



THE CITY OF SAN DIEGO

Historical Resources Board AGENDA

Thursday, July 24, 2008 at 1:00 PM

City Council Committee Hearing Room
12th Floor, City Administration Building
202 C Street, San Diego, CA 92101

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Secretary for the Historical Resources Board at 619-533-6307 at least five (5) working days prior to the meeting to insure availability.

Members of the Public are advised that Historical Resources Boardmembers may be unable to thoroughly review and consider materials delivered the day of the hearing.

ITEM 1 - APPROVAL OF MINUTES of November 29, 2007 and January 24, 2008,

ITEM 2 - PUBLIC COMMENT

ISSUES WITHIN THE JURISDICTION OF THE HISTORICAL RESOURCES BOARD NOT PREVIOUSLY HEARD OR ON THE AGENDA. A REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE HEARING RECORDING SECRETARY AT THE TIME OF THE MEETING.

NOTE: 3.0 MINUTES TIME PER SPEAKER.



City Planning & Community Investment

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ITEM 3 - ADMINISTRATIVE ITEMS

- A. Board Administrative Matters and General Information
 - Absences
 - Other General Information
- B. Conflict of Interest Declarations
- C. Staff Report
- D. Requests for Continuances
- E. Update on Cabrillo Bridge Rehabilitation Efforts

ITEM 4 –REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The Chair may entertain a motion by any Board Member to approve any agenda item as a consent item when no speaker slips have been submitted in favor or in opposition to the item. Items approved on consent are approved in accordance with the staff's recommendation as reflected on the agenda and described in the Staff Report to the Historical Resources Board, unless otherwise noted in the motion.

ACTION ITEMS**ITEM 5 – 1335 J STREET (WORKMAN HOTEL)**

Continued from January 28, 2008

Applicant: Scott Moomjian, on behalf of the owner Workman Hotel LP

Location: 1335 J Street, Centre City Community, Council District 2 (1289 B4)

Description: Consider the designation of the Workman Hotel located at 1335 J Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 1335 J Street under any adopted HRB criteria.

Report Number: Staff memo dated July 12, 2008 and HRB-08-001

ITEM 6 – M.J. CUSHING AND M.A. ROSS HOUSE

Applicant: Marie Burke Lia, on behalf of the owner R. Quigley and K. Hallahan

Location: 416 13th Avenue, Centre City Community, Council District 2 (1289-B4)

Description: Consider the designation of the property located at 416 13th Avenue as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the M.J. Cushing and M.A. Ross House located at 416 13th Street as a historical resource under HRB Criterion C, as an example of Folk Victorian architecture.

Report Number: HRB-08-046

ITEM 7 – SALK INSTITUTE PERMIT REVIEW

Applicant: Salk Institute

Location: 10010 North Torrey Pines Road, University Community, Council District 1 (1227 J1)

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's 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 designated historical resources.

Staff Recommendation: The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit related to the designated historical resource as presented.

Report Number: HRB-08-047

ITEM 8 – KETTENBERG BOAT WORKS/POINT LOMA TOWNHOMES PROJECT

Applicant: Wassem, Prism Investments, Inc. on behalf of Dean Wilson Living Trust and Axiom Shelter Island, LLC., owners.

Location: 1271 Scott Street and 2810 Carlton Street, Peninsula Community, Council District 2 (1288 B2)

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's 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 designated historical resources.

Staff Recommendation: The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit related to the designated historical resource as presented.

Report Number: 08-048

ITEM 9 – WALTER AND NETTIE BELLON HOUSE AT 4276 TRIAS STREET

This item has been pulled from the agenda by staff at the request of the property owner.

ITEM 10 – IDA R. HEDGES HOUSE

Applicant: Dondi Simone Dahlin, owner

Location: 3747 Eagle Street, Uptown Community, Council District 2, (1268-J6)

Description: Consider the designation of the property located at 3747 Eagle Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Ida R. Hedges House at 3747 Eagle Street as a historical resource under Criterion C as an example of National Folk architecture.

Report Number: HRB-08-050

ITEM 11 – MARGUERITE ROBINSON/LILIAN JENETTE RICE HOUSE

Applicant: Constance M. Branscomb, owner

Location: 1600 Ludington Lane, La Jolla Community, Council District 1 (1227-G6)

Description: Consider the designation of the property located at 1600 Ludington Lane as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Marguerite Robinson/Lilian Jenette Rice House at 1600 Ludington Lane as a historical resource under HRB Criteria C as a good example embodying distinctive characteristics of Colonial Revival style architecture and under Criterion D as a notable work of Master Architect Lilian Jenette Rice.

Report Number: HRB-08-051

*****THE FOLLOWING ITEM WILL BE HEARD AT 4:00 PM – TIME CERTAIN*****

ITEM 12 – PROPOSED CHANGES TO THE MILLS ACT PROGRAM

Applicant: City Planning & Community Investment Department

Location: Citywide

Description: Consider proposed changes to the current Mills Act program and make recommendations on the proposed changes to the San Diego City Council.

Today's Action: Make recommendations on specific proposed changes to the Mills Act program.

Staff Recommendation: HRB Staff recommends that the Board make the following recommendations to the San Diego City Council related to the Mills Act Program:

1. Set an annual fiscal limit for Mills Act agreements based on new revenue loss to the general fund and do not set an aggregate limit for the total number of Mills Act agreements.
2. Establish eligibility requirements for new Mills Act agreements and retain current discretion within Redevelopment Areas. Require historic designation by December 31 of the year preceding the application for a Mills Act agreement and require the property owner to meet at least one of the following criteria where granting an agreement would:
 1. substantially contribute to the preservation of a historical resource threatened by deterioration or abandonment;
 2. enhance opportunities for maintaining or creating affordable housing;
 3. facilitate preservation and maintenance of a property in cases of economic hardship;or,
 4. support substantial reinvestment in a historical resource and/or rehabilitation of a historical building or structure.
3. Change the application deadline to March 31 of each year.
4. Add a requirement for a 10-year tailored agreement with annual renewal for every property to achieve necessary rehabilitation or implement a restoration plan and retain the requirement for visibility of the resource from the public right-of-way.

5. Establish an inspection schedule for monitoring of Mills Act properties prior to a new agreement and every 5 years thereafter prior to the renewal date.
6. Establish cost recovery fees for implementation of the Mills Act program, as follows: \$590 for agreement (one time); \$492 monitoring fee paid at time of agreement and every 5 years; and \$949 enforcement fee only if needed.

Report Number: HRB-08-052

ADJOURNMENT

ENCLOSURES (with printed copy only):

1. Minutes of Board Meetings of November 29, 2007 and January 24, 2008
2. Staff Reports and supporting information for Items 5 through 12

REMINDERS:

NEXT BOARD MEETING DATE: August 28, 2008

LOCATION: City Administration Building
12th Floor, Council Committee Room

NEXT SUBCOMMITTEE MEETING DATES (subject to change with appropriate notice)

Design Assistance Subcommittee meets the first Wednesday of the month, from 3:00 PM to 5:00 PM. Due to scheduling conflicts, the next meeting will be held on Wednesday, August 20, 2008.

Policy Subcommittee meets the second Monday of the month at 3:00 PM. The next regularly scheduled meeting will be held on Monday, August 11, 2008.

Archaeology Subcommittee meets the second Monday of every other month at 4:00 PM. The next meeting will be held on Monday, September 8, 2008.

Incentives Subcommittee meets the second and fourth (if needed) Monday of the month at 2:00 PM. The next regularly scheduled meeting will be held on Monday, July 28, 2008.

LOCATION: City Administration Building
4th Floor, Large Conference Room, unless otherwise noted