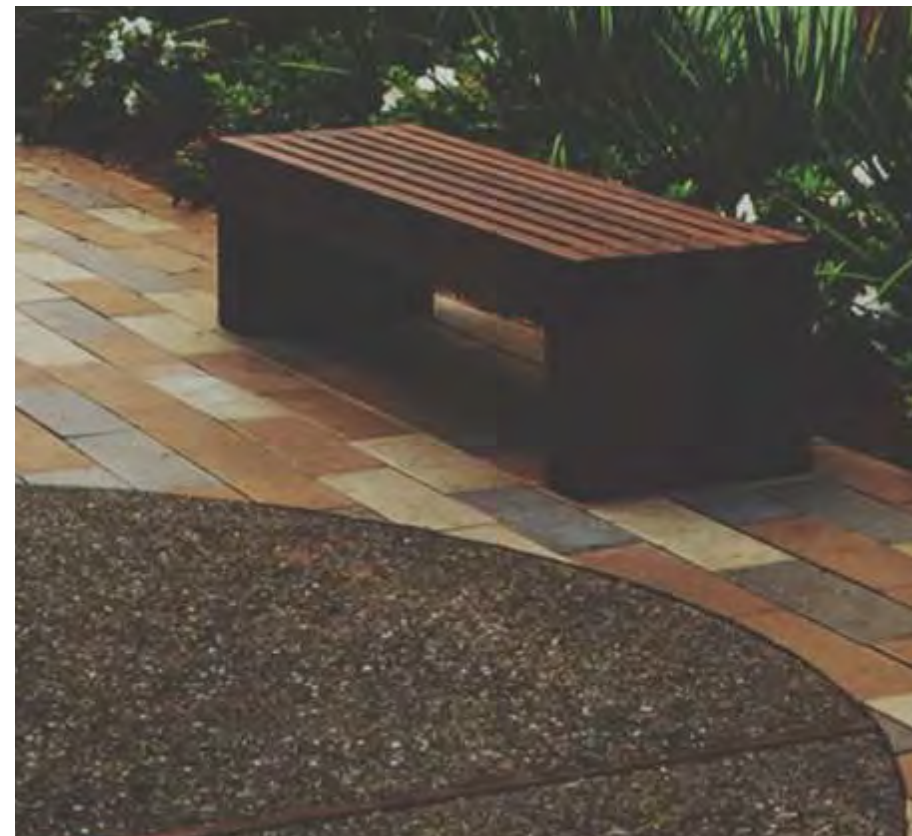
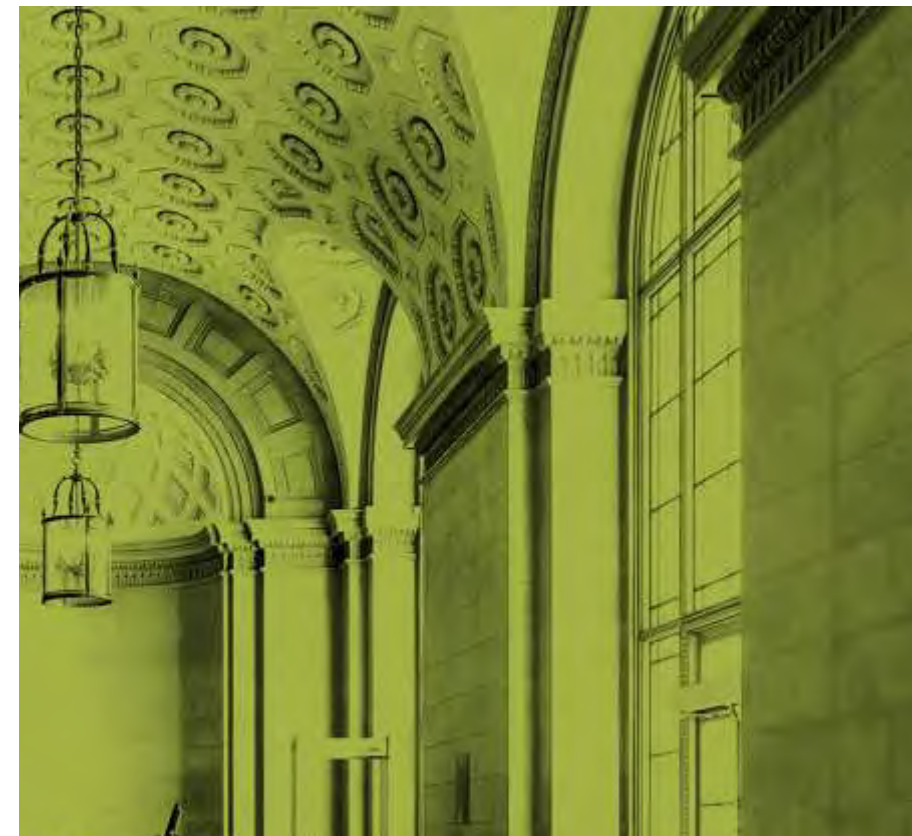
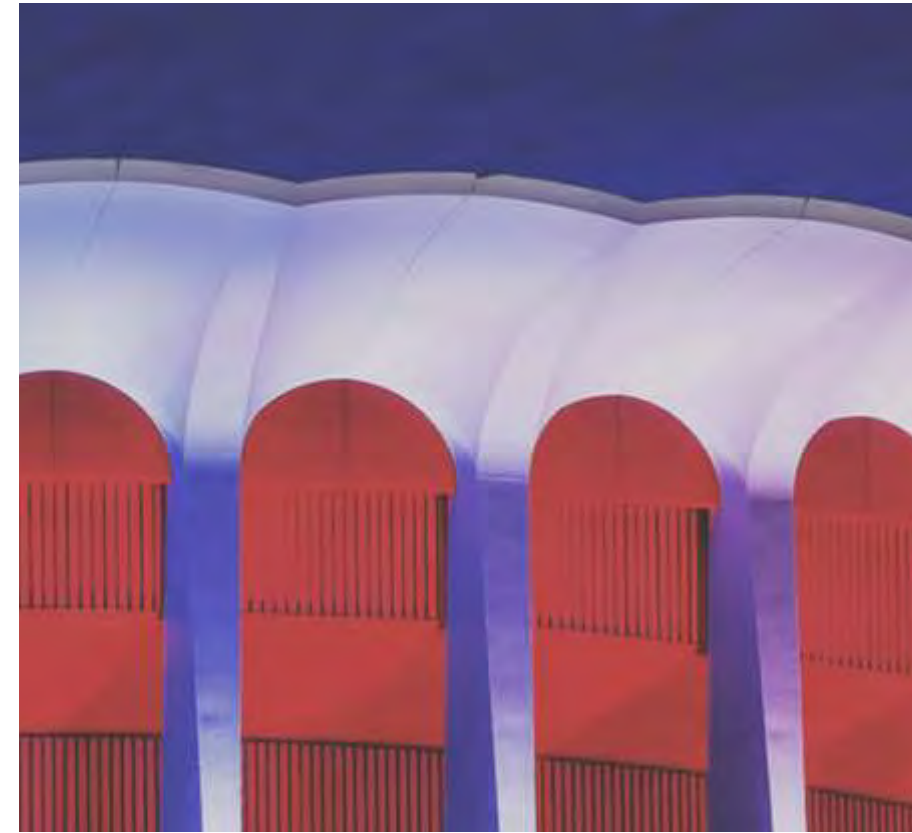




CALIFORNIA
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CEQA Roundtable

23 June 2017





C a s e 1

Orange Coast College

Neutra/Alexander Buildings + Eckbo Landscape

Orange Coast College

CEQA Background – Cultural Resources

Lead Agency

Coast Community College District

Period of Significance

1950 – 1957

Master Designers

Architects: Richard Neutra & Robert
Alexander

Landscape Architect: Garret Eckbo



Above: 1950-64 Neutra / Alexandar / Eckbo Campus

Orange Coast College

Vision 2020 Facilities Master Plan

Brief History

- Originally publicized by the College District in 2013
- Campus upgrades and expansion funded by the November 2012 “Measure M” – a \$698 million bond measure
- Called for an additional 100,000 square feet of academic space to accommodate enrollment growth

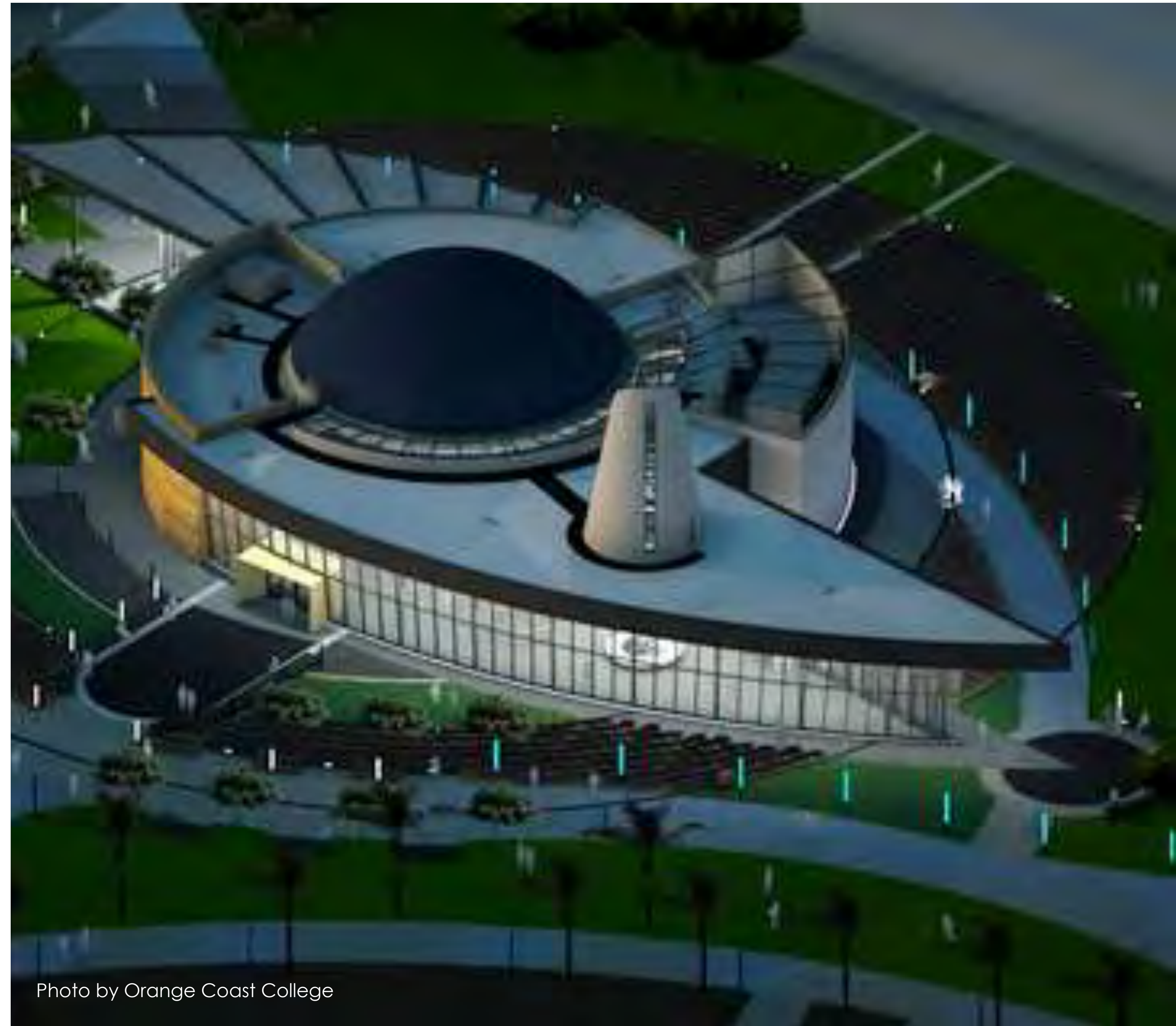


Photo by Orange Coast College



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Notice of Preparation (Nov 2013)

November 8, 2013

To: See Attached Distribution List

From: Coast Community College District
ATTN: Jerry Marchbank
1370 Adams Avenue
Costa Mesa, California 92626

Subject: Notice of Preparation of a Draft Program Environmental Impact Report (PEIR)

Coast Community College District (CCCD) will be the lead agency and will prepare a Program Environmental Impact Report (PEIR) for the proposed project identified below. CCCD is requesting your view as to the scope and content of the environmental information to be included in the PEIR. Responsible agencies are requested to indicate their statutory responsibilities in connection with the proposed project.

The description, location and the potential environmental effects resulting from the proposed project are contained in the Initial Study which is available through the Coast Community College District website (<http://www.cccd.edu/news/publications.aspx>).

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this notice. A public scoping meeting will be held on November 21, 2013 at 1:00 p.m. in the Administration Building (01) in Room 108.

Please send your response to Mr. Jerry Marchbank at the address shown above. We will need the name for a contact person in your agency.

Project Title: Vision 2020 Facilities Master Plan Program EIR, Orange Coast College

Project Location: Orange Coast College, generally bound by Fairview Road to the east, Harbor Blvd. to the west, Adams Avenue to the north, and Merrimac Way to the south.



Jerry Marchbank
Senior Director, Facilities, Planning and Construction

- A public scoping meeting was first held on November 21, 2013 (15 persons attended)
- First Draft EIR Distributed in June 2014.
- The review and comment period began on June 16, 2014, and concluded on July 30, 2014.
- Two public meetings were held during the 45-day comment period.
 - June 30, 2014 (50 people attended)
 - July 15, 2014 (100 people attended)

6.3.5 Cultural Resources

V. CULTURAL RESOURCES – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cultural Resources:

- **Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**
- “Potentially Significant Impact. Renovations are planned for the Auditorium and Gymnasium, which were constructed more than 50 years ago. A historical resources survey will be performed to determine whether these or any other buildings or structures are considered historically significant as defined in the CEQA Guidelines, Section 15064.5.”



Auditorium. Photo by Julius Shulman

Draft EIR

The draft EIR considered five alternatives, three of which addressed the historic district:

1. Maximum Reuse
2. Strategic Reuse
3. Minimum Reuse

Only the Maximum Resource alternative reduced impacts to less than significant levels by retaining a California Register-eligible historic district at the College.

Draft EIR, with Historic Resources and Potential CRHR-eligible District

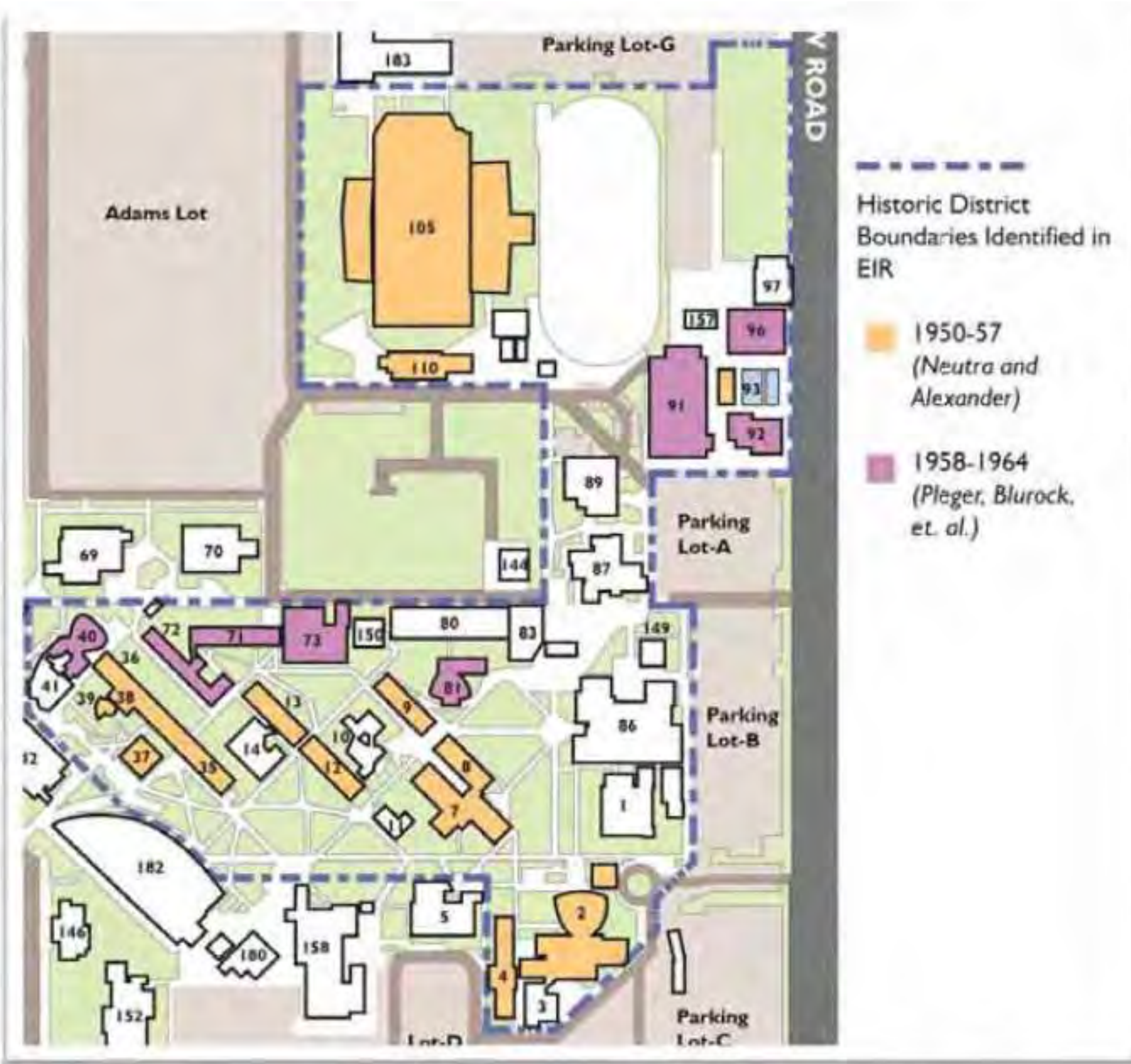
Historic Resources Technical Report May 2014

The HRTR found a historic district (with 23 contributing buildings) eligible for listing in the California Register of Historical Resource under the following criteria:

Criterion 1 for its early master planning concepts of a community college located within Orange County.

Criterion 3 for its distinctive architectural and design qualities as interpreted in an educational facility, and

Also **Criterion 3** for its direct association with master planner and architect Robert E. Alexander; master architect Richard Neutra; landscape architect Garrett Eckbo; and Orange County architect William E. Blurock.



Historic Resources and Potential CRHR-eligible District

Historic Structures Report

May 2015

Page & Turnbull

Page & Turnbull, in its HSR, identified additional preservation alternatives after surveying the existing conditions and significance of campus buildings.

Preservation Alternatives 1A through 1C: Relocate the proposed (new) Planetarium approximately 200-feet to the northeast of the existing Math Wing and Planetarium complex.

Alternatives 2A and 2B, retain the plan east Math Wing (Bldg. 35) and allow for the new Planetarium to be built in its preferred location... “Building 35 is critical to retaining the character of the eligible Historic District.”



Historic Structures Report May 2015 Page & Turnbull

Preservation Alternatives 1A through 1C relocate the proposed new Planetarium approximately 200-feet to the northeast of the existing Math Wing and Planetarium complex.

Alternatives 2A and 2B, retain the plan east Math Wing (Bldg. 35) and allow for the new Planetarium to be built in its preferred location. As described in the HSR, it is our professional opinion that retention of Building 35 is critical to retaining the character of the eligible Historic District and relationship of the central core buildings.



Figure 2: Campus "quadrangle" looking east at a rehabilitated Building 14. This outdoor space would be directly adjacent the new proposed Planetarium in its alternative location.

Draft EIR – Feasibility of Alternatives

“The costs to rehabilitate and reuse the Neutra buildings was not anticipated in the bond; are costs that were not communicated to the voters; and does not meet the college’s instructional facility goals....***Cost is not a deciding factor for feasibility of an alternative, but it is heavily considered in the feasibility of that alternative.***”



Draft EIR, with Historic Resources and Potential CRHR-eligible District

Historic Resources Survey August 2015 Jan Ostashay

“The existing setting of the core campus area would be re-designed and re-configured in a manner that would destroy all semblance of the historic character of the site... result in significant adverse impacts under CEQA. These impacts cannot be mitigated to a less-than-significant level. Nonetheless, mitigation measures are still required.”

– *Conclusion of Historic Resource Survey, Ostashay and Associates*



Final EIR Response

The HSR prepared by Page and Turnbull proves that the Neutra and Alexander buildings **can be re-used** in an alternative that will achieve the goals and objectives of the master plan. This alternative is financially viable, environmentally sustainable, and if implemented, would convey the CCCD's deep understanding of and respect for its architectural legacy. Blatantly ignoring the findings of Page and Turnbull's HSR, which present a viable preservation alternative, is not only irresponsible but also a direct violation of the mandates of CEQA.

O1-5

Respose to 01-5 (Letter from Docomomo upholding feasibility of preservation)

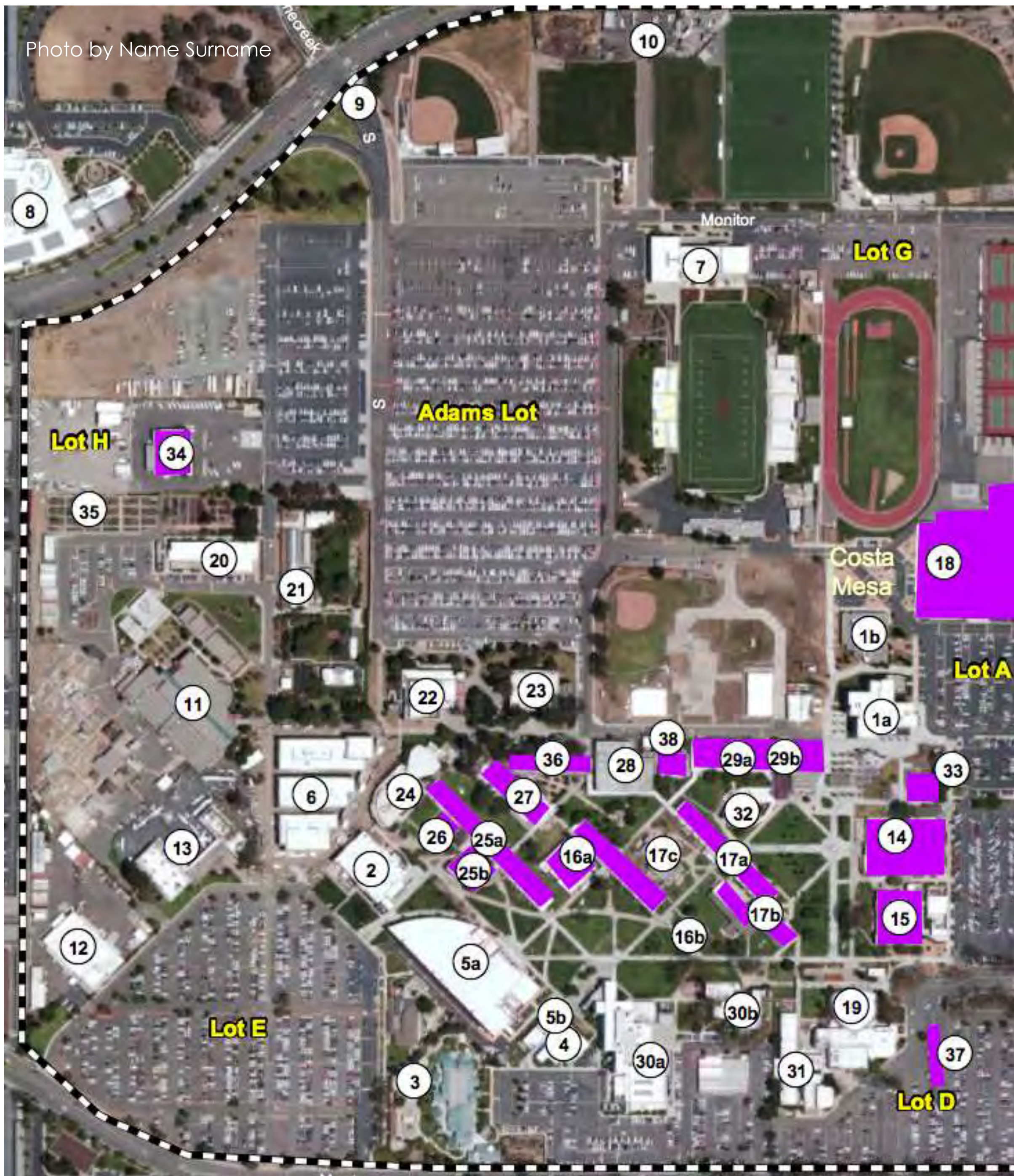
CEQA defines 'feasible' as 'capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.' For an alternative to be feasible, it must be 'successful' at achieving the project's objectives. Thus, an alternative may be rejected as infeasible if it 'would not fully meet the project objectives....' *Association of Irrigated Residents v. County of Madera (2003) 107 Cal.App.4th 1383, 1400.*"

Final EIR Response



Response to letter from Docomomo upholding feasibility of preservation

“The fact that Neutra and Alexander believed that a carefully designed campus could create a ‘landscape of learning’ was true for the campus at that time. Today, the landscape of learning has changed beyond what Neutra and Alexander could anticipate.”



Final Mitigation Measures

- 1. Recordation:** Historic Structures Report for all significant buildings to be demolished. With floor plans, site plans, large format photography.
- 2. Salvage & Reuse:** Where feasible these features shall be itemized, photographed, salvaged, and incorporated into the new design of the campus pursuant to the 2020 Facilities Master Plan.
- 3. Interpretive Educational Program:** Interpretive multi-media educational program and 3-D public art display shall be incorporated into the development of the reconfigured campus quad area and/or campus library. This interpretive program and public art work shall be developed with the assistance of a qualified architectural historian or historic preservation professional



Photo Courtesy Water & Power Associates

Case 2

IDS Project, Pasadena Playhouse

New Contextual Design

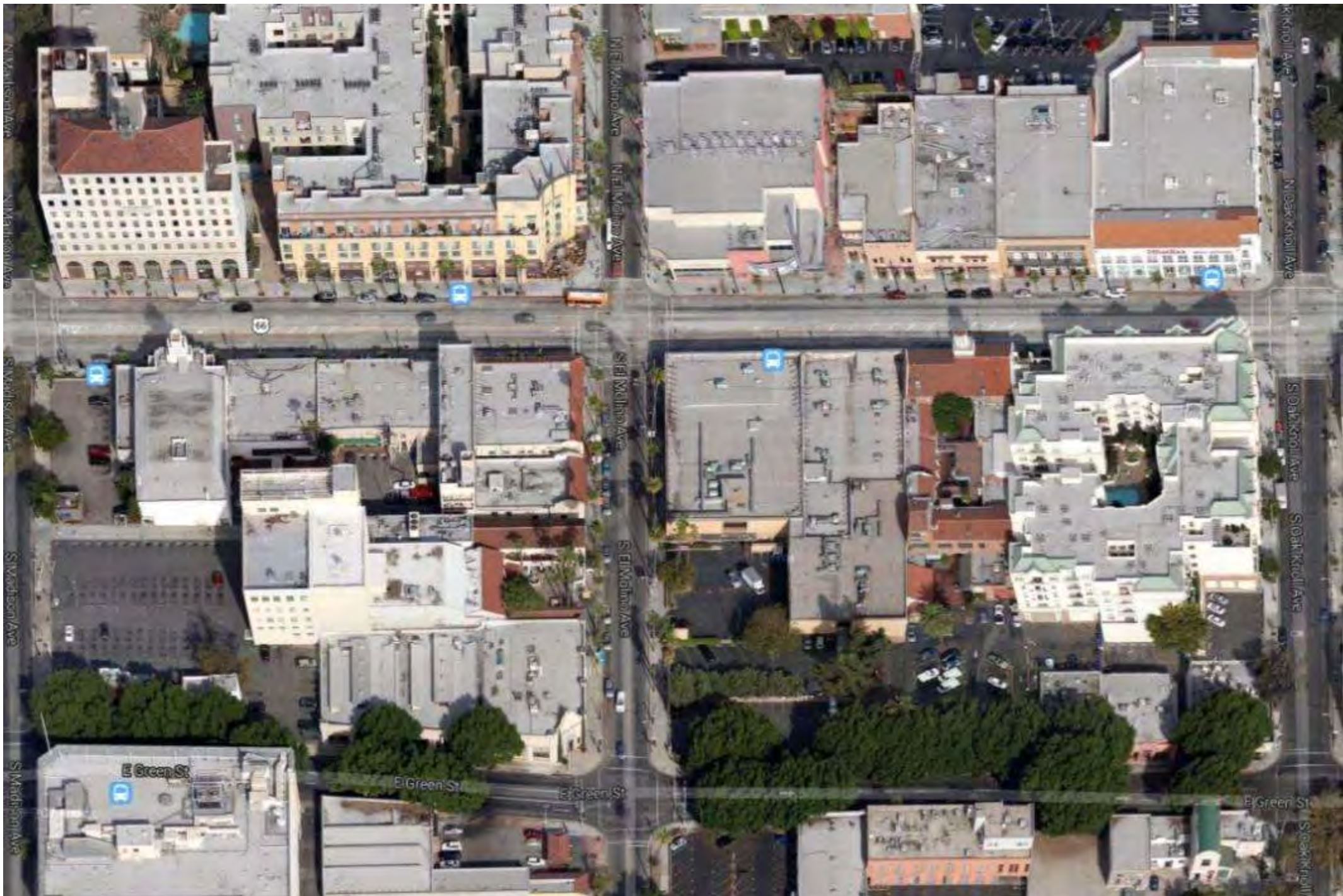


SYNOPSIS

Developer proposed new construction

Historic District context/ contextual design Compatibility v. differentiated constructs.

Scale and compatibility





Design Review Findings:

1.Consistency with Applicable Guidelines

- **Citywide Design Guidelines**
- **Central District Specific Plan**
- **Pasadena Playhouse District Streetscape, Walkways & Alleys Plan**

2.Consistency with The Secretary's Standards

3.Consistency of Project with Environmental Documentation (CEQA - EIR)



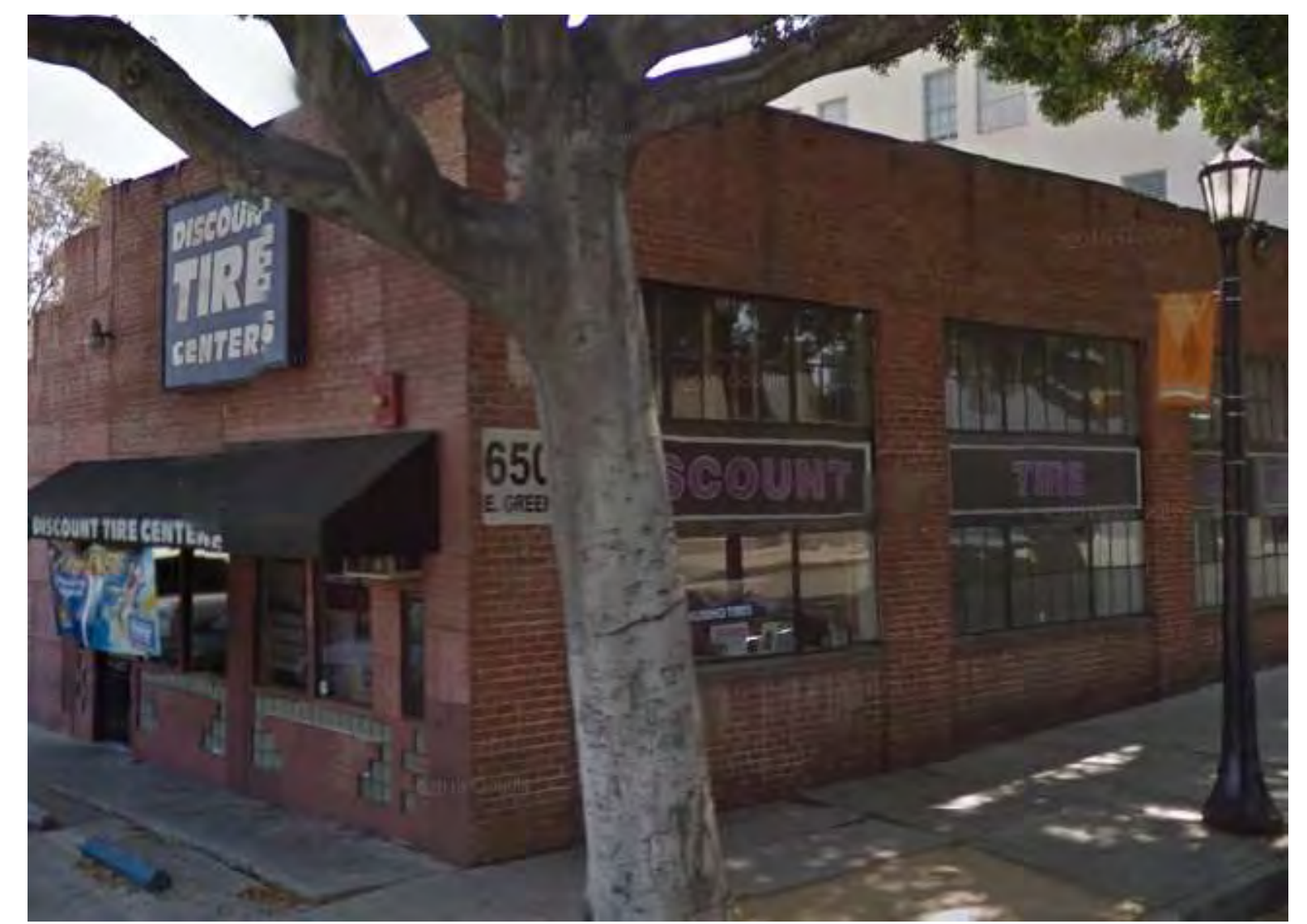
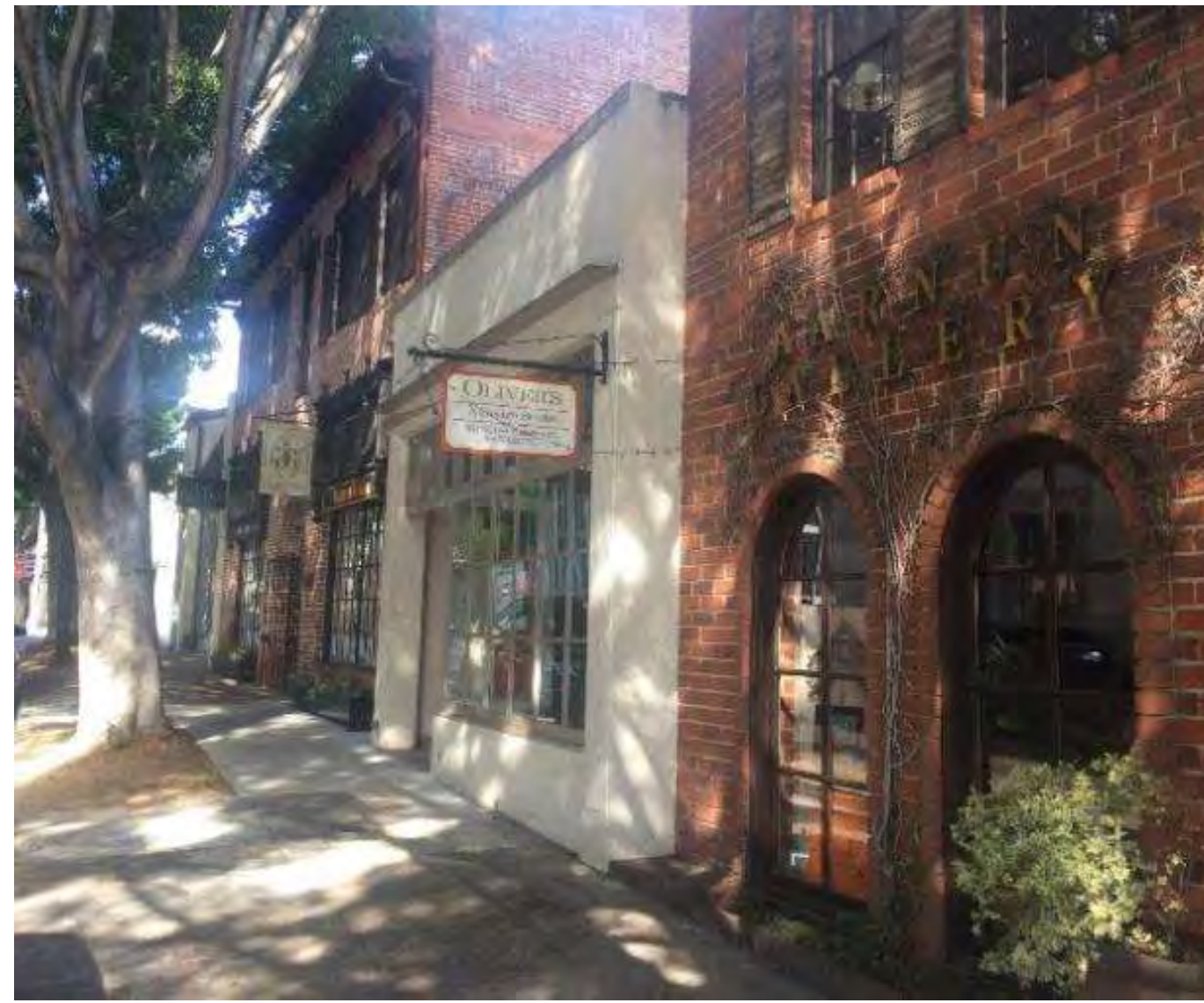


Central District Specific Plan Playhouse Sub-district Guidelines:

Respect the scale, massing and articulation of adjacent historic buildings; massing should not overwhelm or diminish historic structures.

The Secretary of the Interior's Standards Preservation Brief 14:

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building.



California Environmental Quality Act

Requires local and state governments to consider the potential environmental effects before deciding to approve a project.

The purpose is to disclose the potential impacts of a project, suggest methods to minimize those impacts, and discuss alternatives to a project so that decision makers will have full information upon which to base their decision.

The IDS Environmental Impact Report

The proposed project could result in indirect aesthetic impacts on adjacent historic landmarks and landmark-eligible structures due to potential incompatibility of design and scale.

However, because the project requires review by the City's Design Commission, these impacts are Class III, less than significant.

The City Staff Report

City Council certified an EIR for the project, and found that the land use approvals did not result in significant historic or aesthetic effects from the project.

Accordingly, in design review, the Design Commission is to start with the premise that the building as already approved does not have significant aesthetic impacts



Pasadena group sues city over scope of retail/office development

By Janette Williams, Staff Writer

POSTED: 12/21/09, 12:01 AM PST

0 COMMENTS

PASADENA - Pasadenans for a Livable City - a newly formed group that includes former City Councilman Sid Tyler and Planning Commissioner Richard Norton - filed suit Monday against the city to stop the \$75-million Playhouse Plaza project the City Council approved on Nov. 17.

The suit, filed in Los Angeles Superior Court, claims the city did not follow the California Environmental Quality Act and violated its own rules on downtown development when it gave the go-ahead to the five-story, 159,000-square-foot retail/office project at Colorado Boulevard and South El Molino Avenue.

According to the suit, the project's "mass and scale would overwhelm the Playhouse National Register District buildings," including the historic Pasadena Playhouse. It also claims that environmental reports failed to adequately study the impact on traffic on South El Molino between Colorado and Green Street.

The project includes a six-level, 522-space underground parking garage, with 155 of the spots for public use.

"If the approvals for this project are allowed to stand, exceeding adopted development standards without making the necessary findings, it makes a mockery of city planning," Tyler said in a statement.

"The citizens of Pasadena and the City Council worked long and hard just a few years ago to develop these new standards for Downtown Pasadena. This lawsuit is requiring the city staff and the City Council to stick to the rules for new construction projects that citizens from all over the city rely upon."

In addition to Tyler and Norton, Marsha Rood, who was Pasadena's development administrator from 1982 to 2000, and Pasadena Heritage, the city's premier preservation group, are named in the suit "on behalf of others ... too numerous to be named" as petitioners.

David Saeta, representing the Los Angeles-based developer IDS Real Estate Group, said Monday that he had not seen the lawsuit but was confident the city process over the past three years would stand up to a court challenge.

New Contextual Design: The initial IDS Project in the Pasadena Playhouse Historic District: LAWSUIT

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POSTED: 12/21/09, 12:01 AM PST

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Settlement Agreement

Reduce the building size to the city's maximum allowable by zoning

Create a "prominent central ceremonial entrance" on Colorado Boulevard

Redesign to be smaller and more respectful of the historic character of the district and the nearby Pasadena Playhouse

Retain a historically sensitive architect

Go back through design review



New Contextual Design: The Redesigned IDS Project in the Pasadena Playhouse Historic District



New Contextual Design:
The IDS Project: Open
Space and the
Playhouse Theater
courtyard connection

New Contextual Design: The IDS Project: Open Space and the Playhouse Theater courtyard connection



New Contextual
Design:
The IDS Project in
the Pasadena
Playhouse Historic
District: Prominent
entrance



New Contextual
Design:
The IDS Project in
the Pasadena
Playhouse Historic
District: Prominent
entrance





New Contextual Design:

The IDS Project in the Pasadena Playhouse Historic District: Compatibility with Green



Photo Courtesy Elacy

Case 3 Nelles Correctional Facility

A (Partial) CEQA Victory

Nelles Youth Correctional Facility

CEQA Background –

Lead Agency
City of Whittier

Criteria for Significance
Criteria A, B, and C

Period of Significance
1920 - 1934

Project consists of demolition of 50 structures and the adaptive reuse of the former Superintendent's Residence and Administration Building.

SECTIONS

SEARCH

Los Angeles Times

FRIDAY JUN 16, 2017

LOCAL SPORTS POLITICS ENTERTAINMENT OPINION MOST POPULAR PLACE AN AD

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Whittier Conservancy sues city to stop development of former youth correctional facility



The Whittier Conservancy is suing the state to stop the sale of the Fred C. Nelles Youth Correctional Facility. (Al Seib / Los Angeles Times)

By **Brittany Mejia** · Contact Reporter

Ad closed by G

Stop seeing this

AdChoices

Lincoln Specific Plan – Environmental Impact Report

“[Nelles] does not retain sufficient integrity... to be eligible for listing...if it were considered a historic district, the property would have at least 46 noncontributing resources and only nine contributing resources. The percentage of contributing resources would be only 16 percent. As a result, the property no longer retains integrity of setting, design, feeling, or association, and its workmanship and materials have been compromised.”

- *Nelles/Lincoln Specific Plan EIR*



Source: GPA Consulting, Lincoln Specific Plan Historical Resource Report, October 2014.

NOT TO SCALE

RBF
CONSULTING
& DESIGN
A Turner Company



10714 • JV 135080

LINCOLN SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

Nelles Facility Construction Dates

Exhibit 5.4-1

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Nelles Youth Correctional Facility

Advocacy Background –

From the LA Conservancy:

In June 2015, the Whittier City Council approved the Lincoln Specific Plan, which calls for the demolition of most of the fifty-two existing buildings on the Fred C. Nelles Youth Correctional Facility Campus.

The 5-0 vote in support followed an offer by the developer to increase its financial support to the City through the project.

This loss also affects some of the most visually dominant examples on the campus, including the historic Gymnasium, Auditorium and Infirmary buildings.

**Table 5.4-1
Individual Historical Resource Evaluations**

Map Number ¹	Building Name	Year Built	Status Codes
1	Superintendent's Residence	1920	1CL; 2S2; 5S3
2	Auditorium	1923	1CL; 3S; 3CS; 5S3
3	Assistant Superintendent's Residence	1926	1CL
4	Administration Building	1929	1CL; 2S2; 5S3
5	Old Infirmary	1929	1CL; 3S; 3CS; 5S3
6	Electrical Distribution Building	1930	6Z
7	Athletic Track and Field	c. 1930	1CL
8	Maintenance Garage	1931	1CL
9	Chapels Building	1933	1CL; 3S; 3CS; 5S3
10	Gymnasium	1934	1CL; 3S; 3CS; 5S3
Note:			
1. The map number corresponds to <u>Exhibit 5.4-2, Individual Resource Evaluations</u> .			
Source: GPA Consulting, <i>Lincoln Specific Plan Historical Resource Report</i> , October 2014.			



Open Space, Sports Venues, & Community Needs Revealed

The residents of Whittier are blessed with trails on thousands of acres in the Whittier Hills preserve as well as access to the Greenway Trail. The Conservancy has contributed mightily to both over many years of environmental activism, including the donation of tens of thousands of dollars in grant money and countless hours of advocacy. But there remains one glaring deficit in Whittier's recreational repertoire: usable open space in the way of neighborhood parks and large playing fields for youth sports. Nowhere is this more evident than in the newly-created District 1, which encompasses much of Uptown and nearly all of southwest Whittier and which is visibly underserved by viable parkland.

Remarkably, what appears to be missing is already here—right before our eyes—at the site of the Nelles School, at Whittier Blvd. and Sorenson. Of the existing historic resources officially identified by the State Office of Historic Preservation, two are particularly relevant to the needs of Whittier: one is a building, the Old Gymnasium; the other is an oval patch of dirt, the historic track and field. Both have been given equal status as historic resources worthy of retention and both could well serve the youth of our community for years to come.

The Conservancy has proposed that these unique, irreplaceable features be incorporated into the Nelles site as part of their plan for the property. The cost would be minimal given the fact that the site is being purchased for about a third of its fair market value and that home prices have escalated dramatically since the Nelles project was proposed.

Our seven-year effort on behalf of the historic Nelles School is not just about "saving old buildings."

Aerial illustration of the Nelles Site, showing location of current sports field

"The theater could be a jewel in our crown," said Peter Holliday, an art and architectural history professor at Cal State San Bernardino. He said that the film palace, designed like the court of a Spanish hacienda, is one of a few remaining examples of a once-popular style of theater architecture in Southern California. "Interestingly, it is the kind of theater that some developers are now trying to re-establish, we have a chance to keep what other cities are trying to imitate."

-Whittier Votes to Save Historic Theater, October 15, 1989 LaTimes

Everything we've done and every suggestion we've made has been rooted in California law that requires historic preservation to be considered as part of a project's environmental review. Because the loss of a community's identity as well as its invaluable assets affects everyone, we have taken a holistic approach to this very important issue. The Conservancy has been steadfast in advocating for a quality project that benefits all stakeholders: the City of Whittier, the developer, and the living, breathing constituents of the immediate area who deserve some room to roam and space to be.

Not only does the currently-proposed project provide less than half of the required open space for the 2,250 + new residents, but it will also under-fund the city's park fees by over a million dollars and further strain our existing park system, especially the nearby Greenway Trail. cont. on pg 6



EIR Mitigation Measures

- 1. Retention:** Retain the Chapels Building. Retain/relocate the Assistant Superintendent's Residence.
- 2. Third Party Sale:** Auditorium, Old Infirmary, Maintenance Garage, Gymnasium.
- 3. Recordation:** Project developer shall create Historic American Buildings Survey (HABS)-like Level II documentation. Project developer shall archive artifacts found on-site prior to relocation or demolition. Record oral histories, video-recorded and offered on an interactive website. Produce a broadcast-quality documentary.
- 4. Interpretation:** Project developer shall install at least six (6) or more permanent, on-site, educational displays about the site.
- 5. Commemoration:** Project developer shall install plaques on remaining buildings
- 6. Rehabilitation:** Project developer shall rehabilitate the Administration Building, Superintendent's Residence, Chapels Building, and Assistant Superintendent's Residence according to SOI Standards





Photo Courtesy Sheryl Hamlin

Case 4 Hardison Ranch, Santa Paula

CEQA Settlement

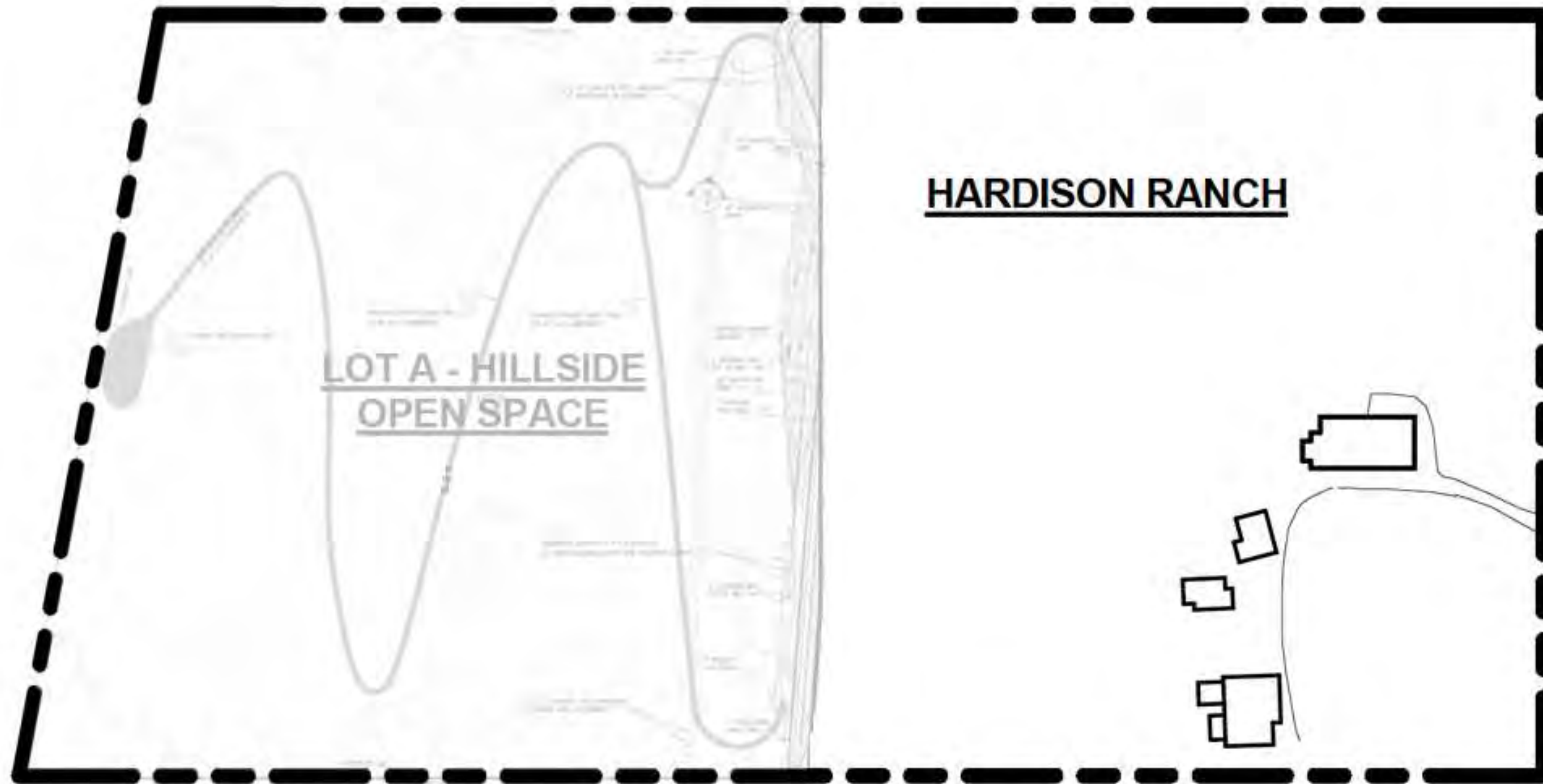
Hardison Ranch, Santa Paula, Existing Farmstead.



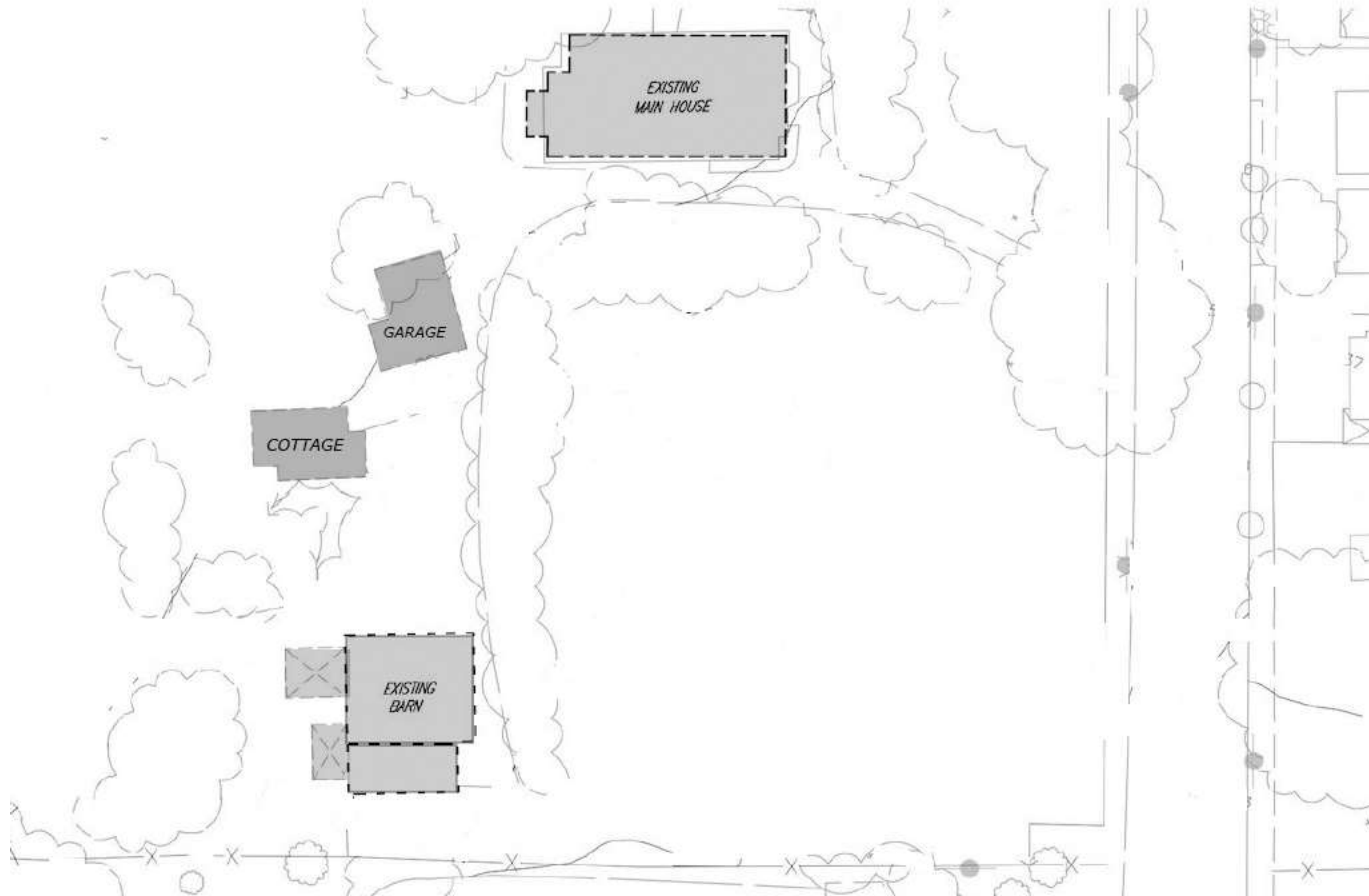
Hardison Ranch, Santa Paula, Existing Farmstead.



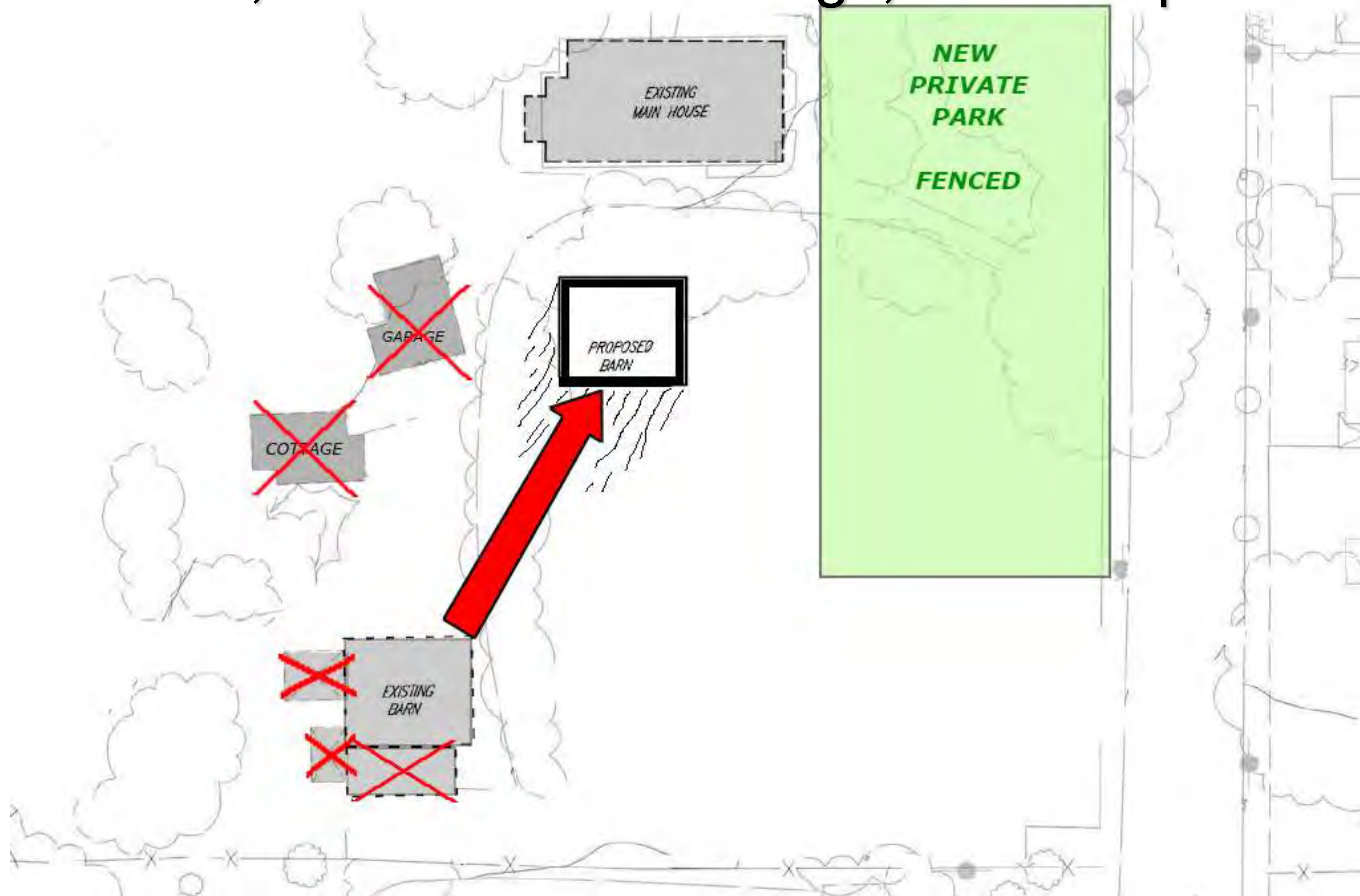
Hardison Ranch, 19-acre property.
Half slope, half meadow with 4 buildings.



How to create a significant impact.



How to create a significant impact.
Move barn, demolish outbuildings, and add private park.



How to create a significant impact.

Move barn, demolish outbuildings, and add private park.



How to avoid a significant impact and still make a profit.
36 house settlement with “repositioned” outbuildings*.



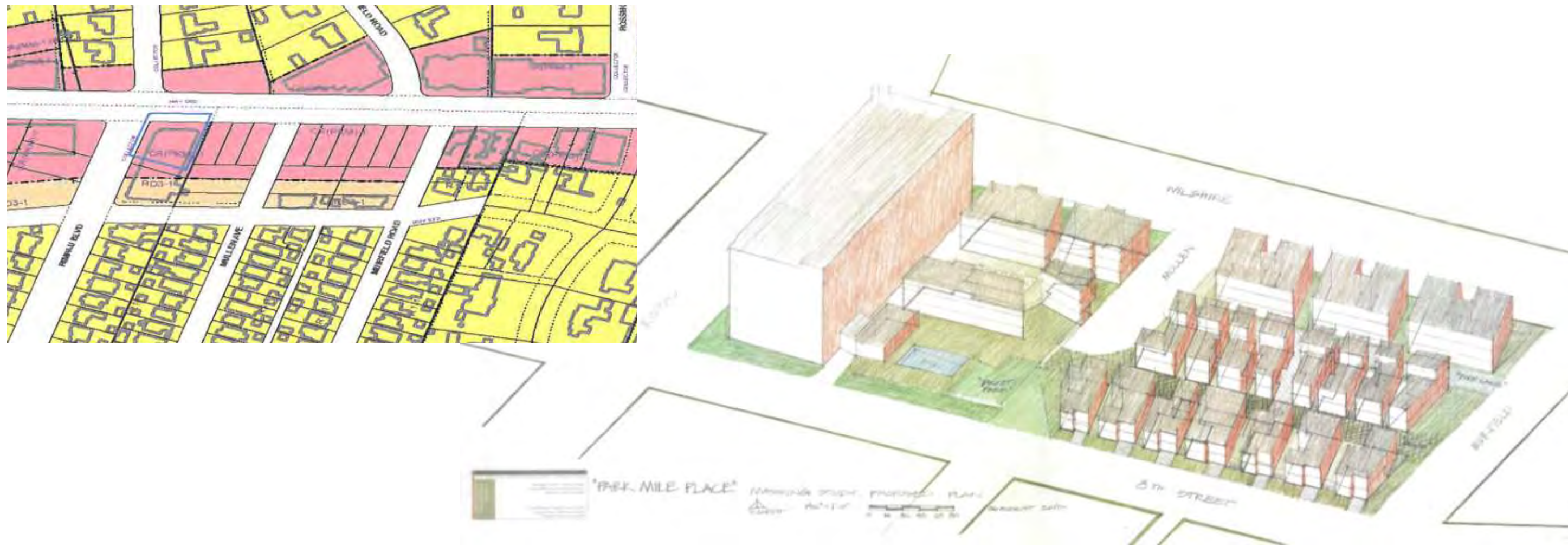


L i g h t n i n g R o u n d

1 9 3 7 W i l s h i r e B o u l e v a r d C o n v e r s i o n

A d a p t i v e R e u s e

CEQA and Design: Roundtable discussion of the process of review

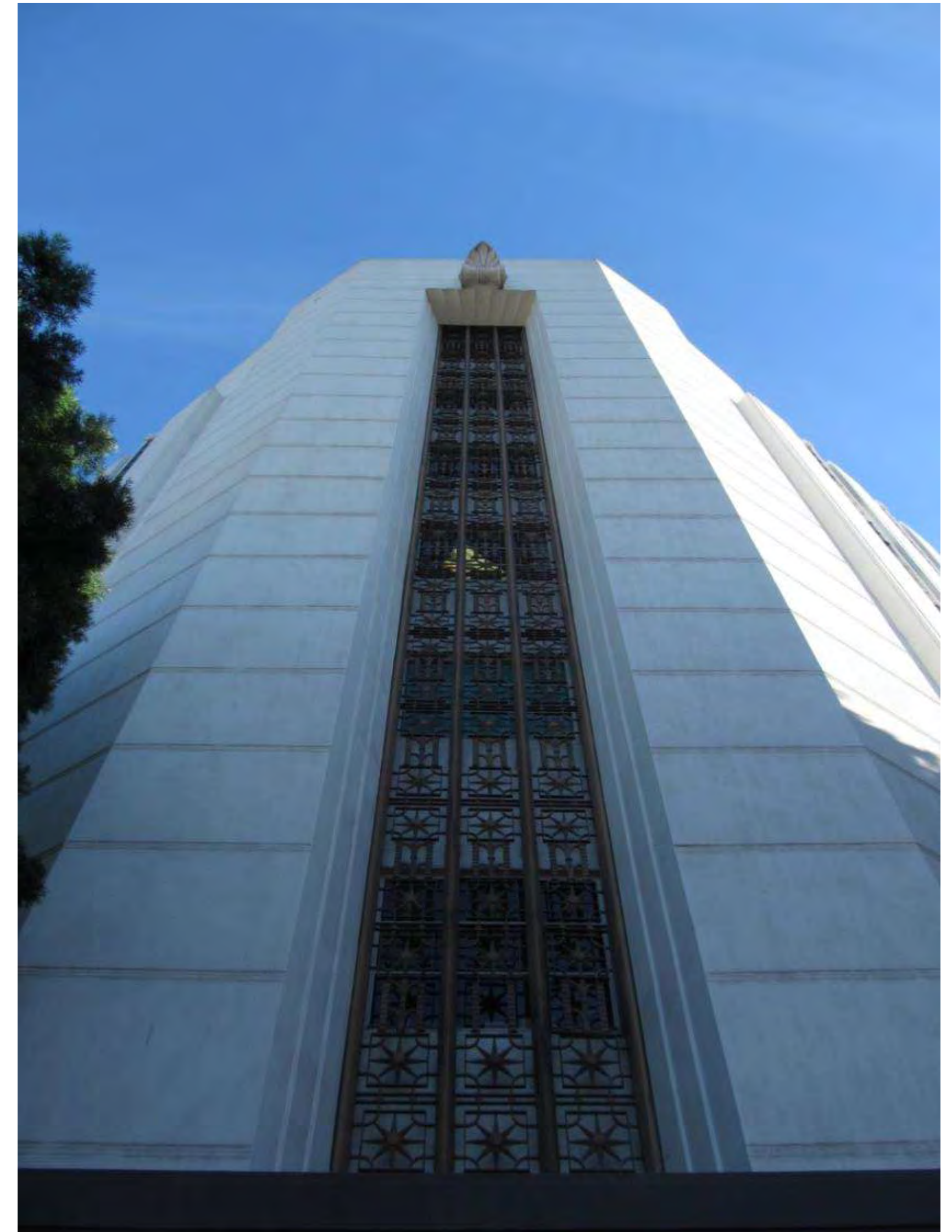


Synopsis

Developer proposal for an adaptive reuse of a 1937 and later office structure for high end residential condo housing on Wilshire Boulevard.

- : Can development of façade over time be considered altogether as an integral resource? How much alteration is permissible?
- : Given a seven- story cathedral-like building on a prominent site in a low rise area, is every façade definable as “street visible”?
- : Density: Appropriate or how?

Multifamily Adaptive reuse: LA stories



“Secondary” and “street-visible” façade or not?

Can developer introduce projecting horizontal balconies or not?



Multifamily infill: Los Angeles Story

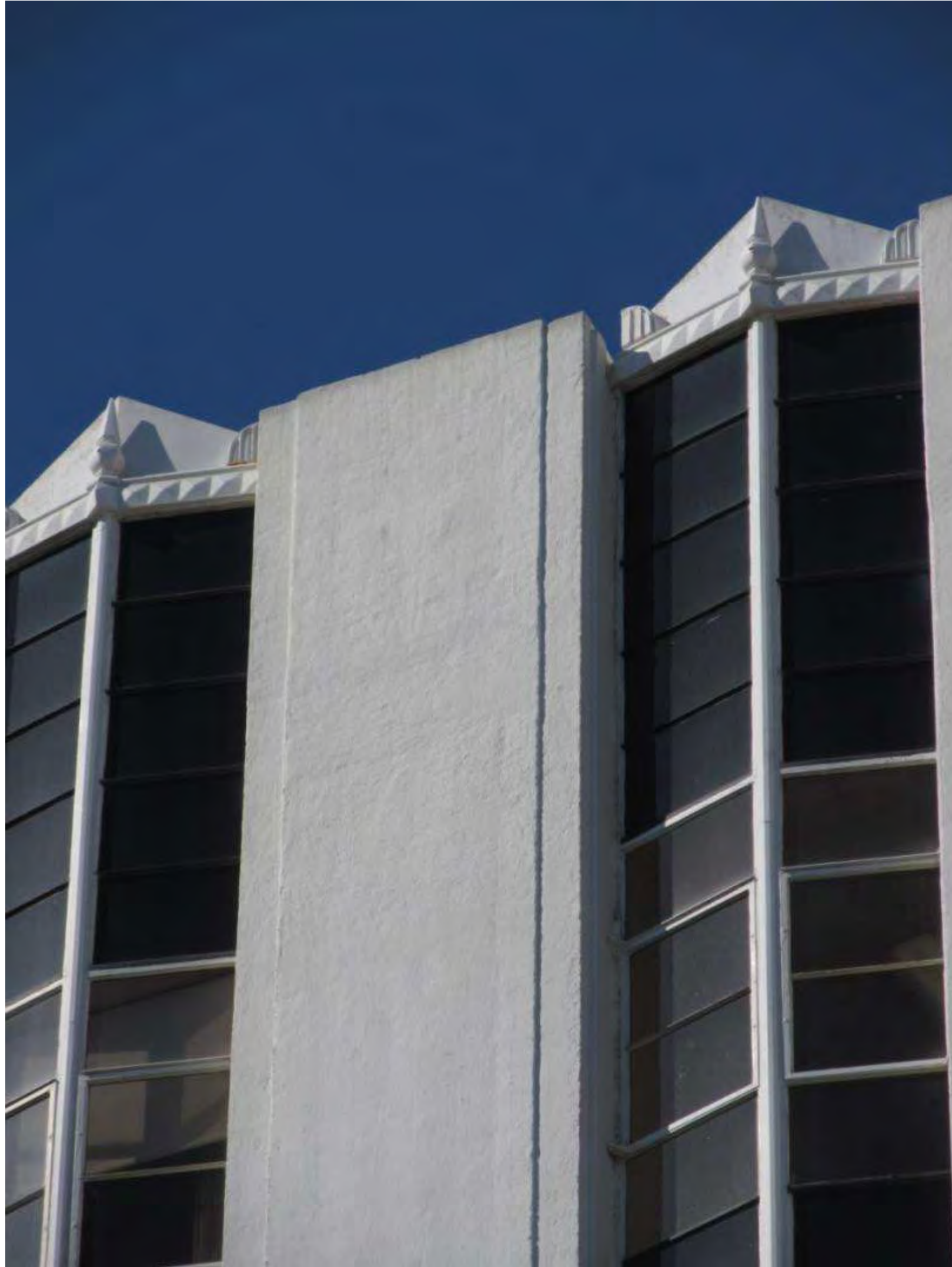
CEQA and Design: Roundtable discussion of the process of review

Sixties façade replica
of its own 30's façade
detailing significant,
or not?



Multifamily infill: Los Angeles Story

A 60's façade replica of a 30's façade detail significant, or not?



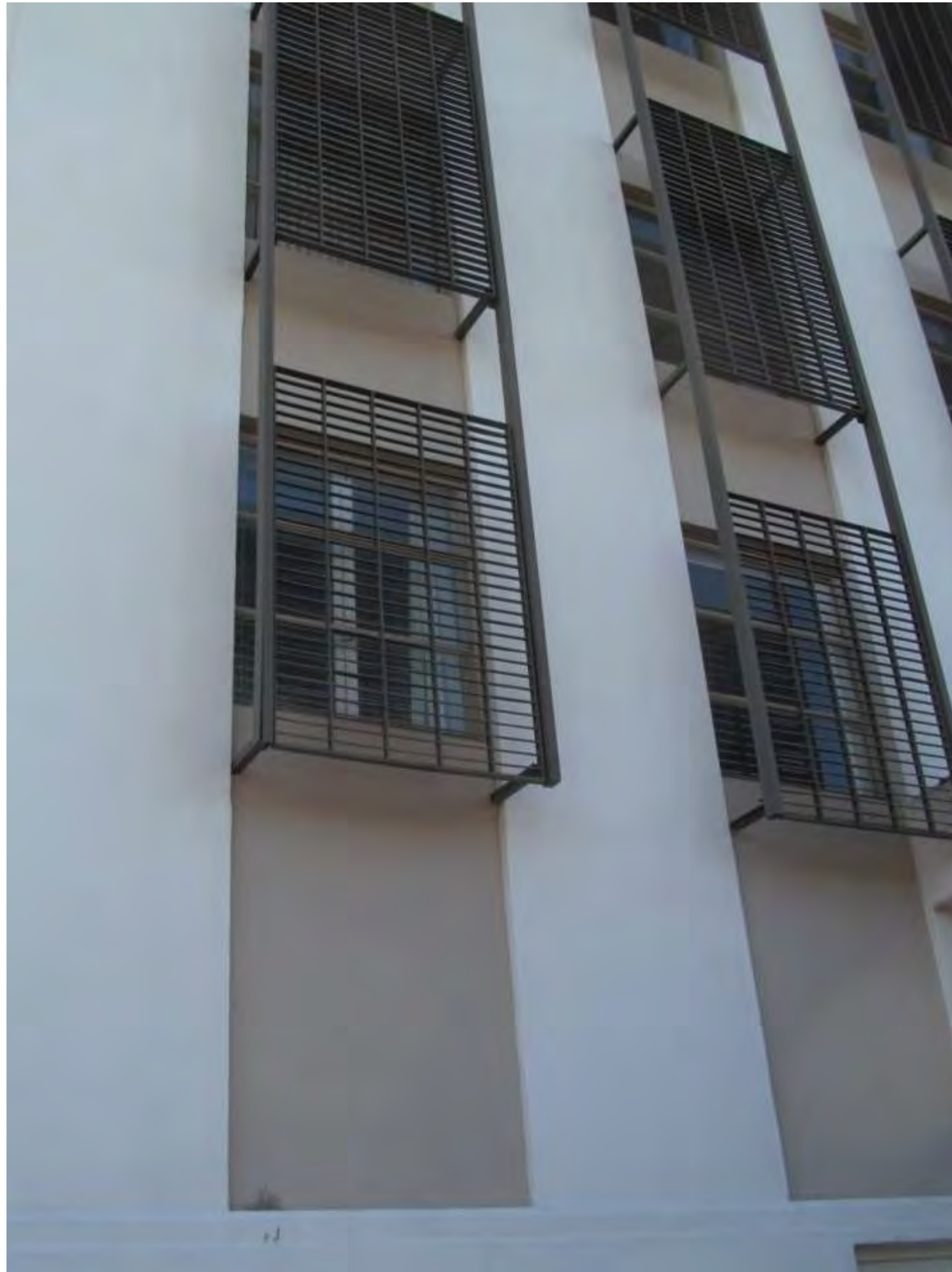
Multifamily infill: Los Angeles Story

Have 1960's detailing sufficiently turned 50? Significant modernist Brise de Soliel grilles or not?



Multifamily infill: Los Angeles Story

1960's Interpretive and referential façade grille significant, or not?



Multifamily infill: Los Angeles Story

CONTACT US



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