

**INDIVIDUALS**

- Mary Adams Urashima, chair, Historic Wintersburg Preservation Task Force, author, Historic Wintersburg
- Fumiko Carol Fujita, Little Tokyo Historical Society
- Tadashi Kowta, Volunteer, Little Tokyo Historical Society, Son of Rev. Sohei Kowta of Wintersburg Japanese Presbyterian Mission (lived in Manse)
- Kanji Sahara, Japanese American Citizens League
- Douglas McIntosh, archaeologist, pioneer family of Wintersburg Village
- Professor Emeritus Arthur A. Hansen, California State University – Fullerton
- Chris Epting, Author and Historian
- Peyton Hall, FAIA, Adjunct Professor, Heritage Conservation Program – School of Architecture, University of Southern California
- Stacha Khatib, Huntington Beach, member Historic Wintersburg Task Force
- Barbara Haynes, chair, Huntington Beach Historic Resources Board, member Historic Wintersburg Task Force
- Gloria Alvarez, member, Huntington Beach Historic Resources Board, member Historic Wintersburg Task Force

- John Seiro Matsuda, Gardena
- Stephen Crawford, Laguna Beach
- Mariko Iguchi
- Richardson Grey, Huntington Beach
- Evelyn Yee, Associate Professor, Asuza Pacific University
- Michi Tanioka
- Mas Ohsiro
- James Hosada
- James V. Vitale, AIA
- Robert Crittendon, Author, Barn in the U.S.A.
- Yukio Kawaratani, Director – Little Tokyo Historical Society
- Chris Koyama
- Steve Sakurai
- Janice Yen, Nikkei for Civil Rights & Redress
- Jane Gothold, Whittier Historic Resources Commission
- Mary Farrell, Manzanar National Historic Site archaeologist
- Jeff Burton, Manzanar National Historic Site archaeologist
- Michael Okamura, President - Little Tokyo Historical Society
- Lynn Johsz, Huntington Beach
- Dave Wentworth, Sr., Great grandson of Huntington Beach's first mayor Ed Manning, member, Huntington Beach Historic Resources Board, member Historic Wintersburg Task Force
- Elaine Parker, Volunteer member of the Historic Wintersburg Task Force
- Jean-Paul deGuzman, Ph.D. candidate, Department of History, UCLA; Historic Tuna Canyon Coalition
- Judy Lee, Riverside Metropolitan Museum, Save Our Chinatown Committee-Riverside, Chinese Historical Society of Southern California member
- Kay Ochi, Retired high school teacher, 30-year member of Nikkei for Civil Rights & Redress
- Beth Padon, Archaeologist, Discovery Works



Report first noting Historic Wintersburg property as eligible for the National Register of Historic Places, 1983. Below, excerpt from the Scientific Resource Surveys, Inc., report requesting determination of eligibility.

No previous historic property surveys have been completed for the Wintersburg-Ocean View areas in the City of Huntington Beach. Further, there is a consistent lack of published material relating to the origins and local history of Wintersburg-Ocean View. Therefore, research was directed toward a synthesis of information gleaned from:

1. Maps
2. Church documents
3. Oral informants
4. Secondary sources dealing with Agriculture and Japanese immigrants in Orange County ca. 1900
5. Field survey

POTENTIAL NATIONAL REGISTER PROPERTIES (Sites within the APEI)

The SRS survey documented the existence of three (3) properties within the APEI which exhibit potential for inclusion in The National Register of Historic Places. Following a section regarding historical background, a request for determination of eligibility has been completed for each property and is attached. Information pertinent to each property has been included in this section.

Map excerpted from the 1983 Scientific Resource Surveys, Inc., report showing the properties eligible for the National Register of Historic Places in the former Wintersburg Village.

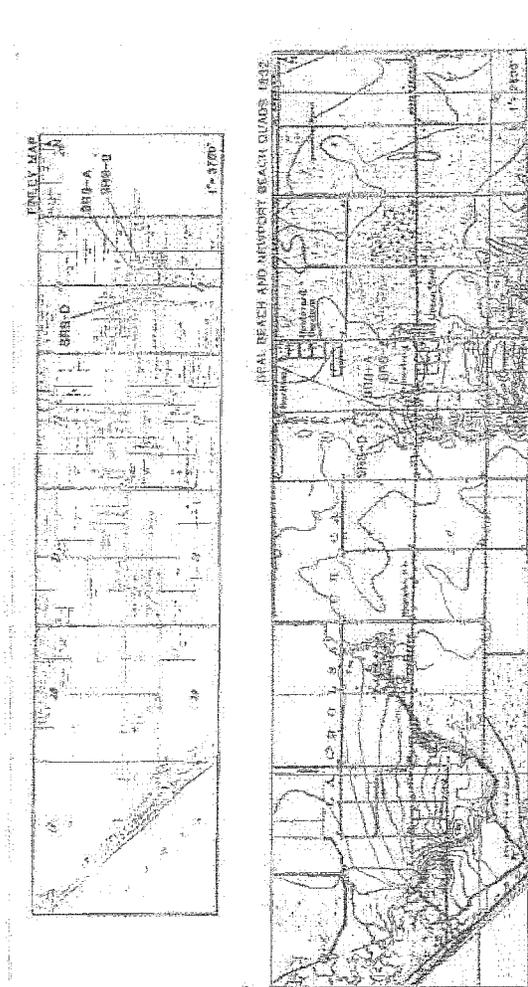


Figure 7. A Comparison of 1913 Bojano Road District Map (Finley Map) and 1932 U.S.G.S. Showing SHS Sites A, B and D. Finley Map is Courtesy of Santa Ana Public Library.

**Ramos, Ricky**

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**From:** Paul Adams [padams715@cox.net]  
**Sent:** Thursday, April 18, 2013 12:26 PM  
**To:** Ramos, Ricky  
**Cc:** Mary Urashima  
**Subject:** Re: Historic Wintersburg

Ricky Ramos,

With great interest, we have been following the Historic Wintersburg blogs.

We sincerely hope the City Council and Planning Commission of Huntington Beach will recognize the long range benefits of preserving and protecting such a unique and tangible historic site, complete with original buildings in situ, within the heart of the Huntington Beach community.

Historic sites such as what remains of Historic Wintersburg, are non-renewal resources. Once the site is destroyed, the history of the community is diminished. Early Japanese settlements and the struggles of agronomy development are part of the history of not only Huntington Beach, but also of Southern California and the West. The educational value of actually visiting such a site and learning of the past would have an impact for present and future generations.

Please do what you can to help preserve and protect this historic site.

Paul Adams  
Boulder City, Nevada

ATTACHMENT NO. 6.1

RECEIVED

APR 18 2013

Dept. of Planning  
& Building

To: Ricky Ramos, City of Huntington Beach Planning Department  
April 18, 2013

Reference: Huntington Beach Planning Commission, April 23, 2013 meeting,  
"Warner-Nichols Project" (Historic Wintersburg)

Dear Mr. Ramos,

While I am opposed on principal to the rezoning and demolition of any of the historic structures in this project, I will restrict my comments to only one-- the Furuta barn, 1906-1912. At the very least, it is certainly eligible for inclusion in the National Register and should be protected along with the other structures.

My point of view, however, is perhaps different in some respects from others who support the preservation, but is just as strong in opposition to the draft EIR. Several years ago I had the privilege of authoring a book, "Barn in the USA" (Fulcrum Books 2005), that provided me with a firsthand exposure to historic barns and their iconic place in our American culture. It also impressed upon me 1) the intrinsic value of 100-year-old rural architecture, and 2) the tragedy in destroying what is irreplaceable. I interviewed owners who had experienced the highs and lows-- particularly those who had defended their barns from destruction, saving them for posterity, and who now bless their decision every day. I also listened to those who sacrificed valued structures and now have the remorse to show for it. The Furuta barn is a part of a storied past in Huntington Beach that cannot be replaced. It does not make sense to me to get rid of pieces of our history that are so very valuable to the city's "sense of place."

I also docent at San Clemente's cultural center and gardens, Casa Romantica. Although not as old as the Furuta barn, this 1927 Spanish Colonial villa has become a crown jewel and centerpiece of the community. George Welch, the man who held on to this property for many years and turned aside the developers, is now a revered gentleman because he had courage to save it for future generations. I hope there is such a man or woman in your beautiful community who will certify their beliefs with action and not lose the Historic Wintersburg resource.. Thank you for the opportunity to comment.

Sincerely,  
Robert Crittendon  
48 Optima, San Clemente, CA 92672

ATTACHMENT NO. 6.2

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

RECEIVED  
APR 19 2013  
Dept. of Planning  
& Building

**HAND DELIVERED**

April 19, 2013

Planning Commissioner Mark Bixby  
Planning Commissioner Bob Dingwall  
Planning Commissioner Robert Franklin  
Planning Commissioner Dan Kalmick  
Planning Commissioner Connie Mandic  
Planning Commissioner Erik Peterson  
Planning Commissioner Edward Pinchiff

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

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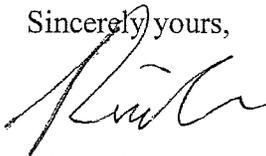
Re: **April 23, 2013, Public Hearing, Rainbow Environmental Services  
Environmental Impact Report No. 07-001 (EIR)  
General Plan Amendment No. 05-001 (GPA)  
Zoning Map Amendment No. 05-001 (ZMA)  
Warner Nichols, 7622-7642 Warner Avenue, Huntington Beach, CA 92647  
(southeast corner of Warner Avenue and Nichols Street)**

Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

For the last six-plus years, I have owned my home in our Downtown neighborhood. Attached is a copy of an April 19<sup>th</sup> letter from Huntington Beach Neighbors (HBN) to you on the referenced project. Personally, **I fully endorse HBN's recommendation of "Alternative 2: Reduce Project (Historic Resource Avoidance)" from the EIR, including adding the barn as a fifth historic resource to be preserved,** and all of the other ideas expressed in HBN's letter. Rather than repeat all of these concepts here again, I simply have attached this copy for your reference.

Thank you for your support for the preservation of the referenced project's five important historic properties. I appreciate your consideration of my views.

Sincerely yours,



Richardson Gray

cc: Scott Hess, AICP, Director of Planning  
Ricky Ramos, Senior Planner

ATTACHMENT NO. 4.3

RECEIVED

APR 19 2013

Dept. of Planning  
& Building

**Huntington Beach Neighbors**  
[www.hbneighbors.com](http://www.hbneighbors.com)

**HAND DELIVERED**

April 19, 2013

Planning Commissioner Mark Bixby  
Planning Commissioner Bob Dingwall  
Planning Commissioner Robert Franklin  
Planning Commissioner Dan Kalmick  
Planning Commissioner Connie Mandic  
Planning Commissioner Erik Peterson  
Planning Commissioner Edward Pinchiff

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Re: April 23, 2013, Public Hearing, Rainbow Environmental Services  
Environmental Impact Report No. 07-001 (EIR)  
General Plan Amendment No. 05-001 (GPA)  
Zoning Map Amendment No. 05-001 (ZMA)  
Warner Nichols, 7622-7642 Warner Avenue, Huntington Beach, CA 92647  
(southeast corner of Warner Avenue and Nichols Street)**

Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

This letter is on behalf of Huntington Beach Neighbors (HBN). We have 2,200+ local residents as members. Our goal is to improve the quality of life in our Downtown.

**HBN is writing to urge you to adopt "Alternative 2: Reduce Project (Historic Resource Avoidance)" from the EIR, per the Staff Report on the referenced project, with one exception: We encourage you also to preserve the barn as a fifth protected historic resource within the project.**

According to our Historic Resources Board's centennial book, *Ebb & Flow*, by 2009 we had lost more than one-half of the 399 structures listed in the City's original 1986 Historic Resources Survey. Per Galvin Preservation Associates' December 2012 draft Historic Context & Survey Report, the City now contains only 23 resources that likely are eligible as individual properties for the National Register of Historic Places. Four of these properties, not including the barn, are located within the referenced project: the two churches, the Pastor's House, and Furuta House #1. Given that today we have only three properties listed on the National Register, HBN is convinced that our City needs to preserve all 23 of its eligible resources from Galvin's survey, including the four structures in the referenced project, and the barn.

For all of Huntington Beach, these four properties provide the best remaining example, and the only Japanese example, from one of the City's oldest historic contexts per the Galvin report: "Japanese and Mexican Influences (1910 - 1930)". If Rainbow demolishes the structures, our City will have allowed the destruction of one of its most significant groupings of historic properties, literally "before the ink is dry" on Galvin's

ATTACHMENT NO. 6.4

## Huntington Beach Neighbors

[www.hbneighbors.com](http://www.hbneighbors.com)

Planning Commissioners

April 19, 2013

Page 2

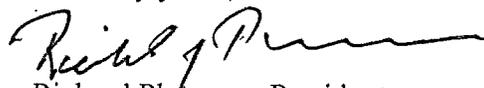
report and on the updated Historic and Cultural Resources Element of the General Plan. These structures' demolition, in one fell swoop, would wipe out more than one-sixth of the National Register eligible properties throughout all of Huntington Beach. According to the General Plan, the City is obliged to preserve our local landmarks, not to permit their permanent destructions. Among the General Plan landmarks, we should treat our National Register listed and eligible properties as sacred.

The preservation of the referenced project's important Japanese historic resources is an investment that will send an invaluable message to, and that will provide an irreplaceable opportunity to cement our links with, the City's important Asian constituencies. Examples include:

1. According to the California Tourism Industry website, among international visitors to our state, China and Japan rank first and second in total spending. Asian visitors are a significant component of our local hotels' customer base.
2. The California Chamber of Commerce website shows that Asia accounted for over 40% of the state's 2012 exports, with China and Japan at the fore. Some of Huntington Beach's largest employers, including Boeing, rely on Asia for a substantial portion of their revenues.
3. Per 2010's Census, of Orange County's 3,000,000 in population, over 500,000 identified themselves as Asian. Growing by nearly 40% since 2000, compared to the County's total growth of only 6%, our local Asian population is maturing into an increasingly important foundation of our residential base. As well, this Asian constituency is relatively quite prosperous.
4. This year *U.S. News & World Report* ranked the University of California at Irvine as the 44<sup>th</sup> best school in the country. As such, UCI arguably is the single best school in Orange County. Almost 50% of the university's 22,000 undergraduates are Asian. Naturally, these students and their families should provide a significant and affluent source of residential growth and retail patronage for Huntington Beach over the years to come.

Thank you again for your support for the preservation of the referenced project's five important historic properties. We appreciate your consideration.

Sincerely yours,



Richard Plummer, President  
Huntington Beach Neighbors

cc: Scott Hess, AICP, Director of Planning; Ricky Ramos, Senior Planner

ATTACHMENT NO. 6.5

Ramos, Ricky

---

**From:** Collin Tateishi [ctateishi@ltsc.org]  
**Sent:** Tuesday, April 23, 2013 8:49 AM  
**To:** Ramos, Ricky  
**Subject:** B-1a. ENVIRONMENTAL IMPACT REPORT NO. 07-001 (WARNER NICHOLS)

Mr Ramos,

I am responding NOT IN FAVOR of proceeding with the proposed land use and zoning designation changes on the subject property or the demolition/removal of existing structures that meet state criteria for historic resources at 7622-7642 Warner Avenue 92647. It is my personal opinion that this issue raises both social and environmental justice concerns.

Thank you for your consideration.

Best,  
Collin Tateishi

--

Collin Tateishi  
*Assistant Project Manager and Planner  
Little Tokyo Service Center,  
a Community Development Corporation*

*231 E. Third St., G106  
Los Angeles, CA 90013  
t: 213.473.1696  
f: 213.473.3031  
w: [www.LTSC.org](http://www.LTSC.org)*

**Ramos, Ricky**

---

**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Tuesday, April 23, 2013 9:43 AM  
**To:** Ramos, Ricky  
**Subject:** Surf City Pipeline: You have been assigned a new Request #: 14100

---

**Request # 14100 from the Government Outreach System has been assigned to you by Judy Demers.**

---

**Request type:** Question

**Request area:** Contact an Executive

**Citizen name:** Chris Koyama

**Description:** I strongly support the preservation of Historic Wintersburg property.

**Expected Close Date:** 05/02/2013

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

**Ramos, Ricky**

---

**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Tuesday, April 23, 2013 9:43 AM  
**To:** Ramos, Ricky  
**Subject:** Surf City Pipeline: You have been assigned a new Request #: 14108

**Request # 14108 from the Government Outreach System has been assigned to you by Judy Demers.**

---

**Request type:** Question

**Request area:** Contact an Executive

**Citizen name:** sakurai

**Description:** this is in regards to preservation of the barn on the wintersburg gold fish farm.

PLEASE DO NOT DEMOLISH THIS HISTORIC BUILDING !! if the facts are correct, over 1/2 of the 400 buildings on the 1986 study of historic buildings have been demolished already.

thank you

steve sakurai

**Expected Close Date:** 05/03/2013

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

**Ramos, Ricky**

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**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Tuesday, April 23, 2013 7:22 AM  
**To:** Ramos, Ricky  
**Subject:** Surf City Pipeline: You have been assigned a new Request #: 14081

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**Request # 14081 from the Government Outreach System has been assigned to you by Judy Demers.**

---

**Request type:** Comment

**Request area:** Planning Commission - Comments on Agenda Items

**Citizen name:** Janice Yen

**Description:** I am writing in support of the preservation of the buildings on the Wintersburg site. There are so few sites that are of historic significance to the Japanese American community in Orange County. We need sites like this to serve as a historic record of the contributions of Japanese Americans to the local cultural and economic vitality.

I belong to Nikkei for Civil Rights & Redress which does education about the World War II internment of Japanese Americans and support current efforts to preserve the rich history of Japanese Americans.

Thank you.

**Expected Close Date:** 05/02/2013

[Click here to access the request](#)

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Ramos, Ricky

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**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Monday, April 22, 2013 4:07 PM  
**To:** Ramos, Ricky  
**Subject:** Surf City Pipeline: You have been assigned a new Request #: 14082

**Request # 14082 from the Government Outreach System has been assigned to you by Judy Demers.**

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**Request type:** Question

**Request area:** Planning - All Reassigned Inquiries to Planning

**Citizen name:** Jane Gothold

**Description:** Historic Wintersburg hearing by the Planning Commission tomorrow evening. As a member of the Whittier Historic Resources Commission, I question the conclusions reached by the Environmental Impact Report. The Adaptive Reuse as proposed is much too narrow--- assuming that only the historic buildings can be on the property to be used is not true. There are many cases of Historic Buildings working well with modern developments. We will surely be looking at that with the Nelles property when the time comes to develop. I strongly urge you to reconsider! You have buildings eligible for the National Register that may well be the only ones of their kind left in the State.

**Expected Close Date:** 05/02/2013

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

**Ramos, Ricky**

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**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Monday, April 22, 2013 3:21 PM  
**To:** Ramos, Ricky  
**Subject:** Surf City Pipeline: You have been assigned a new Request #: 14095

**Request # 14095 from the Government Outreach System has been assigned to you by Judy Demers.**

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**Request type:** Comment

**Request area:** Planning Commission - Comments on Agenda Items

**Citizen name:** Mary Farrell

**Description:** I urge you to preserve historic wintersburg -- demolition of these National Register-eligible properties will erase an important piece of Huntington's rich past. Adaptive reuse of historic structures is not only the most environmentally green solution, it can enhance economic development and tourism, as well as provide the community with a greater appreciation for its history.

**Expected Close Date:** 05/02/2013

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

Ramos, Ricky

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**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Monday, April 22, 2013 1:48 PM  
**To:** Ramos, Ricky  
**Subject:** Surf City Pipeline: You have been assigned a new Request #: 14089

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**Request # 14089 from the Government Outreach System has been assigned to you by Judy Demers.**

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**Request type:** Comment

**Request area:** Contact an Executive

**Citizen name:** Iku Kiriyaama

**Description:** Petition to support historic preservation of Wintersburg

The Wintersburg buildings represent not just old buildings on a plot of land but a whole community of people beyond Orange County whose immigrant parents endured adversity, racism and prejudice for the sake of their children. They did this by working hard, never complaining or criticizing, building for the good of the community they shared. In spite of the legislated racism of their adopted country's politicians that strove to prevent them from establishing roots by disallowing land ownership and citizenship, they endured.

To destroy these buildings and the site is to destroy a community's history. To destroy these buildings and the site to line the pockets of self-serving commercial interests disrespects a whole community and sends the message times have not changed much, if at all.

Iku Kiriyaama  
Japanese American Historical Society of Southern California

**Expected Close Date:** 05/02/2013

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

**Ramos, Ricky**

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**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Tuesday, April 23, 2013 9:44 AM  
**To:** Ramos, Ricky  
**Subject:** Surf City Pipeline: You have been assigned a new Request #: 14094

**Request # 14094 from the Government Outreach System has been assigned to you by Judy Demers.**

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**Request type:** Comment

**Request area:** Contact an Executive

**Citizen name:** Jeff Burton

**Description:** Please save the century-old Japanese pioneer farm and mission site in Huntington Beach known as Wintersburg. In addition to being a significant historic site, I believe with some work it could become a major cultural and tourist attraction. Thanks - Jeff

**Expected Close Date:** 05/02/2013

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

**Ramos, Ricky**

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**From:** Mary Urashima [mary.adams.urashima@gmail.com]  
**Sent:** Tuesday, April 23, 2013 10:38 AM  
**To:** Ramos, Ricky; De Coite, Kim  
**Cc:** Michael Okamura  
**Subject:** PUBLIC COMMENT FOR 4/23 PLANNING COMMISSION MEETING / Fwd: Little Tokyo Historical Society supports Historic Wintersburg Task Force

Ricky and Kim,

Michael Okamura, President of the Little Tokyo Historical Society (copied on this message) has requested I forward his email with a statement of support for the Historic Wintersburg preservation effort to the Planning Commission. I am sending this to you directly, so it may be sent on to the Planning Commissioners.

Please confirm for me that you have received this and forwarded it to the Commissioners.

Thank you,  
Mary Urashima

----- Forwarded message -----

**From:** Michael Okamura <[michael.okamura@hotmail.com](mailto:michael.okamura@hotmail.com)>  
**Date:** Mon, Apr 22, 2013 at 6:01 PM  
**Subject:** Little Tokyo Historical Society supports Historic Wintersburg Task Force  
**To:** [mary.adams.urashima@gmail.com](mailto:mary.adams.urashima@gmail.com)

Dear Mary,

Our Little Tokyo Historical Society members want you to know we support your and the Historic Wintersburg Task Force's valiant efforts to preserve the Historic Wintersburg Site from demolition by the current owner of the property. The site presents community for the early Japanese immigrants in Orange County that must be preserved to educate and share the histories of this unique Orange County, California and American story.

Our core members are aware of the Huntington Beach City Council meeting tomorrow night and I know some will be present to provide you physical and emotional support. Unfortunately, I will not be able to attend.

Best wishes for a successful outcome! I look forward to seeing a great, new chapter for the Historic Wintersburg Site to become a reality to share with all peoples.

Sincerely,

Mike Okamura

President

Little Tokyo Historical Society

[www.littletokyohs.org](http://www.littletokyohs.org)

**Ramos, Ricky**

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**From:** De Coite, Kim  
**Sent:** Tuesday, April 23, 2013 11:18 AM  
**To:** Bob Dingwall; Connie Mandic; Dan Kalmick; Edward Pinchiff; Erik Peterson; Mark Bixby; Robert Franklin  
**Cc:** Hess, Scott; James, Jane; Ramos, Ricky; D'Alessandro, Paul  
**Subject:** FW: questions about the Warner-Nichols 2008 building & RV storage project?  
**Attachments:** ocreg-rainbow-20070815.pdf

Please see below.

Kimberly De Coite  
Administrative Assistant  
Planning and Building Department  
714-536-5276  
[kdecoite@surfcity-hb.org](mailto:kdecoite@surfcity-hb.org)

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

From: Mark Bixby [<mailto:mark@bixby.org>]  
Sent: Sunday, April 21, 2013 8:19 PM  
To: Ramos, Ricky; James, Jane; Hess, Scott  
Subject: questions about the Warner-Nichols 2008 building & RV storage project?

Hi staff,

I was looking online for background info about the 2008 office building & RV storage project mentioned in the B1-b staff report, but all I was able to turn up was the attached OC Register article from August 2007.

The B1-b staff report says "Rainbow submitted an application" for this project in 2008...but the 2007 article says it had already been pending for two years which implies submittal of perhaps 2005, so I'd like to resolve that date discrepancy by asking the following questions after the staff presentation at the hearing:

1) When was the prior project application submitted?

Response: CUP 08-22 and DRB 08-22 for the commercial building and RV/boat storage project were submitted May 2008.

2) When was it withdrawn?

Response: Rainbow withdrew the applications Feb. 2011.

3) How much processing had occurred before it was withdrawn?

Response: The applications were deemed incomplete in June 2008.

Thanks...

--

[mark@bixby.org](mailto:mark@bixby.org)

Remainder of .sig suppressed to conserve expensive California electrons...

## Ramos, Ricky

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**From:** TKowta@aol.com  
**Sent:** Tuesday, April 23, 2013 1:16 PM  
**To:** Ramos, Ricky; De Coite, Kim  
**Cc:** Mary.Adams.Urashima@gmail.com  
**Subject:** Request for preservation of Wintersburg Property

Dear Mr. Ricky Ramos and Ms. Kim DeCoite:

The property of Charles and Yukiko Furuta with their goldfish, water lily farm, and the eventual building of the Presbyterian Mission, the Presbyterian Church and manse have provided colorful and important place in the history of Huntington Beach and Orange County. Since the goldfishes and lilies are no longer there, the only remaining remnants of the Furutas efforts and their willingness to establish a Christian Church on their property are the buildings and they should be preserved. The Mission and the Wintersburg Church, now located in Santa Ana, were the beginning of the vibrant ministry for Orange County and beyond.

My father, Rev. Sohei Kowta, served there for several years prior to the onset of World War II. My parents, my two siblings and I lived in the manse from 1938-1942. As I visited the property a few days ago, it brought back fond memories.

I would, therefore, recommend the preservation of the property for historical purposes as there is a rich history associated with the efforts of the Furutas, their goldfish and water lily farm, and the development of the Christian ministry in Orange County. Thank you for your consideration of our request.

Tadashi Kowta, son of Rev. Sohei Kowta and a resident of the manse

**James V. Vitale, AIA, LEED AP, CASp**

357 East Altadena Drive, Altadena, CA 91001 + 626 818 4149 + [jvitale1@gmail.com](mailto:jvitale1@gmail.com)

April 22, 2013

RECEIVED

APR 23 2013

Dept. of Planning  
& Building

To Planning Commission

Huntington Beach, California

RE: Furuta Farm

It has come to my attention that your commission is considering approving the demolition of one of the last historic agriculture properties in Huntington Beach. Altadena and Huntington Beach share California Rancho roots and when Henry Huntington first subdivided your city it was initially agricultural in use as was most of the land in Southern California during the initial "Boom" years of the 1880's. As one of the last remaining examples of that era its retention for future generations would seem to be logical, and given the lack of adequate sites remaining for public parks, would seem to be a far better use then the proposed one you are considering.

As an early "boomer" architect, adjunct professor at Mt San Antonio College and preservationist; I have observed the "build-outs" of the western San Fernando Valley in the late 50's to the 70's, the lands paralleling the 60 FWY extension from the 605 to Pomona in the late 60's - 70's, the 57 FWY thru Brea Canyon, the conversion of Dairy Valley into Chino Hills; Irvine Ranch and the Newhall Ranches initial and ongoing build-outs, the inevitable infilling that continues to take place and most recently the completion of the extension of the 210 FWY to San Bernardino with the attendant development beginning to take place.

Is your legacy of retained historical structures in Huntington Beach to be measured by the loss of this locally and California historically significant property or is it your duty to protect and retain it for future generations to experience its connection to the past? Those connections extend from Pasadena and Altadena to the sea. It seems ironic that the properties present owners do not see the illogic in the present buildings becoming more landfill rather than being retained for a repurposed "Green" and educational use. Generations of children can benefit from the ongoing use of its grounds and buildings as an urban farm, observing and participating in the benefits to be derived from locally grown agriculture and as a repository for Huntington Beach history.

Were it not for the photograph taken on the inside of the barn on the front page of the Los Angeles Times, the comparison of the Furuta barn to ours in Altadena would have been missed by us. Is it a coincidence that the details shared by our barns are the same?

ATTACHMENT NO. 6.18

My research indicates that it is just possible that the architect of our residence, George G. Webster, he having relocated to Arch Bay (Laguna Beach) early in the last century following the completion of our home and a number of others in Altadena, did in fact use the same builder to produce the Furuta barn that initially constructed ours.

Seen as an accessory building constructed prior to most building codes, its board and batten detailing is unique to the period. That and the Japanese American connection to Altadena via the Presbyterian Mission being established as an extension from Pasadena Presbyterian and with it a connection to George Webster cannot be overlooked.

Attached for your information is a recent article on our house; an earlier article was published in the April 1910 issue of House Beautiful magazine titled "A Gentleman's Bungalow" of which we have a copy.

Our barn is available for inspection and we invite comparison of it to the Furuta Barn.

Respectfully Submitted,

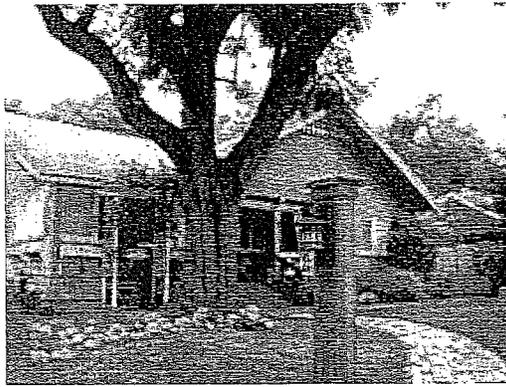
James V. Vitale, AIA, LEED AP, CASp

Adjunct Professor

# Altadena Architecture: A Small Part of the McNally Estate

Dale LaCasella and James Vitale go to great lengths to honor the architectural integrity of their 1906 home that sits one-time McNally property.

- By Shira Liff-Grieff
- Email the author
- November 21, 2010



new



Photos (12)

## Photos



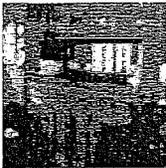
Credit: Shira Liff-Grieff



Credit Shira Liff-Grieff



Credit Shira Liff-Grieff



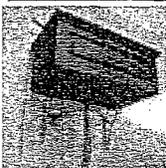
Credit Shira Liff-Grieff



Credit Shira Liff-Grieff



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http://altadena.patch.com/articles/altadena-architecture-a-small-part-of-the-mcnally-estate/media\_attachments/edit?upload\_started=1366578679

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The current residence of Dale LaCasella and James Vitale, AIA is a particularly old, architecturally significant home on Altadena Drive, and unlike so many places in Altadena, it looks much like it did a century ago.

The home sits on property that was once part of the well-known, expansive McNally estate, and it was the first house built on the property after it was subdivided following the death of Andrew McNally in 1904. Mrs. McNally built the home for her nephew, P.J. McNally. Situated on East Altadena Drive (formerly known as Piedmont St. and then Foothill Boulevard, it is part of the first subdivision of the original Woodbury Tract.

Construction began in 1905, and today the home and its original carriage barn stand on a third of an acre, much as it did when it was completed in 1906.

P.J. McNally lived in the home for nearly eight years, after which the home passed through several hands. Among them was Richard Popenoe, who owned the West India Gardens in Pasadena and is credited with developing the first commercial avocados in Southern California. Additional significant historical features of the property is the one hundred and three year old Jacaranda tree in the front yard and a small vineyard of historic grapevines producing award winning wine in the backyard.

He owned the property for about 10 years and planted two avocado trees of a Mexican variety that are still there today and producing an abundance of fruit.

Another previous owner, Sam Hess, made some changes to the home, adding what LaCasella affectionately called, "pink plastic tile and awful linoleum" in the bathroom during the 50's.

The home was renovated once in 1939, at which point the sun-room was created from what was formerly a wrap-around porch. Also at that time, a three-quarter bathroom and additional storage cupboards were added to the mudroom area in the rear of the house. The home is now three bedrooms, one and three-quarters bath, about 1,560 square feet.

Originally from the San Fernando Valley, LaCasella and Vitale spent a great deal of energy scouring the Pasadena and Altadena area for a historic home that had a "special kind of character and

history." They found their home much in need of some tender loving care and set about restoring its charm.

The home itself is a traditional craftsman design, built in what is called board and batten construction style, meaning the walls are constructed of vertical wood boards and smaller battens of various widths, as is the carriage barn with its sliding side door and pair of end doors hinged with Stanley Sweetheart butt and strap hinges.

The house retains many of its original features, including hardwood floors, elaborate built-in cabinetry, most of the original windows and doors and the fireplace in the living room. The carriage barn similarly retains its original workbench, vice and knob and tube wiring. Recently restored from the inside out, the refurbished barn is now prepared to enter its second century complete with solar voltaic panels as Ms LaCasella's sculpture studio.

Vitale, an architect, ensured that any renovations done are conducted with as much respect and consideration for the architectural integrity of the home as possible. He has had to redo the screens on the screen doors, repair water damage and remove some of the wall paneling in the living room.

In addition, they have restored the bathroom to mirror the architectural style of the original home using a number of period pieces, including an old bathtub, 1900 toilet and traditional tiling.

Other necessary renovations have included the recent addition of central heating and air conditioning, which involved removing a large and imposing wall unit that had been added in the 1950s and patching the board and batten walls. In addition, LaCasella and Vitale have remodeled part of their kitchen, though they still have and use a stove that they believe is from sometime between 1939 and 1947.

Also in the home are a rocking chair and a dining room set that are believed to have been part of the original house when McNally lived there.

LaCasella says, "Owning an historic and architecturally significant home is a new endeavor for both of us." The home is "eligible for national registration in three categories," but they are waiting to register it until they have finished working and restoring it as much as possible.

She describes what it was like when they first moved to Altadena in 1993: "There were chickens in the backyards of the houses on either side of ours. At the time, we had two apricot trees and in the summer the chickens would come into our yard, and eat the apricots that were rotting on the ground. Then they would stumble around our yard drunk... Altadena is a great place to live."

RECEIVED

APR 23 2013

Mary Adams Urashima  
19432 Pompano Lane Huntington Beach CA 92648

Dept. of Planning  
& Building

Reference: **Huntington Beach Planning Commission, April 23, 2013 meeting**  
Agenda items: **B-1A Environmental Impact Report 07-001 (Warner Nichols) and B-1B General Plan Amendment 05-001 / Zoning Map Amendment 05-001 (Warner Nichols)**

I request the Planning Commission do not certify the Environmental Impact Report and do not approve the Statement of Overriding Conditions and related General Plan / Zoning Map actions for the proposed Warner-Nichols Project.

The staff recommendation is in conflict with the City's General Plan policies and will result in the loss of historic and cultural resources acknowledged as eligible for the National Register of Historic Places.

### Public input:

A significant majority of the public input received on this project raise concerns about the inadequacy of the Environmental Impact Report (EIR). This input included:

- o California Office of Historic Preservation, Department of Parks and Recreation
- o California Preservation Foundation
- o California Native Heritage Commission
- o Chinese Historical Society of Southern California
- o Preserving California's Japantowns
- o Huntington Beach Historic Resources Board
- o Huntington Beach Neighbors
- o Huntington Beach Downtown Residents Association
- o Huntington Beach Tomorrow
- o Art Hansen, consultant to the Japanese American National Museum
- o Individuals with expertise in Asian American historic preservation

### Multiple actions dividing project does not meet intent of CEQA:

The project does not represent the "whole of the action" as intended by the California Environmental Quality Act (CEQA). "...an EIR must include an analysis of the environmental effects of future expansion or other action if: (1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects." [Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376.] 1) What necessitates demolition of historic structures if there is no proposed development? 2) How can the public fully evaluate impacts of a future, unidentified project? 3) Why is the development plan separated from the proposal to rezone and demolish structures?

In 2008, the applicant processed **Mitigated Negative Declaration (MND)** No. 06-006 for expansion of their facilities: "including approximately 193,150 square feet of new building area including two transfer stations, a secondary recycling building, office, and enclosure of existing MRF canopy." The MND approval included this statement in the applicant project description "*the acquisition of additional land would not be required. All improvements would occur within the existing facility boundary, and no off-site improvements would be required.*" The MND repeatedly states no additional land would be needed for expansion. The MND also states the expansion was based on SCAQMD regulatory and City

of Huntington Beach growth projections. Potential impacts were primarily based on the fact the project would not expand into additional land.

Regarding the current Warner-Nichols project, the applicant has stated there are no development plans, yet in public meetings and to the media they have stated they plan to construct a new office building, RV and boat storage, and trash bin storage. This expands the industrial footprint next to the Oakview Elementary School (currently 60 feet east of the administration offices), Oakview Center Park (60 feet east) and Oakview residential neighborhood.

As of last week, Rainbow communicated they had purchased another property on the west side of Nichols / Warner and plan to expand their facilities for the natural gas fleet. While the applicant performs an acknowledged necessary function, the community and neighborhood should have an opportunity to evaluate the entirety of what is planned and the potential impacts.

### **National Register Eligible structures:**

The recent Historic Context Survey for the City's Cultural and Historic Resources Element in the General Plan reports at least four of the Historic Wintersburg structures are individually eligible for the National Register. These structures include:

- Furuta house, 1912
- Wintersburg Japanese Presbyterian Mission, 1910
- Manse (clergy home), 1910
- Wintersburg Japanese Presbyterian Church, 1934

A total of 23 structures were recommended as eligible for the National Register in the draft 2012 Historic Context Survey. Demolition of five of these structures (including the barn)—all contained on the Historic Wintersburg property—removes over 20 percent of the buildings currently recommended as National Register eligible in Huntington Beach. Since the last historic survey in 1986, Huntington Beach has lost half of the almost 400 structures determined eligible for local landmark status or higher. During the 1980s and 1990s, the City lost the majority of what the State considered a large historic district in the downtown.

### **The Furuta barn:**

The Furuta barn also should be included as eligible for the National Register. The comment that it is ineligible because it had "additions," is not relevant as relates to historic designation. The barn additions were made by the original, sole owner to accommodate the growing farm, and are considered part of the historical narrative of a century-old agricultural property. Additions also were made to the Furuta home, the Mission and the Manse by the original owners; additions by and of themselves are not considered something that detracts from historical value. As of 2012, there are only 660,000 historic barns left in the entire United States with an estimated loss of 50,000 annually, per The Barn Journal.

My research and communications with Los Angeles-based architect, Jim Vitale—who possesses an identical barn on a National Register-eligible property on the former McNally Estate in Altadena—indicate the Furuta barn also should receive this designation. The Altadena Drive property was the first house built on the McNally estate after it was subdivided following the death of Andrew McNally in 1904. Mrs. McNally built the home for her nephew, P.J. McNally in 1905. It is estimated the barn was built between 1905 and 1906 and is the work of George G. Webster. As the Altadena and Furuta barns

are identical, it is believed George G. Webster built the Furuta barn and possibly the Furuta home (Yukiko Furuta's oral history mentions a Caucasian builder).

George G. Webster later moved to Laguna Beach and was an architect typifying early California bungalow and agricultural barn style. Webster's arrival in Laguna Beach coincides with the Laguna Lumber opening in 1913, which initiated the building effort in Laguna Beach (prior to this, lumber arrived by ship or wagon in small quantities). Additional research is needed, but it is likely there are some present-day Laguna Beach "cottages" built by George Webster (who is listed in early Orange County directories as living on Glennyre Street near Arch Beach).

The construction of the Furuta barn is placed between 1906 and 1912, after Webster worked in Altadena and before he arrived in Laguna Beach. The "coincidence" is that each community had involvement of early 1900s Japanese Presbyterian mission efforts (First Presbyterian Church in Altadena, Wintersburg Japanese Presbyterian Mission, and the Sunday school of the Wintersburg Japanese Presbyterian in Laguna Beach). Two of the Wintersburg Mission ministers also served at First Presbyterian Church in Altadena (Rev. Junzo Nakamura and Rev. Kenji Kikuchi).

In Huntington Beach, I have been unable to locate other early 1900s agricultural barns, other than the Furuta barn.

#### **Property qualifies as Historic District:**

The half-dozen buildings on the property are separated in the EIR for individual analysis. While four of the buildings currently are acknowledged as eligible for the National Register, the staff response is that these buildings do not qualify as a district *because they are on two parcels*. Staff cites National Register language, saying it is not a "*significant concentration*."

However, this is an incomplete excerpt of the full definition by the National Register of Historic Places: "(d) District. *A district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.*"

The National Register language does not define nor require a specific number of parcels or structures. Anyone may look up the historic districts on the National Register website and see there are historic districts as small as zero to seven acres, some with no structures, and some on multiple parcels. Here in Orange County, Hot Springs Road on Ortega Highway, Anaheim Colony Multiple Resource Area, and Weir Canyon Archaeological District are designated historic districts with zero acreage, while the Old Towne Orange Historic District is multiple buildings and multiple parcels.

The fact the Historic Wintersburg (Warner-Nichols) property is an extant, century-old farm and mission complex, with a half-dozen buildings, is rare in Orange County. The fact the farm and mission complex is a Japanese pioneer site—containing the history of exclusion, citizenship prohibitions, and the evacuation and incarceration of World War II years—makes this an important heritage property for California.

We have no other representation of this history in Huntington Beach, or in Orange County.

### **Economic Evaluation of Adaptive Re-Use:**

The report is a narrow and outdated view of adaptive re-use. The consultant's evaluation assumes the historic structures would be the only buildings on site in adaptive re-use and that commercial use would be restricted solely to those structures, thereby creating an extended 19-year return-on-investment. There are many examples of creative adaptive re-use integrating historic structures with new construction, while preserving the history.

In the case of the adaptive re-use ordinance in Los Angeles, property values increased 400 percent in some areas. Also of note are the 5.5 million annual visitors to the California missions. There is a definite residential and visitor appeal for historic properties, and creative methods of historic preservation and adaptive re-use. Consider how many traditional strip malls in Huntington Beach currently have empty retail space?

Adaptive re-use is sustainable development, using fewer resources, and a greener approach as opposed to demolition and new development.

### **Archaeological resources:**

The response to public comments states "*no known Native American resources are known to be present in the project area,*" is in conflict with information on record.

The environmental impact review for the nearby Beach/Warner Mixed Use project reported "*the Native American Heritage Commission identified the presence of Native American cultural resources within the immediate area...and noted that the general area was considered sensitive for cultural resources...representatives from the Gabrieleno Tongva Nation (expressed) their concerns about the sensitivity of the...area for Native American resources and burial grounds.*"

A multiple burial site was found in the 1970s only 1320 feet northwest of site (Shell Midden, Site Number 30000346). In the early 1900s, the Universe Effigy (on display in the Bowers Museum) was found just west of the property off Warner Avenue at the Cole Ranch. The identification of archaeological resources will be left to unqualified contractors or employees of the applicant. We have experienced the significant, documented loss of archaeological resources throughout Huntington Beach and the Bolsa Chica by following this formula.

### **Relocation of buildings:**

The reason this was deemed not feasible in the EIR, is because there was not an active, public search. The City's "search" consisted of inquiries to two organizations, neither of which provided potential sites. Although requested of staff during 2012, staff never provided a list of sites considered as part of their review nor the criteria by which a relocation site would be deemed feasible.

The ad hoc committee has, since July 2012, developed a list of potential sites and criteria by which they can be initially evaluated. This has been part of the public record. The process of evaluating sites can go forward pending decisions made on the EIR, but the current list does include sites never included in the City's original analysis. The ad hoc committee continues to need a formal description regarding what analysis would be required by the City for relocation sites.

For the record, there also is the concern of "temporary" relocation of historic structures. In the past, historic structures such as the "Little Blue Church" relocated to Bartlett Park were not restored and

ultimately deteriorated. The historic "Neptunes" building included in the National Register designation for the Huntington Beach Pier was housed at the City corporate yard, and it was learned recently, discarded.

### **Safeguarding buildings:**

There have been some activities at the property inconsistent with what is allowable during an EIR process for historic and cultural resources.

Onsite grading and stockpiles of import soil occurred next to the buildings. In the case of grading, it was done within a couple feet of buildings. The soil stock piling was conducted during construction of a swale on the applicant's property across the street. The soil stockpiles have since been leveled, however now the soil is compacted and barren of vegetation. The concern is this action poses risk for historic structures, e.g. operation of grading equipment close to structures, once-vegetated soil now susceptible to erosion near foundations. Please see the attached Exhibit A for photographs of the grading, soil stock piles and current soil condition.

Also, there have been two known occasions where the buildings have been open, unboarded for periods of two to six or more weeks, leaving them vulnerable to vandalism. Demolition by degradation, neglect, or lack of security should be prevented.

### **Summary:**

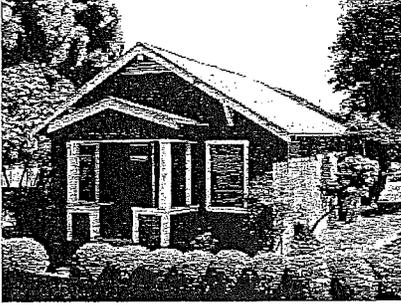
In summary, the staff recommendation to approve the Warner-Nichols project continues the citywide precedent regarding the treatment of historic resources, of which there are a dwindling number. If we continue to allow projects *inconsistent* with the General Plan policies regarding historic resources, we will continue to lose the historical and cultural heritage of Huntington Beach.

This trend removes the "sense of place" from a community, but also has social and economic consequences. Thousands of visitors go to places like San Juan Capistrano or Old Towne Orange specifically to sightsee, shop and dine in a historic environment. It is the unique and authentic history of a community that sets it apart from others.

There also is the obligation established by the community-wide public process for the City General Plan which set policy to value and preserve historic and cultural resources. There is an opportunity to preserve a widely-acknowledged rare, extant pioneer property and fulfill the obligation made to current and future residents.

Regards,  
Mary Adams Urashima  
[www.HistoricWintersburg.blogspot.com](http://www.HistoricWintersburg.blogspot.com)

Attachment A



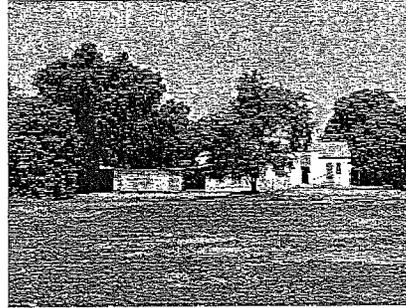
Furuta home, circa 2007.



Furuta Home, 2011.



Furuta home, 2011.



Rear view of Church, Mission and Manse, 2012.



Furuta barn, 2012.



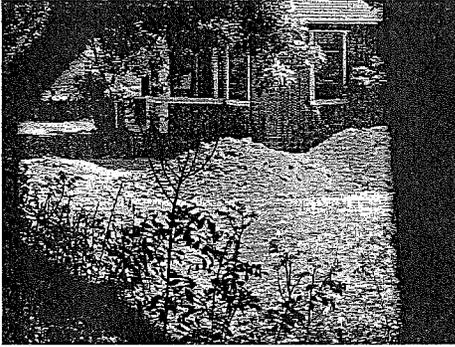
Grading, January 2013.



Grading, January 2013.



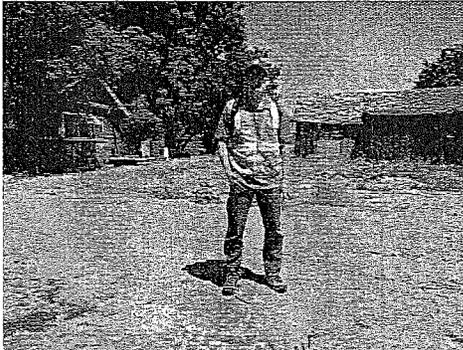
Grading and soil stockpiles, February 2013.



Grading and soil stockpiles by Furuta house, February 2013.



Grading and soil stockpiles between Furuta house And Mission buildings, February 2013.



Standing on previously vegetated, now graded, Erosion prone soil, April 2013.



Barren, erosion prone ground now surrounds the Furuta house and extends on the other side of the Barn, none of this area used for farm, April 2013.



Aerial from EIR, showing vegetated site, no grading, distance between buildings and farm area (grading not part of farm activity).

# Huntington Beach Downtown Residents Association (HBDRA.com)

419 Main Street, Suite 321, Huntington Beach, CA 92648 • HBDRA@HBDRA.com

RECEIVED

APR 23 2013

To Planning Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson & ~~Diaphis~~, Planning & Building

This letter is on behalf of the Huntington Beach Downtown Residents Association (HBDRA) supporting the preservation of the Wintersburg Historic District.

The downtown residents understand and appreciate the value our city's history can bring to HB. It is what makes us unique and different from other California beach towns. It's what makes visitors to our City say "how interesting, that HB is so much more than surfing with its rich diverse history". The HBDRA knows all too well from recent experience that the City may unintentionally but none the less not recognize the value of historic preservation without sufficient information. In 2009 the City was in doubt that Triangle Park was even a park and was entertaining the idea of building over this site because of the "value of the land". Today Triangle Park (and the Main St. Library) have been recognized by the State of California's Historic Preservation Office and has been submitted to the U.S. Department of the Interior to be placed on the National Register of Historic Places.

Therefore, below we have listed our concerns regarding the EIR before you and the staff recommendation to rezone and demolish the historic buildings on the Historic Wintersburg property.

## **Staff recommendation goes against overwhelming public input supporting preservation:**

Of the 17 letters received by the City, 15 declared the draft EIR inadequate and supported preservation, One acknowledged receipt (Governor's Office of Planning and Research) and only one supported the draft EIR (Huntington Beach Environmental Board). Letters supporting preservation were received from the California Office of Historic Preservation, Department of Parks and Recreation; California Preservation Foundation; California Native Heritage Commission; Chinese Historical Society of Southern California; Preserving California's Japantowns; Huntington Beach Historic Resources Board; Huntington Beach Tomorrow; Professor Emeritus Art Hansen, consultant to the Japanese American National Museum; other individuals with expertise in Asian American historic preservation and the history of Wintersburg.

## **The Staff recommendation is inconsistent with the City's General Plan policies:**

The recommendation is inconsistent with the City's General Plan (demolition of known historic resources).

## **Destruction of National Register eligible structures:**

The recent Historic Context Survey for the City's Cultural and Historic Resources Element in the General Plan reports at least four of the Historic Wintersburg structures are individually eligible for the National Register (not noted is the barn which we believe also is eligible).

## **Destruction of significant percentage of historic resources:**

A total of 23 structures were recommended as eligible for the National Register in the December 2012 Historic Context Survey. Demolition of five of these structures (including the barn)---all contained on the Historic Wintersburg property---removes almost a quarter of the buildings recommended as National Register eligible in Huntington Beach. Since the last historic survey in

ATTACHMENT NO. 631

# Huntington Beach Downtown Residents Association (HBDRA.com)

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1986, Huntington Beach has lost half of the almost 400 structures recommended as having historic value.

## **"Piecemealing" under the California Environmental Quality Act (CEQA):**

The project does not represent the "whole of the action" as intended by the California Environmental Quality Act (CEQA). "...an EIR must include an analysis of the environmental effects of future expansion or other action if: (1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects." What necessitates demolition of historic structures if there is no proposed development?

## **Photo documentation recommended as mitigation:**

Photo documentation is the lowest level of historic mitigation, especially for structures considered eligible for the National Register.

## **Historic District: Wintersburg is a historic district:**

The findings are invalid when each structure is reviewed separately. The half-dozen buildings on the property are separated for individual analysis. Four of the buildings currently are acknowledged as eligible for the National Register. The staff response is that these buildings do not qualify as a district because they are on two parcels. Staff cites National Register language, saying it is not a "significant concentration." However, this is not the full definition as provided by the National Register of Historic Places, which is: "(d) District. A district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history."

## **Historic pioneer barn:**

The response from staff dismisses the historic nature of the barn and comments that additions were made to the barn over the years. The barn is estimated to be approximately 100 years old (at least as old, if not older than the 1912 Furuta home). Additions were made by the original and sole owner, are part of the barn's history, and do not diminish its historic significance. The barn was used for the unique enterprises of goldfish and flower farming, is an integral part of an agricultural pioneer property, and is a rare feature in urban Orange County.

Economic evaluation is used to discount historic preservation: The consultant's evaluation assumes the historic structures would be the only buildings on the five-acre site in adaptive re-use and that commercial use would be restricted solely to those

## Huntington Beach Downtown Residents Association (HBDRA.com)

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structures, thereby creating an extended 19-year return-on-investment. There are many examples of creative adaptive re-use incorporating historic structures into new construction, while preserving the history.

We thereby request that you deny certification of the EIR as it stands now and take the time for a more thorough review of this property's intrinsic and historical value. If these historically significant structures are demolished, they are gone forever, erased from our City's legacy. By preserving this Historic District, the City of Huntington Beach has the opportunity to be home to a very unique part of U.S. history.

Thank you for your review and attention to this matter.



Kim Kramer

On behalf of the Huntington Beach Downtown Residents Association (HBDRA)  
and HBDRA Board of Directors

# Historic Resources Board

An advisory board to the Huntington Beach City Council

RECEIVED

April 23, 2013

APR 23 2013

Planning Commission members- Chair MARK BIXBY, Vice-Chair ERIK PETERSON, Commissioner BOB DINGWALL, Commissioner CONNIE MANDIC, Commissioner DAN KALMICK, Commissioner ROBERT FRANKLIN, Commissioner EDWARD PINCHIFF  
Re: General Plan No. 05-110/Zoning Map Amendment 05-001/Zoning Map Amendment

The Historic Resources Board of Huntington Beach (HRB) is recommending that you deny certification of the EIR and reject Staff Recommendation for this project based on the following issues:

- **The Project and Staff Recommendation are inconsistent with the City's General Plan regarding historic resources:** The recommendation is inconsistent with the City's General Plan in spite of the finding that the loss of these historic resources cannot be mitigated.
- **"Piecemealing" under the California Environmental Quality Act (CEQA):** The project does not represent the "whole of the action" as intended by the California Environmental Quality Act (CEQA). "...an EIR must include an analysis of the environmental effects of future expansion or other action if: (1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects." [Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376.] 1) Why demolish historic structures if there is no proposed development?

That question leads to the real core of the issue:

- **The EIR completely fails to quantify the adverse conditions of "vagrancy, vandalism and unsightliness" which are listed as one of the primary reasons for the SOC and as the basis for Staff's position that the benefits of demolishing these historic structures outweigh the supposed deficits of keeping them:** No letters of complaint about the unsightliness of the property are cited. No police logs are cited as to calls on or about the site. The number of police calls cited by the report go back as far as 1996 but no charts or matrices of how these "adverse conditions" are trending after the current paltry security measures were adopted (or what year they were adopted) have been included or even cited. The nature of the police calls are also not cited. No alternate security improvements are suggested. Even the cheapest additional security measures, like adding barbed wire to the fence tops (or maybe shutting the doors and closing the gate at night,) would likely eliminate whatever adverse conditions do exist. The Property Owners themselves are consistently leaving the property and the structures open both during and after business hours, sometimes for weeks at a time. Simple observation shows that the most recent vandalism is neither gang nor vagrancy related- it is the deliberate destruction of the finer historic elements of the structures for its own sake.

ATTACHMENT NO. 6.34

# Historic Resources Board

An advisory board to the Huntington Beach City Council

Other egregious issues also include:

- **Economic evaluation used to discount historic preservation:** The report is a narrow and outdated view of adaptive re-use. The consultant's evaluation assumes the historic structures would be the only buildings on the five-acre site in adaptive re-use and that commercial use would be restricted solely to those structures, thereby creating an extended 19-year return-on-investment. There are many examples of creative adaptive re-use incorporating historic structures into new construction, while preserving the history. **In addition, the restoration estimate used for the EIR includes items not required by the California Historic Building Code- nearly \$300,000 in unnecessary seismic upgrades alone. That dollar amount represents over 10% of the entire quote for that one category alone!**

Other important issues are:

- **Destruction of National Register eligible structures:** The recent Historic Context Survey for the City's Cultural and Historic Resources Element in the General Plan reports at least four of the Historic Wintersburg structures are individually eligible for the National Register (not noted is the barn which we believe also is eligible).
- **Destruction of significant percentage of historic resources:** A total of 23 structures were recommended as eligible for the National Register in the December 2012 Historic Context Survey. Demolition of five of these structures (including the barn)—all contained on the Historic Wintersburg property—removes almost a quarter of the buildings recommended as National Register eligible in Huntington Beach. Since the last historic survey in 1986, Huntington Beach has lost half of the almost 400 structures recommended as having historic value.
- **Photo documentation recommended as mitigation:** Photo documentation is the lowest level of historic mitigation, particularly for structures considered eligible for the National Register.
- **Historic District:** The half-dozen buildings on the property are separated for individual analysis. Four of the buildings currently are acknowledged as eligible for the National Register. The staff response is that these buildings do not qualify as a district *because they are on two parcels*. Staff cites National Register language, saying it is not a "significant concentration." However, this is not the full definition as provided by the National Register of Historic Places, which is: "(d) District. A district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history."
- **Historic pioneer barn:** The response from staff dismisses the historic nature of the barn and comments that additions were made to the barn over the years. The barn is estimated to be approximately 100 years old (at least as old, if not older than the 1912 Furuta

ATTACHMENT NO. 4.35

# Historic Resources Board

An advisory board to the Huntington Beach City Council

home). Additions were made by the original and sole owner, are part of the barn's history, and do not diminish its historic significance. The barn was used for the unique enterprises of goldfish and flower farming, is an integral part of an agricultural pioneer property, and is a rare feature in urban Orange County.

- **Staff recommendation goes against overwhelming public input supporting preservation:** Of the seventeen (17) letters received by the City, fifteen declared the draft EIR inadequate and supported preservation, one acknowledged receipt (Governor's Office of Planning and Research) and one supported the draft EIR (Huntington Beach Environmental Board). Letters supporting preservation were received from the California Office of Historic Preservation, Department of Parks and Recreation; California Preservation Foundation; California Native Heritage Commission; Chinese Historical Society of Southern California; Preserving California's Japantowns; Huntington Beach Historic Resources Board; Huntington Beach Tomorrow; Professor Emeritus Art Hansen, consultant to the Japanese American National Museum; other individuals with expertise in Asian American historic preservation and the history of Wintersburg.

While the issues of historic preservation listed above are ignored and/or diminished by the EIR and are reason enough to reject this project, The Board finds this EIR grossly inadequate regarding its core issue- current "adverse conditions" at the site. Staff recommendations for a Statement of Overriding Considerations made on this limited and highly misleading information cannot be supported. All other zoning benefits cited in the SOC cannot compensate for the loss of so many important structures, especially when most of those other benefits could be achieved with the structures in place.

Please find for the adoption of the in situ preservation of all five of these Nation Register-worthy structures and their immediate surroundings (a better, more accurate and more complete version of Alternative 3, Historic Resources Renovation Alternative) or at the very least, deny certification of the EIR as it stands now and reject the proposed project until a complete project with a specific final use is presented. In the meantime, please protect these irreplaceable historic resources with a directive to improve the security measures on the project site.

Thank you for your consideration.

Respectfully Submitted,

Barbara Haynes  
Chair, Historic Resources Board of Huntington Beach

ATTACHMENT NO. 6.36

## Ramos, Ricky

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**From:** fumikocarole fujita [fcpfarmd@yahoo.com]  
**Sent:** Tuesday, April 23, 2013 3:01 PM  
**To:** Ramos, Ricky  
**Subject:** Wintersburg

Dear Ricky Ramos,

My name is F. Carole Fujita and I am an active member of the Little Tokyo Historical Society. I am also a retired pharmacist and filmmaker.

I am writing to ask for your support and intervention in the preservation of the Wintersburg Historic site which represents over 100 years of Japanese American history. Japanese Americans have a prominent history in this country and in Orange County that other Americans are not familiar with. Therefore, we believe it is important to preserve the Wintersburg history to share with all Americans the diversity of our past. Thank you for your assistance and support.

F. Carole Fujita  
Board Member,  
Little Tokyo Historical Society

**Ramos, Ricky**

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**From:** Ramos, Ricky  
**Sent:** Tuesday, April 23, 2013 3:29 PM  
**To:** De Coite, Kim  
**Subject:** FW: Draft Galvin Historic Survey / Warner Nichols

Please forward to PC.

I did not get a chance to check with Galvin but I suspect they did not get access to the Warner Nichols site because they would have had to call me so I can arrange access with the applicant. That never happened. Galvin did not prepare a DPR form for the barn. Since Galvin's work on the survey is a reconnaissance level survey and the work by the EIR consultant is an intensive survey Galvin deferred to the EIR consultant.

---

**From:** Dan Kalmick [mailto:[dkalmick@gmail.com](mailto:dkalmick@gmail.com)]  
**Sent:** Sunday, April 21, 2013 11:25 PM  
**To:** Ramos, Ricky  
**Cc:** James, Jane; Hess, Scott  
**Subject:** Draft Galvin Historic Survey

Hi Ricky,

Do you know if the consultant was allowed access to the Warner/Nichols site to be able to evaluate the barn? I can see them being able to eval most of the site from the street, but the barn seems too far. The study notes that there were a number of structures it could not evaluate because of lack of public access. I'm guessing GPA won't be at this meeting so do you think you could get an answer as a late comm? It mentioned something about them differing to the EIR, but did they do a DPR523A form?

Thanks!

Dan Kalmick  
(562) 397-3635  
[dkalmick@gmail.com](mailto:dkalmick@gmail.com)

Ramos, Ricky

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From: yukio kawatani [yklk@att.net]  
Sent: Tuesday, April 23, 2013 3:35 PM  
To: Ramos, Ricky; De Coite, Kim  
Cc: Mary.adams.urashima@gmail.com; pc@pacificcitizen.org  
Subject: Historic Wintersburg planning commission meeting

Dear City of Huntington Beach Planning Commissioners,

My name is Yukio Kawaratani. I am a Nisei or 2nd generation Japanese American, who is a member of the Japanese American Citizens League and a director with the Little Tokyo Historical Society. The history of the 1st and 2nd generation Japanese Americans and what was accomplished

in Southern California is of significance to the hundreds of thousands of Japanese Americans in this country. These limited and precious physical structures

representing our history must be preserved for all Americans. We are a diverse America and there must be concern for preserving the history of all minorities. To summarily demolish these iconic symbols of our past, without widespread consideration and input, could be misinterpreted as an insult.

Please

turn down this terrible demolition application. At the very least, postpone your decision, until the Japanese American Citizens League, which represents the interests of all Japanese Americans in this country, can be notified and given an opportunity to provide input.

Sincerely,

Yukio Kawaratani