



THE CITY OF SAN DIEGO

Historical Resources Board AGENDA

October 27, 2022 at 1:00 P.M.

Development Services Department

City Operations Building

1222 First Ave, 4th floor

San Diego, California 92101

HYBRID HEARING

BOARD MEMBERS

- Tim Hutter – Chairperson
- Kristi Byers – Vice-Chairperson
- Michael Taylor – 2nd Vice-Chairperson
- David McCullough
- Courtney Ann Coyle
- Matthew Winter
- Dr. Ann Woods
- Dr. Li-Rong Lily Cheng
- Bruce Abrams
- Carla Farley

Until further notice, Historical Resources Board meeting will be conducted pursuant to the provision of [California Government Code section 54953\(e\), as amended by Assembly Bill 361](#), which allows the Historical Resources Board to use teleconferencing and to provide the public an opportunity to address the Historical Resources Board via a call-in option or an internet-based service option, during a proclaimed state of emergency. On October 10, 2022, the San Diego City Council declared an existing proclaimed state of emergency under amended Assembly Bill 361 and that their findings apply to all boards, commissions, and committees of the City of San Diego.

Members of the public in attendance at the Historic Resource Board meetings are encouraged to maintain social distancing. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Historical Resource Board meetings.

In lieu of in-person attendance, members of the public may participate and provide comment via telephone or ZOOM, using the Historical Resources Board [webform](#) or via U.S. Mail of written materials, as follows:

THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET, OR SMARTPHONE IS:

<https://sandiego.zoomgov.com/j/1615014355>

TO JOIN BY USING IPHONE ONE-TAP:

US: 1-699-254-5252 or 1-646-828-7666 or 1-669-216-1590 or 1-646-828-7666

TO JOIN BY TELEPHONE:

Dial 1-669-254-5252 or (toll Free) 1-833-568-8864

When prompted, input **Webinar ID: 161 501 4355**

HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:**IN PERSON**

Please fill out a speaker slip located at the entrance to the meeting. Indicate the item you wish to speak on as well as other requested information. Then submit it to the Chairperson at the box indicated near the speaker's lectern at the front of the room.

VIA VIRTUAL PLATFORM

When the Chairperson introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Chairperson indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial *6 on your phone.

WRITTEN COMMENT

Webform: Comment on Agenda items and Non-Agenda Public Comment may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by 11:00 AM the day of the meeting will be distributed to the Historical Resources Board and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the deadlines described above but before the item is called will be submitted into written record for the relevant item. Please go to the Historical Resources Board [website](#) for further instructions.

Written Materials: Instead of submitting written materials as an attachment to the [webform](#), you may submit via U.S. Mail to Attn: Historical Resources Board 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via U.S. Mail must be received the business day prior to the meeting to be distributed to the Historical Resources Board.

WATCH THE MEETING

The public may view the meetings at their scheduled time on [YouTube](#) or within 24 to 48 hours of the meeting depending upon technical streaming issues.

GENERAL INFORMATION

- **Requests For Accessibility Modifications Or Accommodations:** As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-235-5224 or emailing HistoricalResourcesBrd@sandiego.gov at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.
- **Items Marked with Asterisks:** Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information please see [California Environmental Quality Act \(CEQA\) Notices and Documents](#) at: <https://www.sandiego.gov/ceqa>.

- **Consent Agenda:** The Board may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Historical Resources Board, and which Staff may modify prior to the vote by informing the Board verbally or in writing.

The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit the [webform request at least one hour](#) prior to the start of the meeting. Comments received by 11:00 AM the day of the meeting will be distributed to the Board and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Board on items of interest within the jurisdiction of the Board. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by 11:00 AM the day of the meeting will be distributed to the Historical Resources Board and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the deadlines described above but before the item is called will be submitted into written record for the relevant item. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Board on any issue brought forth under "Announcements/Non-Agenda Public Comment."

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA - Staff is recommending Items 02, 03, 04, 05 and 06 to be placed on consent.

APPROVAL OF THE MINUTES

- September 22, 2022

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

- **Development Services, Subcommittee Report**
- **Planning**

BOARDMEMBERS COMMENT

- **General**
- **Ex Parte**
- **Conflicts of Interest**
- **Failure to visit designation site/invocation of waiver**

AGENDA ITEMS

ITEM-1 *Continued from July 28, 2022*
4865 CANTERBURY DRIVE
Applicant/Owner: Leopoldo Sr. & Lily Banales Living Trust 09-04-90 represented by Landmark Historic Preservation
Staff: Alvin Lin

Consider the designation of the property located at 4865 Canterbury Drive, 92116, Kensington-Talmadge Community, Council District 9 (**1269 3-G**) as a historical resource. Report Number: Staff Memo dated July 14, 2022 and HRB-22-018

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Do not designate 4865 Canterbury Drive under any HRB Criterion.

ITEM-2 ARTHUR AND BERTHA CORDTZ SPEC HOUSE #1

Applicant/Owner: Greenberg-Irving Family Trust 04-07-85 represented by Legacy 106, Inc.

Staff: Shannon Anthony

Consider the designation of the property located at 4290 Sierra Vista, 92103, Uptown Community, Council District 3 (**1268 5-H**) as a historical resource. Report Number: HRB-22-038

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Arthur and Bertha Cordtz Spec House #1 located at 4290 Sierra Vista as a historical resource with a period of significance of 1911 under HRB Criterion C. The designation excludes the 2015 detached garage and the 1996 and 1986 additions constructed outside the period of significance.

ITEM-3 WALTER AND MARGARET TREPTE HOUSE #2

Applicant/Owner: Robin M Halliday represented by Legacy 106, Inc

Staff: Alvin Lin

Consider the designation of the property located at 1120 Hunter Street, 92103, Uptown Community, Council District 3 (**1268 4-J&5-J**) as a historical resource. Report Number: HRB-22-040

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate th Walter and Margaret Trepte House #2 located at 1120 Hunter Street as a historical resource with a period of significance of 1922-1923 under HRB Criterion C. The designation excludes the post-2015 front porch balustrade, the 1992 detached garage and the 1977-2020 attached rear additions/rear deck constructed outside of the period of significance.

ITEM-4 MARTIN AND NORMA BRAUER SPEC HOUSE #1

Applicant/Owner: Gregory A & Susan E Daddis represented by Landmark Historic Preservation

Staff: Suzanne Segur

Consider the designation of the property located at 4368 Adams Avenue, 92116, Mid-City: Kensington-Talmadge, Council District 9 (**1269 3-H**) as a historical resource. Report Number: HRB-22-041

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Martin and Norma Brauer Spec House #1 located at 4368 Adams Avenue as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the 1963 rear breakfast nook addition constructed outside of the period of significance.

ITEM-5

DR. GUY AND AQUILYN MAGGIO HOUSE

Applicant/Owner: Hart Family Trust 07-05-18 represented by Urbana Preservation & Planning

Staff: Shannon Anthony

Consider the designation of the property located at 3575 Via Flores, 92106, Peninsula Community, Council District 2 (**1288 4-A**) as a historical resource. Report Number: HRB-22-037

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Dr. Guy and Aquilyn Maggio House located at 3575 Via Flores as a historical resource with a period of significance of 1968 under HRB Criterion C. The designation excludes the 1986 rear master bedroom addition that was constructed outside the period of significance.

ITEM-6

3780 05th AVENUE SITE DEVELOPMENT PERMIT - (HRB# 1453 - LGBTQ COMMUNITY/ALBERT BELL BUILDING)

Applicant/Owner: Kalonymous LLC

Staff: Bryan Hudson

Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to the LGBTQ Community/Albert Bell Building (HRB #1453) located at 3780 05th Avenue, 92103, Uptown Community, Council District 3 (**1269 6-A**) as a historical resource. Report Number: HRB-22-043

PROPOSED ACTION

Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the Site Development Permit as presented or recommend inclusion of additional permit conditions related to the designated historical resource.

STAFF RECOMMENDATION

Recommend to the Planning Commission approval of the findings and mitigation measures associated with the SDP related to the designated historical resource currently located at (HRB Site No. 1453, the LGBTQ Community/Albert Bell Building) as presented.

ITEM-7

750 W FIR STREET

Applicant/Owner: JMAN AT THE Q LP represented by Heritage Architecture & Planning

Staff: Suzanne Segur

Consider the designation of the property located at 750 W Fir Street, 92101, Downtown Community, Council District 3 (**1288 2-J**) as a historical resource. Report Number: HRB-22-033

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Do not designate the property located at 750 West Fir Street under any adopted HRB Criteria.

ITEM-8

SHERMAN HEIGHTS DISTRICT CONTRIBUTOR (HRB # 208-203)

Applicant/Owner: Bahoura Family Trust 06-26-03 represented by Scott A. Moomjian

Staff: Suzanne Segur

Consider the rescission of the designation of the Sherman Heights Historic District Contributor (HRB 208-203) located at 543-547 25th Street, 92102, Southeastern Community, Council District 8 (**1289 3-D**) as a historical resource. Report Number: HRB-22-039

PROPOSED ACTION

Rescind or do not rescind the designation of the historical resource.

STAFF RECOMMENDATION

Do not rescind the designation of the property located at 534-547 25th Street, on any grounds.

ITEM-9

MIRA MESA COMMUNITY PLAN UPDATE HISTORIC PRESERVATION COMPONENT

Applicant: City of San Diego Planning Department

Staff: Kelley Stanco, Bernie Turgeon

Review and consider for the purpose of making a recommendation to the City Council the final drafts of the Mira Mesa Community Plan Area Historic Context Statement, the Mira Mesa Community Plan Area Focused Reconnaissance Survey, the Cultural Resources Constraints and Sensitivity Analysis for the Mira Mesa Community Plan Update, the Community Plan's Historic Preservation Chapter, an amendment to the Historical Resources Guidelines of the Land Development Manual to exempt specified areas from review under SDMC 143.0212, and the Historical, Archaeological, and Tribal Cultural Resources Section of the Program Environmental Impact Report. Report Number: HRB-22-042

PROPOSED ACTION

Provide a recommendation to the City Council on whether to adopt, modify or not adopt the Mira Mesa Community Plan Update Historical Resources Items listed above.

STAFF RECOMMENDATION:

Recommend City Council adoption of the Mira Mesa Community Plan Area Historic Context Statement, the Mira Mesa Community Plan Area Focused Reconnaissance Survey, the Cultural Resources Constraints and Sensitivity Analysis for the Mira Mesa Community Plan Update, the Community Plan's Historic Preservation Chapter, an amendment to the Historical Resources Guidelines of the Land Development Manual to exempt specified areas from review under SDMC 143.0212, and the Historical, Archaeological, and Tribal Cultural Resources Section of the Program Environmental Impact Report.

NEXT SUBCOMMITTEE MEETING DATES (Subject to change with appropriate notice), see this link and scroll to the bottom of the page for more information [Historical Resources Board | Development Services | City of San Diego Official Website](#)

ADJOURNMENT