

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

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

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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>
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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

Ramos, Ricky

From: Ramos, Ricky
Sent: Thursday, September 23, 2021 8:36 AM
To: Planning Commission
Subject: FW: Gisler Residential AYSO

Good morning. Please see additional information below from AYSO in response to a study session question.

Ricky Ramos
Senior Planner
City of Huntington Beach
(714) 536-5624

From: Ann McCarthy <mccarthyhb@aol.com>
Sent: Wednesday, September 22, 2021 9:58 AM
To: Ramos, Ricky <rmos@surfcity-hb.org>
Subject: Re: Gisler Residential

Ricky,

Thank you for your interest and follow up.

In regards to field space, Saturday use is just as critical as evening use. Our fields are as impacted during the week for practice time as they are on Saturdays for games. And more critical is having a field with lights.

The short answer to your question is no, we do use 5 other HBCSD schools that will still be available, but would need a minimum of two additional schools sites (or other site) to make up for the square footage loss of Gisler.

We are hoping to be able to use Dwyer and Smith but the school district has not yet confirmed that they will approve this. Unfortunately there are no current areas or sections of Edison Park that are flat enough or large enough for a field. We did have people participate in the last open community planning session that did advocate for fields in the new layout of the park.

And as I mentioned regarding lights, at this time there are no other available fields in the vicinity that have lights.

Please feel free to reach out should you have any other questions.

Thank you,

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

-----Original Message-----

From: Ramos, Ricky <rmos@surfcity-hb.org>
To: Ann McCarthy <mccarthyhb@aol.com>
Sent: Wed, Sep 22, 2021 9:13 am
Subject: RE: Gisler Residential

Hi Ann – Thank you for your very informative email below. I'm following up on a question that came up at the study session last week. Have you been able to identify a location to play soccer on Saturdays during the day if the Gisler site is developed? Thank you.

Ricky Ramos
Senior Planner
City of Huntington Beach
(714) 536-5624

From: Ann McCarthy <mccarthyhb@aol.com>
Sent: Tuesday, September 14, 2021 9:53 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Cc: Luna-Reynosa, Ursula <ursula.luna-reynosa@surfcity-hb.org>; Ramos, Ricky <rramos@surfcity-hb.org>
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



HUNTINGTON BEACH
CITY SCHOOL DISTRICT

BOARD OF TRUSTEES
Bridget Kaub • Shari Kowalke
Diana Marks • Paul Morrow, Ed.D. • Ann Sullivan
Superintendent: Leisa Winston, Ed.D.

September 22, 2021

Mr. Alan Ray
Chairperson, Huntington Beach Planning Commission and
Members of the Planning Commission
2000 Main Street
Huntington Beach, CA 92648

RE: SUPPORT FOR THE APPROVAL OF GISLER SCHOOL – CONVERSION TO RESIDENTIAL LAND USE

As the City is aware, the Huntington Beach City School District (District) is in escrow to sell the Gisler Middle School site property to Brookfield. As the dynamics of student generation and demographics shift, surplus property revenue has become critical to our ongoing improvements to our facilities.

Brookfield has developed a plan that is consistent with surrounding development and the single-family residential land use framework that has already been established in the neighborhood. Like other former school sites in Orange County, these locations become homes for families that generate students and property taxes, which are necessary revenue sources for the District.

The proceeds from this sale will be used primarily to fund the modernization or reconstruction of Sowers Middle School and pay off some of the District's long-term debt. Some of the important benefits of these improvements include developing collaborative spaces, improving natural light, improving technology infrastructure, and most importantly, creating innovative 21st-century learning environments for our students. Without the sale of this property, the District would not have the critical funds available to implement these improvements and equitable learning environments between the district's two middle schools, Sowers and Dwyer, which has already been modernized.

We recognize AYSO's interest in lighted soccer fields and appreciate our long-standing relationship, as they use the majority of our fields and we acknowledge the value that soccer provides to Huntington Beach youth. We are working with Brookfield to explore additional field options within the District. District staff are committed to working with Brookfield, which has provided funding to further study opportunities and constraints at several District locations. Brookfield has also indicated they are willing to contribute \$250,000 toward a possible alternative. We are working diligently to conclude this study as soon as possible and will continue to work with all parties. The HBCSD Board of Trustees has not committed any additional funds toward an alternative lighted field. It is important to recognize that the District's core mission is to provide an educational program that supports the academic and personal development of every student, and the funds from this sale would be fully expended to improve the Sowers Middle School learning environment in support of this goal.

We respectfully request the Planning Commission to approve the project on September 28 so the District can maintain its schedule, complete the transaction and close escrow in the next few months.

Sincerely,

Leisa Winston, Ed.D.
Superintendent

Ramos, Ricky

From: Mark stone <no-reply@gislerneighborhood.com>
Sent: Wednesday, September 22, 2021 7:45 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

09/22/2021

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,
Mark stone
Michelle.stone@gynoncology.com
(949) 981-9129

9341 Comstock Dr.
Huntington Beach, CA 92646

Ramos, Ricky

From: Michelle Stone <no-reply@gislerneighborhood.com>
Sent: Wednesday, September 22, 2021 7:43 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; 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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Please approve this new neighborhood when it is brought before you.

Sincerely,
Michelle Stone
stonemichellek@gmail.com
(949) 287-9763

9341 Comstock Dr.
Huntington Beach, CA 92646

Ramos, Ricky

From: De Coite, Kim
Sent: Thursday, September 23, 2021 9:04 AM
To: Ramos, Ricky
Subject: FW: General Plan Amendment, Zoning Map Amendment, & Conditional Use Permit for Proposed 85 Homes in Gisler Tract

Kimberly De Coite
Administrative Assistant
Department of Community Development
714-536-5276
kdecoite@surfcity-hb.org

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals! Please read all instructions for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at permitcenter@surfcity-hb.org.

HB ACA Help Center – Instructions to read before you apply online:

<https://huntingtonbeachca.gov/help-center/>

HB ACA – Apply Online Here:

<https://huntingtonbeachca.gov/aca>

From: Frakes, Sandie <Sandie.Frakes@surfcity-hb.org>
Sent: Thursday, September 23, 2021 7:35 AM
To: De Coite, Kim <KDeCoite@surfcity-hb.org>
Cc: Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: FW: General Plan Amendment, Zoning Map Amendment, & Conditional Use Permit for Proposed 85 Homes in Gisler Tract

From: Jena Walton <waltonfamily@mac.com>
Sent: Wednesday, September 22, 2021 8:30 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Cc: Michael Walton <mike@pbuilders.com>
Subject: General Plan Amendment, Zoning Map Amendment, & Conditional Use Permit for Proposed 85 Homes in Gisler Tract

Huntington Beach City Council,

I received Notice of Public Hearing today for the General Plan Amendment No. 20-002, Zoning Map Amendment No. 20-002, Tentative Tract Map No. 10-136, Conditional Use Permit No. 20-024, Mitigated Negative Declaration No. 20-002 (Gisler Residential). I am writing to express my opposition to the proposed development due to the excessive density of the development and traffic issues that the planned 85 single family homes would bring to this community.

It is always concerning to me when Council must consider proposals that seek multiple modifications to current ordinances. Were not these 'rules' established to maintain the integrity of the neighborhoods they serve? This proposed development is no exception, and consideration of all these modifications is excessive. Although I have several issues with this Planned Unit Development, I will keep this letter short knowing that compromise is better than refusal.

My wife and I have lived in this community for nearly 20 years. Several years back, stop signs were added along Effingham Drive, which serves as the primary access road to this community. The signs were added to help reduce the dangers posed by vehicular traffic along this route. The propose development seeks to use Effingham Drive as its **ONLY** means of vehicular access to the development, thereby presenting serious traffic and safety concerns along the already impacted Effingham Drive.

The developer has at least five (5) means of access points to the property - four of which are dead-end streets that abut the property and provide excellent access points. But, because the primary consideration is maximizing the number of units, a singular access point has been proposed. The City of Huntington Beach has the opportunity and responsibility to require additional access points. In doing such, the future traffic impact along Effingham Drive could be reduced by as much as fifty percent. Panacea Drive is a perfect candidate for an additional access point. It feeds directly off of Bushard Street and is short in length, thereby affecting only a few homes. On the other hand, Effingham Drive is a much longer street with multiple side streets affecting many homes and presenting future traffic and safety issues. **Requiring an additional means of vehicular egress is a simple way to dramatically reduce the negative impacts on our community.** Please consider the existing community when your are presented with this proposal. The developer would only lose a few homes, but the community would be far better served.

I believe this singular access to the proposed community also presents a violation of the required access routes for fire apparatus. I am sure that the fire department would appreciate (if not require) the requisite additional means of egress to the new community.

If you have any questions, please feel free to call me at 949-230-5573.

Thank you for your consideration.

Michael & Jena Walton
21171 Lockahaven Circle
Huntington Beach, CA 92646

Ramos, Ricky

From: Mark Burdette <no-reply@gislerneighborhood.com>
Sent: Thursday, September 23, 2021 7:39 AM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

09/23/2021

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.

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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.

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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,
Mark Burdette
theburdettes@mac.com
(714) 653-2906

10181 Patch Drive
Huntington Beach, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Wednesday, September 22, 2021 11:38 AM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: Zoning Ordinance

-----Original Message-----

From: Sue Ann Pohl <sue@travelcenterhb.com>
Sent: Wednesday, September 22, 2021 11:37 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Cc: Sue Ann Pohl <sue@travelcenterhb.com>
Subject: Zoning Ordinance

Please keep existing zoning as-is so our children can continue to play on sports fields.
Thank you.
SueAnn Pohl

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 21, 2021 3:39 PM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: Michael Vernick <no-reply@gislerneighborhood.com>
Sent: Tuesday, September 21, 2021 3:36 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

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

Sincerely,
Michael Vernick
mvernick@voitco.com
(714) 319-5757
21121 Indigo Circle
Huntington Beach, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 21, 2021 2:20 PM
To: De Coite, Kim
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: Mike Bublitz <no-reply@gislerneighborhood.com>
Sent: Tuesday, September 21, 2021 2:17 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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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,

Mike Bublitz

Mikewbublitz@gmail.com

(714) 313-1947

21122 Indigo Circle

Huntington Beach, Ca 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 21, 2021 10:39 AM
To: De Coite, Kim
Subject: FW: Gisler School Site

From: Terry Crowther <terry@tlcrowther.com>
Sent: Tuesday, September 21, 2021 10:38 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Gisler School Site

Dear City Council,

My wife and I live at 21191 Richmond Circle, just a block from the school site, and we are in favor of Brookfield's development of 85 single family homes providing the new development is restricted from ever splitting the lots or adding a second unit.

Sincerely,

Terry and Sharon Crowther

From iPhone
Terry L Crowther
Career Coach, "Helping you see clearly what you want."
Life Sculptor, "Creating sculptures with a story."
949-422-0476
www.tlcrowther.com
Instagram: www.instagram.com/tlcrowthersculptor/
Facebook: www.facebook.com/terry.crowther.12

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 21, 2021 9:28 AM
To: De Coite, Kim
Cc: Fikes, Cathy; Jun, Catherine; Hopkins, Travis
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

Here's the website that Brookfield Residential set up to send these:

<https://gislerneighborhood.com/support/>

From: Laura Mills <no-reply@gislerneighborhood.com>
Sent: Tuesday, September 21, 2021 9:24 AM
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,

Laura Mills

lmills0831@yahoo.com

(714) 887-9588

21211 Binghampton Circ

Huntington Beach, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 21, 2021 9:13 AM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: Loi Ngo <no-reply@gislerneighborhood.com>
Sent: Tuesday, September 21, 2021 8:59 AM
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,

Loi Ngo

lvngo95@yahoo.com

(626) 780-7152

9952, Effingham Dr

Huntington Beach, CA 92646

Ramos, Ricky

From: Wendi Larsen <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 5:45 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Wendi Larsen
Larsen.wendi@gmail.com
(951) 533-1844

21102 Indigo Circle
Huntington Beach, California 92646

Ramos, Ricky

From: Colette Bywater <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 5:51 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

09/20/2021

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.

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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,
Colette Bywater
COLETTERN90267@YAHOO.COM
(949) 533-1173

21081 indigo circle
Huntington beach, Ca 92646

Ramos, Ricky

From: Jon Whitcomb <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 6:21 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Please approve this new neighborhood when it is brought before you.

Sincerely,
Jon Whitcomb
Jonwhitcomb@verizon.net
(714) 504-4571

21042 Indigo Circle
Huntington Beach, California 92646

Ramos, Ricky

From: Ronald Bywater <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 7:19 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Please approve this new neighborhood when it is brought before you.

Sincerely,
Ronald Bywater
cyberron@verizon.net
(714) 962-2983

21081 INDIGO CIR
HUNTINGTON BEACH, California 92646

Ramos, Ricky

From: Christy Bublitz <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 7:55 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Christy Bublitz
Christyabublitz@gmail.com
(714) 313-2085

21122 Indigo Circle
Huntington Beach, CA 92646

Ramos, Ricky

From: Maria Spurgeon <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 8:27 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Maria Spurgeon
mariaspurg@gmail.com
(480) 570-0303

21192 Strathmoor Lane
HB, CA 92646

Ramos, Ricky

From: Darrin Spurgeon <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 8:28 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Darrin Spurgeon
dmspurg@gmail.com
(714) 642-6551

21192 Strathmoor Lane
HB, CA 92646

Ramos, Ricky

From: Sofia Spurgeon <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 8:38 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Sofia Spurgeon
arizonasofia48@gmail.com
(714) 322-3740

21192 Strathmoor Lane
HB, CA 92646

Ramos, Ricky

From: JoAnn Miller <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 5:33 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
JoAnn Miller
sjmiller5@verizon.net
(714) 357-8917

21091 Indigo Cir, Indigo cir
Huntington Beach, CA 92646

Ramos, Ricky

From: Diane Whitcomb <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 6:14 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Diane Whitcomb
Dbwhitcomb@verizon.net
(714) 594-4570

21042 indigo circle
Huntington Beach, Ca 92646

Ramos, Ricky

From: scott Miller <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 5:34 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
scott Miller
sjmiller5@verizon.net
(714) 357-8917

21091 Indigo Cir, Indigo cir
Huntington Beach, CA 92646

Ramos, Ricky

From: Kendall Miller <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 5:35 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Kendall Miller
sjmiller5@verizon.net
(714) 357-8917

21091, Indigo cir
Huntington Beach, California 92646

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From: Adam Larsen <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 5:44 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Adam Larsen
adamlarsen11@gmail.com
(714) 624-6826

21102 Indigo Circle
Huntington Beach, California 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 21, 2021 7:45 AM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: mark weiss <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 5:30 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,

mark weiss

ffmarkw@yahoo.com

(714) 964-6991

21061 indigo cir.

huntington beach ca..., CALIFORNIA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Monday, September 20, 2021 9:38 AM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: Jason Melendez <no-reply@gislerneighborhood.com>
Sent: Monday, September 20, 2021 9:26 AM
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,

Jason Melendez

primo08@yahoo.com

(949) 887-0175

21142 Strathmoor Lane

Huntington Beach, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Monday, September 20, 2021 8:34 AM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: AYSO Soccer and Gisler Field

From: Jill Smi <jbanksmi@gmail.com>
Sent: Monday, September 20, 2021 8:32 AM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: AYSO Soccer and Gisler Field

Dear City Council members. I'm writing to you today to ask that you and the Planning Commission not allow development at Gisler Park located at 21215 Strathmoor Ln, Huntington Beach, CA 92646.

- My child is part of AYSO Region 56 soccer and this organization is not only essential for the community, but playing on local fields with other families from my neighborhood and schools is instrumental for building the community!
- Gisler elementary is our largest field, but most importantly, it is our only field with lights.
- The fields at Gisler will be lost if this site is developed.
- There is no other space in south east Huntington Beach for youth sports fields.
- AYSO Region 56 is non-profit and serves from 1,400 to 2,000 Huntington Beach kids a year with over 400 volunteers a year.
- Please save our fields or, minimally, require the developer to replace the field space and lights.
- This is where over-development is hurting our city. Our parks, sports fields, and open spaces are NEEDED.

Thank you,
Jill Smith

Ramos, Ricky

From: Frakes, Sandie
Sent: Monday, September 20, 2021 7:48 AM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: Janet Smith <no-reply@gislerneighborhood.com>
Sent: Saturday, September 18, 2021 4:01 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

09/18/2021

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:

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

Sincerely,
Janet Smith
Janet_lsmith@hotmail.com

21032 Cocobana Lane
Huntington Beach, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Monday, September 20, 2021 7:48 AM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: Kenneth Krueger <no-reply@gislerneighborhood.com>
Sent: Saturday, September 18, 2021 3:44 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,
Kenneth Krueger
ken.krueger@verizon.net
(714) 330-2548
21111 Cocobana Lane
Huntington Beach, CA 92646

Ramos, Ricky

From: Ryo IJIMA <no-reply@gislerneighborhood.com>
Sent: Saturday, September 18, 2021 5:48 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Ryo IJIMA
1064ri@gmail.com
(949) 922-6084

21212 strathmoor ln
huntington beach, CA 92646

Ramos, Ricky

From: Jenna Bloom <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 1:28 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Please approve this new neighborhood when it is brought before you.

Sincerely,
Jenna Bloom
thejennab72@gmail.com

21061 Strathmoor lane
Huntington Beach, CA 92646

Ramos, Ricky

From: Gene Saunders <no-reply@gislerneighborhood.com>
Sent: Saturday, September 18, 2021 4:13 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Gene Saunders
onerobanns@gmail.com
(714) 968-4207

21092 Cocobana Lane
Huntington Beach, Calif. 92646

Ramos, Ricky

From: Dan Bloom <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 1:27 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Dan Bloom
dpb415@yahoo.com

21061 Strathmoor lane
Huntington Beach, CA 92646

Ramos, Ricky

From: Jacob Bloom <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 1:30 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Jacob Bloom
casummer15@yahoo.com

21061 Strathmoor lane
Huntington Beach, CA 92646

Ramos, Ricky

From: Robbie Saunders <no-reply@gislerneighborhood.com>
Sent: Saturday, September 18, 2021 4:13 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Robbie Saunders
onerobanns@gmail.com
(714) 968-4207

21092 Cocobana Lane
Huntington Beach, Calif. 92646

Ramos, Ricky

From: Ian Thompson <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 3:54 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Please approve this new neighborhood when it is brought before you.

Sincerely,
Ian Thompson
NAMPADDIEGRUNT@GMAIL.COM
(714) 473-4380

9852 Effingham Dr
HUNTINGTN BCH, CA 92646

Ramos, Ricky

From: Michael Daly <no-reply@gislerneighborhood.com>
Sent: Saturday, September 18, 2021 4:20 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Michael Daly
Mike@Prolinehospitality.com
(714) 325-1292

21111 Strathmoor Lane
Huntington Beach, Ca 92646

Ramos, Ricky

From: Blake Smart <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 4:46 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Blake Smart
bsmart916@yahoo.com
(951) 870-5319

21082 Cocobana Lane
Huntington Beach, CA 92646

Ramos, Ricky

From: Brandi Daly <no-reply@gislerneighborhood.com>
Sent: Saturday, September 18, 2021 4:21 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Brandi Daly
Bmartindale@msn.com
(909) 240-0412

21111 Strathmoor Lane
Huntington Beach, Ca 92646

Ramos, Ricky

From: Michael Sveinson <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 4:48 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Michael Sveinson
Msveinson21@att.net
(951) 403-2292

21082 cocobana ln
Huntington Beach, Ca 92646

Ramos, Ricky

From: Kevin Gladden <no-reply@gislerneighborhood.com>
Sent: Saturday, September 18, 2021 4:48 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Kevin Gladden
Kgladden@outlook.com
(909) 289-3734

21152 Strathmoor Lane
Huntington Beach, Ca 92646

Ramos, Ricky

From: Staci Jeanblanc <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 5:48 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Staci Jeanblanc
bobnstaci@yahoo.com
(775) 220-4032

21112 Strathmoor Lane
Huntington Beach, CA 92646

Ramos, Ricky

From: Cindy Hill <no-reply@gislerneighborhood.com>
Sent: Saturday, September 18, 2021 5:27 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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09/18/2021

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.

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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,
Cindy Hill
Flakitatracy@yahoo.com
(909) 809-6403

21152 Strathmoor lane
Huntington Beach, Ca 92646

Ramos, Ricky

From: Robert Jeanblanc <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 5:50 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; 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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Sincerely,
Robert Jeanblanc
bobnstaci@yahoo.com
(775) 315-7027

21112 Strathmoor Lane
Huntington Beach, California 92646

Ramos, Ricky

From: bill derksen <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 6:39 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
bill derksen
derksen646@gmail.com
(714) 661-7647

9972 effingham drive
huntington beach, ca 92646

Ramos, Ricky

From: Eric Kilian <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 6:01 AM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Please approve this new neighborhood when it is brought before you.

Sincerely,
Eric Kilian
Ericdkilian@gmail.com
(714) 915-3616

21162 Strathmoor
Huntington Beach, CA 92646

Ramos, Ricky

From: Melonie Bloom <no-reply@gislerneighborhood.com>
Sent: Sunday, September 19, 2021 1:26 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; 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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Huntington Beach, CA 92648

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

Sincerely,
Melonie Bloom
mjs1035@yahoo.com

21061 Strathmoor lane
Huntington Beach, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Thursday, September 16, 2021 2:14 PM
To: Zap
Cc: De Coite, Kim; Carr, Kim; Delgleize, Barbara; Fikes, Cathy; Jun, Catherine; Kalmick, Dan; Moser, Natalie; Peterson, Erik; Posey, Mike
Subject: RE: "Geisler Residential," Denial and Covid Funds

Hi Ben,
I'll send this to our Planning Commission too!

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



Save A Tree - please consider the environment before printing this message.

This email transmission, and any documents, files or previous email messages attached to it, is CONFIDENTIAL, intended for the sole use of the individual and entity to whom it is addressed. It also may contain information that is protected by the attorney-client privilege and/or the attorney work product privilege. You are hereby notified that any dissemination, distribution, or duplication of this transmission by someone other than the intended addressee or his or her designated agent is STRICTLY PROHIBITED. If your receipt of this transmission is in error, please notify Sandie Frakes immediately by calling collect at 714-536-5249 and destroying the original transmission and its attachments without reading them, printing them or saving them to an electronic medium. Thank you.

From: Zap <channelfrequency@gmail.com>
Sent: Thursday, September 16, 2021 2:13 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: "Geisler Residential," Denial and Covid Funds

The "Geisler Residential" is a great squandering of the neighborhood land value. This nature, exercise, view and parking destroying, two story, tiny property plan should not fly with residents and goes against any core philosophy of Huntington Beach.

Due to many types of past nature destroying development project failures, a major lack of communication with residents and covid I am again requesting a denial of all development projects.

I disagree with covid funds being used for a new police department building. The police department building is excellent and will be excellent at least for another 50 years I think. I would like the covid funds to be used for repurchasing properties for social distancing and other emergency sites and keeping food here.

Thank you, Anonymous HB

Ramos, Ricky

From: Frakes, Sandie
Sent: Wednesday, September 15, 2021 12:38 PM
To: Zap
Cc: De Coite, Kim; Carr, Kim; Delgleize, Barbara; Fikes, Cathy; Jun, Catherine; Kalmick, Dan; Moser, Natalie; Peterson, Erik; Posey, Mike
Subject: RE: "Geissler homes" and in City farms

Hello Ben,

Your message will be forwarded to the Planning Commission to be included with their meeting documents on the Geisler Field project.

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



Save A Tree - please consider the environment before printing this message.

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From: Zap <channelfrequency@gmail.com>
Sent: Wednesday, September 15, 2021 12:28 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: "Geissler homes" and in City farms

To City Council,

I disagree with building on the soccer field, baseball diamond and the parking access. The baseball diamond can even be converted into a simple walking area. A donation station or parking meter can be installed at the parking lot entrance.

I disagree with building two-story tiny properties inside of a previously planned one story larger property neighborhood. Future residents will see this and not like this and the two-story homes will cast a shadow on neighboring foliage. Two-story homes are also a hassle for emergency services. The removed open areas also decreases landing space for the police helicopter. These homes will lower the land value and versatility of the neighborhood and increase crime and will continue to plague the politics.

The school could also be redone for an emergency School site for Edison high School. I would only consider building two of these homes as one story homes, one for soldier families and one maybe for homeless or even a 5 acre five bedroom fully carpeted mansion to replace the school building. I also see a sign in the neighborhood "save our fields." Residents also use this parking lot for viewing the sunset, fireworks, remote controlled race

cars or simply walking. This will totally destroy the previous freedom of view. This parking lot can also be used for emergency School storage or emergency School bus storage etc.

Whoever is pushing this should step down.

This is another major city planning error despite what the school board and friends may tell you in emails. The homeless crisis is solved here and the parks are excellent. We simply don't need Brookfield homes.

If Council Member Delgleize and Council Member Moser can continue challenging these types of things I would like them to stay on the city council.

I would like a statewide resident farming initiative group, the city council, farming bureaus and representatives to immediately begin communication with Governor Newsom for property combination programs for in City farms in lieu of what we have recently experienced.

And I would like an immediate development capacity lock placed on school sites to stop the school board, and on Beach Boulevard and the Bella Terra area.

Thank you so much, Anonymous HB

Ramos, Ricky

From: De Coite, Kim
Sent: Thursday, September 23, 2021 11:06 AM
To: Ramos, Ricky
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

Kimberly De Coite
Administrative Assistant
Department of Community Development
714-536-5276
kdecoite@surfcity-hb.org

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals! Please read all instructions for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at permitcenter@surfcity-hb.org.

HB ACA Help Center – Instructions to read before you apply online:

<https://huntingtonbeachca.gov/help-center/>

HB ACA – Apply Online Here:

<https://huntingtonbeachca.gov/aca>

From: Frakes, Sandie <Sandie.Frakes@surfcity-hb.org>
Sent: Thursday, September 23, 2021 10:55 AM
To: De Coite, Kim <KDeCoite@surfcity-hb.org>
Cc: Fikes, Cathy <CFikes@surfcity-hb.org>
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: Ian Thompson <no-reply@gislerneighborhood.com>
Sent: Thursday, September 23, 2021 10:05 AM
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

09/23/2021

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

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

Sincerely,
Ian Thompson
e9852@socal.rr.com
(714) 473-4380
9852 Effingham Dr
HUNTINGTN BCH, CA 92646

Ramos, Ricky

From: Jim Smith <jps@jpsdesignsbuild.com>
Sent: Monday, September 27, 2021 5:45 AM
To: Planning Commission
Subject: Gisler (aka Brethren Christian)

We understand On Tuesday, September 28th @6pm there is a Planning Commission Public Hearing about this project. We wanted to let the Planning Commission know that we are for the kids of Huntington Beach having sports fields and that if you are considering approving this project we hope you have a plan in place, in advance, to provide alternate field space with lights. Also, please know that accepting money in lieu of providing the facilities is unacceptable. (this was discussed at the last meeting). My family/kids and many others have been involved in HB sport for decades now. Bottom line is the sports fields in HB are becoming less and less available due to over developing parks & schools. Our kids need fields to continue to play their sports.

Thanks for your consideration
Resident of HB since 1970.

“The bitterness of poor quality remains long after the sweetness of low price is forgotten.” – Benjamin Franklin

James P Smith
President / Founder
JPS Designs / Division 2 Construction DBA
JPS Designs + Build
JPS@jpsdesignsbuild.com
General Contractors License #986010

www.jpsdesignsbuild.com



120 Industrial Way
Costa Mesa, CA 92627
C. 949.254.6106
P. 949.650.9992
F. 949.650.9995



Ramos, Ricky

From: TRICIA IVISON <tmjivison@msn.com>
Sent: Sunday, September 26, 2021 10:04 PM
To: Planning Commission
Subject: Gisler fields

Dear Planning committee,

I am writing in regards to the proposal to sell off the Gisler fields to a developer. I realize that the school needs to be torn down and property sold. But does HB really need more houses/high density housing?

What HB needs is more people who will stand up and preserve the already limited fields for kids sports. All of my children used and loved their time on the fields at Gisler. Why anyone would threaten the existence of these fields is doing damage to the reputation of this great city.

Please consider plans that would preserve and enhance these fields with lights, rather than destroy them simply for more tax revenue.

Thank you,

Tricia Ivison
801-589-3703

Sent from my iPhone

Ramos, Ricky

From: lauriewayne07@gmail.com
Sent: Sunday, September 26, 2021 12:03 PM
To: Planning Commission
Subject: Lighted field , Families First

The Brethren school property "Gisler" is the only lighted field in on our side of Huntington Beach!!! (Newport West two) If you care at all about the families that pay the taxes that pay your salaries, please don't build more homes just for profit!! We don't need any more obnoxious mansions in our community!! We need sports, and places to play sports for our children . Remember "Greed kills " I pray you think more about our community than your own SELF INTEREST



Sincerely,
The Wayne Family
9191 Aloha Drive
HB, 92646

Sent from my iPhone

Ramos, Ricky

From: Frakes, Sandie
Sent: Monday, September 27, 2021 8:17 AM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: Gisler School site

Hi Kim,
[More comments about Gisler.](#)
Sandie

From: Maria Jones <rmjones4@verizon.net>
Sent: Friday, September 24, 2021 2:40 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Gisler School site

To The City Council,

We have lived in our home in the Gisler Track since 1978. We have raised two children, who are now grown and have families of their own. They were able to play soccer and baseball on these fields. We were able to walk down Cocobana to the fields and watch them play. When I told them about the City's plan to build homes on "their" fields they were deeply saddened that in the future other families would not have the same experiences they had. We feel that these are "our" fields and should remain that way. Please reconsider your plans and KEEP OUR FIELDS!!!!

Thank you,
The Jones Family

Ramos, Ricky

From: Don and Maria Howarth <no-reply@gislerneighborhood.com>
Sent: Saturday, September 25, 2021 3:48 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

09/25/2021

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

Sincerely,
Don and Maria Howarth
mariahowarth@yahoo.com
(714) 356-8342

21041 Inferno Lane
Huntington Beach, CA 92646

Ramos, Ricky

From: Maria Howarth <mariahowarth@yahoo.com>
Sent: Saturday, September 25, 2021 3:46 PM
To: CITY COUNCIL
Subject: Brookfield Residential Plan for Gisler Park

Both my husband and I are residents of the LaCuesta Homes adjacent to the potential development side by Brookfield Homes for Gisler Park. We have been residents of our home for 35 years. We would like to inform you that as residents, we support Brookfield's plans for adding 85 homes to this tract. Keeping the area open as a school or open fields will be ongoing fights and unrealistic in this day. We believe that these new home will benefit the neighborhood and the area and will stabilize the property.

Kindly approve these plans in your upcoming Council meeting.

Thank you.

Maria and Don Howarth
21041 Inferno Lane
Huntington Beach, CA 92646
714-356-8342

Ramos, Ricky

From: David Green <no-reply@gislerneighborhood.com>
Sent: Saturday, September 25, 2021 3:40 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
David Green
corsinigreen@icloud.com
(714) 376-3247

21042 Inferno Lane
Huntington Beach, CALIFORNIA 92646

Ramos, Ricky

From: Louise Green <no-reply@gislerneighborhood.com>
Sent: Saturday, September 25, 2021 3:39 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Louise Green
corsinigreen@yahoo.com
(714) 376-3247

21042 Inferno Lane
Huntington Beach, CALIFORNIA 92646

Ramos, Ricky

From: Bill Burhans <no-reply@gislerneighborhood.com>
Sent: Friday, September 24, 2021 10:02 AM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; 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
Huntington Beach, CA 92648

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Sincerely,
Bill Burhans
bdburhans@yahoo.com
(714) 594-8179

9551 Panacea Dr.
Huntington Beach, CA 92646

Ramos, Ricky

From: Victoria Cernok <no-reply@gislerneighborhood.com>
Sent: Thursday, September 23, 2021 7:18 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

09/23/2021

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,
Victoria Cernok
viccernok@gmail.com
(714) 717-6876

9552 Blackfin circle
Huntington Beach, Ca 92646

Ramos, Ricky

From: John Cernok <no-reply@gislerneighborhood.com>
Sent: Thursday, September 23, 2021 7:10 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Please approve this new neighborhood when it is brought before you.

Sincerely,
John Cernok
cernok@gmail.com
(714) 717-6875

9552 Blackfin circle
Huntington Beach, Ca 92646

September 27, 2021

Mr. Alan Ray
Chair, Planning Commission
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92646

RE: Brookfield Residential's Proposed New Homes at Gisler Site – SUPPORT

Dear Chair Ray and Planning Commissioners,

Orange County Business Council (OCBC), the leading voice of business in Orange County, **is pleased to support Brookfield Residential's proposal to build much-needed housing at the former Gisler school property.**

One of OCBC's core initiatives is to advocate for the development of new housing to meet the current and future needs of Orange County's diverse workforce. OCBC's research on Orange County's housing needs includes the [2019-20 Workforce Housing Scorecard](#), which identifies an existing 58,000-unit shortfall countywide—which is expected to balloon to 114,000 units by 2045 without significant action. Employees of local Huntington Beach businesses especially benefit from new housing opportunities, as they must otherwise commute to work from other cities within or outside of Orange County, increasing congestion and preventing them from living where they work.

Brookfield's proposal to add to the City's housing supply by reusing the former Gisler school site helps address the need for housing for numerous demographics. This low-density project provides opportunities for residents with growing families and empty nesters alike to find a new home, freeing their current residences for others looking for a "move-up" opportunity. In addition to new tax revenue and economic development impacts, this proposal will also bring in new jobs during construction and new customers for local businesses.

OCBC respectfully asks the Planning Commission to consider the numerous, invaluable benefits this development will offer to residents, the surrounding business community and the City of Huntington Beach.

Sincerely,



Jennifer Ward
Senior Vice President of Advocacy and Government Affairs

cc: Members, Huntington Beach Planning Commission

Ramos, Ricky

From: Siordia, Isela
Sent: Monday, September 27, 2021 10:21 AM
To: Ramos, Ricky
Subject: FW: Field

FYI

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

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***HB ACA – Apply Online Here:

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-----Original Message-----

From: Allan Greenberg <allangreenberg10@gmail.com>
Sent: Monday, September 27, 2021 10:19 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Field

To Whom it may concern,

I would like to voice our concern over the possibility of losing more field space. As our families fight the Covid pandemic, as-well as the screen pandemic we need every field possible to keep our families safe and outside.

Please keep our fields.

Regards,

Allan Greenberg
714-797-2249

Ramos, Ricky

From: Siordia, Isela
Sent: Monday, September 27, 2021 11:46 AM
To: Ramos, Ricky
Subject: FW: Gisler Field

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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-----Original Message-----

From: erin pheasant <kikiphez@yahoo.com>
Sent: Monday, September 27, 2021 11:44 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler Field

To whom it may concern,

I am writing regarding the proposed plans to take Gisler fields away from all of the local families in HB. As a 44 year old resident and former Region 56 soccer player, this is devastating news for us all. Currently my 13 year old plays for the same region, practicing 2 evenings a week here and playing all home games at this same location. There are not enough fields in our city as it is and to take the only one away that has lights is unacceptable! Are we only concerned about money rather than the mental and physical well-being of all of the people that use this space each day? Our children rely on this field to get away from the everyday stresses of life, yet do you not care or appreciate any of that? I ask you to reconsider what decisions are being made that benefit no one other than someone wanting a monetary gain...this will be extremely detrimental to those kids and families that have and currently use this as a place to make incredible memories and healthy choices.

If you would like more information from me, please let me know.

Kiki Pheasant

Sent from my iPhone

Ramos, Ricky

From: Siordia, Isela
Sent: Monday, September 27, 2021 1:02 PM
To: Ramos, Ricky
Subject: FW: Save Gisler School fields

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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-----Original Message-----

From: Florinda Bailey <florindabailey@yahoo.com>
Sent: Monday, September 27, 2021 12:43 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Save Gisler School fields

Hello

I'm a 45 year resident of South Huntington Beach and both my children played sports on our city fields and graduated from Edison.

Sports were and continue to be a very important balance in our lives.

Now I am a grandmother and have grandchildren playing sports. My granddaughter is now playing soccer at Gisler.

My understanding is that you want to sell this property? Where will our children go?

We have been using Gisler field for practices and games and the field is always full of teams practicing during the week (late afternoon and evenings in the winter). All the fields are utilized on game day.

If you take away the fields where do our children go that have five fields and lights? You can't say go to another field because they are already at capacity and many of them don't have lights.

This is our community and as such we should be working together to agree on a viable plan before any decision is made on the selling of this property.

Thank you
Florinda and Jack Bailey
22322 Harwich Lane
Huntington Beach 92646

Sent from my iPhone

Ramos, Ricky

From: Siordia, Isela
Sent: Monday, September 27, 2021 1:17 PM
To: Ramos, Ricky
Subject: FW: Gisler Residential Project,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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From: Mr. C <lock.haven@live.com>
Sent: Monday, September 27, 2021 1:12 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler Residential Project,

Dear Huntington Beach Planning Commission,

I'm writing regarding the proposed Gisler Residential project. I'm against the project.

The reality is that Huntington Beach is short of sports field space; South Huntington Beach even more so. Sports fields with lights are practically an endangered species. A lot of parents and players need fields with lights to fit their schedules.

When the neighborhoods of Huntington Beach were being designed a conscious decision was made by the Planners of the time to use school sites for recreation. Agreements were reached amongst the City and School Districts with recreational spaces for the kids of Huntington Beach as part of the plan. Every sports field that disappears due to a school site being redeveloped is lost forever to future generations.

You have an important job. Will Rogers famously gave the following investment advice: "Buy land – they ain't making any more of it." My investment advice is "Preserve the sports field – they ain't making any more of them."

Thank you for your consideration.

Brian
HB Resident

Sent from [Mail](#) for Windows

Ramos, Ricky

From: Pam Bertsch <pam.bertsch@yahoo.com>
Sent: Monday, September 27, 2021 3:33 PM
To: Fikes, Cathy; Ramos, Ricky; Bolton, Rhonda; Carr, Kim; Posey, Mike; Moser, Natalie; Kalmick, Dan; Peterson, Erik; Delgleize, Barbara; Planning Commission
Subject: Brookfield Project/Gisler School

Dear Mayor Carr and City Council,

I am a resident in the immediate neighborhood of the proposed development at the Gisler school property. As a matter of fact, my home will share a wall with the new neighbors.

I support the plans for 85 homes. I believe this is the best use for the property, since it will no longer be used as a school. The property is public property, yes, but it is not open space. The school district decided to close the public school, the private school vacated, and now the property sits, vacant. It is a magnet for illicit activity. The fact remains, the school district decided to sell. With that sale, a new use for the property must be decided on. What is the best use? Not industrial, not commercial. The property rests right in the middle of single-family detached homes and a park. The logical conclusion is that this property must be zoned for housing.

For it to remain as open space, someone or some organization would have to purchase it at fair market value, an amount that would guarantee the most funds possible to return to the district to be used elsewhere at schools within the district. The city cannot afford to purchase the property for parkland, and no other person or entity has come forward with millions of dollars to purchase this land and leave it as open space.

Again, the logical conclusion is for this property to be utilized for homes. Thankfully, the developer has proposed to build a low-density neighborhood of homes more like the current neighborhood. With mandates currently coming out of the state to increase density even in low-density neighborhoods, i.e. SB9, I want to ensure that our neighborhood is planned well. Brookfield Residential's plan gives us this option. Single-family homes. Opportunity for input. Improvements to our park. And, to help address the loss of soccer fields, Brookfield has offered funds to help replace the lighted field elsewhere for AYSO.

Furthermore, property taxes are a major factor in new funding for the HBCSD. These units would generate more funds for our local schools.

Please approve this project and let's get it built before the state dictates the use for us.

Thank you in advance for your consideration.

Pam Bertsch

21121 Cocobana Lane

Huntington Beach, CA 92646

"If a fellow isn't thankful for what he's got, he isn't likely to be thankful for what he's going to get."

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 7:45 AM
To: Ramos, Ricky
Subject: FW: Gisler development

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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From: Rob Peterson <racegrader@gmail.com>
Sent: Monday, September 27, 2021 9:44 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler development

Planning commission

I'm writing to you in regards to the development proposed at Gisler. I am a 30+ year resident of HB, father of 2 daughters that use that facility on a weekly basis and field manager for AYSO Region 56.

It is my understanding one of the reasons for entertaining the development of the space is because it's not being used. This can't be further from the truth. I invite you to visit the field any weekday between 5pm and 8pm. Or a Saturday from 8am to 3pm. You will find hundreds of HB residents playing or watching soccer. These are kids that are outside exercising and learning valuable life lessons playing a sport. Something that is vital to our children's wellbeing especially now with the pandemic and lack of social engagement.

And the park is not just used for soccer. As a nearby resident I have never seen a time when there isn't someone on the field playing with kids, walking their dogs (although not allowed) or simply taking a walk.

If you're looking to do something with the area, why not consider a multi-use sports complex? Something desperately needed in SW Huntington Beach.

There is NO DOUBT about what is right for the residents of Huntington Beach. And that is to keep Gisler as open space. Please do the right thing and not allow that area to be developed.

--

Rob Peterson

President, RaceGrader.com & RaceShed.com

The "Go To" resources for the Southern California race community.

Follow us on [FACEBOOK](#) , [INSTAGRAM](#), [TWITTER](#)

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 7:46 AM
To: Ramos, Ricky
Subject: FW: Gisler Field!!

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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From: Lizz Swanson <lizzmps@yahoo.com>
Sent: Monday, September 27, 2021 10:28 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler Field!!

To Whom it May Concern,

Our two children have played AYSO soccer for Region 56 for over seven years. They are on the Extra teams for their division and when Covid hit, soccer was their only outlet to see their friends. Our city was one of the few cities that allowed games and practices, so we hosted (and continue to host) many home games, our fields are absolutely invaluable!!! Soccer is one of the few things that has kept us sane. Without enough fields, our kids will not be able to play, there simply isn't enough space!!

Please make field accommodations for our children!! Sports fields are very tight in Huntington Beach. Our city supports extremely active sports programs with very little appropriate field space. Most other cities have several, well kept, sports parks. Our Gisler site is particularly valuable because it is large with five fields (over 20% of Region 56 fields), and it is the ONLY field with LIGHTS. Field space with lights is critical. Our AYSO

coaches are volunteers, most with full time jobs, it is impossible to conduct weeknight practices in the fall and winter without lighted fields.

We are requesting that you zone fields in place of Gisler, or allow us to keep the current fields. Please give our kids a place to play, learn valuable skills and stay out of trouble.

Sincerely,
Lizz Swanson
Lizzmps@yahoo.com

Sent from my iPhone

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 7:46 AM
To: Ramos, Ricky
Subject: FW: Brethren/Gisler sports field importance

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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From: Kimberly Ahmann <kimberly.ahmann@gmail.com>
Sent: Monday, September 27, 2021 7:44 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Brethren/Gisler sports field importance

Dear HB City Council Members-

I am writing to you tonight to ask that you DO NOT vote in favor of approving the development of the Brethren/Gisler sports fields. This is one of the few sports fields in Huntington Beach available to AYSO soccer and other sports programs. It is also the only field I am aware of that has lights for sports practices. This field has been very important to our family over the past 7+ years and it's overcrowding of teams proves that it is important to many other HB families as well.

Thank you,
Kimberly Ahmann

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 7:47 AM
To: Ramos, Ricky
Subject: FW: Another misleading and fraudulent project from the Planning Staff. Deny the 9/28/2021 Planning Commission public hearing item 21-644
Attachments: 230.24 Small Lot Development Standards.pdf; PC_public hearing item 21-644 September 28, 2021.pdf; Att 10 - Responses to Comments Draft MND No_.pdf

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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From: Tony <tsboardhh@gmail.com>
Sent: Monday, September 27, 2021 5:11 PM
To: Planning Commission <planning.commission@surfcity-hb.org>; CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Another misleading and fraudulent project from the Planning Staff. Deny the 9/28/2021 Planning Commission public hearing item 21-644

Please add this email and attached documents to the **September 28, 2021 Planning Commission** public hearing item 21-644

Dear Planning Commission,

I am asking the Planning Commission to deny this project. The Staff is misleading the public and the Planning Commissioners. This is fraud.

1. This is not a Planned Unit Development(PUD). Per HBZSO 210.12 PUD's are attached buildings. This project is made up of 85 single family homes.

210.12 Planned Unit Development Supplemental Standards and Provisions

This section establishes supplemental development standards and provisions that shall apply to all planned unit developments.

A planned unit development shall provide a mutual benefit for the residents of the project as well as the general public. Examples of public benefits that may be provided in a planned unit development include, but are not limited to the creation of permanent open space, usable and appropriately located recreation facilities, the conservation of natural elements, land features and energy, and other public improvements. (3885-8/10)

A. **Maps.** A tentative and final or parcel map shall be approved pursuant to Title 25, Subdivisions.

B. **Project Design.**

1. Driveway parking for a minimum of 50% of the units shall be provided when units are attached by side.
2. A maximum of six units may be attached side by side and an offset on the front of the building minimum of four feet for every two units shall be provided.
3. A minimum of one-third of the roof area within a multi-story, multi-unit building shall be one story or less in height than the remaining portion of the structure's roof area.



- In the project's Attachment # 10, pg 41, the City strikethrough in red the language of PUD and small lot sizes. Question- why does the agenda list this project as a PUD with a ' "lots with reduced sizes"? This is fraud and misleading. What is this a play on words? Please show me the HBZSO's zoning code for " "lots with reduced

sizes"?

21-644

GENERAL PLAN AMENDMENT (GPA) NO. 20-002, ZONING AMENDMENT (ZMA) NO. 20-002, TENTATIVE TRACT MAP 19136, CONDITIONAL USE PERMIT (CUP) NO. 20-024, MIT NEGATIVE DECLARATION (MND) NO. 20-002 (GISLER RE

REQUEST:

To amend the land use designation from Public-Semipubl (underlying Residential Low Density) (PS(RL)) to Residen Density (RL); to amend the zoning designation from Public-Semipublic (PS) to Residential Low Density; to sub 13.9 gross acre site into a Planned Unit Development project consisting of single family residential numbered lots with reduced size and 15 lettered lots for private streets, open space, and landscaping; to allow retaining walls over 2 feet tall topped with a 6 foot wall/fence; to analyze the potential environmental impacts of the proposed project.

- **Small Lot Development-** This project is a small lot development because the minimum lot size is below the Residential Low Density (RL) size of 6,000 sq. ft. The minimum lot size for this project is 4,661 sq. ft, which means it needs to be zoned per the Small Lot Development standard found under HBZSO. 230.34.

21-644

GENERAL PLAN AMENDMENT (GPA) NO. 20-002, ZONING MAP AMENDMENT (ZMA) NO. 20-002, TENTATIVE TRACT MAP (T) 19136, CONDITIONAL USE PERMIT (CUP) NO. 20-024, MITIGATION NEGATIVE DECLARATION (MND) NO. 20-002 (GISLER RESID)

REQUEST:

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- **Here is the real fraud.** The Staff is aware that per HBZSO 230.34, Small Lot Developments are NOT permitted in a Residential Low Density district.(RL). This is why the Staff is calling the project a "lots with reduced sizes". This is Fraud. The project is not a PUD because the residents are not attached and the lot sizes are below 6000sq, which means they are small lot developments. Deny this project.

21-644

GENERAL PLAN AMENDMENT (GPA) NO. 20-002, ZONING MAP AMENDMENT (ZMA) NO. 20-002, TENTATIVE TRACT MAP (TTM) N 19136, CONDITIONAL USE PERMIT (CUP) NO. 20-024, MITIGATED NEGATIVE DECLARATION (MND) NO. 20-002 (GISLER RESIDENTI

REQUEST:

To amend the land use designation from Public-Semipublic (underlying Residential Low Density) (PS(RL)) to Residential Low Density (RL); to amend the zoning designation from Public-Semipublic (PS) to Residential Low Density; to subdivide a 13.9 gross acre site into a Planned Unit Development project with single family residential numbered lots with reduced size and width and 15 lettered lots for private streets, open space, and landscaping; to allow retaining walls over 2 feet tall topped with a 6 foot tall wall/fence; to analyze the potential environmental impacts of the proposed project.

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 8:35 AM
To: Ramos, Ricky
Subject: FW: Residential Plans for Gilser Park

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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From: Christina Fenner <cafenner525@gmail.com>
Sent: Tuesday, September 28, 2021 8:33 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Residential Plans for Gilser Park

Good Morning -

I am writing on behalf of my entire family and the Huntington Beach sports community. We all know that a developer wants the Gisler Park land for home development. But we also know that their plans need to be approved and the land needs to be rezoned. I am begging you not to approved the plans and the rezoning. I know there is a rumor that "Gisler Park is not used" and this could not be further from the truth. My two daughters have been on numerous sports teams that have used Gisler Park extensively. Their teams are not the only ones!! Every evening, every weekend there is a sporting event or practice occurring. Often, our coaches needed to change practice times or days to find MORE field space because Gisler is so utilized. If Gisler is taken away, it will impact EVERY youth sports team in Huntington Beach. Gisler is a prized park in the fact that it has field lighting available. It is the only park/field that has the lighting and the size. There would be no other place for teams to practice after dark, and once the time changes there will be NO fields for the teams to play with lighting. As a mother of young daughters, this poses a huge safety issue. Appropriate lighting is needed for evening practices and games for EVERYONE's safety. Gisler offers that safety. The other fields in the City do not.

I do not understand why Huntington Beach is slowly taking away every green space to build more homes. Our fields and parks are such a precious commodity to the families that live in Huntington Beach, and I feel like the City is just taking them away for more and more homes. We do not need more homes in Huntington Beach. We need to update and maintain our parks to KEEP families in Huntington Beach. Taking away field space and parks will only hurt families like mine of Huntington Beach.

Gisler IS used - and used a lot. I cannot even fathom why someone would imply that it is not used or needed. That is a bold face lie. Whoever believes this obviously has never stepped foot on Gisler. Gisler IS needed. The community at large does NOT want Gisler to be developed or rezoned. We want the Gisler to remain as is for the families. Gisler contains over 20% of our local soccer fields. That equates to five large fields for games. Losing the field space would cause an enormous negative impact on youth soccer. There simply are not enough fields left. Losing Gisler would be a complete disaster, and one that the city and youth sports could never recover from.

I beg of you, from our family and all of the families in Huntington Beach, please do NOT approve the development plans or rezone Gisler. Keep Gisler for the youth of Huntington Beach, for my daughters and all the sons and daughters of Huntington Beach.

Sincerely,
Christina Fenner

Roland and Michelle Weedon
21831 Summerwind Lane
Huntington Beach, CA 92646

September 28, 2021

Dear Mayor Carr and City Council Members,

I understand that city funds for parks and city services are critically needed here in Huntington Beach, especially during the last year and a half with the pandemic. And for that matter, I understand that refurbishing or adding new equipment and facilities to our parks and plans have been put on hold this year.

I also know that housing development is relatively unpopular in our city. However, occasionally you have before you proposals that are more acceptable than the high-density development we have seen proposed lately. I believe we have to consider development, since the developer's fees are the only way for us to acquire funds for parks, public safety, capital improvement and infrastructure projects.

I have reviewed the plans for the new homes at the school site on Strathmoor and I am familiar with Brookfield as a homebuilder. It is my opinion that these new homes would be more beneficial financially than leaving the property "as is". Eighty-Five single-family detached homes are a much better fit than townhomes or apartments in this neighborhood, and Brookfield is a solid, reputable homebuilder that I believe will create even higher value. From what I've read, the developer's fees for this project will contribute greatly toward our parks, infrastructure, and public safety. It's hard to say no to those dollars in these times. And, when a low-density project comes along, it's hard to say no to that as well.

Let's replenish our city revenues and say yes to new housing in this location.

Thank you for your consideration.

Michelle Weedon

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 9:51 AM
To: Ramos, Ricky
Subject: FW: Pending approval Gisler site

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

Please read all instructions for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at permitcenter@surfcity-hb.org.

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<https://huntingtonbeachca.gov/help-center/>

***HB ACA – Apply Online Here:

<https://huntingtonbeachca.gov/aca>

-----Original Message-----

From: JOANNE COLLEY <jcolley486@aol.com>
Sent: Tuesday, September 28, 2021 9:42 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Pending approval Gisler site

As a long time resident of Huntington Beach and member of the immediate community impacted by the proposed 85 single home project on the former Gisler Middle School site I would like to inform the members of the Planning Commission that I support the approval of this project. I have witnessed the steady decline and deterioration of the site with utilization by the homeless and as a nexus of criminal activity, specifically illegal drug trafficking that endangers our youth and the community. It's time to put a stop to this and approval of an appropriate, high quality housing project such as the one proposed is imperative. Please vote to approve and start the process of neighborhood enhancement in Huntington Beach.

Sent from my iPhone

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 10:05 AM
To: Ramos, Ricky
Subject: FW: redevelopment of Gisler

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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From: Kirsten Doult Batley <traveldoult@hotmail.com>
Sent: Tuesday, September 28, 2021 9:56 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: redevelopment of Gisler

Good morning,

Please, please consider the needs of our existing community regarding the already limited field space when looking at the plan for the Gisler site. The school district has already sold off unused school land to developers who have built homes that families have moved into. This development brings more children who now need to attend schools (that become more crowded) and then also wish to play youth sports. We have so few fields available for sports! Furthermore, we have no fields in the area with LIGHTS. Please save this space for our children in HB!!

We use this field all the time! My boys (11 and 13) have had soccer practice there for years in the spring and fall. There is so much usage that sometimes practices go late into the evening, and well past sundown. Losing this field with nowhere else to go will not only hurt the sports programs but hurt our quality of life. What is the plan for providing more space with lights if Gisler is taken away? We need space, not money. We have this space, please allow us to continue using it.

Please do your civic duty for the residents of the city and save this space for us!

Thank you for your time and consideration.

Kirsten Batley

Augusta Circle, HB 92646

Gisler Residential Project

City of Huntington Beach
Planning Commission Meeting
September 28, 2021



Gisler Residential Project

85 Single Family Homes



Former Gisler School and Gisler Park



Gisler Park



Thank you.



Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 1:26 PM
To: Ramos, Ricky
Subject: FW: Brookfield Residential, Gisler property

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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From: Terry Crowther <terry@tlcrowther.com>
Sent: Tuesday, September 28, 2021 12:33 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Brookfield Residential, Gisler property

Dear Planning Commission,

My wife and I live at 21191 Richmond Circle and are in support of the 85 single family home development being proposed by Brookfield providing the lots can not be split and the buyers can not add a rental unit to their property.

Sincerely,

Terry & Sharon Crowther

TL Crowther – Life Sculptor
949-422-0476

Instagram: <https://www.instagram.com/tlcrowthersculptor/>

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 1:27 PM
To: Ramos, Ricky
Subject: FW: Gisler Residential Support

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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-----Original Message-----

From: Maria Spurgeon <maria.spurgeon3@gmail.com>
Sent: Tuesday, September 28, 2021 1:25 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler Residential Support

Dear Planning Commission,

We are residents of the neighborhood where Brookfield is planning to build homes. In fact we live on Strathmoor Lane right across from the school. All of our neighbors will be impacted by your decisions but there are about 12 of us who are on the "front line" so to speak.

Our neighborhood exemplifies all that is wonderful about Huntington Beach. While it was lovely to have Brethern Christian school as our neighbor, it is obvious that necessary repairs to the building make it too expensive for a school to move in. Financially speaking, HBCSD must sell this valuable property and upgrade Sowers JH.

Brookfield has offered the best and most logical solution. The homes will add value to our neighborhood and maintain the continuity of single family homes. Moreover, Brookfield has been completely transparent and inclusive throughout the past 18 months. We ask you to approve all measures today so this project can move forward. It is nerve-wracking to wait and wonder what will become of our neighborhood and having a stable plan to focus on is in the best interest of all parties.

Thank you for your time and consideration.
Cordially, Darrin and Maria Spurgeon

Sent from my iPhone

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 2:08 PM
To: Ramos, Ricky
Subject: FW: Gisler site

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: Greg Ahmann <greg.ahmann@gmail.com>
Sent: Tuesday, September 28, 2021 2:02 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler site

Planning Commission,

I am a HB resident of 22 years, live at 20582 Egret Ln, Huntington Beach, we have watched field after field disappear for developers who come in and build more houses. I have no problem with houses, I am in the construction industry also. I do have a problem with losing our athletic fields for money and no new fields. Please address this with the developer and make sure we still have some fields with lights carved out at the Gisler site. All my kids played AYSO soccer on those fields and it would be tragic to lose another athletic field for all the families of Huntington Beach.

Sincerely,

Greg Ahmann



Gisler Neighborhood

Planning Commission Hearing

September 28, 2021

Table of Contents

- I. Community Outreach Summary
- II. Community Outreach Timeline
- III. Example Support Letters

Community Outreach Program

The primary purpose of our Community Outreach program was to engage our surrounding neighbors, Huntington Beach residents, and community organizations to solicit their feedback and work together to find solutions that meet the needs of the Gisler community.

Process

Our community outreach program commenced in July 2020 with our team knocking on doors in the neighborhood to introduce the project and begin gathering input.

In order to disseminate information about Brookfield Residential's proposal for the re-use of the Huntington Beach City School District's Gisler school property, we:

- Walked door-to-door to meet our immediately adjacent neighbors;
- Held 3 large group meetings;
- Met individually with neighbors and offered additional meetings as often as necessary;
- Continue to meet one-on-one with neighbors and other interested parties;
- Created a website with up-to-date information;
- Provided a project-specific e-mail address for neighbors to engage with us; and
- Sent e-mail updates periodically.

Examples of Neighbor Participation

Feedback from neighbors is critical to the success of any project, since they know the neighborhood best, including traffic patterns, demographics, existing conditions, etc. We had valuable input provided over the duration of the program, which helped to shape the project in the following ways:

- Reduction in the number of homes to help address traffic concerns;
- Realignment of the entrance on Effingham to Strathmoor to help reduce speeds on Effingham and Strathmoor;
- Park improvements including additional and wider pathways and new and safer play equipment;
- Architectural designs to complement existing residences;
- Adjustment of lot sizes and setbacks adjacent to existing homes to address privacy concerns; and
- Strategic placement of windows to minimize views into neighboring properties.

The Gisler Re-Use team diligently pursued ways for the new neighborhood to fit into the existing surrounding neighborhoods by:

- incorporating the local style into our architectural concepts;
- providing a variety of home elevations in sizes compatible with surrounding homes;
- addressing traffic and public safety concerns;
- examining and increasing setbacks of the new development; and
- improving the neighborhood park for all to enjoy.

Every aspect of the Gisler re-use plan was created with the current residents in mind, as well as the welfare of the city.

Timeline of Community Outreach from July 2020 to Present

| | |
|--------------------|---|
| July 13, 2020 | Neighborhood walk |
| July 2020-Present | Continued communication with neighbors and stakeholders, in-person and electronic |
| August 11, 2020 | Virtual Community Meeting #1 |
| August 22, 2020 | One-on-one meetings with neighbors |
| September 2, 2020 | One-on-one meetings with neighbors |
| November 9, 2020 | Fall E-blast announcing security fence |
| November 13, 2020 | Tour of Boys and Girls Clubs of Huntington Valley |
| December 15, 2020 | Presentation to HB Kiwanis Club members |
| December 20, 2020 | Holiday E-blast |
| January 28, 2021 | Virtual Community Meeting #2 |
| February 5, 2021 | One-on-one meetings with neighbors |
| March 11, 2021 | E-blast regarding sampling on property |
| March 12-19, 2021 | Meetings w/directly adjacent neighbors to discuss wall options |
| March 26, 2021 | E-blast regarding tree removal on city property |
| March-Sept. 2021 | Meetings w/directly adjacent neighbors to discuss wall options |
| August 25, 2021 | Virtual Community Meeting #3 |
| September, 2021 | One-on-one follow-up meetings with neighbors |
| September 21, 2021 | Eblast regarding website update |
| October 16, 2021 | Sponsorship of Boys and Girls Clubs of Huntington Valley Gala |

Community Meetings

Brookfield Residential

August 2020 Webinar, complete with Polling Questions and Follow-Up Survey

Brookfield looks forward to meeting with you and hearing from the community as we share our preliminary plans for the project.

Please send your questions, comments and feedback to:
gisleneighborhood92646@gmail.com

How To Join The Webinar

Mon, Aug 10, 2020 4:30 PM - 5:00 PM PDT

Add to Calendar: [Outlook® Calendar](#) | [Google Calendar™](#) | [iCal®](#)

1. Click the link to join the webinar at the specified time and date:

[Join Webinar](#)

Note: This link should not be shared with others; it is unique to you.

Before joining, be sure to [check system requirements](#) to avoid any connection issues.

2. Choose one of the following audio options:

TO USE YOUR COMPUTER'S AUDIO:

When the webinar begins, you will be connected to audio using your computer's

Virtual large group meeting in August 2021





HUNTINGTON BEACH
CITY SCHOOL DISTRICT

BOARD OF TRUSTEES

Bridget Kaub • Shari Kowalke
Diana Marks • Paul Morrow, Ed.D. • Ann Sullivan

Superintendent: Leisa Winston, Ed.D.

September 22, 2021

Mr. Alan Ray
Chairperson, Huntington Beach Planning Commission and
Members of the Planning Commission
2000 Main Street
Huntington Beach, CA 92648

RE: SUPPORT FOR THE APPROVAL OF GISLER SCHOOL – CONVERSION TO RESIDENTIAL LAND USE

As the City is aware, the Huntington Beach City School District (District) is in escrow to sell the Gisler Middle School site property to Brookfield. As the dynamics of student generation and demographics shift, surplus property revenue has become critical to our ongoing improvements to our facilities.

Brookfield has developed a plan that is consistent with surrounding development and the single-family residential land use framework that has already been established in the neighborhood. Like other former school sites in Orange County, these locations become homes for families that generate students and property taxes, which are necessary revenue sources for the District.

The proceeds from this sale will be used primarily to fund the modernization or reconstruction of Sowers Middle School and pay off some of the District's long-term debt. Some of the important benefits of these improvements include developing collaborative spaces, improving natural light, improving technology infrastructure, and most importantly, creating innovative 21st-century learning environments for our students. Without the sale of this property, the District would not have the critical funds available to implement these improvements and equitable learning environments between the district's two middle schools, Sowers and Dwyer, which has already been modernized.

We recognize AYSO's interest in lighted soccer fields and appreciate our long-standing relationship, as they use the majority of our fields and we acknowledge the value that soccer provides to Huntington Beach youth. We are working with Brookfield to explore additional field options within the District. District staff are committed to working with Brookfield, which has provided funding to further study opportunities and constraints at several District locations. Brookfield has also indicated they are willing to contribute \$250,000 toward a possible alternative. We are working diligently to conclude this study as soon as possible and will continue to work with all parties. The HBCSD Board of Trustees has not committed any additional funds toward an alternative lighted field. It is important to recognize that the District's core mission is to provide an educational program that supports the academic and personal development of every student, and the funds from this sale would be fully expended to improve the Sowers Middle School learning environment in support of this goal.

We respectfully request the Planning Commission to approve the project on September 28 so the District can maintain its schedule, complete the transaction and close escrow in the next few months.

Sincerely,

A handwritten signature in blue ink, appearing to read 'L. Winston'.

Leisa Winston, Ed.D.
Superintendent

September 27, 2021

Mr. Alan Ray
Chair, Planning Commission
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92646

RE: Brookfield Residential's Proposed New Homes at Gisler Site – SUPPORT

Dear Chair Ray and Planning Commissioners,

Orange County Business Council (OCBC), the leading voice of business in Orange County, **is pleased to support Brookfield Residential's proposal to build much-needed housing at the former Gisler school property.**

One of OCBC's core initiatives is to advocate for the development of new housing to meet the current and future needs of Orange County's diverse workforce. OCBC's research on Orange County's housing needs includes the [2019-20 Workforce Housing Scorecard](#), which identifies an existing 58,000-unit shortfall countywide—which is expected to balloon to 114,000 units by 2045 without significant action. Employees of local Huntington Beach businesses especially benefit from new housing opportunities, as they must otherwise commute to work from other cities within or outside of Orange County, increasing congestion and preventing them from living where they work.

Brookfield's proposal to add to the City's housing supply by reusing the former Gisler school site helps address the need for housing for numerous demographics. This low-density project provides opportunities for residents with growing families and empty nesters alike to find a new home, freeing their current residences for others looking for a "move-up" opportunity. In addition to new tax revenue and economic development impacts, this proposal will also bring in new jobs during construction and new customers for local businesses.

OCBC respectfully asks the Planning Commission to consider the numerous, invaluable benefits this development will offer to residents, the surrounding business community and the City of Huntington Beach.

Sincerely,



Jennifer Ward
Senior Vice President of Advocacy and Government Affairs

cc: Members, Huntington Beach Planning Commission



Gisler Neighborhood <gislerneighborhood92646@gmail.com>

Brookfield Project/Gisler School

Pam Bertsch <pam.bertsch@yahoo.com>

Mon, Sep 27, 2021 at 3:32 PM

To: "cfikes@surfcity-hb.org" <cfikes@surfcity-hb.org>, "rramos@surfcity-hb.org" <rramos@surfcity-hb.org>, "rhonda.bolton@surfcity-hb.org" <rhonda.bolton@surfcity-hb.org>, "Kim.Carr@surfcity-hb.org" <Kim.Carr@surfcity-hb.org>, "mike.posey@surfcity-hb.org" <mike.posey@surfcity-hb.org>, "natalie.moser@surfcity-hb.org" <natalie.moser@surfcity-hb.org>, "dan.kalmick@surfcity-hb.org" <dan.kalmick@surfcity-hb.org>, "erik.peterson@surfcity-hb.org" <erik.peterson@surfcity-hb.org>, "barbara.delgleize@surfcity-hb.org" <barbara.delgleize@surfcity-hb.org>, "PLANNING.COMMISSION@SURFCITY-HB.ORG" <PLANNING.COMMISSION@surfcity-hb.org>

Dear Mayor Carr and City Council,

I am a resident in the immediate neighborhood of the proposed development at the Gisler school property. As a matter of fact, my home will share a wall with the new neighbors.

I support the plans for 85 homes. I believe this is the best use for the property, since it will no longer be used as a school. The property is public property, yes, but it is not open space. The school district decided to close the public school, the private school vacated, and now the property sits, vacant. It is a magnet for illicit activity. The fact remains, the school district decided to sell. With that sale, a new use for the property must be decided on. What is the best use? Not industrial, not commercial. The property rests right in the middle of single-family detached homes and a park. The logical conclusion is that this property must be zoned for housing.

For it to remain as open space, someone or some organization would have to purchase it at fair market value, an amount that would guarantee the most funds possible to return to the district to be used elsewhere at schools within the district. The city cannot afford to purchase the property for parkland, and no other person or entity has come forward with millions of dollars to purchase this land and leave it as open space.

Again, the logical conclusion is for this property to be utilized for homes. Thankfully, the developer has proposed to build a low-density neighborhood of homes more like the current neighborhood. With mandates currently coming out of the state to increase density even in low-density neighborhoods, i.e. SB9, I want to ensure that our neighborhood is planned well. Brookfield Residential's plan gives us this option. Single-family homes. Opportunity for input. Improvements to our park. And, to help address the loss of soccer fields, Brookfield has offered funds to help replace the lighted field elsewhere for AYSO.

Furthermore, property taxes are a major factor in new funding for the HBCSD. These units would generate more funds for our local schools.

Please approve this project and let's get it built before the state dictates the use for us.

Thank you in advance for your consideration.

Pam Bertsch

[21121 Cocobana Lane](#)

[Huntington Beach, CA 92646](#)

"If a fellow isn't thankful for what he's got, he isn't likely to be thankful for what he's going to get."



Gisler Neighborhood <gislerneighborhood92646@gmail.com>

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

BLAIR CAMPBELL <no-reply@gislerneighborhood.com>

Mon, Sep 27, 2021 at 12:40 PM

Reply-To: BLAIRCAMPBELL777@gmail.com

To: Kim.carr@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, erik.peterson@surfcity-hb.org, mike.posey@surfcity-hb.org, barbara.delgleize@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, natalie.moser@surfcity-hb.org, cfikes@surfcity-hb.org, city.council@surfcity-hb.org, farhad.bolourchi@surfcity-hb.org, gislerneighborhood92646@gmail.com

09/27/2021

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,
BLAIR CAMPBELL
BLAIRCAMPBELL777@GMAIL.COM
(714) 222-3586
[8532 LARTHORN DRIVE](#)
HUNTINGTON BEACH, CA 92646



Gisler Neighborhood <gislerneighborhood92646@gmail.com>

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

Maria Spurgeon <no-reply@gislerneighborhood.com>

Tue, Sep 28, 2021 at 1:29 PM

Reply-To: maria.spurgeon3@gmail.com

To: Kim.carr@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, erik.peterson@surfcity-hb.org, mike.posey@surfcity-hb.org, barbara.delgleize@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, natalie.moser@surfcity-hb.org, cfikes@surfcity-hb.org, city.council@surfcity-hb.org, farhad.bolourchi@surfcity-hb.org, gislerneighborhood92646@gmail.com

09/28/2021

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[2000 Main Street](#)
Huntington Beach, CA 92648

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

Sincerely,
Maria Spurgeon
maria.spurgeon3@gmail.com
(480) 570-0303
[21192 Strathmoor Ln](#)
HB, CA 92646

Ramos, Ricky

From: Carolyn Thompson <no-reply@gislerneighborhood.com>
Sent: Tuesday, September 28, 2021 5:10 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

09/28/2021

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

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Dear Mayor and City Councilmembers:

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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,
Carolyn Thompson
mozinhb@aol.com
(714) 263-6649

9562 Blackfin Circle
Huntington Beach, CA 92646

Ramos, Ricky

From: Larry Waterhouse <no-reply@gislerneighborhood.com>
Sent: Monday, September 27, 2021 3:02 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

09/27/2021

Mayor Kim Carr and Members of the City Council
City of Huntington Beach
2000 Main Street
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Sincerely,
Larry Waterhouse
mackwater@aol.com
(714) 402-8312

21101 Indigo Circle
huntington beach, CA 92646

Ramos, Ricky

From: alicia waterhouse <no-reply@gislerneighborhood.com>
Sent: Monday, September 27, 2021 3:01 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
alicia waterhouse
mackwater@aol.com
(714) 402-8312

21101 Indigo Circle
huntington beach, CA 92646

Ramos, Ricky

From: Coleen Kaae <no-reply@gislerneighborhood.com>
Sent: Tuesday, September 28, 2021 8:55 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Coleen Kaae
ckaaehb@gmail.com
(714) 277-6243

21101 Red Jacket Cir
Huntington Beach, CA 92646

Ramos, Ricky

From: Adam Kaae <no-reply@gislerneighborhood.com>
Sent: Tuesday, September 28, 2021 8:50 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
Adam Kaae
adamkaae@gmail.com
(714) 964-1414

21101 Red Jacket Cir
Huntington Beach, CA 92646

Ramos, Ricky

From: David Thompson <no-reply@gislerneighborhood.com>
Sent: Tuesday, September 28, 2021 5:12 PM
To: Carr, Kim; Bolton, Rhonda; Peterson, Erik; Posey, Mike; Delgleize, Barbara; Kalmick, Dan; Moser, Natalie; Fikes, Cathy; CITY COUNCIL; Bolourchi, Farhad; gislerneighborhood92646@gmail.com
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Sincerely,
David Thompson
dthbsurf@aol.com
(714) 673-8812

9562 Blackfin Circle
Huntington Beach, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 28, 2021 4:00 PM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: (Resend) Public Comment - Development of Gisler Middle School Property by Brookfield Homes

From: Dan McDonald <djmcdonald@gmail.com>
Sent: Tuesday, September 28, 2021 3:37 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: (Resend) Public Comment - Development of Gisler Middle School Property by Brookfield Homes

Hi there,

As per the subject, I want to add my voice, as a resident with two young children, to the voices expressing concern over the loss of Gisler field.

AYSO Region 56 is a volunteer, non-profit that provides our kids with something so needed these days: opportunities for kids to be outside and enjoy sport.

The city really needs to work on a long-term fix for the South East youth sport organizations having to double up on school fields. Surely we can do better than this, if nothing else for the kids.

But the immediate issue is the loss of AYSO Region 56's only full-size field and the only one with lights. The field is not "in use" as school grounds, but anyone who's in the area knows it is "in use" by the kids--never something I would characterize as an "unwanted activity".

I think it not unreasonable at least for the city to work with the developer to ensure alternative field use with lights if the city does indeed believe community-based programs like AYSO Region 56 are important. It would be easy to show that by making approval of this project dependent on securing alternate facilities.

Many thanks,

Dan McDonald
South East Resident

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 28, 2021 1:49 PM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

From: Maria Spurgeon <no-reply@gislerneighborhood.com>
Sent: Tuesday, September 28, 2021 1:29 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,
Maria Spurgeon
maria.spurgeon3@gmail.com
(480) 570-0303
21192 Strathmoor Ln
HB, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Monday, September 27, 2021 8:17 AM
To: De Coite, Kim
Cc: Fikes, Cathy
Subject: FW: Gisler School site

Hi Kim,
[More comments about Gisler.](#)
Sandie

From: Maria Jones <rmjones4@verizon.net>
Sent: Friday, September 24, 2021 2:40 PM
To: CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Gisler School site

To The City Council,

We have lived in our home in the Gisler Track since 1978. We have raised two children, who are now grown and have families of their own. They were able to play soccer and baseball on these fields. We were able to walk down Cocobana to the fields and watch them play. When I told them about the City's plan to build homes on "their" fields they were deeply saddened that in the future other families would not have the same experiences they had. We feel that these are "our" fields and should remain that way. Please reconsider your plans and KEEP OUR FIELDS!!!!

Thank you,
The Jones Family

Ramos, Ricky

From: john bowerbank <jebowerbank@yahoo.com>
Sent: Wednesday, September 29, 2021 12:34 AM
To: Planning Commission
Subject: Setting aside fields for open space at Gisler while still developing a part of it like what occurred at Seaview Little League

HB Planning Commission, I have been a resident and voter in HB since 2003.

My kids play AYSO soccer and baseball with Seaview Little League. I sincerely hope that you will limit the development to where the former school (Brethren) is located and that you keep the fields as open space for the benefit of the community, like you and the council (including Jill Hardy) at the time masterfully did with Seaview Little League.

There can be a win-win here. I am not going to simply say don't sell a portion where the school was located. However, you really owe it to the City to maintain the open space and fields so residents can have sports and activities for decades to come. South Huntington is and should continue to be a place where families raise their kids.

Respectfully,
John Bowerbank
Attorney, Resident and Property Owner of Properties in HB

Sent from my iPhone