



Yorba Linda Survey:

Results

Presented by: Andrea Galvin

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Public Outreach Meeting September 10th, 6:00-9:00 p.m.

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Survey Objectives:

- Develop Historic Context Statement for Yorba Linda
- Identify Significant Resources
- Update the Previous Survey Information up to 1965
- Provide Recommendations for integrating the Survey into Planning



Yorba Linda Historic Survey



Yorba Linda Historic Survey

- Previous City Survey (1981)
- Historic Resources Element in City's General Plan (1993)
- Historic Combining Code within the City's Zoning Ordinance (2004)
- California Environmental Quality Act (CEQA)



Yorba Linda Historic Survey

- 1980- 1981 City, volunteers, funded by U.S. Dept. of Interior
- Windshield survey, advisory board, style guide, inventory
- Identified two historic districts & individual resources
- Identified problems and concerns as well as goals and objectives



Yorba Linda Historic Survey

- Located in City's General Plan
- Added in 1993
- Incorporated 1981 Survey Findings
- Clearly defines Goals, Policies, Actions, and Implementation Programs for historic preservation in the City

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Combining Zone



Yorba Linda Historic Survey

- Established in 2004
- Establishes historic designation criteria
- Establishes designation procedures
- Establishes conditional use permit requirements and design standards



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California Environmental Quality Act (CEQA)

- State Law; PRC Sections 21000 et seq.
- Identify, evaluate, avoid, mitigate significant impacts
- Discretionary Actions are subject to CEQA
- Determination of level of environmental documentation (ND, MND, EIR)



Yorba Linda Historic Survey

- Information Tool: NOT end all-be all on EVERY resource
- Systematic Inventory of Properties
- Intensive vs. Reconnaissance surveys
- Provides information for future decisions in planning

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Survey Area



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Methodology:

- Prepare Historic Context (major themes and trends)
- Triage all properties constructed prior to 1965
- Intensive level survey of core areas of city
- Identification of property types, integrity, and significance
- Assign State Status Codes



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Historic Context: Themes

- **Yorba Linda's Early History (1810-1906)**
- **Founding of YL & Its Early Development (1907-1928)**
- **The Great Depression and World War II (1929-1945)**
- **Post-War Residential Development (1946-1966)**
- **Significant Individuals (1907-1968)**
- **The 1970s and Beyond (1968-present)**
- **Craftsman Architecture (1905-1925)**



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Early Development of Yorba Linda

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Property Types: (1907-1928)



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- Main Street Commercial Storefronts
- Social Infrastructural Properties in Town Center
- Residential Development
- Properties Associated with the Citrus and Avocado Industry

Early Development of Yorba Linda

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Property Types: (1907-1928)

- Main Street Commercial Storefronts



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Early Development of Yorba Linda

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Property Types: (1907-1928)

- Social Infrastructural Properties in Town Center



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Early Development of Yorba Linda

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Property Types: (1907-1928)

- Residential Development



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Early Development of Yorba Linda

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Property Types: (1907-1928)

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Early Development of Yorba Linda

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Property Types: (1907-1928)

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Great Depression & WWII

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Property Types:
(1929-1945)



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- Commercial Development of Downtown
- Agricultural Development
- Government and Infrastructure
- Residential Development

Great Depression & WWII

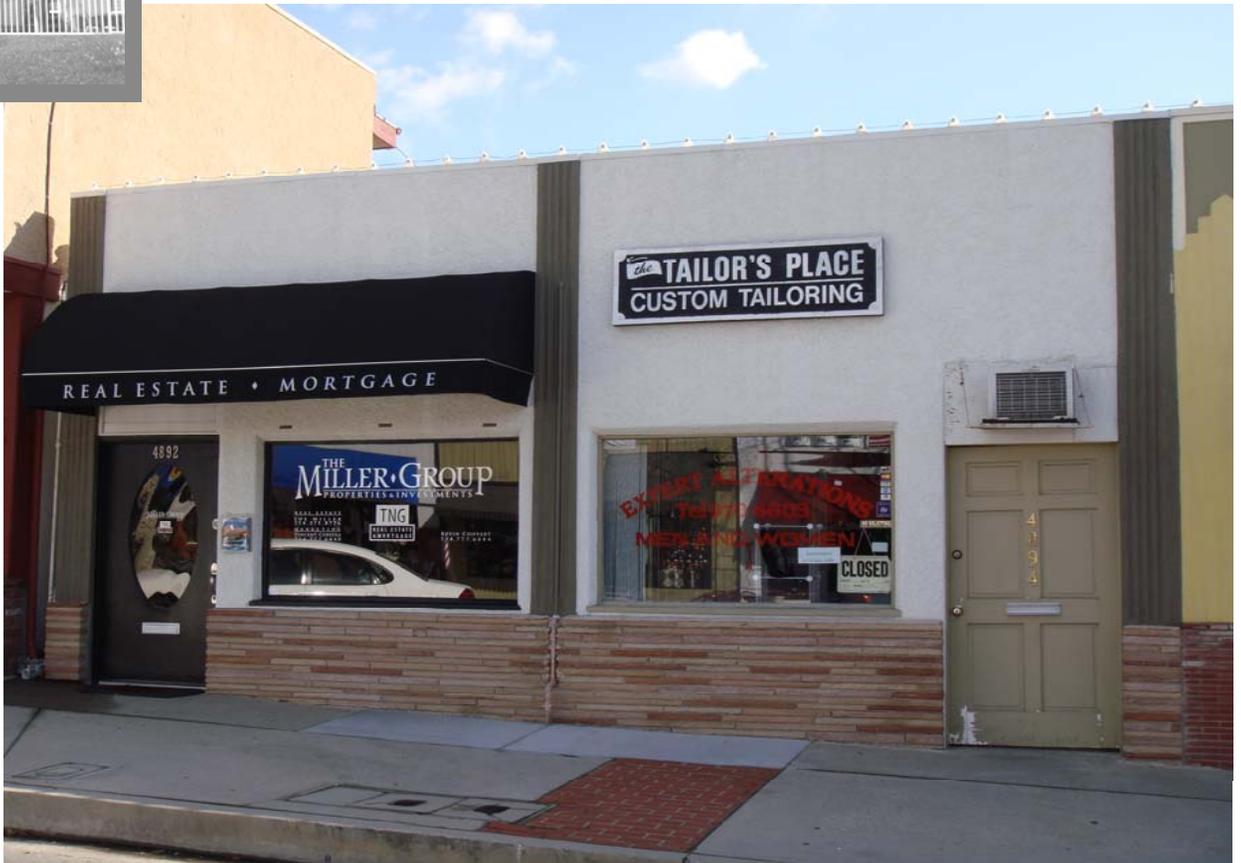
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Property Types: (1929-1945)

- Commercial Development of Downtown



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Great Depression & WWII

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Property Types: (1929-1945)

- Agricultural Development



Yorba Linda Historic Survey



Great Depression & WWII

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Property Types: (1929-1945)

- Government and Infrastructure



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Great Depression & WWII

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Property Types: (1929-1945)

- Residential Development



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Great Depression & WWII

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Property Types: (1929-1945)

- Residential Development



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Post War Development/ Incorporation

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Property Types: (1946-1966)



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- Mid-Century Modern Commercial Development of Downtown
- Commercial Development Outside Town Center (shopping centers)
- Government/ Institutional
- Late 40s/ Early 50s residential
- First Residential Tract Developments
- Late 1950s/ Early 1960s Residential Developments

Post War Development/ Incorporation

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Property Types: (1946-1966)

- Mid-Century Modern Commercial Development of Downtown



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Post War Development/ Incorporation

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Property Types: (1946-1966)

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Post War Development/ Incorporation

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Post War Development/ Incorporation

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Post War Development/ Incorporation

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Property Types: (1946-1966)

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Yorba Linda Historic Survey

- National Register of Historic Places
- California Register of Historical Resources
- City of Yorba Linda Historic Designation Criteria
- City of Yorba Linda Historic District Designation Criteria

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Historic Integrity



Yorba Linda Historic Survey

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association



Yorba Linda Historic Survey

1S. Individual property listed in NR

3B. Appears eligible for NR both individually and as a contributor to a NR eligible district

3D. Appears eligible for NR as a contributor to a NR eligible district through survey

3S. Appears eligible for NR individually

5D3. Appears to contribute to a district that appears eligible for local listing/ designation

5S3. Appears to be individually eligible for local listing or designation

5B. Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.



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6L. Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

6Z. Found ineligible for NR, CR or Local designation through survey evaluation. This status code was given to properties that were evaluated under the established historic contexts but did not meet any criteria or had poor integrity.

7N. Needs to be reevaluated. This status code was given to properties that were not visible from the public right-of-way.

7R. Identified in Reconnaissance Level Survey: Not evaluated.



Yorba Linda Historic Survey

- Inventoried 2,432 properties constructed prior to 1965
- 68 Properties were previously identified or evaluated
- 5 Properties are currently listed on the National Register
- Zero Properties are Currently listed on the California Register
- Zero Properties on local register



Yorba Linda Historic Survey

- 131 properties were recorded on DPR 523A Forms
- 25 properties were recorded on DPR 523B Forms
- 1 National Register Historic District (Park Place)
- 1 local Historic District (Main Street Historic District)



Yorba Linda Historic Survey

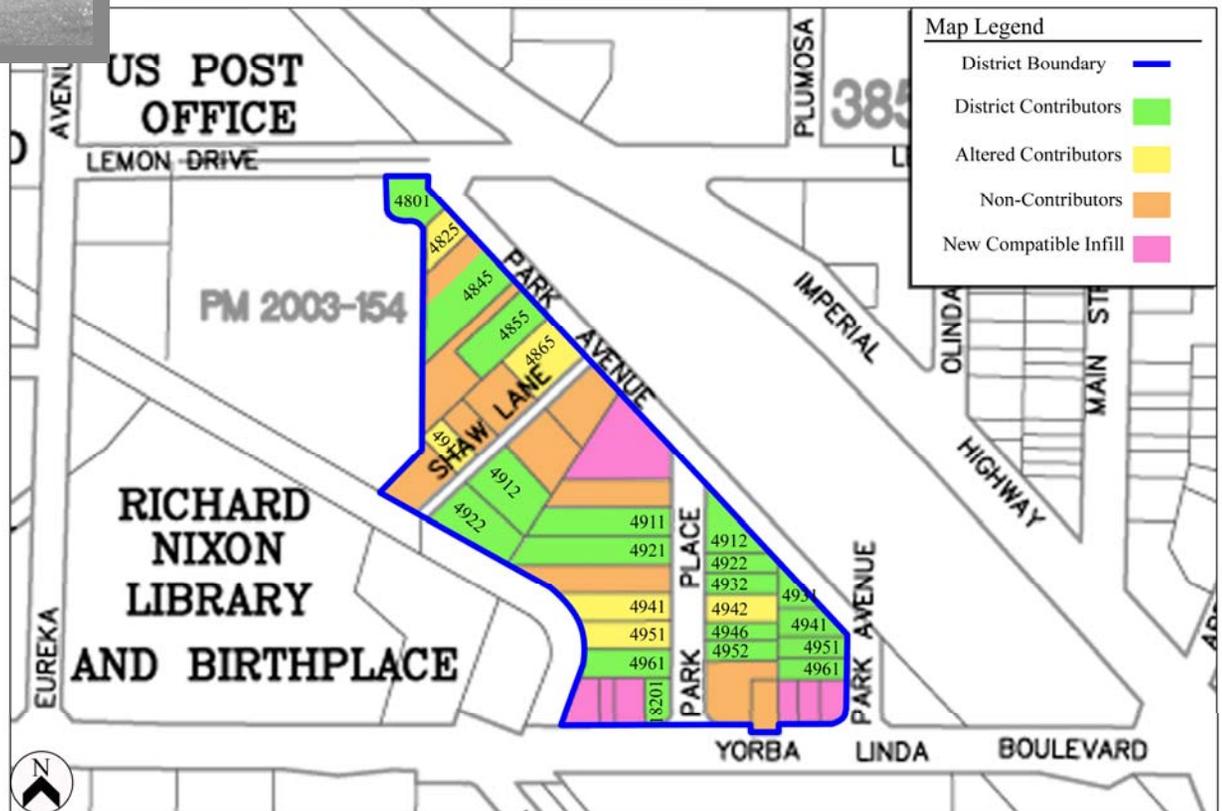
- 26 properties appear individually eligible for the local register (5S3)
- 68 properties were determined ineligible for local listing (6L)
- Approx. 2,000 properties were determined NOT significant (6Z)
- 38 properties will need to be re-evaluated (7N)

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Park Avenue Historic District

- (24) Contributing Buildings
- (16) Non-Contributing Buildings

Park Avenue - Park Place Historic District



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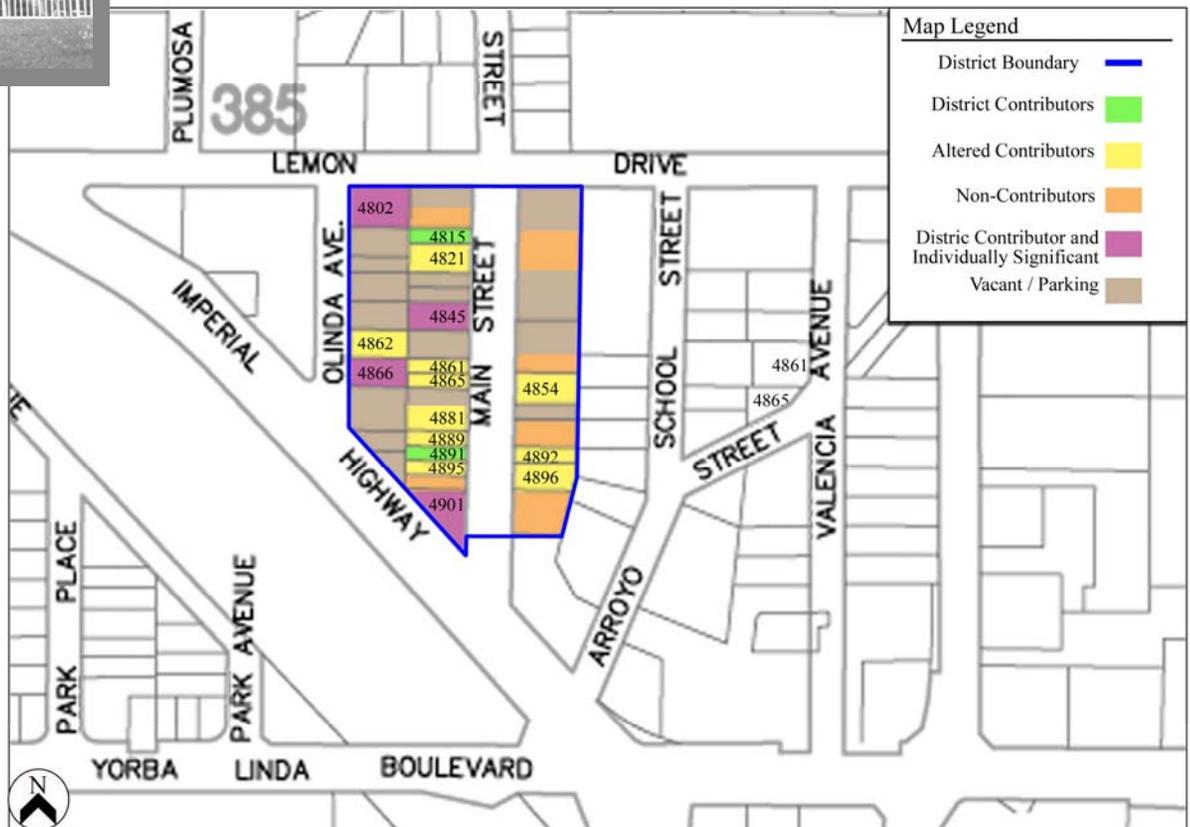
Main Street Historic District

- (16) Contributing Buildings
- (6) Non-Contributing Buildings

Main Street Historic District



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National Register Listed Properties

- Anaheim Union Water Co. Canal and Pomegranate Road
- Bixby-Bryant Ranch House
- Richard Nixon Birthplace
- Pacific Electric Railway Company Depot (Polly's Pies)
- West Home, 4791 Palm Ave.



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- (12) properties previously determined eligible for the NR (updated in current survey)
- (5) buildings previously determined eligible for local (not listed- updated)
- (26) properties determined significant locally w/ current study
- (5) buildings both individually significant and district contributors
- (68) determined to warrant special consideration in local planning (6L)
- (38) will need re-evaluation



Yorba Linda Historic Survey

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So Now What?

Recommendation # 1

Review the Existing Objectives and Goals in the City's General Plan, Revise them Appropriately and integrate them into the Historic Resources Element of the City's General Plan Update



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Recommendation # 2

Consider local designation of the recommended historic districts present within the survey area following the guidelines established in the Historic Combining Zone to establish an official register or list of historic properties



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Recommendation # 3

Consider defining the district areas with special signage to promote awareness and pride within the community.

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Recommendation # 4

Notify property owners of their potential historic status and inform them of the pros and cons of this potential designation, conduct public outreach efforts and prepare fact sheets about historic preservation for owners.

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Recommendation # 5

Prepare design guidelines for the two proposed district areas to assist with the design of proposed alterations to contributing buildings, altered buildings and compatible infill.

Recommendation # 6

Consider preparing a National Register Application for Park Avenue so that property owners may be eligible for financial incentives or properties listed on the National Register.

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Recommendation # 7

Post information from the survey on the City's website or otherwise make the information readily available to the public.

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Recommendation # 8

Consider providing financial incentives to property owners for the ongoing maintenance of their properties, including the Mills Act Property Tax Abatement Program & Historic Building Code.

Recommendation # 9

Review current preservation policy and determine how to integrate the survey findings into the overall planning process including integrating design review with the California Environmental Quality Act (CEQA).



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Recommendation # 10

Consider establishing a historic preservation ordinance with procedures on how to treat historic properties, and establish a historic resources commission or board to assist with project review.



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Recommendation # 11

Establish a procedure to moving historic buildings to designated areas within the city to help protect them in the event of a proposed demolition.



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Recommendation # 12

Conduct additional research/oral history program on some of the property owners of the earliest residences and showcase some of the early families and significant individuals in Yorba Linda's history.

Recommendation # 13

Explore the potential for a Main Street Program.

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Continuing Efforts

City/ Public Participation

- Process Mapping
- Establishing Policy
- Public Input
- Streamlining CEQA project Reviews

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Questions?

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