

Ramos, Ricky

From: Ramos, Ricky
Sent: Thursday, August 19, 2021 1:23 PM
To: Ramos, Ricky
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: Ellen DeWitt <no-reply@gislerneighborhood.com>
Sent: Thursday, August 19, 2021 7:46 AM
To: Carr, Kim <Kim.Carr@surfcity-hb.org>; Ortiz, Tito <Tito.Ortiz@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; CITY COUNCIL <city.council@surfcity-hb.org>; Bolourchi, Farhad <farhad.bolourchi@surfcity-hb.org>; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

08/19/2021

Mayor Kim Carr and Members of the City Council
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

RE: Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

Dear Mayor and City Councilmembers:

I support Brookfield Residential's proposal for a new residential community on the site of the former Gisler school property.

Although Gisler Middle School was a benefit to the neighborhood and will be missed, the addition of quality homes, potential park improvements and other community-wide benefits will greatly improve the neighborhood. Additionally, funds from the sale of the property will help the school district to address much-needed facilities improvements.

Over time, shuttered school sites become magnets for illicit activity, the ever-growing homeless population and blight. Revitalizing these properties as quickly as possible not only helps the neighborhood to alleviate the potential for unwanted activity, but also helps to increase nearby property values.

A residential use at Gisler would bring new homes for both young adults who want to move back to their hometown and Huntington Beach families wanting to move into a larger home to accommodate their expanding families. Furthermore, providing new homes in this range helps address the current housing shortage.

We appreciate that Brookfield Residential is offering the opportunity for community input. As Huntington Beach residents, we have the best insight to providing solutions to meet the needs of area residents.

Please approve this new neighborhood when it is brought before you.

Sincerely,

Ellen DeWitt

ellen.dewitt@yahoo.com

(714) 968-4845

21011 Amberwick Lane

Huntington Beach, CA 92646

Ramos, Ricky

From: Ramos, Ricky
Sent: Thursday, August 19, 2021 1:24 PM
To: Ramos, Ricky
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: Paul Bertsch <no-reply@gislerneighborhood.com>
Sent: Thursday, August 19, 2021 11:22 AM
To: Carr, Kim <Kim.Carr@surfcity-hb.org>; Ortiz, Tito <Tito.Ortiz@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; CITY COUNCIL <city.council@surfcity-hb.org>; Bolourchi, Farhad <farhad.bolourchi@surfcity-hb.org>; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

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2000 Main Street
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Beach residents, we have the best insight to providing solutions to meet the needs of area residents.

Please approve this new neighborhood when it is brought before you.

Sincerely,

Paul Bertsch

bertschpaulh@gmail.com

(714) 968-1033

21121 Cocobana Lane

Huntington Beach, CA 92646-6432

Ramos, Ricky

From: Moore, Tania
Sent: Tuesday, September 7, 2021 11:01 AM
To: Ramos, Ricky
Cc: James, Jane
Subject: FW: Development of Gisler

Hi Ricky,

I think this is for you.

Thanks,

Tania Moore
Deputy City Clerk
City Clerk's Office
714-536-5209
taniamoore@surfcity-hb.org

From: Frakes, Sandie <Sandie.Frakes@surfcity-hb.org>
Sent: Tuesday, September 7, 2021 7:42 AM
To: Agenda Alerts <AgendaAlerts@surfcity-hb.org>
Cc: Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: FW: Development of Gisler

From: Ann McCarthy <mccarthyhb@aol.com>
Sent: Saturday, September 4, 2021 7:31 PM
To: supplementalcomm@surfcity-hb.org; CITY COUNCIL <city.council@surfcity-hb.org>
Cc: Chi, Oliver <oliver.chi@surfcity-hb.org>; Slama, Chris <CSlama@surfcity-hb.org>
Subject: Development of Gisler

Good evening, my name is Ann McCarthy, I am the current Regional Commissioner for AYSO Region 56. I am writing in regards to the sale of Gisler Middle school and the development being planned by Brookfield. I am not able to speak in person at your upcoming meeting, and am sending this correspondence instead.

I have spoken previously regarding AYSO Region 56, we serve from 1,400 to 2,000 Huntington Beach kids a year with over 400 volunteers as an all volunteer, non-profit organization.

Over the last few years we have seen Gisler go up for sale and the closure of Perry. While we understand there are no current plans to sell Perry, we are concerned about this trend.

Many neighborhoods in South East Huntington Beach rely on the school properties to provide park and field space. It seems as though these spaces were designed as dual use, as there are no other youth sports fields in any South East neighborhoods.

The City of Huntington Beach Park and Recreation Master Plan done in February of 2016 speaks directly to this problem. It references a 2007 Surplus School Property Purchasing plan that notes that all school sites are utilized by youth sports groups and that alternative park space is problematic. The Park and Recreation Master Plan notes that programs in need include those for 13-14 year olds and that lit fields are in high demand due to a shortage. It further shows that the City's parks can only provide approximately 16% of the needed youth soccer fields, 84% of the needed fields are provided on school sites.

The loss of Gisler will mean the loss of the only field in South East Huntington Beach able to fit a full size U14/16/19 soccer field serving kids 12 to 18, our only lit field, and our largest youth sports field space. All programmatic items the Park and Recreation Master Plan note as being in demand and short supply in the City.

We dispute the statement in Brookfield's Negative Declaration that states "The Project site is currently developed with a school campus, which is not in use". The fields at this school are used year round by upwards of 400 kids a week.

We previously requested that the City consider purchasing the field portion of Gisler. We were told that due to the purchase of LeBard this was not feasible. We believe the City should take notice and action in regards to the loss of open / park / field space. Once developed there is no option to reclaim any of this space. Community based programs, including AYSO, Little League, Friday Night Lights and others that are run on these fields make up the fabric of a cohesive and desirable community. Without these fields these programs will not exist in our neighborhoods.

AYSO Region 56 would like to ask, at a minimum, that Brookfield be required, as part of their Community Benefits, to replace the facilities that are being lost, specifically by contributing to the addition of lights at another field. We further suggest that the City should take serious note of the permanent loss of park space and address in conformance with the City's Park and Recreation Master Plan and reconsider the development of these fields.

Thank you,

Ann McCarthy
Regional Commissioner
AYSO Region 56
www.ayso56.org

Ramos, Ricky

From: Moore, Tania
Sent: Tuesday, September 7, 2021 11:02 AM
To: Ramos, Ricky
Cc: James, Jane
Subject: FW: Public Comment - Development of Gisler Middle School Property by Brookfield Homes

Hi Ricky,

Here is another one.

Thank you,

Tania Moore
Deputy City Clerk
City Clerk's Office
714-536-5209
tania.moore@surfcity-hb.org

From: Frakes, Sandie <Sandie.Frakes@surfcity-hb.org>
Sent: Tuesday, September 7, 2021 7:39 AM
To: Agenda Alerts <AgendaAlerts@surfcity-hb.org>
Cc: Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: FW: Public Comment - Development of Gisler Middle School Property by Brookfield Homes

From: Shawn <shawn.41177@gmail.com>
Sent: Saturday, September 4, 2021 12:00 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Public Comment - Development of Gisler Middle School Property by Brookfield Homes

Mayor and City Council Members,

My name is Shawn Thompson and I am a 23-year resident of Huntington Beach. Both my daughters grew up here and attended the public schools. They also were very involved in the many sports organizations that serve this community. One of the most important was the American Youth Soccer Organization (AYSO), Region 56.

AYSO is an all volunteer organization that teaches not only the game of soccer but the principles of fairness and sportsmanship where one of the basic tenets is "everyone plays." What makes this possible are the many fields AYSO is able to rent from the Huntington Beach City School District (HBCSD). And the most important fields over the years have been the lighted ones at Gisler Middle School. Soccer is a Fall sport so lighted fields offer the ability to practice and play in the early evenings. With the sale of the property by HBCSD to Brookfield Homes, AYSO is losing those lighted fields.

Brookfield Homes has expressed its intention to assist in replacing those fields but I want to urge the Council to require them, as part of their package of community benefits, to contribute meaningfully toward the goal of replacing the lighted fields that will be lost as a result of the development of Gisler Middle School property.

AYSO gave my daughters the ability to play an active team sport for a reasonable cost well into their teens because lighted fields existed which gave them the time and space to do so. I would like to see AYSO, HBCSD and the City work

together with Brookfield Homes to make replacement lighted fields a reality so that future youth of this community will have the same opportunity.

Thank you.

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 14, 2021 8:30 AM
To: jeinerjwr@gmail.com
Cc: De Coite, Kim; Carr, Kim; Delgleize, Barbara; Fikes, Cathy; Jun, Catherine; Kalmick, Dan; Moser, Natalie; Peterson, Erik; Posey, Mike
Subject: RE: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

Thanks, John.

Your message is being forwarded to the Planning Commission for their upcoming meeting.

Sandie Frakes
City Manager's Office
City of Huntington Beach
direct phone: 714.536.5249



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From: John Reiner <no-reply@gislerneighborhood.com>
Sent: Monday, September 13, 2021 9:08 PM
To: Carr, Kim <Kim.Carr@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; CITY COUNCIL <city.council@surfcity-hb.org>; Bolourchi, Farhad <farhad.bolourchi@surfcity-hb.org>; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

09/13/2021

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2000 Main Street
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Please approve this new neighborhood when it is brought before you.

Sincerely,
John Reiner
jeinerjwr@gmail.com
(714) 756-0311
21112 COCOBANA LN
HUNTINGTON BEACH, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 14, 2021 8:30 AM
To: jcolley486@aol.com
Cc: De Coite, Kim; Carr, Kim; Delgleize, Barbara; Fikes, Cathy; Jun, Catherine; Kalmick, Dan; Moser, Natalie; Peterson, Erik; Posey, Mike
Subject: RE: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

Thanks, Joanne.

Your message is being forwarded to the Planning Commission for their upcoming meeting.

Sandie Frakes
City Manager's Office
City of Huntington Beach
direct phone: 714.536.5249



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From: Joanne Colley <no-reply@gislerneighborhood.com>
Sent: Monday, September 13, 2021 9:04 PM
To: Carr, Kim <Kim.Carr@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; CITY COUNCIL <city.council@surfcity-hb.org>; Bolourchi, Farhad <farhad.bolourchi@surfcity-hb.org>; gislerneighborhood92646@gmail.com
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Please approve this new neighborhood when it is brought before you.

Sincerely,
Joanne Colley
jcolley486@aol.com
(714) 785-0319
21112 COCOBANA LANE
HUNTINGTON BEACH, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 14, 2021 8:29 AM
To: jcolley486@aol.com
Cc: De Coite, Kim; Carr, Kim; Delgleize, Barbara; Fikes, Cathy; Jun, Catherine; Kalmick, Dan; Moser, Natalie; Peterson, Erik; Posey, Mike
Subject: RE: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

Thanks, Judith.

Your message is being forwarded to the Planning Commission for their upcoming meeting.

Sandie Frakes
City Manager's Office
City of Huntington Beach
direct phone: 714.536.5249



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From: Judith Reiner <no-reply@gislerneighborhood.com>
Sent: Monday, September 13, 2021 9:04 PM
To: Carr, Kim <Kim.Carr@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; CITY COUNCIL <city.council@surfcity-hb.org>; Bolourchi, Farhad <farhad.bolourchi@surfcity-hb.org>; gislerneighborhood92646@gmail.com
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Sincerely,
Judith Reiner
jcolley486@aol.com
(714) 785-0311
21112 COCOBANA LANE
HUNTINGTN BCH, California 92646

Ramos, Ricky

From: James, Jane
Sent: Tuesday, September 14, 2021 7:20 PM
To: Ramos, Ricky
Subject: FW: Gisler school/ loss of Fields

FYI

Jane James | Planning Manager
City of Huntington Beach
Department of Community Development
714.536.5596 | jjames@surfcity-hb.org

From: Rockin' Mama <mrsrowlson@gmail.com>
Sent: Tuesday, September 14, 2021 4:32 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Cc: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Gisler school/ loss of Fields

Hello, my name is Linda and I wanted to express my concerns about the loss of open space and selling of this land.

Both of my young children play AYSO and enjoy it thoroughly.

Outdoor sports are vital to a child's growth, it encourages healthy competition and active lifestyles.

From what I understand there isn't much open space left in Huntington Beach to properly play this sport. I believe it is up to our elected officials and those in the planning commission to protect children's play. It's imperative to have accessible open space available for after school sports. It was top priority in the Community Services Master Plan for parks and we should continue to honor this position. Sports like this are extremely important for children. It's up to us adults to make sure our kids, their kids and so on will always have safe open land to play, flourish and compete on. Once land is built on, we will never get it back. The dollar always wins once the shovel hits the dirt. Please allow your heart to speak louder.

If this land is sold please provide an option in addition to what already exists. As of right now we are driving out of town for a few games and you should see some of the practices, these kids are squeezed into what fields we do have. The kids need a big field nearby with lights in replacement of the Gisler land. I can't think of any options or suggestions and that's what makes the situation very weary some. Please collaborate, think of the children's wellbeing, come up with a solution please.

Feel free to forward this to the developer. Wishing this issue luck at the planning commission this evening. Please, please think of the importance of outdoor play in today's children's lives. Thank you for your time, your work and your energy. Have a wonderful night. - Sincerely, Linda Rowlson

Ramos, Ricky

From: Ann McCarthy <mccarthyhb@aol.com>
Sent: Tuesday, September 14, 2021 9:53 PM
To: Planning Commission
Cc: Luna-Reynosa, Ursula; Ramos, Ricky
Subject: Gisler Residential

Planning Commission,

I spoke to you today during the public comment regarding Gisler Residential. I would like to provide you with a bit more information on our program.

We currently use 6 Huntington Beach City School District schools for our fall program, including Eader, Sowers, Hawes, Peterson, Moffett and Gisler at a cost of \$36,000 in permit fees to the school district. With up to 1600 players and 160 teams we utilize all these fields to capacity. Gisler is our largest field with two full size playing fields and 275,500 square feet of space, the majority of which is lit. Later in the season Gisler is even more heavily impacted as teams move to our only field with lights.

We have been in discussions with the school district to begin using Dwyer, Smith and the space behind Ketler, the new District Office location, once we lose Gisler. This has not been agreed to yet, historically we have not had permits for Dwyer or Smith and the field behind Ketler would need to be rehabilitated. These three sites combined would provide approx. 265,500 square feet, slightly less than what we are losing at Gisler. Unfortunately none of these, or our current fields, would provide a full size playing field.

We are also currently working with the school district in regards to lights. Brookfield has hired a company to do an initial study of the schools in regards to which might be the most feasible to add lights. We have suggested Peterson as it has the largest field space and the location of the lights would be in proximity to the fewest homes. We understand the hesitancy in regards to lights. We would however suggest that the engineering of light systems now compared to when the Gisler lights were put in is much more advanced and can be much more directed. We would obviously do community outreach.

This spring we met with Musco, the contractor that recently put lights up at Murdy Park. These lights are a very good example of the new technology. Musco provided us with initial estimates on several locations. The installation of lights covering two fields at Peterson Elementary came in at \$573,800, one field behind the District Office would be \$248,900 and using existing light poles at Dwyer (the lights are inoperable) would be \$140,000. What is being offered by Brookfield monetarily will not replace the current facilities. An additional concern is the length of time the process can take. If we lose Gisler in early 2022 we will likely not have a lit field for our Fall 2022 season.

As you can see, we are trying to resolve several issues in regards to maintaining the level of fields and facilities, specifically lights, that we currently have. We are open to working on different solutions, with Brookfield and the City. We believe AYSO provides an invaluable benefit to the families and kids of Huntington Beach.

Beyond these immediate needs, as we addressed today during the meeting, the loss of the school field space is problematic for all of Huntington Beach. Each one of these fields lost can not be replaced, and, as indicated in the City's own Park and Recreation Master Plan, these fields are in high demand and alternate space is problematic. We believe saving the Gisler fields would be a win for the community.

I apologize for the lengthy e-mail and very much appreciate your time and consideration.

Thank you,

Ann McCarthy
Regional Commissioner
AYSO Region 56
www.ayso56.org

September 10, 2021

The Honorable Kim Carr
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Dear Mayor Carr:

I am writing in support of the proposal by Brookfield Residential for new homes at Gisler school. I have been following the housing market in Orange County, specifically in the coastal cities. My family is dreaming of moving to one of these areas to enjoy the fresh ocean air and the lifestyle of a coastal community.

New single-family homes are hard to come by in coastal communities. The trend lately has been to provide higher density developments like townhomes and apartments. We would prefer a single-family home in an established neighborhood like Gisler. We also hope to enjoy the benefit of the park that Brookfield will be improving.

We have a local realtor we have been working with who alerted us to this development, and we were excited about it as soon as we reviewed the plans. We hope that you will approve these new homes, and we look forward to calling Huntington Beach home.

Sincerely,
Selvanayagam Sendurpandian (Selva)
2356 Pasatiempo St
Livermore, CA 94551.
(510) 709-6399
selva.sendur@gmail.com