
Appendix C:

Cultural Resources Supporting Information

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C.1 - Pedestrian Photolog

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Photograph 1: Overview of the project site from the southwest corner. View east.



Photograph 2: Overview of the project site from the southwest corner. View northeast.



Photograph 3: Overview of the project site from the southwest corner. View north.



Photograph 4: Overview of the project site from the northwest corner. View east.



Photograph 5: Overview of the project site from the northwest corner. View south.



Photograph 6: Overview of the project site from the northwest corner. View southeast.



Photograph 7: Overview of the project site from the northeast corner. View south.



Photograph 8: Overview of the project site from the northeast corner. View west.



Photograph 9: Overview of the project site from the northeast corner. View southwest.



Photograph 10: Overview of the project site from the southeast corner. View north.



Photograph 11: Overview of the project site from the southeast corner. View west.



Photograph 12: Overview of the project site from the southeast corner. View northwest.



Photograph 13: Overview of the courtyard. View south.

C.2 - Native American Heritage Commission Correspondence

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Local Government Tribal Consultation List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

☒ **CEQA Tribal Consultation List (AB 52)** – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*

☐ **General Plan (SB 18)** – *Per Government Code § 65352.3.*

Local Action Type:

☐ General Plan

☐ General Plan Element

☐ General Plan Amendment

☐ Specific Plan

☐ Specific Plan Amendment

☐ Pre-planning Outreach Activity

Required Information

Project Title: Bear Street Residential Project

Local Government/Lead Agency: Orange County

Contact Person: Stefanie Griffin

Street Address: 250 Commerce Suite 210

City: Irvine

Zip: 92602

Phone: 209-608-0028

Fax: _____

Email: sgriffin@fcs-intl.com; natalie.queathem@adec-innovations.com

Specific Area Subject to Proposed Action

County: Orange

City/Community: Costa Mesa

Project Description:

The proposed project is located 3150 Bear Street in the city of Costa Mesa. The proposed project involves demolition of the existing structures for the event venue and office uses on the approximately 6.11-acre project site to develop 146 residential dwelling units.

Additional Request

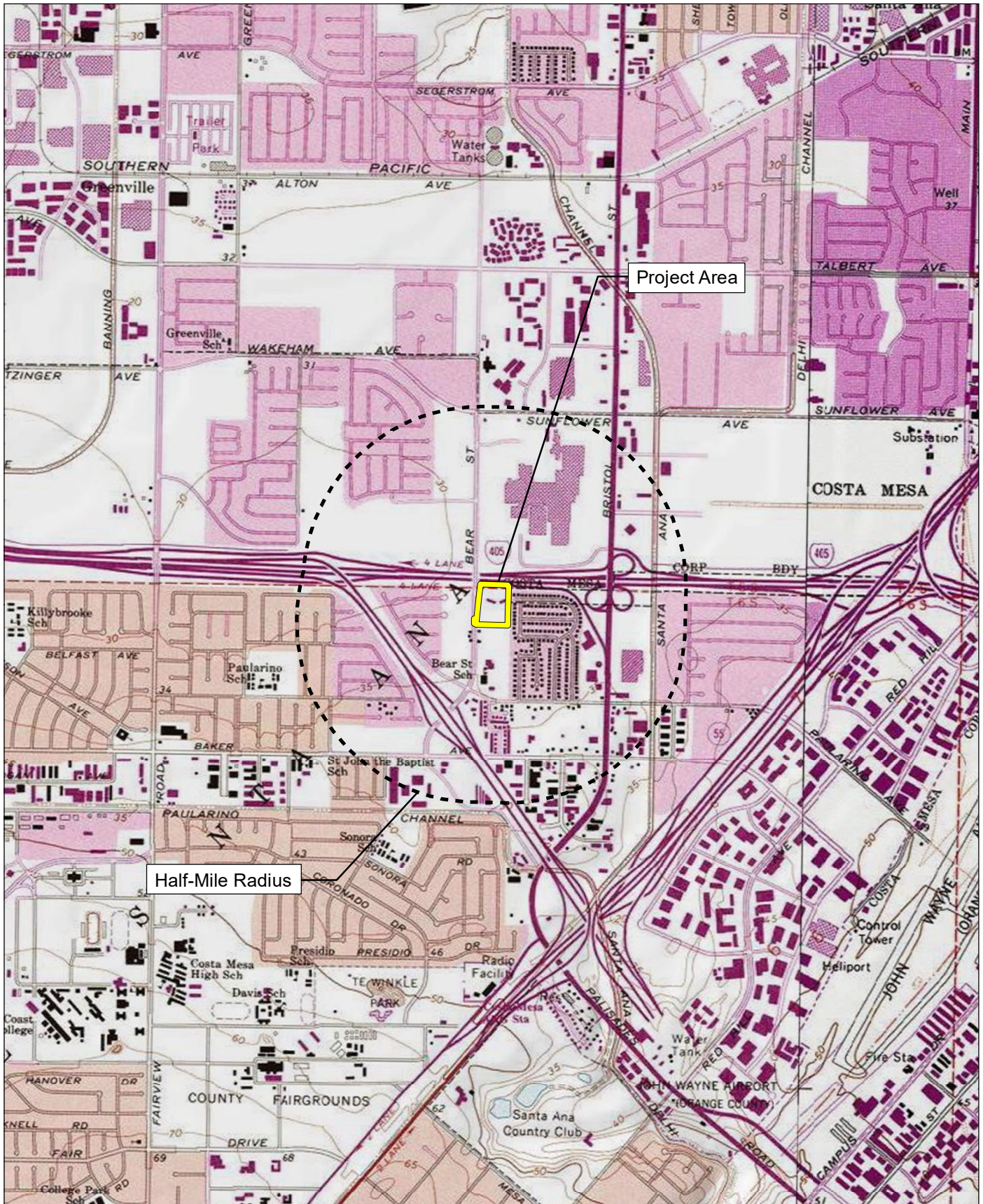
☒ **Sacred Lands File Search** – *Required Information:*

USGS Quadrangle Name(s): Newport Beach

Township: 05S, 06S

Range: 10W

Section(s): 35, 36, 1, 2



Source: USGS Newport Beach 7.5' Quadangle / T05S R10W sec 35, 36; T06S R10W sec 1, 2
 Project Site: USGS Newport Beach 7.5' Quadangle / T05S R10W sec 35; T06S R10W sec 2



Record Search Map

**NATIVE AMERICAN HERITAGE COMMISSION**

October 9, 2024

Stefanie Griffin
FirstCarbon SolutionsVia Email to: sgriffin@fcs-intl.com & Natalie.Queathem@adec-innovations.comCHAIRPERSON
Reginald Pagaling
ChumashVICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
NomlakiSECRETARY
Sara Dutschke
MiwokPARLIAMENTARIAN
Wayne Nelson
LuiseñoCOMMISSIONER
Isaac Bojorquez
Ohlone-CostanoanCOMMISSIONER
Stanley Rodriguez
KumeyaayCOMMISSIONER
Laurena Bolden
SerranoCOMMISSIONER
Reid Milanovich
CahuillaCOMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño IndiansEXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, Nisenan**NAHC HEADQUARTERS**
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov**Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Bear Street Residential Project, Orange County**

To Whom It May Concern:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the tribes on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Orange County
10/9/2024

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Outreach?	Cultural Affiliation	Counties	Last Updated
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Email on 11/8	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	6/28/2023
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Email on 11/8	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	6/28/2023
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Email on 11/8	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	2/1/2024
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Email on 11/8	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Email on 11/8	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Email on 11/8	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	12/4/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Email on 11/8	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417		gtongva@gmail.com	Email on 11/8	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Email on 11/8	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/28/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Email on 11/8	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Email on 11/8	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	5/30/2023
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Email on 11/8	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/17/2023
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPO	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbmian.chairwoman@gmail.com	Email on 11/8	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/28/2023
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Email on 11/8	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Email on 11/8	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com	Email on 11/8	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vmminott@santarosa-nsn.gov	Email on 11/8	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Email on 11/8	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	4/8/2024
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Email on 11/8	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Email on 11/8	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Bear Street Residential Project, Orange County.

Record: PROJ-2024-005275
Report Type: AB52 GIS
Counties: Orange
NAHC Group: All

November 8, 2024

Juaneno Band of Mission Indians Acjachemen Nation - Belardes
Joyce Perry, Cultural Resource Director
4955 Paseo Segovia
Irvine, CA, 92603

Subject: Bear Street Residential Project

Dear Cultural Resource Director Perry:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Bear Street Residential project in Costa Mesa. As part of the environmental review process, we are conducting a cultural resources assessment.

The project site is located at 3150 Bear Street. A Records Search map with a half-mile buffer around the site is enclosed for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and a California Historical Resource Information (CHRIS) search. The results of the SLF records search were positive. The CHRIS search found no known resources within the project area and 13 historic resources within a half-mile radius. One report addresses the project area and 12 additional reports were within a half-mile radius. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act.

Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) are handling project notification and consultation requirements. Please feel free to contact me via email at sgriffin@fcs-intl.com and thank you for your valuable assistance.

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Bay Area

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Walnut Creek, CA 94597

Central Valley

7726 N. First Street
#413
Fresno, CA 93720

Inland Empire

967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley

2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah

2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Colorado

5480 Valmont Road
Suite 200
Boulder, CO 80301

Connecticut

2 Corporate Drive
Suite 450
Shelton, CT 06484

New York

10 Monument Street
Deposit, NY 13754
56 Broome Corporate Parkway
Conklin, NY 13748

Sincerely,

A handwritten signature in black ink, reading "Stefanie Griffin". The signature is written in a cursive style with a large, stylized 'S' and 'G'.

Stefanie Griffin,
Senior Archaeologist
FirstCarbon Solutions
250 Commerce #210
Irvine, CA 92602

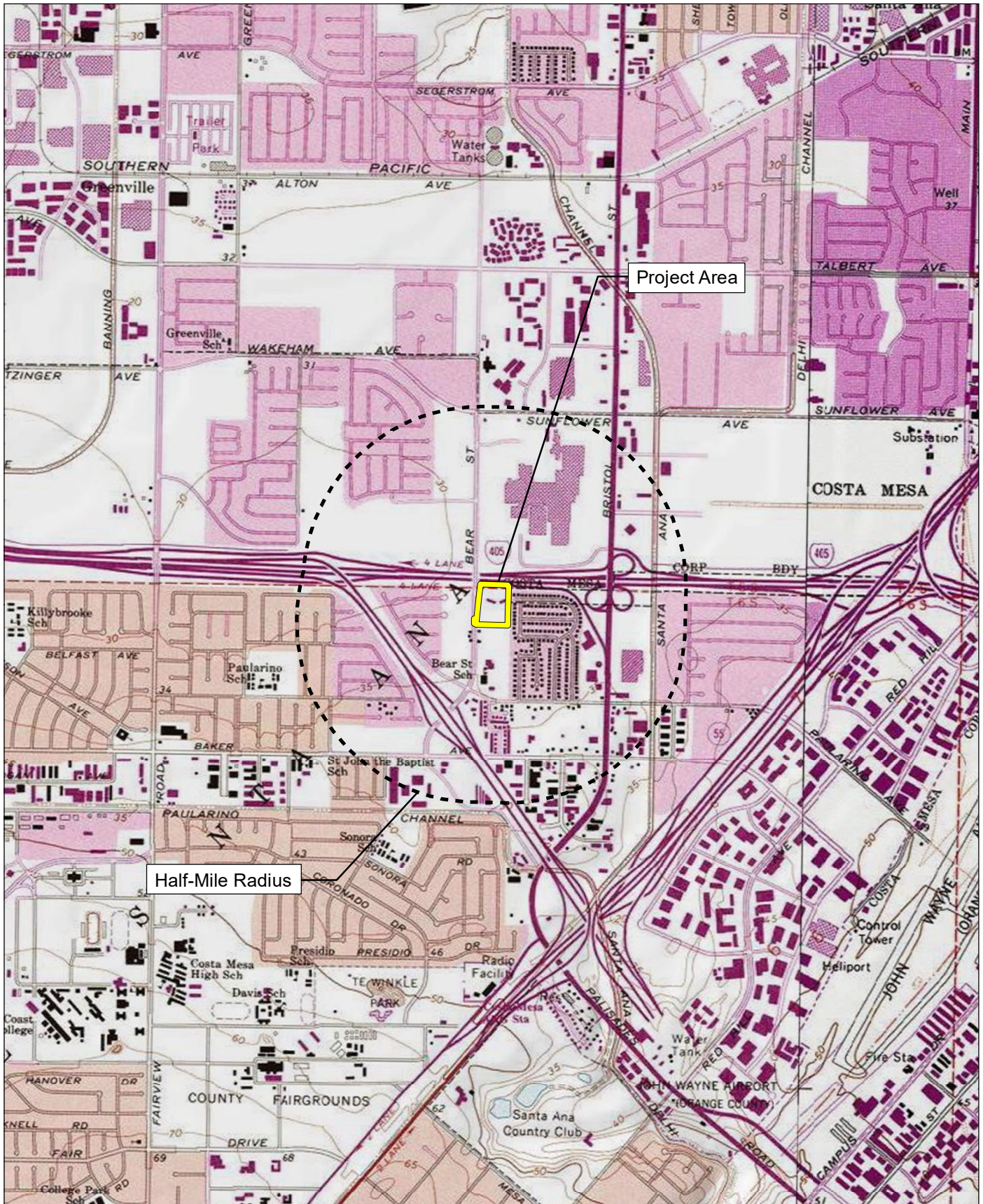
Enclosed

Attachment A: Record Search Map



Attachment A:
Records Search Map





Source: USGS Newport Beach 7.5' Quadangle / T05S R10W sec 35, 36; T06S R10W sec 1, 2
 Project Site: USGS Newport Beach 7.5' Quadangle / T05S R10W sec 35; T06S R10W sec 2



Record Search Map

November 8, 2024

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
Christina Swindall Martinez, Secretary
P.O. Box 393
Covina, CA, 91723

Subject: Bear Street Residential Project

Dear Chairperson Salas and Secretary Martinez:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Bear Street Residential project in Costa Mesa. As part of the environmental review process, we are conducting a cultural resources assessment.

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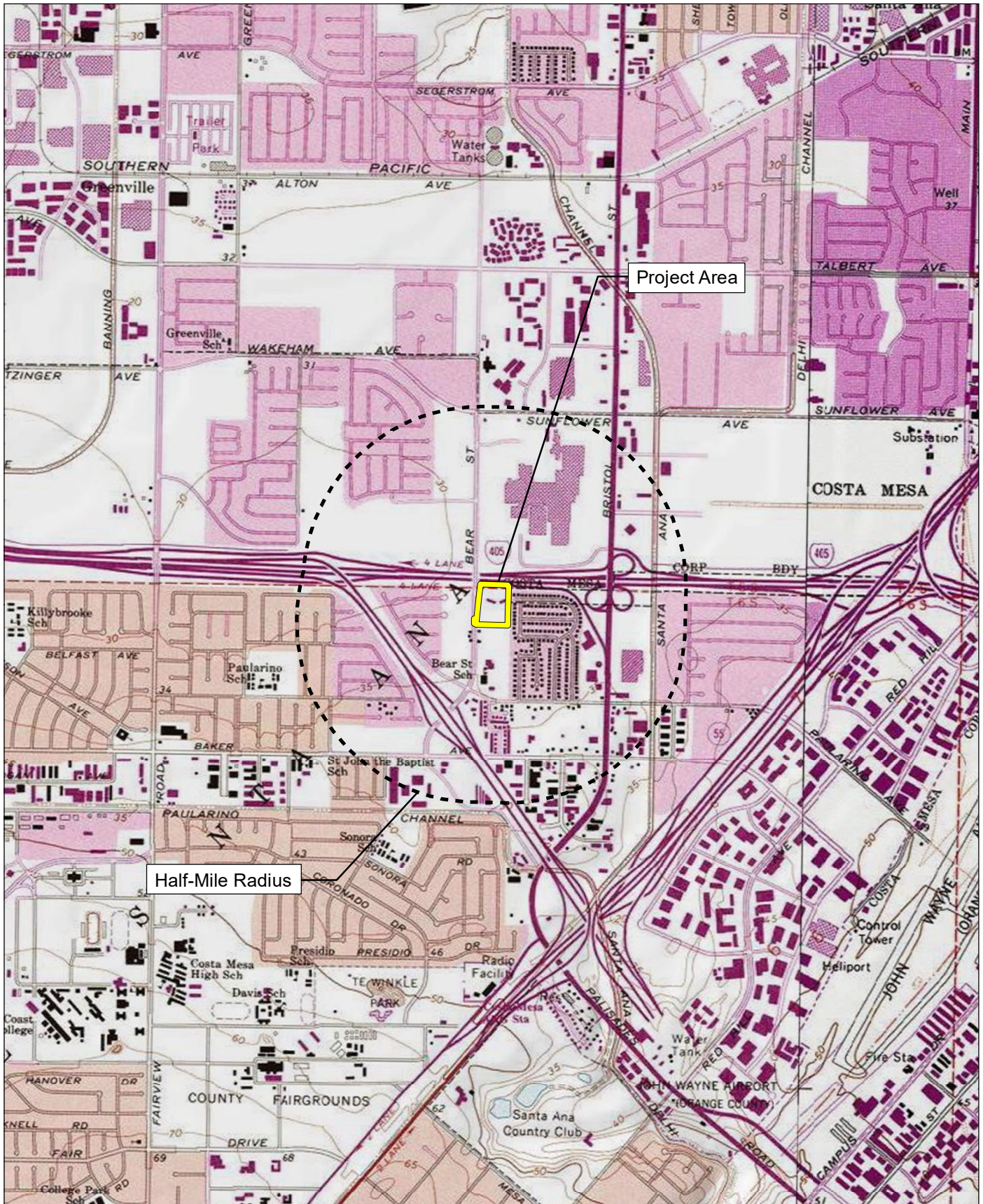
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Attachment A: Record Search Map



Attachment A:
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Record Search Map

November 8, 2024

Soboba Band of Luiseno Indians
Joseph Ontiveros, Tribal Historic Preservation Officer
Jessica Valdez, Cultural Resource Specialist
P.O. Box 487
San Jacinto, CA, 92581

Subject: Bear Street Residential Project

Dear Officer Ontiveros and Specialist Valdez:

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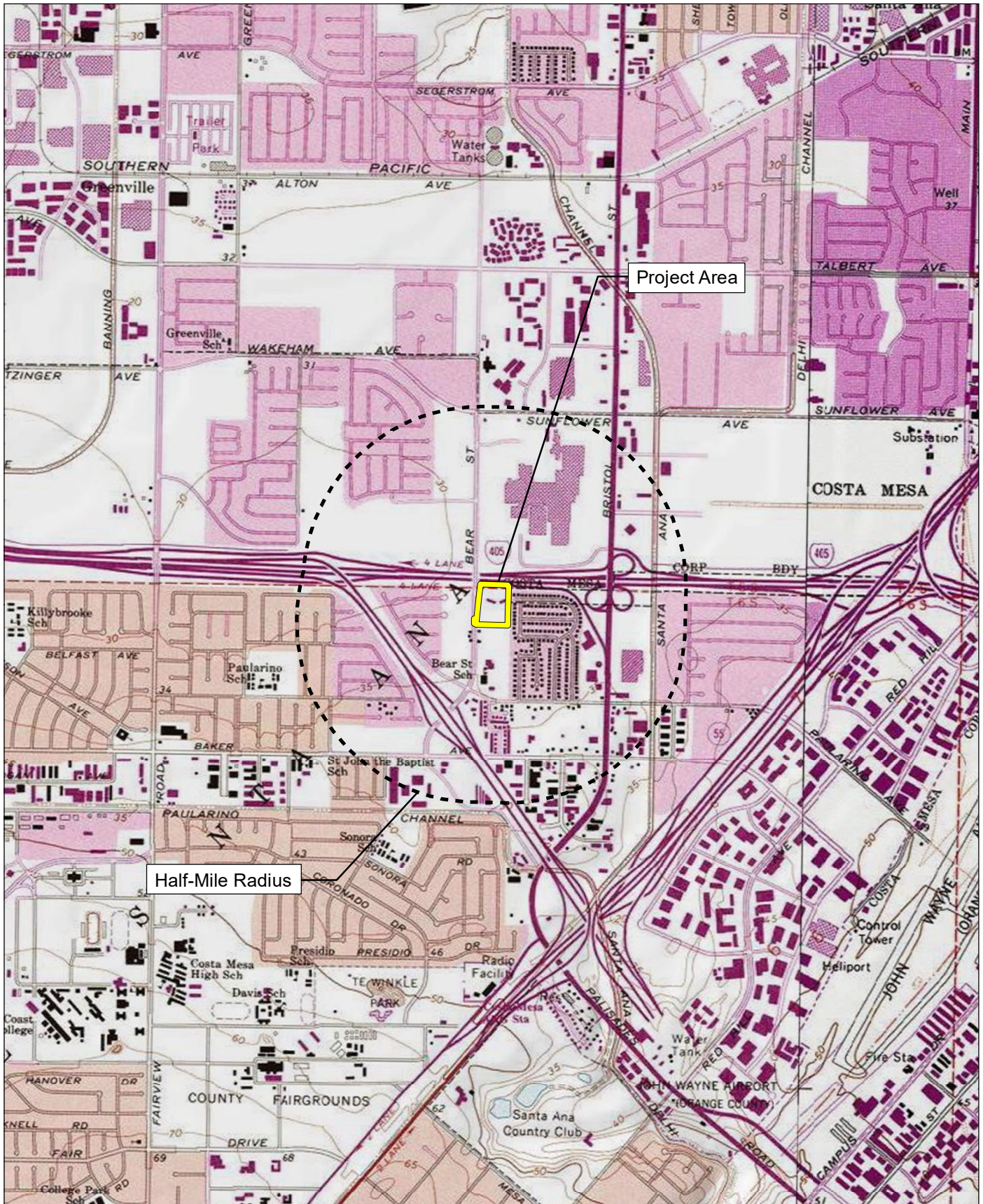
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Record Search Map

November 8, 2024

Cahuilla Band of Indians
Erica Schenk, Chairperson; Anthony Madrigal, Tribal Historic
Preservation Officer; BobbyRay Esparza, Cultural Director
52701 CA Highway 371
Anza, CA, 92539

Subject: Bear Street Residential Project

Dear Chairperson Schenk, Officer Madrigal, and Director Esparza:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Bear Street Residential project in Costa Mesa. As part of the environmental review process, we are conducting a cultural resources assessment.

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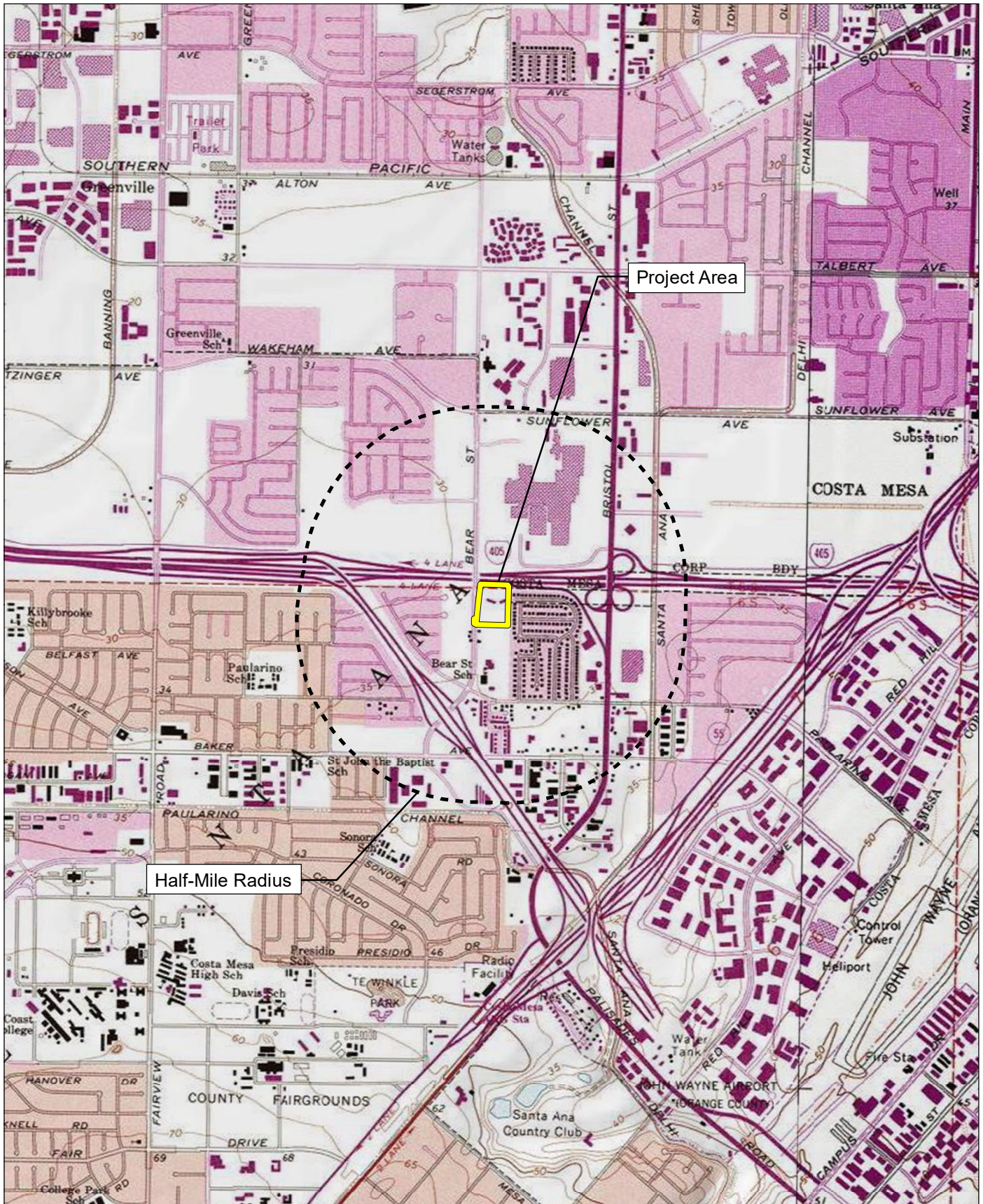
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Records Search Map





Source: USGS Newport Beach 7.5' Quadangle / T05S R10W sec 35, 36; T06S R10W sec 1, 2
 Project Site: USGS Newport Beach 7.5' Quadangle / T05S R10W sec 35; T06S R10W sec 2



Record Search Map

November 8, 2024

Gabrielino-Tongva Tribe
Charles Alvarez, Chairperson; Sam Dunlap, Cultural Resource Director
23454 Vanowen Street
West Hills, CA, 91307

Subject: Bear Street Residential Project

Dear Chairperson Alvarez and Director Dunlap:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Bear Street Residential project in Costa Mesa. As part of the environmental review process, we are conducting a cultural resources assessment.

The project site is located at 3150 Bear Street. A Records Search map with a half-mile buffer around the site is enclosed for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and a California Historical Resource Information (CHRIS) search. The results of the SLF records search were positive. The CHRIS search found no known resources within the project area and 13 historic resources within a half-mile radius. One report addresses the project area and 12 additional reports were within a half-mile radius. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) are handling project notification and consultation requirements. Please feel free to contact me via email at sgriffin@fcs-intl.com and thank you for your valuable assistance.

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E info@fcs-intl.com

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Inland Empire
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New York
10 Monument Street
Deposit, NY 13754
56 Broome Corporate Parkway
Conklin, NY 13748

Sincerely,

A handwritten signature in black ink, reading "Stefanie Griffin". The signature is written in a cursive style with a large, stylized 'S' and 'G'.

Stefanie Griffin,
Senior Archaeologist
FirstCarbon Solutions
250 Commerce #210
Irvine, CA 92602

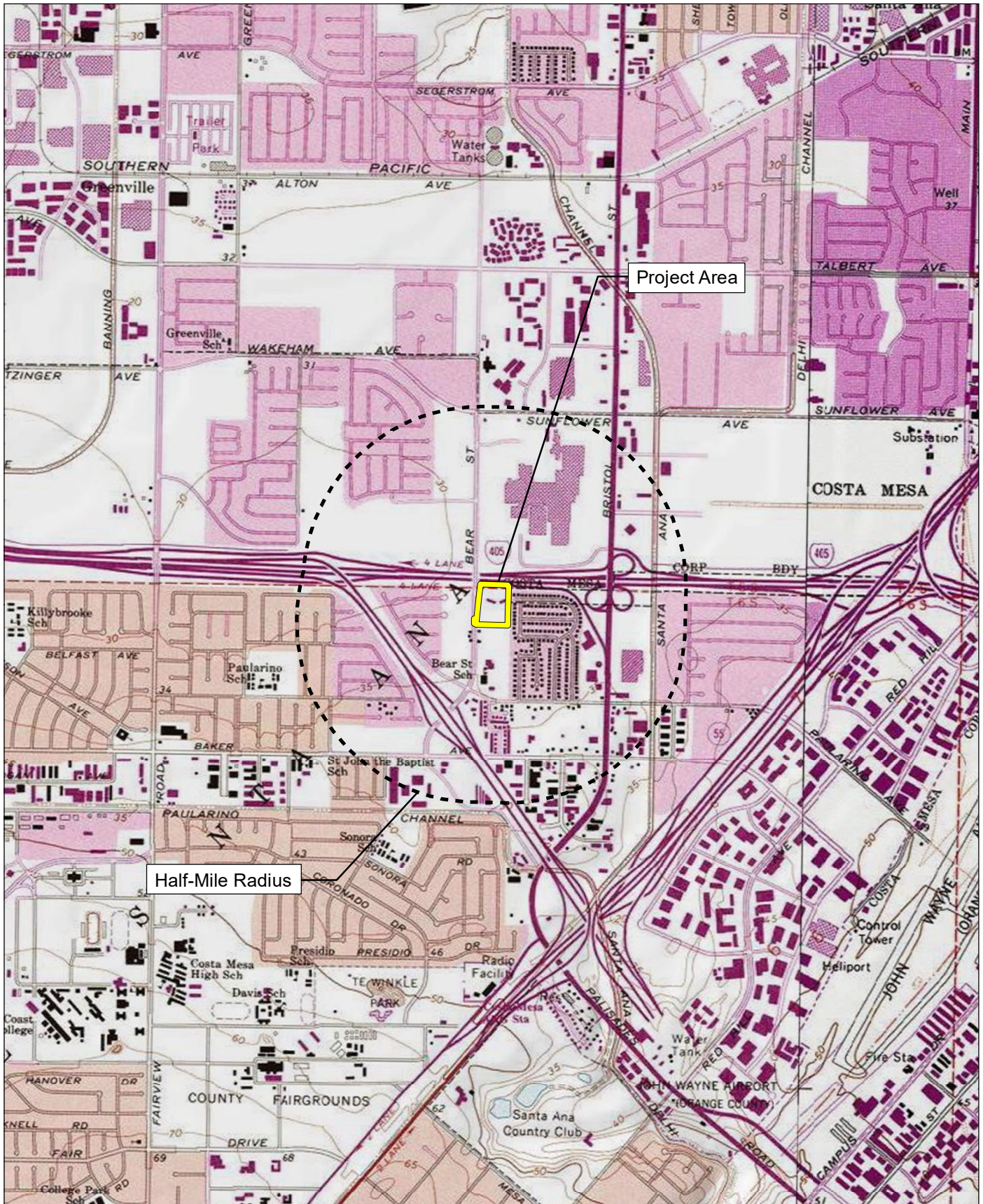
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Attachment A: Record Search Map



Attachment A:
Records Search Map





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 Project Site: USGS Newport Beach 7.5' Quadangle / T05S R10W sec 35; T06S R10W sec 2



Record Search Map

November 8, 2024

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
Christina Conley, Cultural Resource Administrator
P.O. Box 490
Bellflower, CA, 90707

Subject: Bear Street Residential Project

Dear Chairperson Dorame:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Bear Street Residential project in Costa Mesa. As part of the environmental review process, we are conducting a cultural resources assessment.

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Senior Archaeologist
FirstCarbon Solutions
250 Commerce #210
Irvine, CA 92602

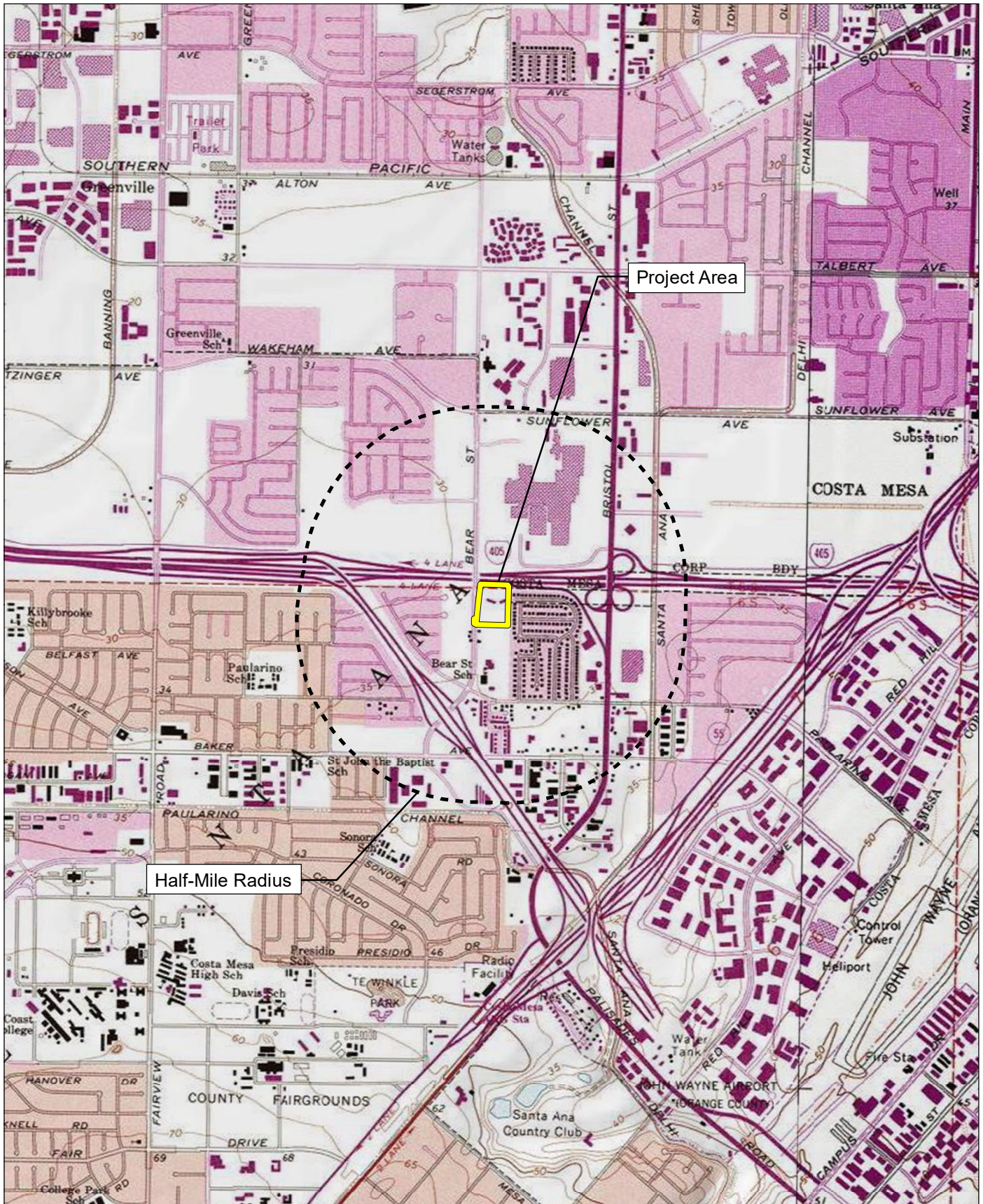
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Attachment A: Record Search Map



Attachment A:
Records Search Map





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 Project Site: USGS Newport Beach 7.5' Quadangle / T05S R10W sec 35; T06S R10W sec 2



Record Search Map

November 8, 2024

Juaneno Band of Mission Indians Acjachemen Nation 84A
Heidi Lucero, Chairperson, THPO
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

Subject: Bear Street Residential Project

Dear Chairperson Lucero:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Bear Street Residential project in Costa Mesa. As part of the environmental review process, we are conducting a cultural resources assessment.

The project site is located at 3150 Bear Street. A Records Search map with a half-mile buffer around the site is enclosed for your reference.

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Irvine, CA 92602

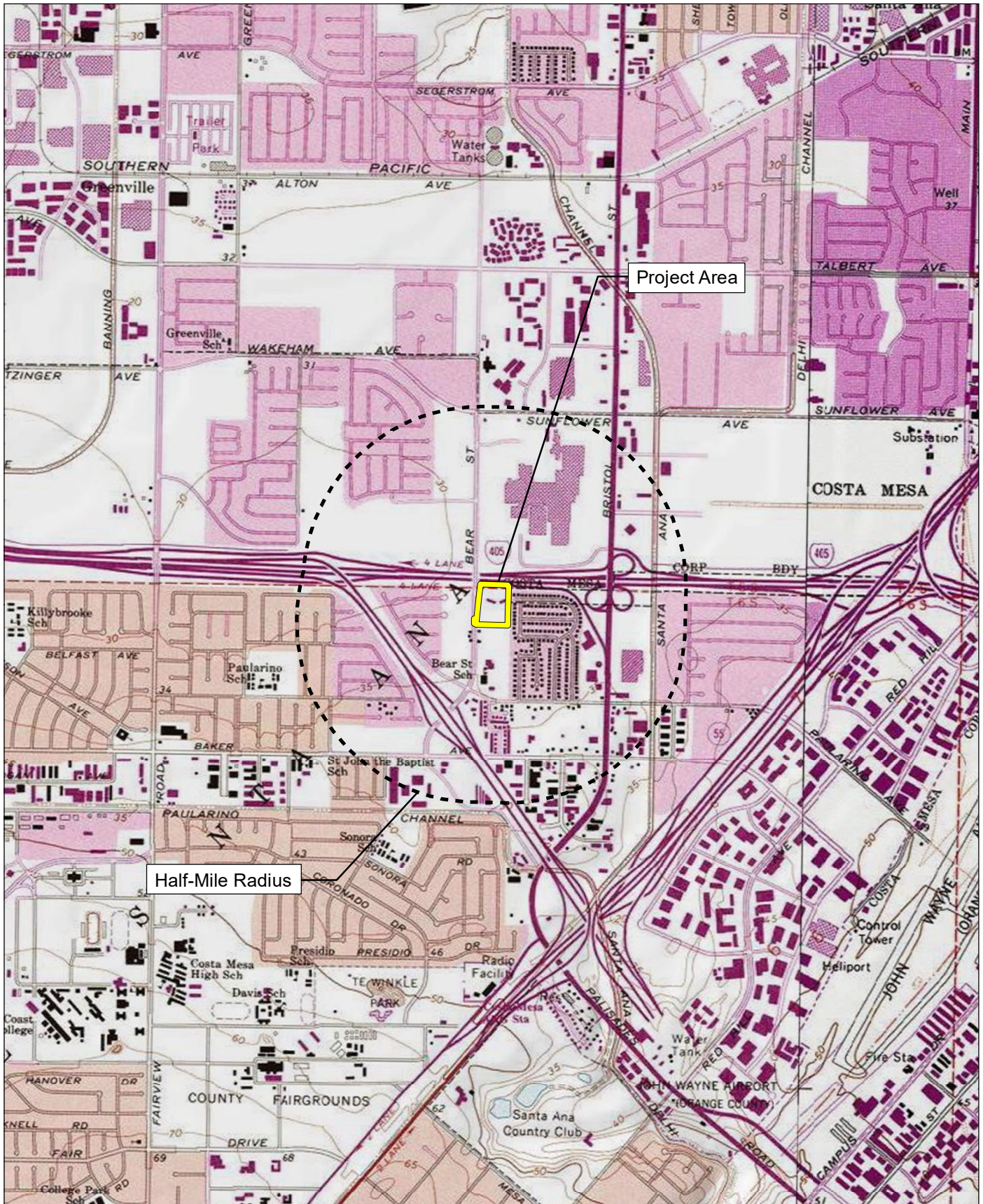
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Attachment A: Record Search Map



Attachment A:
Records Search Map





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Record Search Map

November 8, 2024

Gabrielino-Tongva Tribe
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

Subject: Bear Street Residential Project

Dear Chairperson Goad:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Bear Street Residential project in Costa Mesa. As part of the environmental review process, we are conducting a cultural resources assessment.

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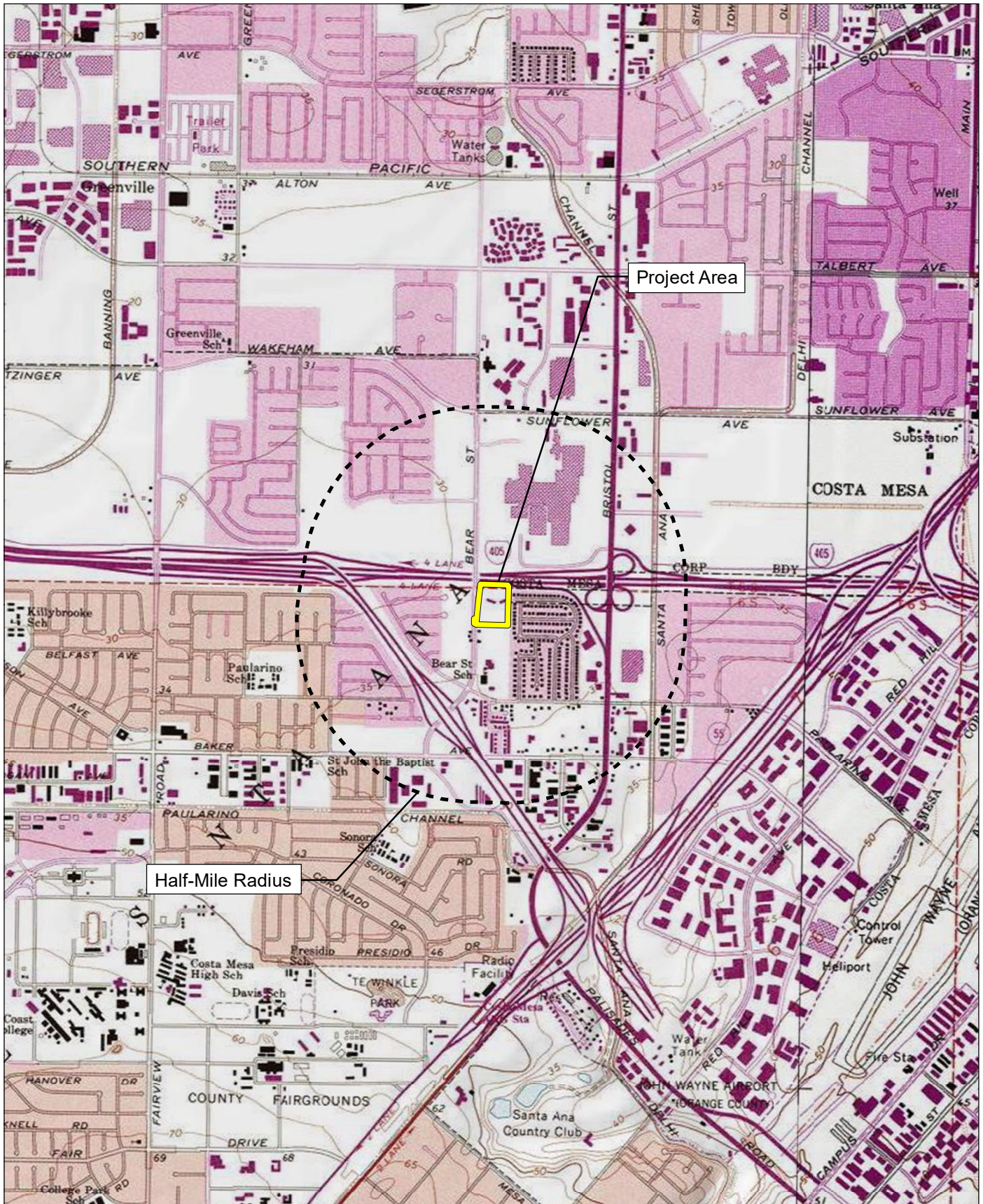
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Record Search Map

November 8, 2024

Santa Rosa Band of Cahuilla Indians
Steven Estrada, Tribal Chairman
Vanessa Minott, Tribal Administrator
P.O. Box 391820
Anza, CA, 92539

Subject: Bear Street Residential Project

Dear Chairman Estrada and Administrator Minott:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Bear Street Residential project in Costa Mesa. As part of the environmental review process, we are conducting a cultural resources assessment.

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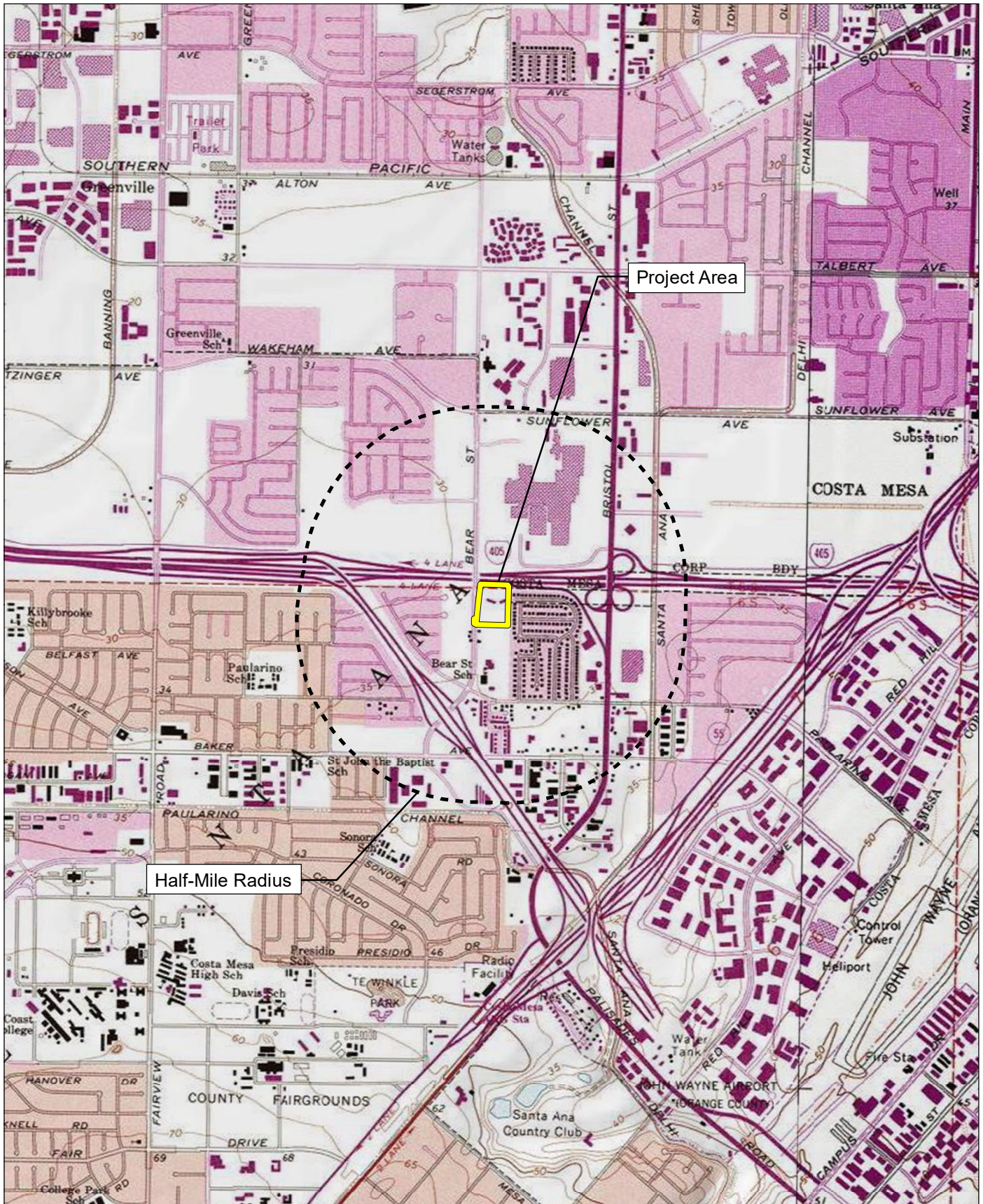
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Record Search Map

November 8, 2024

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778

Subject: Bear Street Residential Project

Dear Chairperson Morales:

FirstCarbon Solutions (FCS) is preparing an Initial Study/Mitigated Negative Declaration for the Bear Street Residential project in Costa Mesa. As part of the environmental review process, we are conducting a cultural resources assessment.

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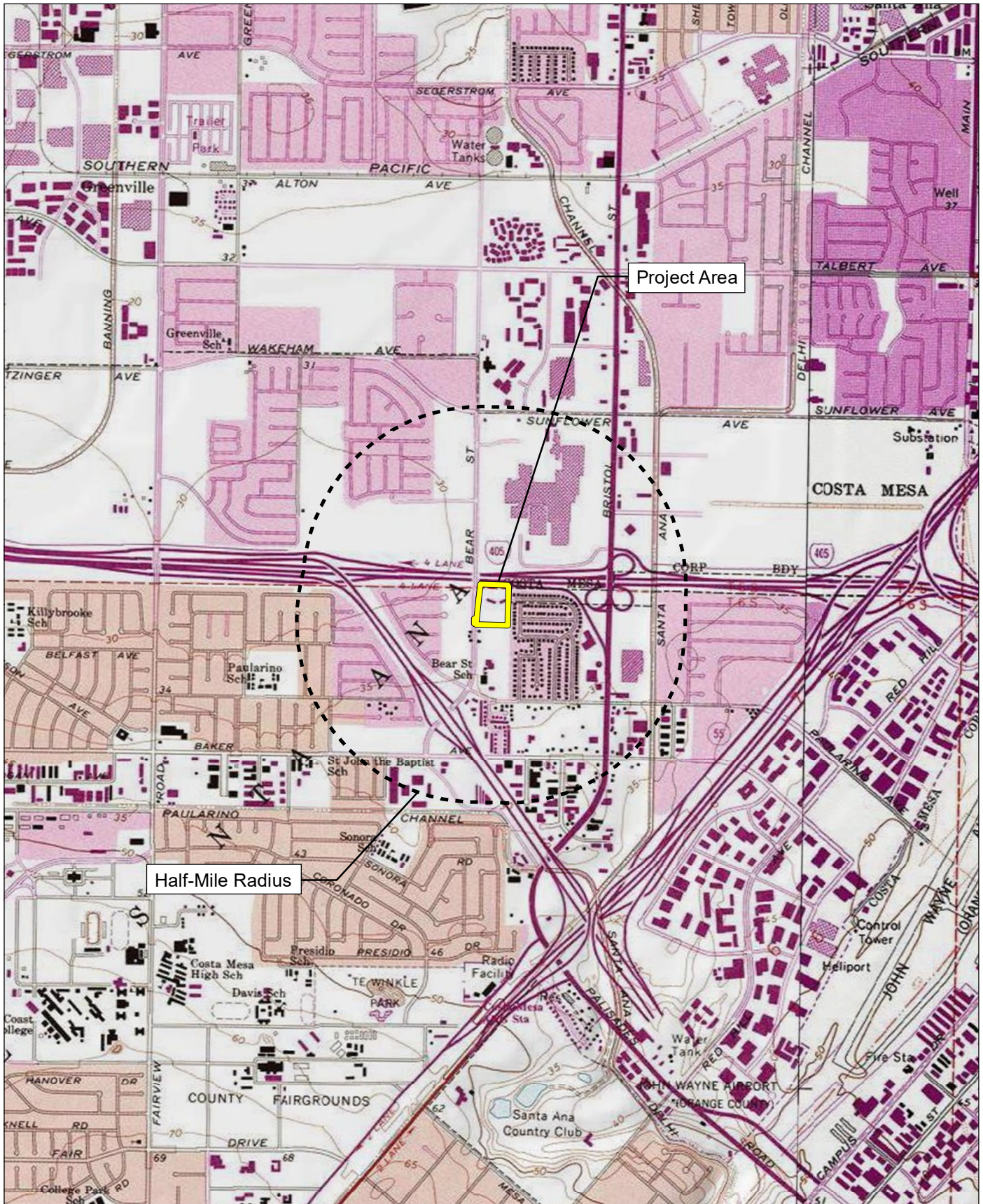
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Record Search Map

November 8, 2024

Pala Band of Mission Indians

Shasta Gaughen, Tribal Historic Preservation Officer; Alexis Wallick,
Assistant THPO; Christopher Nejo, Legal Analyst/Researcher
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

Subject: Bear Street Residential Project

Dear Tribal Officer Gaughen, Alexis, and Christopher:

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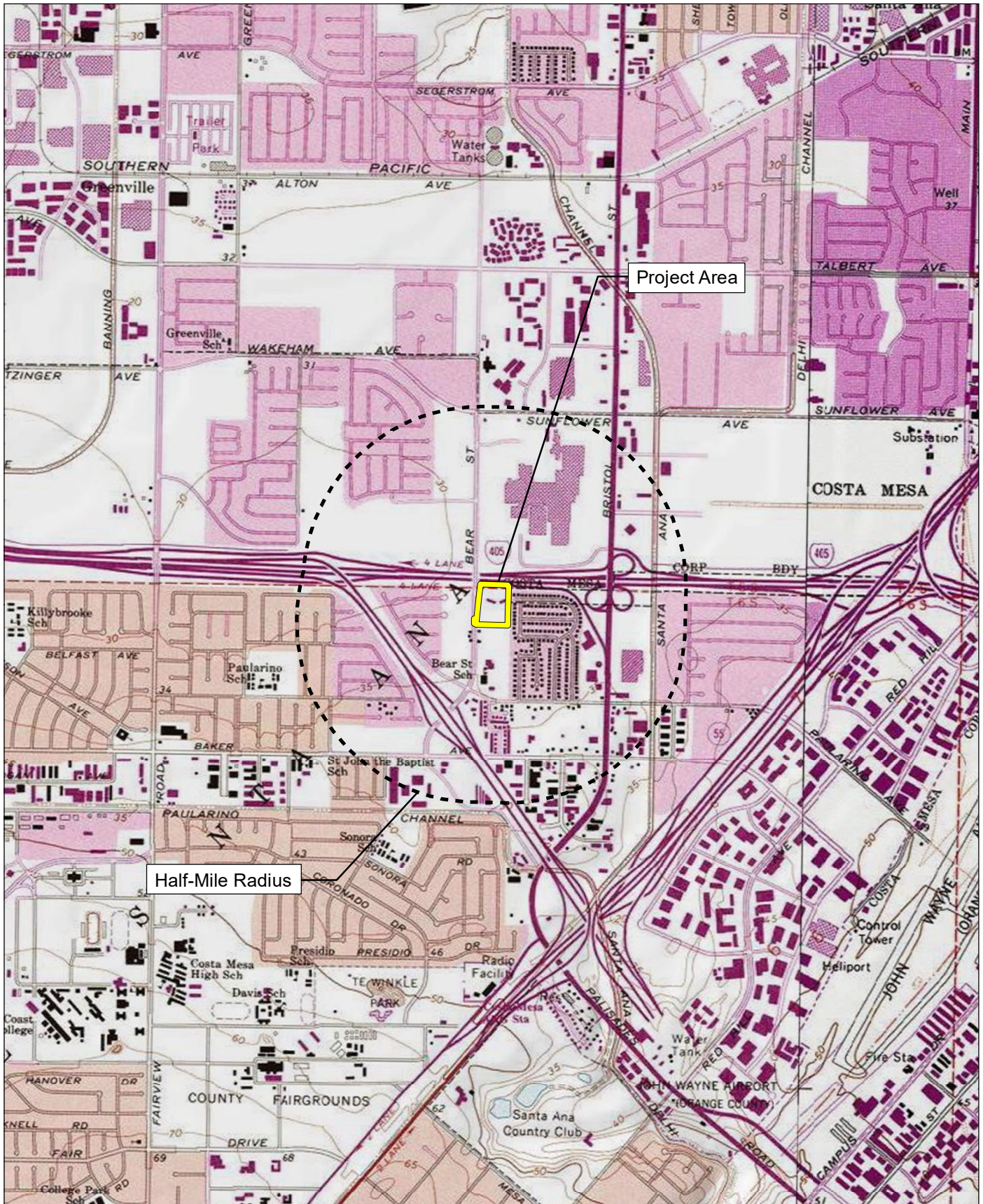
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Record Search Map

From: [Natalie Queathem](#)
To: [Lorrie Gregory](#)
Cc: [BobbyRay Esparza](#); [Stefanie Griffin](#)
Subject: Re: 4940.0060 Bear St Residential Project
Date: Tuesday, November 12, 2024 4:26:03 PM
Attachments: [Outlook-izggzbmh.png](#)

Hi Lorrie,

Thank you for your response. I have Cc'd my colleague Stefanie if future questions or concerns come up related to this project.

Have a great week,
Natalie

Natalie Queathem
Sustainability Associate

Phone 949-793-3199

From: Lorrie Gregory <LGregory@cahuilla-nsn.gov>
Sent: Tuesday, November 12, 2024 4:07 PM
To: Natalie Queathem <Natalie.Queathem@adec-innovations.com>
Cc: BobbyRay Esparza <besparza@cahuilla-nsn.gov>
Subject: 4940.0060 Bear St Residential Project

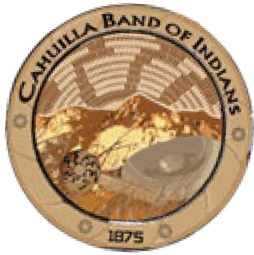
Good afternoon,

Thank you for reaching out to the Cahuilla Band concerning the referenced project. We are unaware of any cultural resources at or near the project area. We kindly defer to the Kizh nation for further information regarding this undertaking.

We appreciate your efforts in the protection and preservation of cultural resources.

Respectfully,

Lorrie Gregory
Cultural Resource Coordinator
Cahuilla Band of Indians
Phone: 1 (951) 782-0481
Email: lgregory@cahuilla-nsn.gov



From: [Gabrieleno Administration](#)
To: [Natalie Queathem](#)
Subject: Re: 4940.0060 Bear St Residential Project
Date: Tuesday, November 12, 2024 9:04:28 AM
Attachments: [Outlook-5rouexc5.png](#)

Hello Natalie

Thank you for your email. Can you please provide the lead agencies contact information?

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

On Fri, Nov 8, 2024 at 6:21 PM Natalie Queathem <Natalie.Queathem@adec-innovations.com> wrote:

Hello,

Attached is a request for information pertaining to a cultural resources assessment of the proposed Bear Street Residential Project in Costa Mesa. Please feel free to contact Stefanie Griffin at sgriffin@fcs-intl.com if you would like to provide input.

Thank you for your assistance,
Natalie

Natalie Queathem

Sustainability Associate

Mobile 949-793-3199

PDT / UTC-07:00



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From: [Natalie Queathem](#)
To: [Vanessa Minott](#)
Cc: [Stefanie Griffin](#)
Subject: Re: 4940.0060 Bear St Residential Project
Date: Tuesday, November 12, 2024 2:35:42 PM
Attachments: [image001.png](#)
[image002.png](#)

Dear Vanessa,

Thank you for your response. I have Cc'd my colleague Stefanie if future questions or concerns come up related to this project.

Have a great week,
Natalie

Natalie Queathem
Sustainability Associate

Phone 949-793-3199

From: Vanessa Minott <vminott@santarosa-nsn.gov>
Sent: Tuesday, November 12, 2024 8:44 AM
To: Natalie Queathem <Natalie.Queathem@adec-innovations.com>
Subject: RE: 4940.0060 Bear St Residential Project

Acha'i Tamit,
Thank you for reaching out to Santa Rosa Band of Cahuilla Indians. We defer any comments to Soboba Band of Luiseno Indians cultural resource department.

Respectfully,
Vanessa Minott,
Tribal Administrator



Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA 92539
951-659-2700 ext. 102
760-668-0460 work cell

From: Natalie Queathem <Natalie.Queathem@adec-innovations.com>
Sent: Friday, November 8, 2024 6:30 PM
To: Vanessa Minott <vminott@santarosa-nsn.gov>; Steven Estrada <sestrada@santarosa-nsn.gov>

Cc: Stefanie Griffin <sgriffin@fcs-intl.com>

Subject: [External] 4940.0060 Bear St Residential Project

Hello,

Attached is a request for information pertaining to a cultural resources assessment of the proposed Bear Street Residential Project in Costa Mesa. Please feel free to contact Stefanie Griffin at sgriffin@fcs-intl.com if you would like to provide input.

Thank you for your assistance,
Natalie

Natalie Queathem
Sustainability Associate

Mobile 949-793-3199
PDT / UTC-07:00



[LinkedIn](#) | [Facebook](#) | [X](#)

Confidentiality Statement

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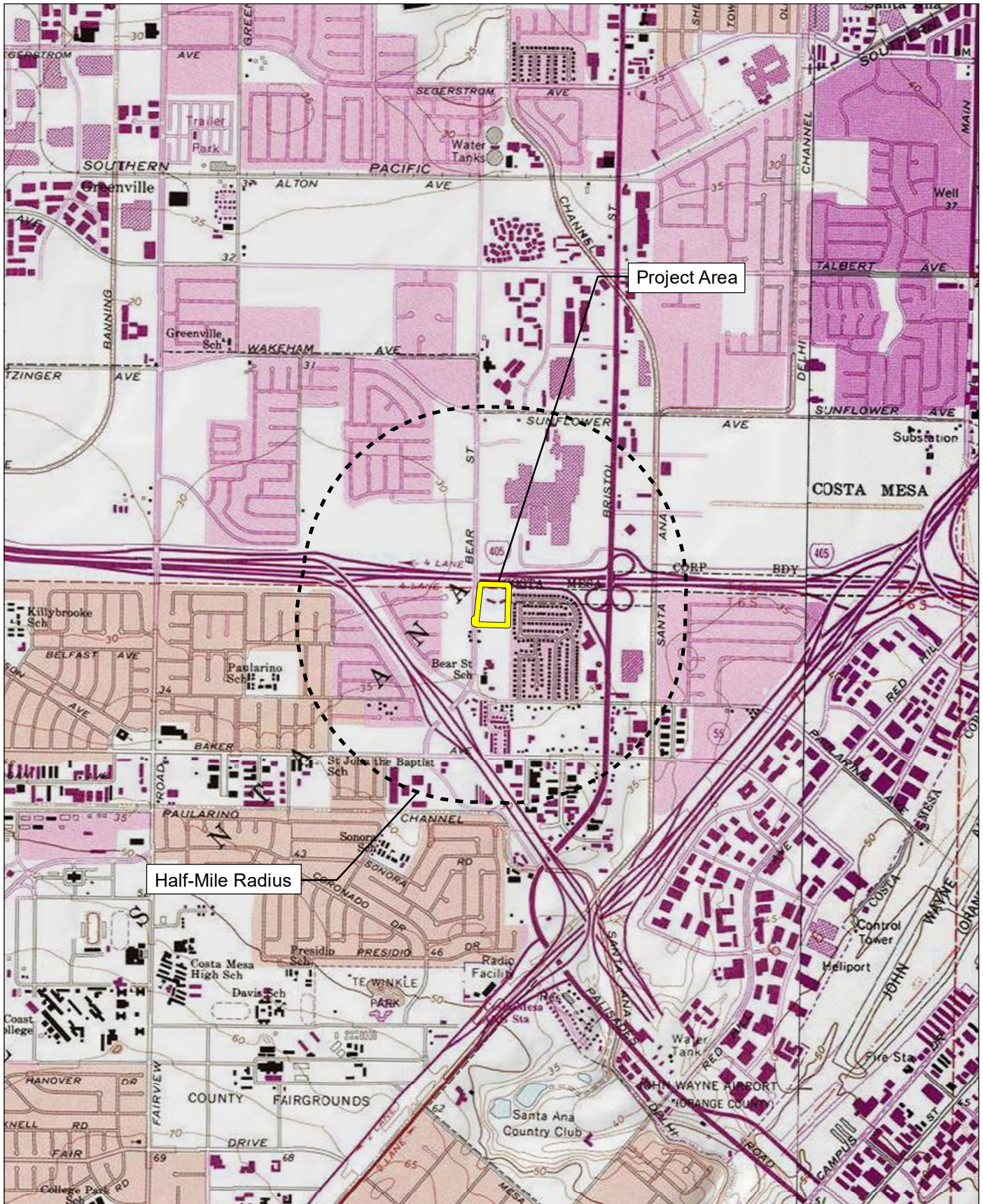
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Bear Street Residential Project

Initial Study/Mitigated Negative Declaration

C.3 - Non-confidential South Central Coast Information Center Record Search Results

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Source: USGS Newport Beach 7.5' Quadangle / T05S R10W sec 35, 36; T06S R10W sec 1, 2
 Project Site: USGS Newport Beach 7.5' Quadangle / T05S R10W sec 35; T06S R10W sec 2



Record Search Map

Report List

4940.0060 Bear Street

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00289		1978	Van Horn, David M.	Sakioka Property Archaeological Survey Report		30-001538
OR-01016		1975	Leonard, Nelson N. III	Environmental Impact Evaluation: Route Alternates Between the Michelson Treatment Plant and Plants on the Santa Ana River, Orange County, California	University of California, Riverside	30-000057, 30-000076, 30-000121, 30-000164, 30-000165, 30-000170, 30-000174, 30-000193, 30-000347, 30-000348, 30-000351
OR-01197		1992	Brown, Joan C.	Cultural Resources Reconnaissance of Ten Miles of the Santa Ana-delhi Channel Complex, Orange County, California	RMW Paleo Associates, Inc.	
OR-01952		1996	Casen, George	Historic Property Survey Report, Route 73 and I-405 Improvements From Birch Street to I-405, From Bear Street to Euclid Street	Caltrans	
OR-01952A		1989	Huey, Gene	Highway Project Description District 12, Orange County, Route 405	LSA	
OR-01952B		1995	McLean, Deborah and Gene Huey	Highway Project Description District 12, Orange County, Route 73/405	LSA	
OR-02127	Paleo -	1999	Demcak, Carol R.	Final Report on Archaeological and Paleontological Monitoring for Robinson-May Expansion Project, City of Costa Mesa	Archaeological Resource Management Corp.	
OR-02227	Cellular -	2000	Duke, Curt	Cultural Resource Assessement for AT&T Wireless Services Facility Number C867.1, County of Orange, California	LSA Associates, Inc.	
OR-02253	Cellular -	2001	Duke, Curt	Cultural Resource Assessment for At&t Fixed Wireless Services Faciltiy Number Oc_067_a, County of Orange, California	LSA Associates, Inc.	30-176535
OR-02371	Cellular -	2001	Duke, Curt	Cultural Resource Assessment: Cingular Wireless Facility No. Cm 516-04, Orange County, California	LSA Associates, Inc.	
OR-02603		1976	Unknown	Draft Environmental Impact Report Bear Street Project Arnel Development Company	Ultra Systems, Inc.	
OR-03006		2002	Demcak, Carol R.	Report of Archaeological Resources Assessment for Paularino Avenue Reconstruction Project, City of Costa Mesa, Orange County, California	Archaeological Resource Management Corp.	

Report List

4940.0060 Bear Street

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-04103		2009	Fulton, Phil	Finding of Effect for the Route 73 Basin Sedimentation Project, Orange County, California, EA 0H4400	LSA	30-000218, 30-000221, 30-000222, 30-000225, 30-000226, 30-000389, 30-000420, 30-000618, 30-000619, 30-001041, 30-001081, 30-001085, 30-001120, 30-001209, 30-001357, 30-001358, 30-001431, 30-001432, 30-001438, 30-001478, 30-001687

Report List

4940.0060 Bear Street

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-04172		2011	Chasteen, Carrie	Historic Property Survey Report San Diego Freeway (I-405) Improvement Project SR-73 to I-605, Orange and Los Angeles Counties	Parsons	19-189879, 19-189880, 19-189881, 19-189882, 19-189883, 19-189884, 19-189885, 19-189886, 19-189887, 19-189888, 19-189890, 19-189891, 19-189892, 19-189893, 19-189894, 19-189895, 19-189896, 19-189897, 19-189898, 19-189899, 19-189900, 19-189901, 19-189902, 19-189903, 19-189904, 19-189905, 19-189906, 19-189907, 19-189908, 19-189909, 19-189910, 19-189911, 19-189912, 19-189913, 19-189914, 19-189915, 19-189916, 19-189917, 19-189918, 19-189919, 19-189920, 19-189921, 19-189922, 19-189923, 19-189924, 19-189925, 19-189926, 19-189927, 30-000113, 30-000162, 30-001352, 30-001502, 30-177135, 30-177136, 30-177137, 30-177138, 30-177139, 30-177140, 30-177141, 30-177142, 30-177143, 30-177144, 30-177145, 30-177146, 30-177147, 30-177148, 30-177149, 30-177150, 30-177151, 30-177152, 30-177153, 30-177154, 30-177155, 30-177156, 30-177157, 30-177158, 30-177159, 30-177160, 30-177161, 30-177162, 30-177163, 30-177164, 30-177165, 30-177166, 30-177167, 30-177168, 30-177169, 30-177170, 30-177171, 30-177172, 30-177173, 30-177174, 30-177175, 30-177176, 30-177177, 30-177178, 30-177179, 30-177180, 30-177181, 30-177182, 30-177183, 30-177184, 30-177185, 30-177186, 30-177187, 30-177188, 30-177189, 30-177190, 30-177191, 30-177192, 30-177193, 30-177194, 30-177195, 30-177196, 30-177197, 30-177198, 30-177199, 30-177200, 30-177201, 30-177202, 30-177203, 30-177204, 30-177205, 30-177206, 30-177207, 30-177208, 30-177209, 30-177210, 30-177211, 30-177212, 30-177213, 30-177214, 30-177215, 30-177216, 30-177217, 30-177218, 30-177219, 30-177220,

Report List

4940.0060 Bear Street

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						30-177221, 30-177222, 30-177223, 30-177224, 30-177225, 30-177226, 30-177227, 30-177228, 30-177229, 30-177230, 30-177231, 30-177232, 30-177233, 30-177234, 30-177235, 30-177236, 30-177237, 30-177238, 30-177239, 30-177240, 30-177241, 30-177242, 30-177243, 30-177244, 30-177245, 30-177246, 30-177247, 30-177248, 30-177249, 30-177250, 30-177251, 30-177252, 30-177253, 30-177254, 30-177255, 30-177256, 30-177257, 30-177258, 30-177259, 30-177260, 30-177261, 30-177262, 30-177263, 30-177264, 30-177265, 30-177266, 30-177267, 30-177268, 30-177269, 30-177270, 30-177271, 30-177272, 30-177273, 30-177274, 30-177275, 30-177276, 30-177277, 30-177278, 30-177279, 30-177280, 30-177281, 30-177282, 30-177283, 30-177284, 30-177285, 30-177286, 30-177287, 30-177288, 30-177289, 30-177290, 30-177291, 30-177292, 30-177293, 30-177294, 30-177295, 30-177296, 30-177297, 30-177298, 30-177299, 30-177300, 30-177301, 30-177302, 30-177303, 30-177304, 30-177305, 30-177306, 30-177307, 30-177308, 30-177309, 30-177310, 30-177311, 30-177312, 30-177313, 30-177314, 30-177315, 30-177316, 30-177317, 30-177318, 30-177319, 30-177320, 30-177321, 30-177322, 30-177323, 30-177324, 30-177325, 30-177326, 30-177327, 30-177328, 30-177329, 30-177330, 30-177331, 30-177332, 30-177333, 30-177334, 30-177335, 30-177336, 30-177337, 30-177338, 30-177339, 30-177340, 30-177341, 30-177342, 30-177343, 30-177344, 30-177345, 30-177346, 30-177347, 30-177348, 30-177349, 30-177350, 30-177351, 30-177352, 30-177353, 30-177354, 30-177355, 30-177356, 30-177357, 30-177358,

Report List

4940.0060 Bear Street

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-04223		2011	Flynn, Chris	Notification of Finding of No Adverse Effect with Standard Conditions for the Bridge Deck Maintenance and Sealing at 30 Locations Throughout Orange County, California	Department of Transportation	30-177359, 30-177360, 30-177361,
						30-177362, 30-177363, 30-177364,
						30-177365, 30-177366, 30-177367,
						30-177368, 30-177369, 30-177370,
						30-177371, 30-177372, 30-177373,
						30-177374, 30-177375, 30-177376,
						30-177377, 30-177378, 30-177379,
						30-177380, 30-177381, 30-177382,
						30-177383, 30-177384, 30-177385,
						30-177386, 30-177387, 30-177388,
						30-177389, 30-177390, 30-177391,
						30-177392, 30-177393, 30-177394,
						30-177395, 30-177396, 30-177397,
						30-177398, 30-177399, 30-177400,
						30-177401, 30-177402, 30-177403,
						30-177404, 30-177405, 30-177406,
						30-177407, 30-177408, 30-177409,
						30-177410, 30-177411, 30-177412,
						30-177413, 30-177414, 30-177415,
						30-177416, 30-177417, 30-177418,
						30-177419, 30-177420, 30-177421,
						30-177422, 30-177423, 30-177424,
						30-177425

Resource List

4940.0060 Bear Street

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-177143		OHP Property Number - 186198; Resource Name - 930 Cheyenne St; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177144		OHP Property Number - 186199; Resource Name - 934 Cheyenne St; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177145		OHP Property Number - 186200; Resource Name - 938 Cheyenne St; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177146		OHP Property Number - 186201; Resource Name - 948 Cheyenne St; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177147		OHP Property Number - 186202; Resource Name - 925 Cheyenne St; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177148		OHP Property Number - 186203; Resource Name - 956 Cheyenne St; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177165		OHP Property Number - 186191; Resource Name - 3158 Yellowstone Dr; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177166		OHP Property Number - 186192; Resource Name - 13791 Olympic Ave; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177167		OHP Property Number - 186193; Resource Name - 13741 Olympic Ave; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177168		OHP Property Number - 186194; Resource Name - 13721 Olympic Ave; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172

Resource List

4940.0060 Bear Street

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-177169		OHP Property Number - 186195; Resource Name - 13691 Olympic Ave; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177170		OHP Property Number - 186196; Resource Name - 13671 Olympic Ave; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172
P-30-177171		OHP Property Number - 186197; Resource Name - 13651 Olympic Ave; Other - zip 92626	Building	Historic	HP02	2010 (Carrie Chasteen, Parsons)	OR-04172

C.4 - Historic Built Environment Assessment

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October 3, 2024

Dr. Dana Douglas DePietro
Director of Cultural Resources
FirstCarbon Solutions
Email: ddepietro@fcs-intl.com

RE: Historic Built Environment Assessment for the Costa Mesa/Bear Street Residential Project, City of Costa Mesa, California

Dear Dr. DePietro:

South Environmental was retained by FirstCarbon Solutions (FCS) to prepare a historic built environment assessment report in support of Costa Mesa/Bear Street Residential Project (project) in the City of Costa Mesa, California. The purpose of this report is to determine if the proposed project will result in impacts to historic built environment resources located within the project site. This report was prepared in conformance with the requirements of the California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources.

The project site comprises two parcels containing one main building serving as offices and one maintenance building that were constructed over 45 years ago (1978). In accordance with the requirements of CEQA Guidelines §15064.5 for historical resources, the property was recorded and evaluated for historical significance and integrity on the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms, Attachment A).

This significance evaluation and associated impacts assessment was prepared by South Environmental Architectural Historian Marlena Krcelich, BA and Principal Architectural Historian Sarah Corder, MFA who meet the Secretary of the Interior's Professional Qualification Standards for architectural history and history. Resumes for Ms. Krcelich and Ms. Corder are provided in Attachment B.

Introduction

Project Description

The project proposes to develop a new residential infill community consisting of a total of 146 for-sale townhomes ranging in size from approximately 1,060 to 2,218 square feet with 20 two-story detached homes and 126 four-story attached homes within eight separate buildings.

The proposed project would provide private roadways and parking, pedestrian walkways, common space and amenity areas throughout the project site, landscaping, and a recreational amenity area within the project site. The proposed project's density would be 23.9 du/ac, which would exceed the maximum density of the High-Density Residential land use designation of 20 du/ac. However, the

proposed project would also include 5 percent very-low deed restricted affordable homes (8 homes), allowing a 20 percent density increase through the State's Density Bonus Law (DBL). The applicant would enter into a density bonus housing agreement with the City to ensure compliance with the Density Bonus Ordinance. The affordable component of the proposed project allows for increased density; reduced parking; and concessions and waivers for reduced private open space to achieve the proposed residential density.

Parking and Circulation

Vehicles would access the project site via the existing driveway on Bear Street. This access point would be redesigned with a new pedestrian gate on a timer to accommodate pedestrian access during park hours, allowing existing neighbors a more direct walking path to Shiffer Park. This new pedestrian connection would be accompanied by a new signalized crosswalk at the community's Bear Street entrance. An internal private roadway system would provide two-way access to the residences and parking garages. Pedestrians would circulate within the proposed project via internal pedestrian walkways and sidewalks located throughout the site.

The existing Emergency Vehicle Access (EVA) gate that connects to Olympic Avenue would remain to prevent any new vehicular traffic from spilling into the adjacent neighborhood while still providing adequate access for Fire and other emergency services.

Five percent of the total units proposed (8 units) would be Affordable Housing units and therefore the proposed project has been designed to meet the Reduced Parking Ratios set forth in Costa Mesa Municipal Code Section 13.85.¹ The proposed project would have 372 on-site parking spaces, consisting of 292 spaces within garages (2 per unit) and 80 guest spaces (0.5 per unit). The proposed parking spaces would meet the reduced parking ratio code requirement of 228 parking spaces.

Open Space and Landscaping

The proposed project would provide 78,392 square feet in total open space area which is less than the 111,784 square feet of required open space. However, because 5 percent of the total units proposed (8 units) would be Affordable Housing units, the proposed project proposes to use a State DBL waiver to adjust the required amount of open space. The proposed project incorporates amenities including a tot lot, barbecues, seating, and open lawn areas, and various landscaping.

Infrastructure and Utilities

Water service is currently provided by Mesa Water District. The proposed project would connect to an existing 6-inch domestic water line within Olympic Avenue and an existing 12-inch water line within Bear Street. The proposed project would connect to an existing storm rain to the northwest of the

¹ City of Costa Mesa. 2024. Code of Ordinances. Website: <https://ecode360.com/CO4918>. Accessed September 23, 2024.

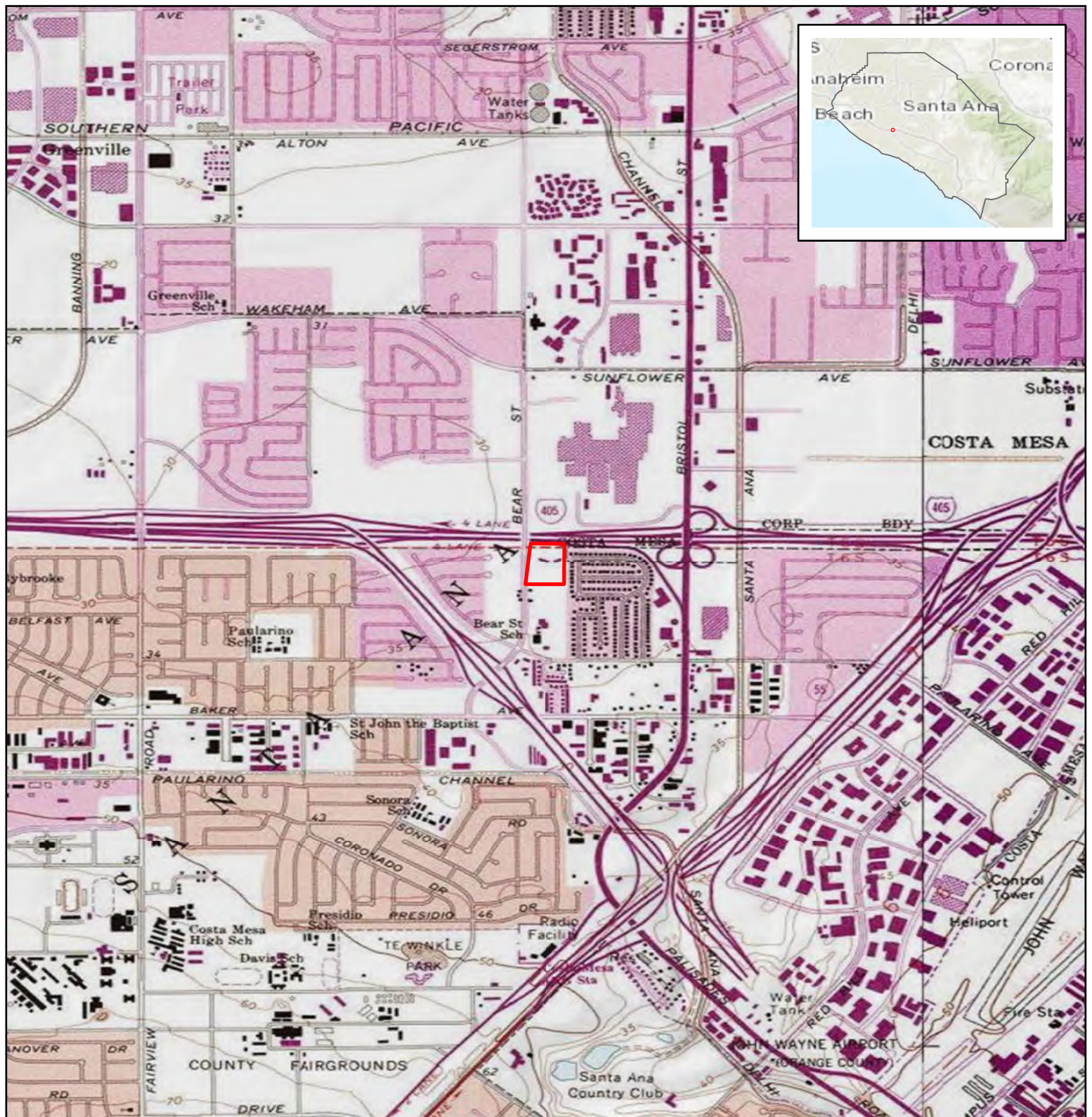
project site and an existing 8-inch sanitary sewer lines within Olympic Avenue. An existing hydrant is located adjacent to the project site on Olympic Avenue as well as diagonally across Bear Street near the entrance of Shiffer Park.

Construction

The applicant anticipates that construction of the proposed project would begin approximately 1 year following entitlement approval. The total duration of construction would be approximately 41 months. Construction activities would consist of 3 phases: (1) demolition of the existing paved surfaces and structures, clearing, and site preparation; (2) site development including grading, utility installation, and roadway construction; (3) vertical construction and landscaping installation. Considering the site is relatively flat, the design grading is anticipated to consist of cuts and fills on the order of 1 to 3 feet to reach pad grades and provide proper site drainage.

Project Location

The proposed project site includes two parcels, located at 3150 Bear Street (APNs 141-521-48 and 141-521-49). The project site is bound by Bear Street to the west, Interstate 405 to the north, and residential development to the east and south (Figures 1-2).



Source: ESRI USA Topo Maps and World Topo Map 2024

3150 Bear Street

Figure 1. Project Location Map

Project Site

Project Location is within Costa Mesa, California, in Orange County on the USGS Newport Beach 7.5-minute quadrangle map in Section 35 of Township 05 South and Range 10 West and Section 02 of Township 06 South and Range 10 West

Center Coordinate (Decimal Degrees):
Latitude: 33.6861954N Longitude: -117.8911097W



0 1,000 2,000 Feet
Scale: 1:24,000



Regulatory Setting

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR (enumerated below) were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP). According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1). A historical resource is a resource listed in,

or determined to be eligible for listing, in the CRHR, a resource included in a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change

in the significance of a historical resource such that the resource's historical significance is materially impaired.

City of Costa Mesa Historic Preservation Ordinance (Article 14)

13-200.9 Historic Preservation Procedures

(a) Local Register. The city shall maintain a list of all designated cultural resources, landmarks and historic districts which shall be known as the local Register of Historic Places.

(1) Local Register designation criteria. The city council, upon the recommendation of the planning commission (or other commission/committee designated by the city council), may designate any building, structure, site, object, district, improvement, or natural feature that is over 50 years of age or, in special circumstances under 50 years, as a local landmark if it meets the criteria for listing in the National Register of Historic Places, or the criteria listed below. Any structure identified in the city's general plan is recognized as being eligible for placement on the local Register. Designation criteria shall include the following:

When the resource:

- a. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- b. Is identified with persons or events significant in local, state, or national history; or
- c. Embodies distinctive characteristics of a style, type, period, or method of construction; or
- d. Is a valuable example of the use of indigenous materials or craftsmanship; or
- e. Represents the work of a notable builder, designer, or architect; or
- f. Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- g. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the city; or
- h. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or

i. Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or

j. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or

k. Is a type of building or is associated with a business or use which was once common but is now rare; or

l. Yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

(2) Procedure for designation. The designation of a landmark or historic district may be initiated by the planning commission (or other commission/committee designated by the city council), the city council, or by petition of any of the record property owners in the proposed district, or by any person, organization, or entity.

a. Application. The application for placement on the local Register shall include but not be limited to the following:

1. Written consent of the property owner;

2. Completed state inventory DPR forms 523A, 523B, and 523L or 523D if an historic district which includes a legal description of the property, photographs of the resource, a physical/architectural description of the resources, a statement of significance stating historical qualities and characteristics of the nominated cultural resource;

3. Additional supporting material as determined necessary by the staff of the planning commission (or other commission/committee as designated by the city council).

b. Findings. The city council on the recommendation of the planning commission (or other commission/committee designated by the city council) shall find that the site, building, structure, district, object, natural feature or improvement has special historical, archaeological, cultural, architectural, community value in the city and that the purpose of this article is maintained by such designation.

c. Adoption. Landmark and/or historic district designation shall be adopted by resolution.

d. Notice required. Notice of the designation of a landmark or historic district by the city council shall be transmitted to the property owner, the Departments of Administrative Services, Development Services, Fire, Public Services, city manager's office, the Redevelopment Agency Office, the county assessor and the county recorder and any other relevant or interested departments, divisions and governmental and civic agencies. Each city department and division shall incorporate the notice of designation as a landmark or historic district into its records, so that future decisions affecting any landmark or historic district made by the city will have been made with the knowledge of the landmark or historic district designation, and in accordance with the procedures set forth in this article.

(3) Procedure for repeal and modifications. The city council with the recommendation of the planning commission (or commission/committee designated by the city council) shall consider a repeal or modification of a previously approved landmark or historic district designation in the same manner provided in this article for the designation of landmarks or historic districts if the resource(s) no longer meet(s) the designation criteria found to apply due to the subsequent discovery of information on the significance of the resource or destruction of the resource by a catastrophic event.

(b) Survey. The city shall undertake an ongoing survey and research effort to identify buildings, structures, sites, objects, historic districts, natural features, and improvements that have historic, community, architectural, or cultural significance, importance, interest, or value; and shall compile and update appropriate descriptions, facts, and photographs of potential cultural resources on appropriate state inventory forms (DPR523). The city shall notify the owner of record that his/her improvement has been surveyed, evaluated, and listed.

(Ord. No. 99-17, § 2, 11-15-99)

Methods

Building Development and Archival Research

City of Costa Mesa City Clerk

South Environmental requested all relevant building records and documents for the subject property on file with the City of Costa Mesa. Permits were obtained from the City Clerk through an online public records request on August 29, 2024. All information obtained from this source was reviewed and used in the development of the historic context presented as part of this study.

Costa Mesa Historical Society

South Environmental visited the Costa Mesa Historical Society on September 5, 2024 and requested information on the subject property. Information obtained from this source was used in the development of the historic context presented as part of this study.

Built Environment Resource Directory

The Built Environment Resource Directory (BERD) is an online resource that provides information, organized by county, regarding non-archaeological resources in the California Office of Historic Preservation (OHP) inventory. This includes resources reviewed for eligibility for the NRHP, CRHR, and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. South Environmental accessed the BERD from OHP on September 10, 2024. The subject property was not listed.

Historical Newspaper Search

South Environmental reviewed all available historical newspapers covering the City of Costa Mesa and Orange County to understand the development of the property and surrounding areas. All information obtained from this source was used in the development of the historic context presented as part of this study.

Sanborn Fire Insurance Maps

South Environmental reviewed Sanborn Fire Insurance Company maps, available on the Los Angeles Public Library website to understand the development of the property. Sanborn Maps were only available for the years 1928 and 1931. The subject property did not appear on either of these editions.

Historical Aerial Photographs

South Environmental conducted a review of historical aerial photographs for the following years: 1928, 1938, 1952, 1963, 1968, 1972, 1980, 1981, 1987, 1992-2000, 2003-2005, 2007, 2009, 2010, 2012, 2014, 2016, 2018, 2020, and 2022 (NETR 2024; UCSB 2024). All information obtained from this source was used in the development of the historic context presented as part of this study.

Survey

South Environmental Architectural Historian Marlena Krcelich, BA completed an intensive-level pedestrian survey of the project site and surrounding areas on September 5, 2024. The built environment survey entailed walking the site and documenting the exterior of the existing buildings and structures with notes and photographs.

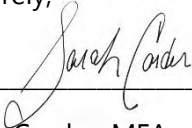
Findings

One built environment resource over 45 years old was identified within the project site: 3150 Bear Street. The property was recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements (Attachment A). The property was found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit.

No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the proposed project will have a less than significant impact on historical resources under CEQA.

Should you have any questions regarding this report or its findings, please do not hesitate to contact us at scorder@southenvironmental.com or (760) 334-3355.

Sincerely,



Sarah Corder, MFA
Principal Architectural Historian

Attachments

- A. DPR Form Set for 3150 Bear Street
- B. Resumes

ATTACHMENT A.

DPR Form Set for 3150 Bear Street

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 40 *Resource Name or #: (Assigned by recorder) 3150 Bear Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Newport Beach Date 2024 T 05S ; R 10 W ; ☐ of ☐ of Sec 32; MD B.M.

c. Address 3150 Bear Street City Costa Mesa Zip 92626

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 417404.33 mE/ 3727737.80 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APNs 141-521-48 and 141-521-49. The subject property is located on the east side of Bear Street on a large rectangular lot. It is bordered to the north by Interstate 405, and to the south and east by residential development.

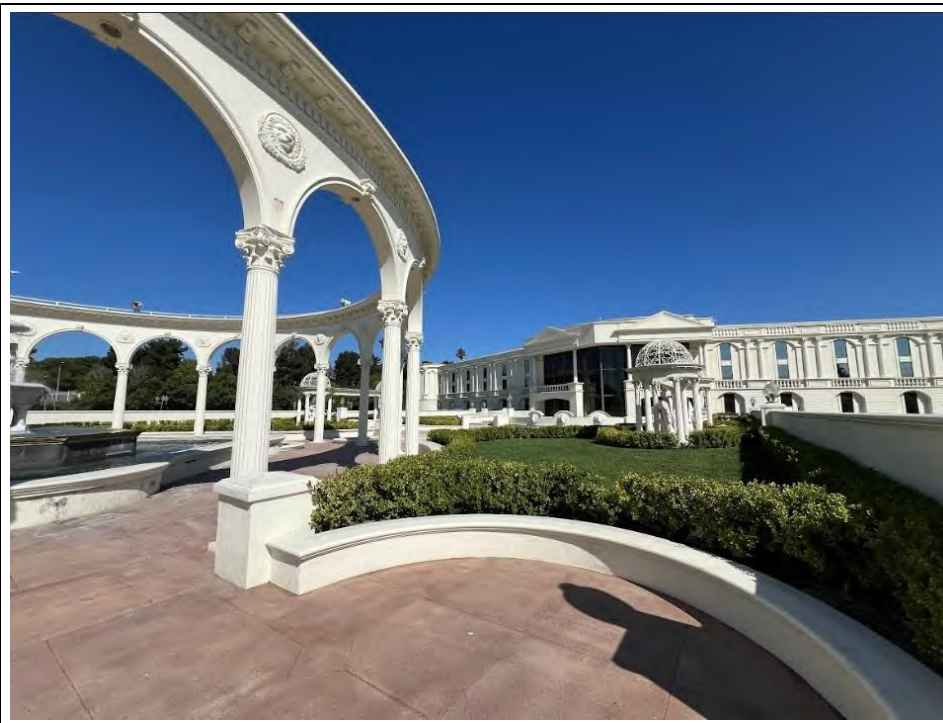
***P3a. Description:**

The subject property consists of two buildings: a three-story commercial office building (main building) that previously functioned as a radio station, television station, and recording studio; and a detached maintenance building. The main building is located at the center of the property, surrounded by hardscape and landscape features, and parking. The maintenance building is located to the southeast of the main building within the parking area (see Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Overview of primary (east) elevation and landscaping and hardscaping, facing northwest (South Environmental 2024)



*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1978 (City of Costa Mesa; FGBMV 1980b))

***P7. Owner and Address:**

The Khoshbin Tower LP
18071 Fitch, Suite 100
Irvine, CA 92614

***P8. Recorded by:**

Marlena Krcelich,
South Environmental
2061 N. Los Robles Ave.,
Ste. 205
Pasadena, CA 91104

*P9. Date Recorded: 9/16/2024

*P10. Survey Type: Intensive-Level Pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter

"none.")

Historic Built Environment Assessment for the Costa Mesa/Bear Street Residential Project, City of Costa Mesa, California (South Environmental 2024)

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

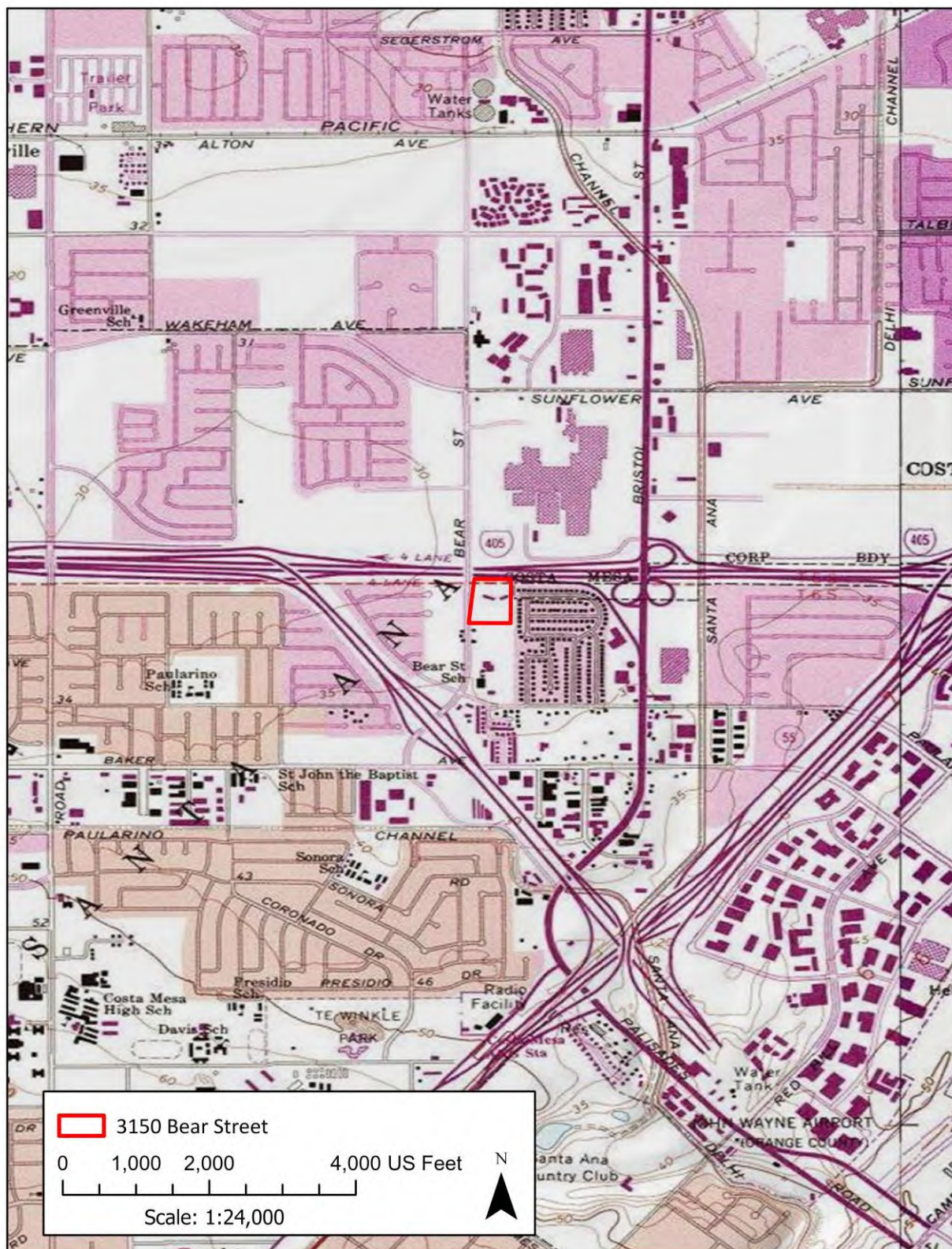
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 of 40 *Resource Name or # (Assigned by recorder) 3150 Bear Street
*Map Name: Costa Mesa, California *Scale: 1:24,000 *Date of map: 2024



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 3150 Bear Street *NRHP Status Code 6Z
Page 3 of 40

B1. Historic Name: The Full Gospel Business Men's Fellowship International Offices

B2. Common Name: n/a

B3. Original Use: Offices B4. Present Use: Offices

* B5. Architectural Style: None

*B6. Construction History: (Construction date, alterations, and date of alterations)

The main building was constructed in 1978 (City of Costa Mesa; FG BMV 1980b). In 1978 a maintenance building was constructed near the southeast corner of property (Permit No. 45815). See Continuation Sheet.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: n/a

B9a. Architect: Joseph Colombo

b. Builder: Paul J. Toberty

*B10. Significance: Theme n/a

Area n/a

Period of Significance n/a

Property Type n/a

Applicable Criteria n/a

The subject property is not eligible under all CRHR and local designation criteria due to a lack of important historical associations and architectural merit.

(See Continuation Sheet).

B11. Additional Resource Attributes: _____

*B12. References: See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Marlena Krcelich, South Environmental

*Date of Evaluation: 9/16/2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 3150 Bear Street

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*B6. Construction History (Continued):

- 1996-1997: Full façade and grounds renovation (Permit Nos. B 080450; B 083896; B084442; B 081997)
 - Raise roof over main studio area
 - Redo all main building facades to add new decorative wall trim and reconstruct east and west elevations to add turrets
 - Construct three fountains, hardscape and landscape features, gazebos and 20-foot pavilion/trellis to south of the main building
 - Construct new wall and fence around property
 - Construct new entryway gates; one at Bear Street entrance, two adjacent to east and west elevations, and two along east edge of property
- 1999-2004: Additions including a 1-story, 630 square foot garage, 574 square foot of additional office space on the second story, and 630 square foot balcony on the third story on the east and west elevations of the main building (Permit No. B99-00587)

*P3a. Description (Continued):

Main Building

The main building has an irregular, wide V-shaped plan, with a rotunda extending to the north that is accessed by a second-floor hyphen from the central plane of the building. The roofs of all the building sections are flat, with varying heights. The four corners of the building are capped by turrets. The entire exterior of all elevations is clad in stucco with various Classical and Greek Revival decorative features including Corinthian columns, balustrades, engaged columns, arches, pediments, cornices, and other decorative trim work, framing, and motifs. The windows throughout all elevations are steel frame (Exhibit 1).



Exhibit 1. Overview of primary (south) elevation and general building layout and design details, facing north.

CONTINUATION SHEET

Property Name: 3150 Bear Street

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The primary (south) elevation is symmetrical and features a central section with steel-framed windows that is three stories in height. The main entry doors are located at the bottom of this section, where the building comes to a point. The top of this section features two large pediments supported by Corinthian style columns, which are resting on large arched piers with balustrades on the first story (Exhibits 1 and 2). The remainder of each side of the elevations features multiple bays of windows situated within arched openings. The bays on the first story are divided by scored stucco walls and feature one-story tall windows, topped by a balustrade. The second and third story bays are separated by pairs of Corinthian style engaged columns, and contain two-story tall windows, divided vertically by small stucco panels with decorative motifs. The cornice line features a decorative engaged balustrade. At either end of each elevation is the turret, which has a slightly higher roofline, and features a first story with horizontal scored stucco, and a second and third story with alternating pilaster-framed arches and engaged Corinthian style columns (Exhibits 3-5).



Exhibit 2. Overview of central portion of primary (south) elevation and main entryway, facing north

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Property Name: 3150 Bear Street

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Exhibit 3. Overview of eastern side of primary (south) elevation, facing northwest.



Exhibit 4. Overview of western side of primary (south) elevation, facing northeast.

CONTINUATION SHEET

Property Name: 3150 Bear Street

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Exhibit 5. Detailed view of primary (south) elevation details and bays, facing northwest.

The east and west elevations are almost mirror images of each other. They each consist of two turrets, one on the north and one on the south side, and a central section. The central sections consist of two stories with a third story balcony. The first stories contain a garage door recessed within a large arched opening. The first and second stories are separated by a decorative balustrade. The second stories feature two rectangular fixed windows encased in arched openings. A balustrade tops the second story, forming the railing for the above balcony (Exhibits 6 and 7).

CONTINUATION SHEET

Property Name: 3150 Bear Street

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Exhibit 6. Overview of east elevation, facing west.



Exhibit 7. Overview of west elevation, facing northeast.

CONTINUATION SHEET

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The north elevation of the main building includes an eastern and western side, and a round portion extending off of the center point that is accessed an enclosed hyphen (Exhibits 8 and 11). The nearly symmetrical east and west sides of the north elevation feature three stories. The first story features strips of steel windows behind arched bays. Between the first and second story is a decorative balustrade. The second and third stories contain one cohesive strip of windows running the length of the elevation and the height of the two top stories. The third story is capped by a cornice featuring a decorative engaged balustrade. The only difference between these two sides is on the first story. The eastern side contains only three bays on the first story (Exhibit 9), while the western side contains five bays (Exhibit 10).



Exhibit 8. Overview of north elevation, featuring eastern side and central round extension, facing southwest.

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Property Name: 3150 Bear Street

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Exhibit 9. Detailed view of eastern side of north elevation showing three bays on first story, facing southwest.



Exhibit 10. Detailed view of western side of north elevation showing five bays on first story, facing southeast.

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Property Name: 3150 Bear Street

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Exhibit 11. Overview of small connecting section between north elevation and round section, facing west.

The round rotunda projecting from the main building is three stories tall. Its general form and features consist of the elevation being divided into equal sized arched bays, divided by two-story tall Corinthian style columns. An engaged balustrade runs around nearly the entire façade, between the first and second stories. The cornice line matches that on the other elevations of the building. The first story of the south side of this building section is recessed and contains floor to ceiling steel windows, with several entry doors. The north side adjacent to the connecting section features several other solid entry doors. This entire building section is surrounded by a pond that follows the circular shape in plan. On the south side of this section are two sets of symmetrical stairs, situated around a water fountain. Other decorative concrete landscape edging follows the shape of the building, as well as the stairs and fountain hardscaped area (Exhibits 12 and 13).

CONTINUATION SHEET

Property Name: 3150 Bear Street

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Exhibit 12. Overview of round northern section of building, showing recessed first story, stairs, and fountain, facing south.



Exhibit 13. Overview of pond and fountain on south side of round section of building, facing east.

Maintenance Building

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The maintenance building is located in the parking lot near the southeast corner of the site. It is rectangular in plan with a flat roof. It has a smooth stucco exterior interspersed with vented metal panels. It has various utility entrance doors. Restrooms are located on the north side of the building (Exhibit 14).



Exhibit 14. Overview of east and south elevations of maintenance building, facing northwest.

Site Features

In addition to the buildings on the subject property, the site also features numerous landscaping and hardscaping elements. Located to the south of the main building are concrete walkways and formally landscaped gardens, arched stone pavers, three fountains, several statues, and a large, 20-foot-tall circular pavilion, and five additional small domed gazebos. This entire area is separated from the parking areas by a stucco clad wall that runs around the perimeter. It is generally symmetrical in plan (Exhibit 15).

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Exhibit 15. Overview of hardscape and landscape features south of main building, facing south.

Other site features include: a large parking lot, divided by concrete curbs and landscaping consisting of small shrubs; a stucco clad wall along the south and east elevations; a metal fence interspersed with stucco piers along the north and west elevations; a decorative metal entrance gate with large arch over main entryway at southwest corner of site; Gaslamp-style freestanding lights; mature trees; two metal entry gates adjacent to the east and west elevations of the main building; service entrance gates along the east elevation; a curved driveway that goes all the way around the main building; and a large, curved stucco wall outside the gated rounds, adjacent to and facing Bear Street (Exhibits 16-17).

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Property Name: 3150 Bear Street

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Exhibit 16. Overview of parking lot, shrubs, mature trees, freestanding lights, and stucco wall along south and east elevations, facing south.



Exhibit 17. Arched entrance gate at southeast corner of subject property, facing northwest.

*B10. Significance (Continued):

Historic Context of Costa Mesa

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Property Name: 3150 Bear Street

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Costa Mesa's first inhabitants were Native Americans who settled along the banks of the Santa Ana River. The village along the riverbanks was known as Lukup. By 1776, Spanish explorers established the Mission San Juan Capistrano, just over 20 miles southeast of the village and the present-day City of Costa Mesa (City). The European inhabitants used the mesa to graze cattle and those tending to the cattle required shelter. This need resulted in the construction of the first three adobe structures in the early 1800s in what would become the present-day City. The first adobe was known as the Polloreno (Banning Adobe) and was located one-third of a mile along the bluffs near present-day Adams Avenue. This adobe fell into ruins by 1906 as a result of treasure hunters and looters scavenging the building for gold. Circa 1820, the Gabe Allen Adobe (Estancia) was constructed, and remains extant. The third adobe, the Rice Adobe, was located north of the present-day Gisler Avenue. It was demolished by a subsequent owner in 1919 to discourage theft (City of Costa Mesa 2024; City of Costa Mesa n.d.; CMHS 2024).

Over the next century, three individual communities developed that would form the future Costa Mesa: Fairview, Paularino, and Harper. The town of Fairview was established between 1887 and 1888 when a syndicate of local businessmen purchased and developed various tracts within the greater Newport district. Its center was located near the present-day intersection of Adams Avenue and Harbor Boulevard. The small town grew at a rapid pace, with a post office and a Santa Ana, Fairview, and Pacific (SF&P) Railroad founded. A school was constructed, a newspaper established, and other small businesses opened in the town center. Hot springs were discovered in the area, and a three-story hotel was constructed that attracted tourists. However, by 1889 Fairview began to fall just as quickly as it rose. The land boom of Southern California had begun to taper off, and many of the land transactions from prior years fell through. A severe rainstorm in March 1889 washed out a section of the SF&P railroad tracks and local roads near the Santa Ana River. This caused many residents to leave town rather than rebuild. By 1911, all that was left of the town was a schoolhouse, the hotel, and some residences. A few years later, the schoolhouse closed, and the hotel was demolished. The houses were left in a state of disrepair until a new wave of development came in the 1930s (City of Costa Mesa 2024; City of Costa Mesa n.d.; CMHS 2024).

Paularino was a small farming community that consisted of 800 acres. It was generally bounded by the present-day Fairview Road to the west, I-405 to the north, Newport Boulevard to the east, and Baker Street to the south. The community consisted of mostly farmland and had scattered farmhouses, a schoolhouse, and spurs of railroad tracks. The lack of any substantial growth in this small community led it to eventually be abandoned (City of Costa Mesa 2024; City of Costa Mesa n.d.; CMHS 2024).

The third community, Harper, was named after a rancher who originally came to live in Fairview during the Southern California land boom. The town grew rapidly when three oil wells were installed in 1906, just south of where Newport Harbor High School is currently located. The small oil-boom success resulted in the construction of several more wells in 1907 at the northern end of the Newport Heights land tract. Overall, the success of the wells was short-lived, and within three years they were abandoned (City of Costa Mesa 2024; City of Costa Mesa n.d.; CMHS 2024).

Unlike Fairview and Paularino, Harper continued to survive through the turn of the twentieth century. In 1920, Harper was officially renamed Costa Mesa, Spanish for coastal tableland. During the 1920s, more commercial buildings were constructed along Newport Boulevard, including the Wayside Market, an automobile shop, a blacksmith, a barber shop, and leisure places like restaurants and a soda fountain. Development continued steadily throughout the decade until January 21, 1932, when the local bank branch, the Costa Mesa

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Branch of the Bank of Balboa, shut down, strongly impacting the local economy. In addition, within a year, the Southern Pacific Railroad's branch line that ran through town was abandoned. In 1933, the Long Beach earthquake struck, significantly damaging business and other buildings. All these events combined with the Great Depression created a slow period of development for the City (City of Costa Mesa 2024; City of Costa Mesa n.d.; CMHS 2024).

Things turned around for Costa Mesa in the 1930s and 1940s with the development of the United States Air Corps Replacement Training Center, which was redesignated the Santa Ana Army Air Base (SAAAB) in 1942. The base consisted of 1,337 acres situated between Newport and Harbor Boulevards. The SAAAB consisted of three Air Force schools: the Classification Center, the Pre-Flight School for pilots, and the Pre-Flight School for bombardiers and navigators. The development attracted thousands of new people to the area. When World War II ended, many of the men and women who came to work at the base stayed and/or settled in the town as permanent residents with their families. This began a population boom in the City, foreshadowing its substantial growth in the following decades (City of Costa Mesa 2024; City of Costa Mesa n.d.; CMHS 2024).

Post World War II, the government announced that SAAAB land was available for sale and offered it to any educational institution for one dollar. One portion of the base was sold to Orange Coast Junior College District, which later became the campus for the Orange Coast College. In 1948, the Southern California Assemblies of God Churches purchased 126 acres where they established the Southern California Bible College, later renamed Vanguard University. The remainder of the base was developed into Costa Mesa High School, Davis Elementary School, Air National Guard 222nd Combat Communication Squadron, City of Costa Mesa Civic Center, Orange County Fairgrounds, TeWinkle Park, and several residential tracts and commercial centers (City of Costa Mesa 2024; City of Costa Mesa n.d.; CMHS 2024).

By the mid-century, Costa Mesa experienced further growth and development. After attempts by Santa Ana to annex the land, resistance arose that led to the City incorporating on its own. On June 29, 1963, the City of Costa Mesa was officially incorporated. It encompassed approximately 3.5 square miles and had a population of approximately 16,840. The next several decades brought large-scale developments to the City focused on commercial and recreation uses, in addition to new housing tracts and residential developments for the growing population. The South Coast Plaza, a large shopping complex, underwent construction in the mid-1960s. By 1968, I-405 was constructed dividing the northeastern portion of the City. In the 1970s through the early 1990s, the Costa Mesa Courtyards shopping center opened downtown, as well as the Triangle Square shopping center redevelopment. California State Route 55 (The Costa Mesa Freeway) was extended to 19th Street in 1992, allowing tourists and visitors quick and direct access to the City's downtown area (City of Costa Mesa 2024; City of Costa Mesa n.d.; CMHS 2024).

In 1999, the City adopted the slogan "the City of the Arts" reflecting its concentration of regional art venues, in addition to the presence of the Pacific Symphony and the South Coast Repertory Theater. In addition, in 2006, the Renee and Henry Segerstrom Concert Hall opened, as well as the Samueli Theater (City of Costa Mesa 2024; City of Costa Mesa n.d.; CMHS 2024).

By 2010, the City encompassed nearly 17 square miles and reached a population of 109,960. Today, the City is a major industrial and commercial center of Orange County (City of Costa Mesa 2024; City of Costa Mesa n.d.; CMHS 2024).

Property Occupant History

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Full Gospel Business Men's Fellowship International

The Full Gospel Business Men's Fellowship International (FGBMFI) was started in 1952 by Demos Shakarian. The Shakarian family escaped the Holocaust in Armenia and immigrated to Downey, California, where they started a 20-acre dairy farm. By 1943, the farm had 3,000 cows and was the largest private dairy in the United States. Ten years later, Demos, after having a vision from God, sought to create a network of lay businessmen with a purpose of connecting and bringing interest of the Christian gospel to more people (FGBMFI 2024; Dalrymple 1975).

In 1953, Demos officially incorporated the FGBMFI which began with a small chapter of businessmen meeting each week in the Clifton Cafeteria in Los Angeles. Over the next decade, several small chapters of the organization began to spring up across the United States. Meetings consisted of businessmen sharing a meal and having the opportunity to share their stories of how God had impacted their lives. By the 1960s, the organization went international, flying members across the world to meet potential new members and share their message. Destinations included, London, parts of Africa, and Vietnam (FGBMFI 2024; Dalrymple 1975).

By 1980, the FGBMFI reached 2,646 chapters around the world. The organization began construction on a new headquarters building in Costa Mesa in the mid-1970s that was completed by 1980. It consisted of 125 employees and featured a large-scale and ornate design. In 1993, Demos passed away and his son, Richard Shakarian followed him as the FGBMFI International President. In 1996, the FGBMFI sold their building headquarters in Costa Mesa to Trinity Broadcasting Network (TBN), and opened a new headquarters and corporate office in Irvine (FGBMFI 2024; Dalrymple 1975).

Trinity Broadcasting Network

The origins of Trinity Broadcasting Network (TBN) date to May 28, 1973, when Paul and Jan Crouch broadcasted their first Christian television program from a studio in Tustin, California. Paul Crouch, coming from a very religious family, met and married his wife Jan, and together they had a passion for sharing the message of their beliefs to the world. Paul was a pastor working in Austin, Texas, when we realized the potential of television broadcasting evangelism. He began purchasing various small television stations and created TBN. The technology of broadcast television and satellites allowed them to grow their following and take their message internationally (TBN 2024; LAT 2024; 2017a; 2017b).

TBN was not the first Christian broadcasting network. The first network, started by Pat Robertson nearly a decade before TBN, was called the Christian Broadcasting Network (CBN). However, TBN rose in popularity quickly and surpassed CBN in range and following. In the first 10 years of their mission, Paul and Jan broadcast in Southern California to four local television stations and had a strong following. In their second decade, they expanded their reach to over 4,000 television stations. Within 50 years, TBN was broadcasting 24 hours a day, 7 days a week to over 175 nations on over 30 networks, and in 17 languages (TBN 2024; LAT 2024; 2017a; 2017b).

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Property Name: 3150 Bear Street

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TBN programming varied over time, but included biblical cartoons, soap operas, game shows, programs on faith healing, fitness, religious movies, and Christian-rock performances. Other well-known independent ministers bought airtime on the network to share their messages with the faith community. This included Pat Robertson, Jimmy Swaggart, Robert Schuller, Joel Osteen, and Fred K. Price. Prior to the Crouchs' deaths, the main program on the network was the flagship nightly "Praise the Lord" show, hosted by Paul and Jan. This show was filmed at their Costa Mesa headquarters, showing the orange design including stained-glass windows, and gilded statues (TBN 2024; LAT 2024; 2017a; 2017b).

TBN also established a studio building in Tustin, California. In 1996, TBN acquired the 65,650 square foot prior campus of the FGBMFI located on Bear Street in Costa Mesa, which became their new headquarters. In addition to this location, they also had another location in Irving Texas, titled the Trinity Broadcasting Network's International Production Center. The building in Texas featured a similar architectural style, with an imposing scale, large columns and classical details, and a large fountain in front of the building. In 1998, they dedicated the Costa Mesa building as Trinity Christian City International. They renamed it the Dr. Paul F. Crouch International Centre in 2014, to honor Paul's death, which occurred in 2013. By 2017, they sold the property to Greenlaw Partners, a commercial real estate firm. TBN celebrated its 50th year in operation in 2023. They still retain their Irving, Texas broadcasting location and their studio in Tustin (TBN 2024; LAT 2024; 2017a; 2017b; The Fresno Bee 1993).

Property Development History

The original building permit for the property was filed by the FGBMFI in 1976 for "new construction general offices" (City of Costa Mesa Permit No. 4322). The property was described as having 71,078 square feet. The architect was listed as Joseph Colombo and the contractor as Paul J. Toberty. T. L. Whaley, member of the FGBMFI, served as the general contractor for the project, which officially began construction in 1978 (FGBMV 1980b). Architectural renderings of the building design were available in the Full Gospel Business Men's Voice (FGBMV) magazine, a semi-monthly magazine released by the FGBMFI. These renderings show the modern appearance of the design, surrounded by large spans of lawns and landscaping (Exhibit 18).



Exhibit 18. 1976 architectural rendering of the new FGBMFI property (FGBMV 1976)

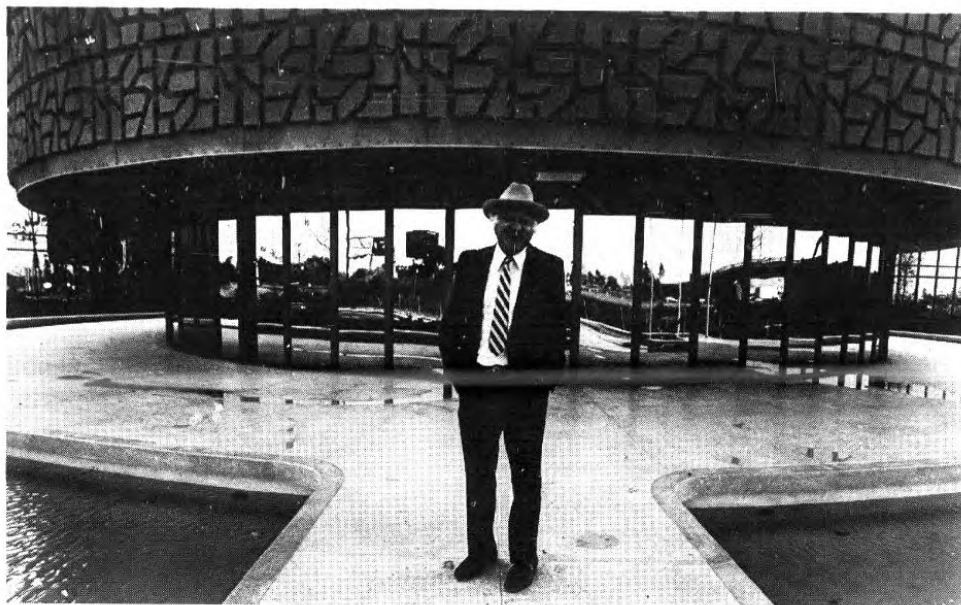
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Archival research revealed that the subject property was completed and opened by 1980 (LAT 1980). A picture from *The Los Angeles Times* in 1980 shows FGBMFI leader Demos Shakarian standing in front of the rear rotunda area on the north elevation. Another photo from 1989 shows organization treasurer Gerald Walker standing in front of the same viewpoint (LAT 1980). These images show the original applied texture and materiality on the exterior and its geometric, modern pattern, with rows of highly reflective glass windows (Exhibits 19 and 20). Other images of the building taken soon after it was completed were available in 1978 and 1980 editions of FGBMV magazine. These images show additional views of the modern design of the main building, with its focus on clean lines, geometric shapes, smooth concrete surfaces, and large expanses of glass (Exhibits 21-22) (FGBMV Various).

In addition, a review of aerial imagery from around the construction date shows the building featured a unique wing-shaped plan, with the rotunda extending to the north. The building is surrounded by parking spaces and paved walkways, with a large lawn in the front (south) of the building (Exhibit 23). In 1978, another building permit was filed to construct a mechanical building on the property (City of Costa Mesa, Permit No. 45815). This was located to the southeast of the main building and is rectangular in plan.



HEADQUARTERS—Demos Shakarian, founder of Full Gospel Business Men's Fellowship, stands before group's new Costa Mesa building.
Times photo by Bill Varie

Exhibit 19. 1980 photograph of the rear (north) elevation of the subject property showing unique wall texture (LAT 1980).

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Exhibit 20. 1980 photograph of the rear (north) elevation of the subject property showing unmodified wall texture (LAT 1989).



Exhibit 21. 1980 photograph of the primary (south) elevation of the main building, with members gathered on the lawn (FGBMV 1980c).

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Exhibit 22. 1980 photograph of the north elevation and northern round extension after construction (FGBMV 1980c).



Exhibit 23. 1981 aerial photograph of the subject property showing building plan (UCSB 2024)

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A review of permit records and aerial imagery from the 1980s and early 1990s shows that no major exterior alterations were made during this decade. Building permits note interior alterations, repairs to floor damage, and installation of various mechanical systems, but no mention of exterior alterations.

The next changes to the exterior of the subject property occurred after it was purchased by Trinity Broadcasting Network (TBN) in 1996. TBN did a full-scale renovation to all elevations of the building's exterior, as well as major site improvements including fountains, landscaping, and hardscape features.

In 1996, TBN filed a building permit for several alterations, including raising the roof in one of the studio areas, constructing lateral bracing, and working on the exterior driveways and ramps (City of Costa Mesa, Permit No. B 080450).

In 1997, TBN filed a building permit to construct three water fountains on the site to the south of the main building in the area that was originally a large, open lawn space (City of Costa Mesa, Permit No. B 083896). These water fountains are still extant and include a large northernmost fountain flanked by curved stairs near the main entry doors, a central oblong fountain surrounded by walkways, and a southernmost diamond shaped fountain. The architect for this renovation was listed as Mark Annerl and the contractor was Hubble Contractors. Archival research failed to indicate any further information on this architect or contractor.

Another building permit was filed for a "20ft high rotunda/trellis" (pavilion) which was constructed around the southernmost fountain (City of Costa Mesa, Permit No. B 084442). In the same year, TBN also filed a permit to add exterior wall trim to the building elevations at a total valuation of \$635,000 (City of Costa Mesa, Permit No. B 081997). It was at this time that the exterior elevations were taken from the original contemporary and modern design shown in the 1980s photographs, to the Classical inspired appearance of the property today that features Corinthian columns, colonnades, arches, entablatures, and other ornate stylistic details. The architect for this renovation was listed as W.E. Skinner. No additional information was found about the architect for this renovation.

In addition to the significant exterior alterations, TBN also completed several large-scale interior remodels during the late 1990s, including a kitchen and dining room remodel, creating 48,000 square feet of office space and a new theater, and adding two new fireplaces (City of Costa Mesa, Permit Nos. B 077091, M 079709, B 077091, M 087960).

In 1999, another building permit was filed for various additions including a 1-story, 630 square foot garage, 574 square feet of additional office space on the second story, and a 630 square foot balcony on the third story on the east and west elevations of the main building (City of Costa Mesa, Permit No. B99-00587). These additions featured the same ornate, stylistic features present on the rest of the building. Aerial imagery shows that this addition on the east elevation was constructed by 2000, and the addition on the west elevation was constructed by 2004 (Exhibit 24).

It appears that by 2004, the subject property appeared much as it does in the present-day. No other major changes were noted through archival research or observed during the survey. TBN vacated the building in 2018. In 2021, the property was purchased by the Irvine-based Khoshbin Co. who presently own the property.

A comparative analysis below of photos from the FGBMV magazine 1978-1980 editions showing the building after it was constructed, and present photos showing TBN renovations,

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demonstrates the extensive modifications that have been made to nearly all parts of the main building and the site. Aside from the general building plan and scale, the original design is unrecognizable (Exhibits 25-29).



Exhibit 24. 2007 aerial image showing two-story garages, offices, and balconies added to east and west elevations, outline in red (UCSB 2024).

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Exhibit 25. 1980 photograph (top) and present photograph (bottom) showing modifications to the western end of the primary (south) elevation (FGBMV 1980b).

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Exhibit 8. 1980 photograph (top) and present photograph (bottom) showing modifications to the eastern end of the primary (south) elevation (FGBMV 1980b).

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Exhibit 27. 1980 photograph (left) and present photograph (right) showing extensive modifications to the side (west) elevation (FGBMV 1980b).

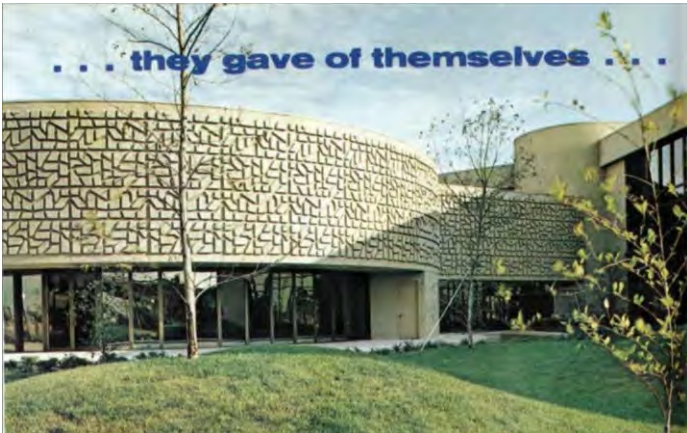


Exhibit 28. 1980 photograph (left) and present photograph (right) showing modifications to the north elevation and north rotunda (FGBMV 1980b).

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Exhibit 29. 1980 photograph (top) and present photograph (bottom) showing extensive modifications to the north and east elevations, north rotunda, and site/landscaping features (FGBMV 1980a).

Architects and Builder

Joseph Colombo

Archival research revealed that Joseph Colombo worked as an architect mainly in Los Angeles and Orange Counties, primarily designing churches and other religious buildings from the 1950s through the 1990s. He also designed other institutional buildings, such as schools and medical buildings. He attended school at the Vanguard University of Southern California and personally served as reverend in various churches through California (Vanguard University 2024; Anaheim Bulletin 1956).

Newspaper articles document that his offices were located in Santa Ana, California at 1104 East 17th Street and later 17061 East 17th Street (The Daily Breeze 1971; Golden Coast News 1969). Little detailed information could be found about Colombo himself, but a review of his known works reveals that he typically designed in Modern and Contemporary architecture styles. Some of his works also featured Spanish Colonial Revival and Mission Revival inspired designs, such as the Christian Chapel Assembly of God (1969) in Thousand Oaks, and the Needham Chapel on the Vanguard University of Southern California campus. He was a

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member of the Orange County Chapter of the American Institute of Architects (AIA) and he served on the AIA Scholarship and Award Committee in the 1960s (The Register 1962). He is noted for designing and building more than 400 churches in California throughout his career (Daily Times-Advocate 1972).

List of known works:

- Northern California-Nevada District office building for the Assemblies of God Churches (Santa Cruz) (1957)
- La Mirada Medical-Professional Building (La Mirada) (1958)
- Foursquare Church of Wilmington (Los Angeles) (1959)
- The First Assembly of God of Lakewood Church (Long Beach) (1959)
- Assembly of God Church (Sonora) (1960)
- God Church, East Stowell Road (Santa Maria) (1960)
- Calvary Presbyterian Church, 12120 S. Luitwieler Avenue (La Mirada) (1961)
- Anaheim First Church of the Nazarene (Anaheim) (1961)
- Southern California College - Library Buidling (Costa Mesa) (1962)
- Southern California Bible College Gymnasium (Costa Mesa) (1962)
- Southwest Foursquare Church, 111th Place and Crenshaw Boulevard (Inglewood) 1962)
- First Assembly of God (Unknown - Orange County) (1962)
- First Assembly Church of God, 11455 Burbank Boulevard (North Hollywood) (1963)
- First Assembly Church of God, 14061 Chestnut Street (Westminster) (1964)
- Anaheim Japanese Free Methodist Church, 1001 N. Mayflower Street (Anaheim) (1964)
- Grace Baptist Church, 1515 E. Taft Avenue (Anaheim) (1964)
- Del Rosa Assembly of God, Lynwood Drive (San Bernadino) (1964)
- Harbor Assembly of God Church/Costa Mesa Christian School, 740 W. Wilson Street (Costa Mesa) (1964)
- First Assembly of God of Fairfield, 2207 Union Avenue (Fairfield) (1966)
- El Modena Friends Church, Santiago Boulevard and Bond Avenue (Santa Ana) (1967)
- Vinewood Community Church, Vine Street and Mills Avenue (Lodi) (1967)
- First Assembly of God, Oroville Dam Boulevard (Oroville) (1968)
- Assembly of God Church, Cathedral Oaks and N. Fairfield Avenue (Goleta) (1968)
- Sunkist Baptist Church, 701 S. Sunkist Street (Anaheim) (1969)
- Christian Chapel Assembly of God, 750 E. Erbes Road (Thousand Oaks) (1969)
- First Assembly of God Church of Santa Ana (Santa Ana) (1969)
- First Assembly of God, Santa Maria, 533 E. Plaza Drive (Santa Maria) (1969)
- First Assembly of God Church (Manteca) (1969)
- Southern California College Dormitory for Girls (Costa Mesa) (1969)
- First Assembly of God, 2521 Old Sonoma Road (Napa) (1970)
- Gardena Valley Baptist Church (Gardena) (1971)
- Calvary Assembly of God, 345 Alvin Drive (Salinas) (1971)
- Free Methodist Church of Anaheim 1171 N. West Street (Anaheim) (1971)
- Harbor Church, 254th Street and Western Avenue (Lomita) (1972)
- Emmanuel Faith Community Church, 17th Avenue and Encino Drive (Escondido) (1972)
- Calvary Baptist Church, 16330 Los Gatos Boulevard (Los Gatos) (1972)
- Ventura Missionary Church, 500 High Point Drive (Ventura) (1975)
- Rancho Bernardo Baptist Church, West Bernado Drive and Duenda Road (San Diego) (1977)

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- Rolling Hills Covenant Church, 2221 Palos Verde Drive (Rolling Hills Estates) (1979)
- College Heights Baptist Church of Ventura, 6300 Block of Telephone Road (Ventura) (1979)
- Assemblies of God Church Pinecrest Camp (Twin Peaks) (1980)
- First Assembly of God Church (Victorville) (1997)



Exhibit 30. 1961 rendering of the Calvary Presbyterian Church in La Mirada, California (East Review 1961)

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Exhibit 31. 1969 rendering of the First Assembly of God church in Manteca, California (Stockton Evening and Sunday Record 1969)



Exhibit 32. 1979 rendering of the College Heights Baptist Church of Ventura (Ventura County Star 1979).

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Paul J. Toberty

Paul J. Toberty, along with his wife Joyce Toberty, owned and operated the Paul J. Toberty Financial Corporation, and the Paul J. Toberty Company, a real estate and development firm. Their work primarily included constructing and managing office and industrial complexes in Orange County. The couple married in 1958 and worked in real estate development and construction from the late 1950s through the 1980s. In addition, the couple also owned several radio stations, including KYMS, Orange County; KLTT, Denver, Colorado; and KRDS, Phoenix, Arizona. Paul was also very involved in the FGBMFI and served as the International Director for 18 years (Exhibit 33). The Tobertys were also involved with TBN. Paul helped found the network and served as Chairman of the Board for four years, hosting the nightly "Praise the Lord" program for two of those four years (The Register 1958; 1959; LAT 1971; Sun Post News 1973).

List of known works:

- Hacienda de Pablo, 3141 Lane Rose (Buena Park) (1968)
- First American Bank of California, Santa Ana, 17th and Grand Avenue (Santa Ana) (1971)
- Orange County Peace Officers Association, Inc. Campus/Facilities (San Clemente) (1973)
- Katella Commerce Center (Orange County) (1975)
- Sunnyhills Imperial Park Offices, Imperial Highway and Harbor Boulevard (Fullerton) (1980) (Exhibit 34)



**Full Gospel Business Men's
FELLOWSHIP INTERNATIONAL**

Redding Chapter Monthly Meeting

FRIDAY, August 15th — 7:30 p.m.

Price \$1.25 per person

HOLIDAY INN

1900 Hilltop Drive

Men and Women . . . come and bring your
spouses . . . Enjoy the fellowship of
other Christian people!

**COME AND HEAR . . .
PAUL J. TOBERTY**

For 15 years Paul has been a land developer in Orange County building homes, apartments, shopping centers, industrial and office projects. He is currently developing the Katella Commerce Center in Orange County. He is with the Full Gospel Businessmen's Fellowship International, President of the Knott's Berry Farm Chapter, International Director and President of Southern California Regional Association. Also chairman of the Board, Vice President of Trinity Broadcasting Network, KLXA, Channel 40. He hosts a talk show with an interview format that airs Wednesday evening from 9 to 11 p.m.

COME AND HEAR THIS OUTSTANDING TESTIMONY!

Exhibit 33. Advertisement of a FGBMFI talk with Toberty, describing his career (Record Searchlight 1975)

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Exhibit 34. Rendering of Sunnyhills Imperial Park in Fullerton, California, constructed by Paul J. Tobery (LAT 1980).

Architectural Style

The subject property has been altered beyond recognition and is no longer recognizable to a specific architectural style.

Significance Evaluation

The following presents an evaluation of the subject property in consideration of local and California Register of Historical Resources (CRHR) designation criteria.

City Criterion A. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

The subject property was not found to exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history. It was constructed in 1978 as the offices for the FGBMFI. While the building is unique in that it was constructed as offices for an international religious business organization that garnered a large following and media presence, it retains no integrity from this time. The subject property has been entirely remodeled and altered by a subsequent owner and occupant and no longer retains any of its original aesthetic, engineering, structural, or architectural features. The building has become unrecognizable from this time, aside from general form and plan, and therefore does not reflect any special elements of the City. Therefore, the subject property is not recommended eligible under City Criterion F.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The subject property was not found to be associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. While the subject property was constructed in 1978 for the FGBMFI, an international religious

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business organization, and was later occupied by TBN, an international Christian broadcasting organization and network, it was not found to be the site of any events that had a significant impact on California's history or cultural heritage. Although TBN produced various radio and television media content broadcasted from the site that reached an international audience, these specific productions and events were not found to impact state or local history. The building was simply the private location where these organizations conducted their business. Therefore, the subject property is recommended not eligible under CRHR Criterion 1.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion B. Is identified with persons or events significant in local, state, or national history.

The subject property was constructed in 1978 by the FGBMFI, led by Demos Shakarian. The main building was used as the headquarters of their international Christian business organization. While Demos Shakarian was a successful businessman and leader of a very large and influential religious organization, and his work was associated with the subject property as the headquarters of the organization, the subject property no longer retains any integrity from the time it was associated with Shakarian and the FGBMFI. The subsequent owners conducted a full renovation of the subject property, making it unrecognizable as the offices where the FGBMFI conducted the work at the height of their popularity. Therefore, despite Shakarian's association with the subject property during a time of great success as the founder and president of the FGBMFI, it is recommended not eligible under this Criterion due to a complete lack of integrity.

In addition to the FGBMFI and Demos Shakarian, the subject property is associated with TBN, led by Paul and Jan Crouch. TBN took over the property in 1996, fully renovating it to their own personal aesthetic and needs as a radio and television broadcasting studio and offices. While the subject property is associated with the Crouchs and the success of TBN as an international Christian broadcasting network, TBN had additional studios in Tustin, California and Irving, Texas that remain operable to this day. Furthermore, given the recent ownership of the property by TBN, sufficient time has not passed to fully understand the historical value of the organization. Further, it was not their first or last location and their ministry continues today in their other studios and properties. Therefore, the subject property is recommended not eligible under this Criterion for association with Paul or Jan Crouch.

Lastly, archival research did not reveal that the subject property was associated with any events significant in local, state, or national history. Therefore, the subject property is recommended not eligible under CRHR Criterion 2 or City Criterion B.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion C. Embodies distinctive characteristics of a style, type, period, or method of construction.

City Criterion D. Is a valuable example of the use of indigenous materials or craftsmanship.

City Criterion E. Represents the work of a notable builder, designer, or architect.

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City Criterion H. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

The subject property was constructed in 1978 as a large office complex for the FGBMFI. Archival newspaper articles show that the building originally featured a modern, contemporary architectural style, with clean lines and a geometric patterned façade. It appeared to have been constructed out of concrete with simple forms and large, uninterrupted expanses of glass. It was designed by architect Joseph Colombo, known for his work designing modern churches across California. It was constructed by Paul J. Toberty, member of the FGBMFI, and later TBN, who was known for real estate development and construction in Orange County. However, in 1996-1997, the entire property underwent renovation by new owners, TBN, who completely redesigned all building elevations and added new site features. The existing elevations were removed and/or covered with stucco and Classical and Greek Revival style architectural details, such as ornate columns, balustrades, entablatures, pediments, and statues were added. None of these features or materials are original to the design of the building. In addition, TBN also added extensive new hardscape and landscape features to the south of the main building, including three fountains, a 20-foot-tall pavilion, and several statues with an overall aesthetic matching that of the renovated main building.

As a result of these modifications, the subject property no longer retains any historical integrity in terms of design, materials, or workmanship. It has been altered beyond recognition, and the original architectural style can no longer be identified. Furthermore, the new aesthetic does not reflect a cohesive or specific architectural style, and nearly all the features added are decorative in nature. Due to these modifications, the property no longer represents the work of architect Colombo or builder Toberty. None of their original design, materials, or craftsmanship remain intact. The building was also not found to embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation. Therefore, due to a complete lack of architectural integrity of the original 1978 building design, the subject property is not recommended eligible under CRHR Criterion 3, and City Criteria C, D, E, and H.

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

City Criterion L. Yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property is not recommended eligible under CRHR Criterion 4 or City Criterion L.

City Criterion F. Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.

Archival research did not reveal that the subject property was located within a historic area that is geographically definable as an area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development. The subject

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property is located near the northern border of the City, away from the City's historic areas, such as Newport Boulevard. In addition, the subject property is the only building of its kind within its area of the City and is not related to any other grouping of properties as it is surrounded by mid- to late-twentieth century residential developments. Therefore, the property is not recommended eligible under City Criterion F.

City Criterion G. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the city.

The subject property is located at 3150 Bear Street, a busy, four lane road, and is largely obscured from the street by a tall fence and mature trees. While the property may have originally served as an interesting neighborhood element when it was constructed, it was significantly modified from its original design in the 1990s and no longer retains integrity. Further, archival research and the in-person survey did not indicate the current subject property had a unique location, served as a view or vista, or represented an established familiar visual feature of a neighborhood, community, or the City. It does not appear to serve as any kind of visual landmark. Therefore, the property is not recommended eligible under City Criterion G.

City Criterion I. Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

The subject property was not found to be similar to other distinctive properties, sites, areas or object based on a historic, cultural, or architectural motif. While the subject property does possess architectural features, such as ornate columns, balustrades, entablatures, and statues that are reminiscent of Classical and Greek Revival architectural styles, these features purely decorative and were applied to the elevations during renovation in 1996-1997, and do not accurately and authentically represent these styles. The same applies to the fountains and pavilion located south of the building. The subject property was not originally designed with these elements and these features were not considered in the original design of the property, which had a modern look and contemporary style, consistent with its construction date in the late-1970s. Therefore, the property is not recommended eligible under City Criterion I.

City Criterion J. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

The subject property was not found to reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning. The subject property was a private property developed as offices for a religious organization. It was not constructed as any part of larger scale development or community planning effort. Due to the specificity and uniqueness of the property, it is not connected to any other patterns of development in the surrounding area. Therefore, the property is not recommended eligible under City Criterion J.

City Criterion K. Is a type of building or is associated with a business or use which was once common but is now rare.

The subject property is not a type of building that is associated with a business or use which was once common but is now rare. It was constructed for use as offices for the FGBMFI, a Christian business organization. This type of property and its use were not

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found to be a common business or property type in Costa Mesa at any period in time. Therefore, the property is not recommended eligible under City Criterion K.

Integrity

Location: The subject property retains integrity of location. The property is sited in the original location it was constructed in its original orientation.

Design: The subject property lacks integrity of design. The entire property was renovated in 1996-1997 when TBN did a full-scale renovation to all elevations of the main building exterior, as well as major site improvements including fountains, landscaping, and hardscape. This drastically altered the entire exterior appearance of the building and the site and there are no remaining elements of its original design.

Setting: The subject property retains integrity of setting. When it was constructed in the late 1970s, Interstate 405 was already in place north of the site, and the property was surrounded by residential development. The general setting surrounding the property remains largely the same, with some additional residential development infill, but no major changes to the surrounding area. With regards to the property's individual setting, there is no remaining elements of the original setting of the property as a result of the significant site renovations undertaken by TBN in the 1990s.

Materials: The subject lacks integrity of materials. The full-scale renovation done by TBN removed or obscured nearly all original elevation materials and introduced new materials to all parts of the building. In addition, this renovation included the construction of additions and site features that also resulted in the introduction of many new materials to the site.

Workmanship: The subject property lacks integrity of workmanship. All original workmanship was lost when the entire exterior of the building was renovated in 1996-1997, resulting in the introduction of new features and craftsmanship.

Feeling: The subject property lacks integrity of feeling. It no longer feels like a modern, contemporary style building with geometric features. The full-scale renovation done by TBN in 1996-1997 entirely changed the feeling of the subject property from modern to a more classical and theatrical feeling that includes a lot of conjecture. The addition of fountains and the pavilion to the south of the primary elevation have created a more stately and ornate appearance that was not part of the original feeling of the design.

Association: The subject property lacks integrity of association. The property has no remaining intact important associations with events, people, or important patterns of development in the City.

For all of the reasons provided above, the property at 3150 Bear Street is not eligible for designation in the CRHR or the City of Costa Mesa Local Register of Historic Places.

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ATTACHMENT B.

Resumes

EDUCATION

M.F.A., Historic Preservation,
Savannah College of Art and
Design, Savannah, Georgia,
2004

B.A., History, Bridgewater
College, Bridgewater,
Virginia, 2002

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

Los Angeles Conservancy

Society of Architectural
Historians

National Trust for Historic
Preservation

Sarah Corder, MFA

PRINCIPAL ARCHITECTURAL HISTORIAN

Sarah Corder is the Principal Architectural Historian at South Environmental with 20 years' experience in all elements of cultural resources management, including project management, historic preservation planning, rehabilitation of historic buildings, community engagement, intensive-level field investigations, citywide surveys, architectural history studies, and historical significance evaluations in consideration of the NRHP, CRHR, and local-level evaluation criteria. Sarah has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, military, industrial, educational, recreational, civic, and agricultural properties. Sarah has also worked closely with design teams, property owners, and agencies on numerous projects that required conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and local design guidelines.

Sarah exceeds the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under the CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act. Sarah also has extensive experience consulting with lead agencies and managing large scale projects for municipalities like the City of Coronado, the City of San Diego, and the County of Los Angeles.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties.
- Large scale historic resources survey management and execution.
- Large scale historic context statement development.
- Community engagement.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.

PROJECT EXPERIENCE

Historical Resources Research Report for 242-258 Rosemont Street, City of San Diego, California (2023). South Environmental was retained to prepare a Historical Resources Research Report (HRRR) for a project site that contained multiple residential buildings identified as 242-258 Rosemont Street. This report included an intensive-level pedestrian survey of the building, site development and archival research, and recordation and evaluation of the building for historical significance in consideration of the NRHP, CRHR and the City of San Diego designation criteria and integrity requirements. As a result of the significance evaluation, the property was found not eligible under state, federal, and local designation criteria as a result of alterations and a lack of architectural merit. Ms. Corder served as the project manager and principal architectural historian for the project and her tasks included archival research, coordination with the City Planning Department, and QA/QC of all project deliverables.

Historical Resources Research Report for 2125 5th Avenue, City of San Diego, California (2023). South Environmental was retained by the owner of 2125 5th Avenue to prepare a Historical Resources Research Report for a 1920s apartment building located at 2125 5th Avenue. This report included an intensive-level pedestrian survey of the building, site development and archival research, and recordation and evaluation of the building for historical significance in consideration of the NRHP, CRHR and the City of San Diego designation criteria and integrity requirements. As a result of the significance evaluation, 2125 5th Avenue was found eligible under City of San Diego Criterion C for embodying the distinctive characteristics and being an excellent example of the Mission Revival style with a period of significance from 1924-1928. In addition, the building also represents the early twentieth century apartment building property type in the Uptown planning area of San Diego. The property was also found significant under City of San Diego Criterion D for being designed by Master Architect Louis J. Gill during the early years of his solo career. The building was found to be representative of Gill's work in San Diego and an excellent example of his design style. For these reasons, the property is also eligible under NRHP and CRHR Criteria C/3. Ms. Corder served as the principal architectural historian for the project and provided QA/QC for the project deliverables.

Historical Analysis for 315 Olive Avenue, City of Carlsbad, California (2022). South Environmental was retained to prepare an historical analysis for the 315 Olive Avenue, located in the City of Carlsbad, San Diego County, California. This analysis includes the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of NRHP, CRHR, and City of Carlsbad historic resources inventory (HRI) designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended eligible for designation in the NRHP at the local level, the CRHR, and the City's HRI under NRHP Criterion C, CRHR Criterion 3, and City Criterion C for its architectural merit. Responsibilities included QA/QC of project deliverables.

Historical Resources Technical Report for 6365 Imperial Avenue, City of San Diego (2022). While working at a previous firm, Ms. Corder served as the principal architectural historian and project manager for the project. The project site contained two residential buildings and one commercial building that were more than 45 years of age. The project included the preparation of a City of San Diego compliant Historical Resources Technical Report (HTRT). This report included an intensive-level pedestrian survey of the building, site development and archival research, and recordation and evaluation of the building for historical significance in consideration of the NRHP, CRHR and the City of San Diego designation criteria and integrity requirements. As a result of this study the property was found not eligible under all state, federal and local criteria. Ms. Corder's responsibilities included project management, archival research, coordination with the City, and QA/QC of all project deliverables.

Mira Mesa Community Plan Area Historic Context Statement and Focused Reconnaissance Survey, City of San Diego Planning Department, California (2020-2022). While working for her previous firm, Ms. Corder served as the senior architectural historian and task manager for the project. The project included the preparation of a historic context statement and a reconnaissance-level survey for historical resources. The goal of the project was to identify the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report (EIR). Responsibilities included: task manager, survey lead, and co-author of the historic context statement and survey reports. Ms. Corder also provided QA/QC of all survey information and project deliverables.

University CPA Historic Context Statement and Focused Reconnaissance Survey, City of San Diego Planning Department, California (2020-2022). While working for her previous firm, Ms. Corder served as the senior architectural historian for the project. The project included the preparation of an HCS that identified the historical themes and associated property types important to the development of University City, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University Community Plan Area. While the HCS addressed all development themes and property types within the community, the scope of the survey was limited to residential housing constructed between the 1960s and 1990s. Responsibilities for the project included task management, survey leadership, and co-author of the historic context statement and survey reports. Ms. Corder also provided QA/QC of all survey information and project deliverables.

Historical Resources Technical Report for the Preserve at River Bend Project, County of San Diego, California (2022). While working at a previous firm, Ms. Corder served as the principal architectural historian for the project. The project Area of Potential Effect (APE) comprises buildings and structures over 45 years old, including a portion of the San Diego Aqueduct, the Lucio Dairy, Pete Verboom Dairy, and two residential properties (34468 and 34440 Jamies Lane) functioning as small farmsteads. As such, these resources were evaluated for historical significance in consideration of potential impacts to historical resources under the CEQA, the County of San Diego Historic Preservation Ordinance, the County of San Diego Resource Protection Ordinance (RPO), and Section 106 of the NHPA. Ms. Corder also analyzed the project's potential for adverse effects to the San Diego Aqueduct were analyzed. Ms. Corder's responsibilities included adverse effects analysis, review of the project plans, coordination with County staff and clients, task management, co-authorship of the report, and QA/QC of all project deliverables.

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California (2019-2022). While at a previous firm, Ms. Corder served as the principal architectural historian and project manager for the project. The project included the preparation of an HCS and historic resources survey for all properties at least 50 years old within City of Coronado limits. As part of this project, a detailed HCS for the City was developed that identified and discussed the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Responsibilities for the project included project management, preparation of DPR forms, reconnaissance-level and intensive-level survey, survey leadership, co-authorship of the report, development of registration requirements, archival research, and QA/QC for all project deliverables.

EDUCATION

B.A., History of Architecture,
Minor in Architecture with a
focus in Construction
Management, Syracuse
University, 2019

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

National Trust for Historic
Preservation

Marlena Krcelich, BA

ARCHITECTURAL HISTORIAN

Marlena Krcelich is an Architectural Historian at South Environmental with a background in historic preservation, advocacy, and hands-on conservation work. She has experience in cultural resources preservation including identification, research, writing, historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria, and has experience working with local Mills Act program requirements.

Ms. Krcelich meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She has knowledge and experience regarding Section 106 of the NHPA, NEPA, and CEQA compliance, and mitigation.

EXPERTISE

- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with project mitigation.

SPECIALIZED TRAINING

- U.S. Department of Transportation Federal Highway Administration Section 106 Tutorial, 2022
- Introduction to Preservation Law & Easements, NTHP, 2021
- Commission Assistance and Mentoring Program, National Alliance of Preservation Commissions, 2020
- Taking Stock of the Secretary of the Interior's Standards, CPF, 2020
- Section 106 and NEPA, Advisory Council on Historic Preservation, 2019

PROJECT EXPERIENCE

Historical Resource Research Report for the 242-258 Rosemont Street Project, San Diego, San Diego County, California (2023). South Environmental was retained to prepare a Historical Resource Research Report in support of the 242-258 Rosemont Street Project. Two built environment resources over 45 years old within the project site were identified and recorded. The resources were evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria and integrity requirements and were found not eligible under all designation criteria and integrity requirements. The proposed project was found to have a less than significant impact on historical resources under CEQA. Ms. Krcelich served as the Architectural historian for the project and prepared all deliverables.

Historical Resource Research Report for the 2125 5th Avenue Project, San Diego, San Diego County, California (2023). South Environmental was retained by a property owner to prepare a Historical Resource Research Report in support of the 2125 5th Avenue Project. One built environment resource over 45 years old within the project site was identified and recorded. The resource was evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria. The subject property was found eligible for designation in the NRHP, the CRHR, and as a City of San Diego Historical Resource under NRHP Criterion C, CRHR Criterion 3, and City Criterion C and D for its architectural merit and association with Master Architect Louis J. Gill. The subject property was determined a historical resource per CEQA Guidelines § 15064.5. Ms. Krcelich served as the Architectural historian for the project and prepared all deliverables.

Cultural Resources Technical Report for the 314 Date Avenue Project, City of Carlsbad, California (2023). South Environmental was retained by Don L. Looney, Architect to prepare a historical analysis for the 314 Date Avenue Project, located in the City of Carlsbad, San Diego County, California. This analysis included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR, and City of Carlsbad historic resources inventory (HRI) designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible under any criteria. Ms. Krcelich served as the Architectural Historian for the project and conducted the survey and prepared all deliverables.

Historical Analysis of 2879-2885 Hope Avenue, City of Carlsbad, California (2023). South Environmental was retained by Kirk Moeller Architects to prepare a historical analysis for the 2879-2885 Hope Avenue Project, located in the City of Carlsbad, San Diego County, California. This analysis included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR, and City of Carlsbad historic resources inventory (HRI) designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible under any criteria. Ms. Krcelich served as the Architectural Historian for the project and conducted the survey and prepared all deliverables.

Historical Built Environment Assessment for the 710-818 East Katella Avenue Project, City of Anaheim, California (2023). South Environmental was retained to prepare a Historical Built Environment Assessment in support of the 710-818 East Katella Avenue Project. One built environment resource over 45 years old within the project site was identified and recorded. The resource was evaluated for historical significance in consideration of CRHR and City designation criteria and integrity requirements and was found not eligible under all designation criteria and integrity requirements. The proposed project was

found to have a less than significant impact on historical resources under CEQA. Ms. Krcelich served as the architectural historian for the project, completed the field survey and archival research, and prepared all deliverables.

Historical Significance Evaluation for 12217 Rosecrans Avenue, City of Norwalk, California (2023).

South Environmental was retained to prepare a Historical Built Environment Assessment in support of the 12217 Rosecrans Avenue Project. One built environment resource over 45 years old within the project site was identified and recorded. The resource was evaluated for historical significance in consideration of CRHR and City designation criteria and integrity requirements and was found not eligible under all designation criteria and integrity requirements. The proposed project was found to have a less than significant impact on historical resources under CEQA. Ms. Krcelich served as the architectural historian for the project, completed the field survey and archival research, and prepared all deliverables.

Historic Structures and Sites Report for 17-21 West Montecito Street Project, City of Santa Barbara, California (2023).

South Environmental was retained by a private property owner to evaluate two properties identified as 17 and 21 West Montecito Street within the City of Santa Barbara. This project included an intensive-level, pedestrian survey of the project site by a qualified architectural historian, building development and archival research; coordination with the City; and recordation of one residential property. As a result of this study, it was uncovered that the properties served as historical motorcycle and automobile shops for many years. As a result of the compromised integrity of the properties, they were found not eligible for designation at the local level. Ms. Krcelich served as the architectural historian for the project, performed archival research, and prepared project deliverables.

Historical Resources Evaluation Report for the I-5 Improvement Project (San Diego County Line to Avenida Pico), City of San Clemente, Orange County, California (2022).

South Environmental was retained by LSA Associates to prepare a Historical Resource Evaluation Report in support of the I-5 Improvement Project in the City of San Clemente. South Environmental carried out a survey of the I-5 corridor from the San Diego County line to Avenida Pico in the City of San Clemente and identified six built environment resources over 45 years old. The resources were evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria and integrity requirements and were found not eligible under all designation criteria and integrity requirements. The proposed project was found to have a less than significant impact on historical resources under CEQA. Ms. Krcelich served as the Architectural Historian for the project and co-authored all deliverables.

Historical Analysis of 315 Olive Avenue, City of Carlsbad, California (2022).

South Environmental was retained by Kirk Moeller Architects to prepare an historical analysis for the 315 Olive Avenue, located in the City of Carlsbad, San Diego County, California. This analysis included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of NRHP, CRHR, and City of Carlsbad historic resources inventory (HRI) designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended eligible for designation in the NRHP at the local level, the CRHR, and the City's HRI under NRHP Criterion C, CRHR Criterion 3, and City Criterion C for its architectural merit. Ms. Krcelich served as the Architectural Historian for the project and conducted the survey and prepared all deliverables.