



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: October 16, 2008 REPORT NO. HRB-08-069

ATTENTION: Historical Resources Board  
Agenda of October 30, 2008

SUBJECT: **ITEM #11 – Certified Local Government Annual Report 2008**

APPLICANT: City of San Diego, City Planning & Community Investment Department

LOCATION: Citywide

DESCRIPTION: Consider the Draft Annual Report for transmittal to the State Office of Historic Preservation to meet the City's Certified Local Government (CLG) responsibilities and to the City Council to meet the Municipal Code Section 111.0206 (d)(7) requirements

## STAFF RECOMMENDATION

Review, provide appropriate input, and approve for transmittal.

## BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the City's Certified Local Government (CLG) responsibilities. The Annual Report for 2008 also satisfies the requirement for an annual report to be transmitted from the HRB to the City Council in accordance with Land Development Code Section 111.0206(d)(7). One of the responsibilities of a CLG is to prepare an Annual Report for the State Office of Historic Preservation (OHP) summarizing the work of the Board during the reporting period. The report utilizes a standard format for all CLGs and requires an accounting of the Board and staff activities throughout the state's fiscal year (October 1, 2007 through September 30, 2008). Because Land Development Code Section 111.0206(d)(7) does not specify the period of time covered in the annual report to the City Council, staff is utilizing the state's reporting period for the Council report, as well.



**City Planning & Community Investment Department**

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## ANALYSIS

The attached document is a draft of the Annual Report that has been prepared by staff. Boardmembers should provide their insight and give direction to staff regarding any additional information and issues that would be appropriate to include in the final Report. Section 111.0206(d)(7) of the Land Development Code also requires the transmittal of an annual report to the City Council. As in the past, staff will utilize the final CLG Annual Report to satisfy all reporting requirements.

The organization of the annual CLG report corresponds directly to the five CLG requirement areas: ordinance, commission, survey, public participation, and state requirements. In addition to this information, OHP requests a summary of local preservation programs. No changes to the City's certified historical resources regulations were made during this reporting period. However, changes are being considered or proposed in regard to an amendment to the certified ordinance to expand the circumstances under which the Council could overturn a historical resource designation on an appeal; as well as new and increased fees to process a nomination request for historical designation and to process and monitor Mills Act Agreements. These proposed changes are expected to be heard by the City Council in 2008 and 2009.

HRB activity has stayed fairly steady during this reporting period compared to past years. During the current reporting period, the HRB designated 44 new individually significant properties (compared to 52 during the previous reporting period). No new historic districts were designated during this reporting period (as opposed to three new districts in the last reporting period); however the Burlingame Voluntary Traditional Historic District was amended to a Geographic Traditional Historic District and the remaining 14 contributing resources were designated. Staff continues to work with applicants on several pending district nominations. In addition, 129 new Mills Act contracts were completed during this period, due in large part to Mills Act requests associated with the Islenair, Mission Hills and Fort Stockton Line Districts and the Louis Salomon/Henry Hester Apartments, a substantial increase over the 57 contracts processed in the previous reporting period. The reporting requirements and City processes for design review and environmental review related to historic preservation has been expanded to include qualified and CEQA-trained historical resources staff in addition to environmental planning staff since the last reporting period.

During this reporting period, HRB staff continued to refine the proposed Historical Resources Element as part of the City's General Plan Update. The introduction provides a discussion of the legal basis for historic preservation including state and federal laws, the role of the City as a CLG, the City's historical resources regulations and the San Diego Register of Historical Resources, and a very brief overview of San Diego's history. Generalized goals and specific policies are presented in the two subsections of the element addressing the identification and preservation of historical resources and historic preservation education, benefits, and incentives. The Final Public Review Draft General Plan Update was released in October 2006 and the Public Hearing Draft was released in September 2007. The City Council adopted the General Plan Update on March 10, 2008.

The most critical preservation planning issues facing the City of San Diego stem from development pressure within older, established communities and redevelopment of the downtown

commercial/industrial core areas. Since little vacant land is available for new development, infill and redevelopment of existing areas has become more prominent. There continues to be a steady stream of projects reviewed, as well as historical assessment reviews conducted by staff as a result of development activity continuing to impact designated and potentially significant properties in areas of San Diego including downtown, Uptown, La Jolla, and Point Loma. Community members are concerned about the loss of community character within these established neighborhoods and staff is working to develop ways to accommodate growth and increases in density while retaining historic properties. Staff continues to hold workshops and community/stakeholder outreach meetings and attend community meetings as requested.

In response to this community concern, the City revised its procedures for reviewing all projects impacting structures 45 years old or older for impacts to potential historic resources before a project is approved. Previously, this review was conducted by a number of different City staff members with varying levels of historic preservation education and experience. This review has now been consolidated under two historical resources staff members. The revisions to the review process have been well received by members of the preservation community and are being monitored and revised to ensure efficiency and effectiveness.

In addition, staff continues to work with permit issuance, building inspection and code compliance staff at Development Services to ensure that projects impacting designated resources comply with the HRB-approved building and/or rehabilitation plans. HRB staff is planning to facilitate additional cross-training and is working with building inspection staff to refine plan notes and sign-offs so that the limits of work is clear to the applicant, contractor and inspector.

The Mills Act continues to be an important incentive for historic preservation and the Design Assistance Subcommittee continued to provide important input and advice on projects affecting historical and potentially historical sites. In the short term, the single most important accomplishment was the reform of the City's 45 year review process which provides for review of all projects impacting a structure 45 years old or older to determine whether or not a potential historic resource may exist before a project is approved. As part of the reform effort the review function, which was previously conducted by a number of staff people with varying levels of historic preservation education and experience, was consolidated under two staff people with education and training in architectural history, history, historic preservation and application of local designation criteria. This expertise will provide greater consistency in the review process. In addition, staff is consulting with historic preservation groups in the community who may have additional information regarding properties in their community prior to finalizing the review. In the long term, the most important accomplishment was the adoption of the General Plan Update, which contains the Historic Preservation Element. This document will guide the preservation, protection, restoration, and rehabilitation of historical and cultural resources and maintain a sense of the City to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation.

The following historic preservation goals have been identified for the 2009 reporting period:

1. Complete new guidelines for applying the City's historical resources designation criteria.

2. Revise the City's Historic District Policy to remove confusing and conflicting language, reduce the number of district types, align district significance with the adopted designation criteria, and provide better guidance to the HRB, staff and the public regarding the processing and designation of historic districts.
3. Finalize revisions to the City's Mills Act Program, including development of important and practical information to homeowners and new guidelines for the monitoring, cancellation and non-renewal of Mills Act Agreements, and fees for processing.
4. Complete the ordinance revisions proposed for designation appeals process.
5. Prepare a historic survey adoption and use policy.
6. Prepare information bulletins to be distributed by the Development Services and City Planning and Community Investment Departments, which explains the regulations affecting designated historic resources, as well as the permit requirements and processing procedures.
7. Prepare an annual report, translated into multiple languages, for members of the public which summarizes the work of the Board and its staff during the year, in order to increase an understanding and awareness of historic preservation and preservation efforts in San Diego.
8. Complete and bring forward the historic resource nomination for Fire Station #19, a significant resource to the African-American community which reflects the public service history of the community and the history of segregation in San Diego.
9. Complete the pending Dryden North Park historic district submitted by the local neighborhood history group.
10. Complete the Barrio Logan Reconnaissance Survey associated with the Barrio Logan Community Plan Update.
11. Begin reconnaissance survey work associated with Community Plan Updates in Uptown, North Park, Greater Golden Hill, Midway, Old Town, San Ysidro, and Skyline/Paradise Hills.
12. Develop and bring forward additional incentives for historic preservation through the work of the Incentives Ad-Hoc Subcommittee and staff, including a Transfer of Development Rights (TDR) program and variances for deviations from base zone regulations to facilitate preservation of historic resources.

CONCLUSION

Staff recommends that the Board review the information attached, provide input, and approve the report for transmittal to the State Office of Historic Preservation and the Mayor and City Council.



Kelley Saunders  
Senior Planner



Cathy Winterrowd  
Senior Planner/Program Coordinator

KS/cw

Attachment: Draft CLG Annual Report 2008

**City of San Diego**

**Minimum Requirements for Certification**

**I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.**

**A. Preservation Laws**

What amendments/revisions have you made to the certified ordinance? (OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.) Attach a copy of your current historic preservation ordinance or those sections of your municipal code that address preservation. Are amendments being considered or proposed? If so, please summarize.

No changes to the City’s certified historical resources regulations were made during this reporting period.

The following changes to the regulations are being considered or proposed:

1. City staff is proposing to implement a fee to cover the cost of processing a nomination request for historical designation, an increase in the fee for processing a new Mills Act Agreement, a fee to cover the costs for monitoring existing Mills Act Agreements, and a fee for the enforcement of the Mills Act Agreement, as needed.
2. The City Council has directed staff to bring forward an amendment to the certified ordinance to expand the circumstances under which the Council could overturn a historical resource designation on an appeal.

These proposed changes are expected to be heard by the City Council in late 2008 or early 2009. See Attachment 1 for current historic preservation ordinance.

**B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance)**

What properties/districts have been locally designated (or de-designated) this past year? Include the date of designation (or de-designated) and date recorded by County Recorder.

| Property Name/Address                     | Type of Designation  | Date Designated/Removed | Date Recorded |
|---|--|-------------------------|---------------|
| William & Jennie Davis House              | All designations are Individual Designations unless otherwise noted. | 11/8/2007               | 4/1/2008      |
| Leon Beatty Spec House No. 1              |  | 11/8/2007               | 4/1/2008      |
| David E. & Jennie McCracken House         |  | 11/8/2007               | 4/1/2008      |
| Louis & Bertha Feller/Homer Delawie House |  | 11/8/2007               | 4/1/2008      |

## Certified Local Government Program – 2007-2008 Annual Report

*(Reporting period is from October 1, 2007 through September 30, 2008)*

| Property Name/Address  | Type of Designation                                | Date Designated/Removed | Date Recorded  |
|--|--|-------------------------|----------------|
| Delawie Residence III - The Village  |  | 11/8/2007               | 4/1/2008       |
| William F. & Leta B. Gernandt House  |  | 11/8/2007               | 4/1/2008       |
| Thomas & Edith Hunter House  |  | 11/8/2007               | 4/1/2008       |
| Burlingame Voluntary/Traditional Historical District<br>2408 Captain Avenue    | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>3031 Laurel Street     | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>3134 Maple Street      | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>2455 San Marcos Avenue | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>2625 San Marcos Avenue | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>3010 Laurel Street     | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>3024 Laurel Street     | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>3030 Laurel Street     | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>3178 Maple Street      | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>2424 San Marcos Avenue | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>2653 San Marcos Avenue | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>3171 Kalmia Street     | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>3016 Laurel Street     | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Burlingame Voluntary/Traditional Historical District<br>2406 Dulzura Avenue    | Contributor to a Historical District -<br>Update 9 | 11/29/2007              | Pending Appeal |
| Louis & Jennie Baker House   |  | 11/29/2007              | 4/1/2008       |
| Cassuis & Kate Peck/Thomas Shepherd House                                      |  | 11/29/2007              | 4/1/2008       |
| Jacob & Anna Janowsky House  |  | 11/29/2007              | 4/1/2008       |

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| Property Name/Address   | Type of Designation | Date Designated/Removed | Date Recorded |
|---|---------------------|-------------------------|---------------|
| Emily Hill Wadsworth House                                      |                     | 11/29/2007              | 4/1/2008      |
| Alva H. Hjorth/Ben H. Johnson House                             |                     | 11/29/2007              | 4/1/2008      |
| Sarah Brock/William Templeton Johnson House                     |                     | 11/29/2007              | 4/1/2008      |
| Clyde and Arabele Hufbauer House                                |                     | 1/24/2008               | 4/1/2008      |
| Kettenburg Boat Works   |                     | 2/28/2008               | 4/1/2008      |
| Ernest S. and Mary Shields/Robert P. Shields and Son House      |                     | 2/28/2008               | 4/1/2008      |
| Giles W. Brown House  |                     | 2/28/2008               | 4/1/2008      |
| Casa Del Horizonte  |                     | 3/27/2008               | 5/7/2008      |
| Harold B. and Augusta Starkey House                             |                     | 3/27/2008               | 5/7/2008      |
| Irvin Security Company Spec House #1/Morris B. Irvin House      |                     | 3/27/2008               | 5/7/2008      |
| Katherine Redding Stadler House                                 |                     | 3/27/2008               | 5/7/2008      |
| Carl E. and Leona L. Nichols House                              |                     | 3/27/2008               | 5/7/2008      |
| Alfred and Julia Southard House                                 |                     | 3/27/2008               | 5/7/2008      |
| William and Lotte Porterfield House                             |                     | 3/27/2008               | 5/7/2008      |
| Kensington Neon Sign  |                     | 4/24/2008               | 5/13/2008     |
| H.R. and Olga McClintock/Herbert Palmer & Milton Sessions House |                     | 5/22/2008               | 6/17/2008     |
| John W. Willmott Hardware/Florence Apartment Building           |                     | 5/22/2008               | 6/17/2008     |
| P.D. Griswold Pharmacy/Commercial Building                      |                     | 5/22/2008               | 6/17/2008     |
| T. Claude Ryan House  |                     | 5/22/2008               | 6/17/2008     |
| Albert D. and Allie M. Hagaman/William B. Melhorn House         |                     | 5/22/2008               | 6/17/2008     |
| Kolbeck Auto Works  |                     | 6/26/2008               | 8/13/2008     |
| Martin and Katherine Ortilieb Duplex                            |                     | 6/26/2008               | 8/13/2008     |

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| Property Name/Address                                       | Type of Designation | Date Designated/Removed | Date Recorded |
|---|---------------------|-------------------------|---------------|
| Frank and Millie Lexa House                                 |                     | 6/26/2008               | 8/13/2008     |
| Louella Ash Spec House                                      |                     | 6/26/2008               | 8/13/2008     |
| Morris and Lillian Herriman House                           |                     | 6/26/2008               | 8/13/2008     |
| Frederick and Haman Spec House #1                           |                     | 6/26/2008               | 8/13/2008     |
| Ida R. Hedges House   |                     | 7/24/2008               | 8/13/2008     |
| Marguerite Robinson/Lilian J. Rice House                    |                     | 7/24/2008               | 8/13/2008     |
| George J. Singer House                                      |                     | 8/28/2008               | 9/29/2008     |
| Joseph E. McFadden House                                    |                     | 8/28/2008               | 9/29/2008     |
| Ralph Loren and Alice Mae Frank House                       |                     | 8/28/2008               | 9/29/2008     |
| James J. Podesta House                                      |                     | 8/28/2008               | 9/29/2008     |
| Baron X. Kouch and Norma Meyer Schuh Spec House #1          |                     | 9/25/2008               | 10/9/2008     |
| Kate M. Dillon and Florence A. Maddock/ Henry J. Lang House |                     | 9/25/2008               | 10/9/2008     |

### **C. Design Review Responsibilities**

*Who takes responsibility for design review? Do all projects subject to design review go to the commission? Are some reviewed at the staff level, without commission review? What is the threshold between staff-only review and full- commission review?*

The City of San Diego has a three-tiered system of design review for historical sites. The HRB has authority for recommendations on projects that may have adverse impacts on historical resources. The Design Assistance Subcommittee of the HRB provides informal input to applicants and staff on projects affecting historical sites. Historical Section staff reviews and approves minor modifications to historical sites that are consistent with the Secretary of the Interior's Standards. If staff approves a minor modification project or the Design Assistance Subcommittee's review concludes that a project is consistent with the Secretary of the Interior's Standards, the full HRB would not normally consider the project, although projects with major community interest may go forward to the full HRB for review.

### **D. Environmental Review Responsibilities**

*To what extent do staff and/or commission provide input to and review of CEQA and Section 106 documents? What is the process your local government follows? Be specific; include examples.*



## Certified Local Government Program – 2007-2008 Annual Report

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Historical Resources Section staff reviews all environmental documents for projects that may have an effect on a designated historical resource or on a potentially significant historical resource during the public review period.

The final CEQA document for projects affecting designated historical resources is formally reviewed by the HRB in association with review of a site development permit for the substantial alteration of a historical resource. In this circumstance, the HRB makes a formal recommendation on the project and environmental document to the Planning Commission.

Section 106 documents are reviewed by Historical Resources Section staff for non-National Register eligible properties before staff in the Environmental Analysis Section forwards them to the Office of Historic Preservation. The Section 106 consultation process is completed before the CEQA document is distributed for public review. The HRB reviews all of the information for projects on which they make a recommendation. The HRB along with its Policy Subcommittee and/or appointed ad hoc committees also participates in Section 106 consultations initiated by other agencies for federal projects affecting National Register eligible sites, including negotiations on any Memorandum of Agreement.

### **II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.**

#### **A. What is the formal name of your board or commission?**

City of San Diego Historical Resources Board

#### **B. Commission Membership**

*Who are the current members (and alternates, if applicable), the discipline or public member role filled, their date of appointment, and date their appointment expires? Include resumes and appropriate Qualifications Review forms for all members. If you do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? If all positions are not currently filled, why is there a vacancy, and when will the position will be filled?*

| Name            | Discipline   | Date Appointed | Date Appt. Expires | Email Address                  |
|-----------------|--|----------------|--------------------|--------------------------------|
| Priscilla Berge | Historian  | 11/14/2006     | 03/01/2009         | paberge@cox.net                |
| Laura Burnett   | Landscape Architect                                | 03/22/1999     | 03/01/2007         | lburnett@sd.wrtdesign.com      |
| Maria Curry     | Historic Architect / Historic Preservation Planner | 05/24/2004     | 03/01/2010         | marucurry@yahoo.com            |
| John Eisenhart  | Architect  | 11/14/2006     | 03/01/2008         | john@unionarch.com             |
| Otto Emme       | Public Member                                      | 06/11/2002     | 03/01/2010         | oemme@san.rr.com               |
| Gail Garbini    | Landscape Architect                                | 2/11/2008      | 3/01/2009          | garbini@garbiniandgarbini.com  |
| Paul Johnson    | Historic Architecture                              | 2/11/2008      | 3/01/2009          | fjaarchitects@cox.net          |
| John Lemmo      | Law/Public Member                                  | 2/11/2008      | 3/01/2010          | jl@prcopio.com                 |
| David Marshall  | Historic Architect                                 | 06/11/2002     | 03/01/2008         | David@HeritageArchitecture.com |
| Delores McNeely | Public Member                                      | 11/18/2000     | 03/01/2007         | delores.mcneely@uboc.com       |
| Jerry Schaefer  | Archeologist                                       | 03/24/2003     | 03/01/2009         | jschaefer@asmaffiliates.com    |

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|             |               |            |            |                         |
|-------------|---------------|------------|------------|-------------------------|
| Abel Silvas | Public Member | 03/24/2003 | 03/01/2009 | runninggrunion@juno.com |
|-------------|---------------|------------|------------|-------------------------|

Although the full term (8 years) of Laura Burnett expired in March 2007, she continued to serve on the HRB until a new appointment (Gail Garbini) was made by the Mayor and confirmed by the City Council in February 2008. Paul Johnson and John Lemmo (Chair) were also appointed in February. The full term of Delores McNeely also expired in March of 2007 and she resigned from the Board at the end of 2007. Her seat remains vacant. David Marshall elected not to pursue a fourth and final appointment and left the Board at the end of March 2008. His seat remains vacant. John Eisenhart and Paul Johnson both resigned in September 2008, creating two additional vacancies on the Board. At the end of the reporting period there were four vacancies.

See Attachment 2A for current Board Member resumes and qualification review forms.

### C. Commission Staff

*Who are your current commission/CLG staff, their discipline, and their date of appointment/assignment? Is the staff to your commission the same as your CLG coordinator? Include resumes and appropriate Qualifications Review forms for all new staff. If the position(s) is not currently filled, why is there a vacancy?*

| Name/Title  | Discipline                       | Dept. Affiliation   | Email Address  |
|---|----------------------------------|---|--|
| Betsy McCullough<br>Deputy Planning Director<br>(2/08 to present)                           | Planning                         | City Planning and Community Investment, Planning Division                                   | <a href="mailto:bmccullough@san Diego.gov">bmccullough@san Diego.gov</a> |
| Gary Papers<br>Deputy Director of Urban Form<br>(4/07 to 2/08)                              | Architecture / Planning          | City Planning and Community Investment, Urban Form Division                                 | <a href="mailto:gpapers@san Diego.gov">gpapers@san Diego.gov</a>         |
| Cathy Winterrowd<br>Senior Planner/CLG Coordinator/<br>Liaison to HRB<br>(12/05 to present) | History & Planning; Ethnography  | City Planning and Community Investment, Urban Form Division<br>Historical Resources Section | <a href="mailto:cwinterrowd@san Diego.gov">cwinterrowd@san Diego.gov</a> |
| Michael Tudury<br>Senior Planner<br>(Retired 1/08)  | Architecture & Planning          | City Planning and Community Investment, Urban Form Division<br>Historical Resources Section | <a href="mailto:mtudury@san Diego.gov">mtudury@san Diego.gov</a>         |
| Kelley Saunders<br>Senior Planner<br>(4/06 to present)                                      | History & Planning               | City Planning and Community Investment, Urban Form Division<br>Historical Resources Section | <a href="mailto:kmsaunders@san Diego.gov">kmsaunders@san Diego.gov</a>   |
| Jennifer Hirsch<br>Senior Planner<br>(2/08 to present)                                      | Architectural History & Planning | City Planning and Community Investment, Urban Form Division<br>Historical Resources Section | <a href="mailto:jhirsch@san Diego.gov">jhirsch@san Diego.gov</a>         |
| Jodie Brown<br>Senior Planner<br>(2/08 to present)  | History & Planning               | City Planning and Community Investment, Urban Form Division<br>Historical Resources Section | <a href="mailto:jdrown@san Diego.gov">jdrown@san Diego.gov</a>           |
| Tricia Olsen<br>Associate Planner<br>(3/08 to present)<br>Intern(7/07 to 3/08)              | Architectural History & Planning | City Planning and Community Investment, Urban Form Division<br>Historical Resources Section | <a href="mailto:tolsen@san Diego.gov">tolsen@san Diego.gov</a>           |

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See Attachment 2B for staff resumes and qualification review forms.

### **D. Attendance Record**

*Please attach in chart form for each commissioner and staff member, the attendance records for meetings.*

See Attachment 3 for Minutes of HRB meetings held during the reporting period.

See Attachment 4 for Board Member and staff attendance records for meetings.

### **E. Training Received**

*What training has each commissioner and staff member received, including descriptions and dates of training? (Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one approved training program per year.)*

| Commissioner/Staff Name                 | Training Title and Description   | Date             |
|---|--|------------------|
| All Board Members and Staff             | Conducting Meetings under the Brown Act                                    | May 22, 2008     |
| All Board Members and Staff             | The City's Ethics Ordinance and Ethical Conduct for Appointed Boardmembers | May 22, 2008     |
| All Board Members and Staff             | Mills Act Workshop   | April 18, 2008   |
| Staff Members Winterrowd and Saunders   | California Historic Building Code  | January 15, 2008 |
| Staff Members Saunders, Brown and Olsen | The Section 106 Essentials   | July 8-9, 2008   |

City staff has been working with OHP staff to provide training in workshop format addressing an overview of historic preservation with specific and detailed information about CEQA and historical resources and historic surveys. It was anticipated that this training would occur by fall of 2008; however, the training has been delayed until the vacancies on the Board are filled.

## **III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act**

### **A. Historical Contexts**

Have you initiated, researched, or developed any historical contexts? If you have, list and describe in several sentences each historical context, how it is being used, and the date submitted to OHP (if you haven't done this, submit with this report).

| Context Name | Description   | How it is Being Used  | Date    |
|--------------|---|---|---------|
| Barrio Logan | A historic context and reconnaissance survey are being prepared in conjunction with a Community Plan update for the Barrio Logan community. | The context and survey will inform the land use planning process. | Ongoing |
| Otay Mesa    | A historic context and reconnaissance survey are being prepared in conjunction with a Community Plan update for the                         | The context and survey will inform the land use                   | Ongoing |

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| Context Name | Description          | How it is Being Used | Date |
|--------------|----------------------|----------------------|------|
|              | Otay Mesa community. | planning process.    |      |

### **B New Surveys (excluding those funded by OHP)**

*Have you carried out any surveys or re-surveys? If you have, list the areas surveyed, level (reconnaissance or intensive), acreage, number of properties surveyed, and the date when the survey was submitted to OHP (if you haven't done this, submit with this report).*

| Area         | Context Based-yes/no | Level: Reconnaissance or Intensive | Acreage    | # of Properties Surveyed | Date       |
|--------------|----------------------|------------------------------------|------------|--------------------------|------------|
| Barrio Logan | Yes                  | Reconnaissance                     | Approx 553 | Approx 425               | In process |

### **C. Changes to Existing Surveys/Inventories**

*Have you made corrections to any surveys/inventories, or have you identified any corrections that need to be made? If you have, what are the reasons for the changes (new information, alteration [approved/not approved], demolition [approved/not approved], etc.)? Submit those changes with this report.*

| Property Name/Address                   | Correction Made/Required   | Reason   | Date       |
|---|--|--|------------|
| Ocean Beach Voluntary Historic District | One additional site added.   | One site brought forward for district contributor designation at request of property owner.  | 2/28/2008  |
| Burlingame Voluntary Historic District  | District changed from a Voluntary District to a Traditional Geographic District and remaining 14 potentially contributing resources designated as district contributors. | District changed from a Voluntary District to a Traditional Geographic District once the threshold of 85% support from potentially contributing resources was reached. | 11/29/2008 |

## **IV. Provide for Adequate Public Participation in the Local Historic Preservation Program**

### **A. Public Education**

*What public outreach, training, or publications program have you undertaken? Please provide copy of all publications or other products not previously provided to OHP.*

| Item or Event                       | Description  | Date       |
|-------------------------------------|--|------------|
| Community Planning Group Training   | City-sponsored training for interested members of community planning groups on the City's historical resources program and regulations.  | 10/13/2007 |
| Mission Hills Centennial Roundtable | HRB staff participated in a roundtable discussion on the benefits and responsibilities of historic districts, and answered questions related to local process and regulations. | 1/19/2008  |
| Community Planners Committee        | Attended at the request of the Committee chair to provide information on the proposed changes to the City's Mills Act program.   | 3/25/2008  |
| Mills Act Workshop                  | Provided the public and Board with information on the proposed changes to the City's Mills Act program, as well as information on other Mills Act programs within the State.   | 4/18/2008  |
| C3 Breakfast Dialogue               | Participated in a panel discussion titled, "Neighborhood Character, Historic Preservation,   | 5/22/2008  |

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| Item or Event                                 | Description   | Date      |
|---|---|-----------|
|   | & the Mills Act".   |           |
| UCSD Extension: Historic Preservation Seminar | HRB staff, along with staff from other jurisdictions, described the tools, programs, and policy options with which they approach historic preservation in their unique communities. | 8/26/2008 |

### **V. State Procedures for Certification**

#### **A. Preservation Plan**

*Have you made any updates to your historic preservation plan or historic preservation element to your community's general plan? If you have, please include a narrative summary and a copy of the updated document.*

During this reporting period, HRB staff continued to refine the proposed Historical Resources Element as part of the City's General Plan Update, which was adopted by the City Council on March 10, 2008. Generalized goals and specific policies are presented in the two subsections of the element addressing the identification and preservation of historical resources and historic preservation education, benefits, and incentives. The Final Historic Preservation Element of the adopted General Plan Update has been included in Attachment 5.

#### **B. Local Incentives**

*Do you have projects that have taken advantage of local incentives for historic preservation, such as loan or grant programs, Mills Act tax reductions, etc.? For each project/property, list name of program, property name (if applicable) and address, and date approved by local government. For properties taking advantage of Mills Act tax incentives, enclose a copy of contract (if newly entered into during the reporting period for this annual report) for each property.*

| Type of Incentive Program | Property Name/Address   | Date      |
|---------------------------|---|-----------|
| Mills Act                 | Joel L. and Edith M. Brown, 4141 Lark Street  | 10/2/2007 |
| Mills Act                 | Alberta Security Company/Martin V. Melhorn Spec. House #1, 1201 West Arbor Drive  | 10/2/2007 |
| Mills Act                 | Raoul Foster House, 384 San Fernando Street   | 10/2/2007 |
| Mills Act                 | Robert Campbell and Belle Anderson Gemmell/Frank Mead/Richard Requa/Henry Jackson House and Studio, 4476 Hortensia Street | 10/2/2007 |
| Mills Act                 | Sherman Heights Historic District Contributor, 368 20 <sup>th</sup> Street  | 10/2/2007 |
| Mills Act                 | Sherman Heights Historic District Contributor, 355 21 <sup>st</sup> Street  | 10/2/2007 |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 2475 Capitan Avenue                                     | 10/2/2007 |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 2455 Dulzura Street                                     | 10/2/2007 |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 3095 Kalmia Street                                      | 10/2/2007 |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 3154 Maple Street                                       | 10/2/2007 |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 2414 San Marcos Avenue                                  | 10/2/2007 |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 2445 San Marcos Avenue                                  | 10/2/2007 |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 2617 San Marcos Avenue                                  | 10/2/2007 |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 2675 San Marcos Avenue                                  | 10/2/2007 |

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| Type of Incentive Program | Property Name/Address   | Date       |
|---------------------------|---|------------|
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 110                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 109                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 101                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 102                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 103                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 205                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 206                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 209                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 201                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 202                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 203                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 204                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 208                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 310                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 309                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 306                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 305                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 302                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 304                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 306                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 307                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 308                 | 10/2/2007  |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue # 401                 | 10/2/2007  |
| Mills Act                 | Scripps Memorial Hospital and Clinic, 464 Prospect Street, Unit PH-5                              | 11/20/2007 |
| Mills Act                 | Scripps Memorial Hospital and Clinic, 464 Prospect Street, Unit 502                               | 11/20/2007 |
| Mills Act                 | Scripps Memorial Hospital and Clinic, 464 Prospect Street, Unit 614                               | 11/20/2007 |
| Mills Act                 | Frank L. Hope Jr. House, 371 San Fernando Street  | 11/20/2007 |
| Mills Act                 | Howard and Maude Brown House, 7126 Monte Vista Avenue   | 11/20/2007 |
| Mills Act                 | Anne and Edward Lindley House, 4319 Arista Street   | 11/20/2007 |
| Mills Act                 | Franklin and Helen Boulter/Martin V. Melhorn House, 4119 Palmetto Way                             | 11/20/2007 |
| Mills Act                 | Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House, 3133 28 <sup>th</sup> Street | 11/20/2007 |
| Mills Act                 | Laura M. and James R. Luttrell House, 938 20 <sup>th</sup> Street                                 | 11/20/2007 |
| Mills Act                 | Heilman Brothers Spec House #1, 3215 Granada Avenue   | 11/20/2007 |
| Mills Act                 | Sherman Heights Historic District Contributor, 656 21 <sup>st</sup> Street                        | 11/20/2007 |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 3055 Kalmia Street              | 11/20/2007 |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 2524 San Marcos Avenue          | 11/20/2007 |

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| Type of Incentive Program | Property Name/Address   | Date       |
|---------------------------|---|------------|
| Mills Act                 | Casa de Tempo/Samuel Wood Hamill House, 1212 Upas Street                              | 12/4/2007  |
| Mills Act                 | Nathan Rigdon Spec House #2, 2121 Fort Stockton Drive                                 | 12/4/2007  |
| Mills Act                 | Elwyn Gould House, 2333 Albatross Street  | 12/4/2007  |
| Mills Act                 | Nathan Rigdon and Morris B. Irvin Spec House #3, 1885 Sheridan Avenue                 | 12/4/2007  |
| Mills Act                 | Sherman Heights Historic District Contributor, 464-466 21 <sup>st</sup> Street        | 12/4/2007  |
| Mills Act                 | Sherman Heights Historic District Contributor, 215 25 <sup>th</sup> Street            | 12/4/2007  |
| Mills Act                 | Sherman Heights Historic District Contributor, 2243-2245 K Street                     | 12/4/2007  |
| Mills Act                 | Sherman Heights Historic District Contributor, 2248 Imperial Avenue                   | 12/4/2007  |
| Mills Act                 | Burlingame Voluntary/Traditional Historical District Contributor, 2415 Capitan Avenue | 12/4/2007  |
| Mills Act                 | J. B. Draper Spec House No. 1, 3563 28 <sup>th</sup> Street                           | 12/4/2007  |
| Mills Act                 | Marie Louise Biggar/Herbert J. Mann House, 409 Dunemere Drive                         | 12/13/2008 |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue #106      | 12/13/2008 |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue #107      | 12/13/2008 |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue #108      | 12/13/2008 |
| Mills Act                 | Colonel Irving Salomon/Henry Hester Apartments, 3200 6 <sup>th</sup> Avenue #207      | 12/13/2008 |
| Mills Act                 | Nathan Rigdon and Morris B. Irvin Spec House #2, 1760 West Lewis Street               | 12/14/2008 |
| Mills Act                 | Philip and Mary Barber/Thomas Shepherd Spec House No. 1, 359 Sea Lane                 | 12/19/2008 |
| Mills Act                 | Ocean Beach Cottage Emerging Historical District Contributor, 4887 Long Branch Avenue | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3204 Belle Isle Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3250 Belle Isle Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3251 Belle Isle Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3261 Belle Isle Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3304 Belle Isle Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3411 Belle Isle Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3241 Isla Vista Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3242 Isla Vista Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3249 Isla Vista Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3306 Isla Vista Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3330 Isla Vista Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3338 Isla Vista Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3345 Isla Vista Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3404 Isla Vista Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3443 Isla Vista Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 3472 Isla Vista Drive  | 12/19/2008 |
| Mills Act                 | Islenair Geographic/Traditional Historic District Contributor, 4827 Thorn Street      | 12/19/2008 |
| Mills Act                 | Elinor Meadows Apartment Building, 3065 3 <sup>rd</sup> Avenue                        | 3/28/2008  |

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| Type of Incentive Program | Property Name/Address  | Date      |
|---------------------------|--|-----------|
| Mills Act                 | Charles D. and Laura K. Larkin House, 347 Dunemere Drive                   | 3/28/2008 |
| Mills Act                 | Paul S. and Laura Rayburn Spec House, 2133 Pine Street                     | 3/28/2008 |
| Mills Act                 | George and Helen Corbit Spec House #1, 3405 Texas Street                   | 3/28/2008 |
| Mills Act                 | Pacific Building Company Spec House No. 2, 1517 Granada Avenue             | 3/28/2008 |
| Mills Act                 | Addie McGill/David O. Dryden Spec House No. 1, 3503 Pershing Avenue        | 3/28/2008 |
| Mills Act                 | Karsten and Susan Joehnk/Thomas Shepherd House, 6101 Avenida Cresta        | 4/1/2008  |
| Mills Act                 | Gertrude Ossenburg House, 3614 Hyacinth Drive                              | 4/1/2008  |
| Mills Act                 | Solomon and Betty Frank House, 4358 Georgia Street                         | 4/1/2008  |
| Mills Act                 | Carrie and Horatio Farnham Duplex, 3225-3231 4 <sup>th</sup> Avenue        | 7/21/2008 |
| Mills Act                 | William and Jennie Davis House, 1504 Grove Street                          | 7/21/2008 |
| Mills Act                 | Leon Beatty Spec House No. 1, 307 La Canada Street                         | 7/21/2008 |
| Mills Act                 | William F. and Leta B. Gernandt House, 5002 Canterbury Drive               | 7/21/2008 |
| Mills Act                 | Cassuis and Kate Peck/Thomas Shepherd House, 620 Via del Norte             | 7/21/2008 |
| Mills Act                 | Jacob & Anna Janowsky House, 1419 30 <sup>th</sup> Street                  | 7/21/2008 |
| Mills Act                 | Emily Hill Wadsworth House, 3130 2 <sup>nd</sup> Avenue                    | 7/21/2008 |
| Mills Act                 | Alva H. Hjorth/Ben H. Johnson, 4361 Argos Drive                            | 7/21/2008 |
| Mills Act                 | Giles W. Brown House, 4617 Talmadge Avenue                                 | 7/21/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 2139 Fort Stockton Drive | 8/13/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 1800 Fort Stockton Drive | 9/25/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 1855 Fort Stockton Drive | 9/25/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 2031 Fort Stockton Drive | 9/25/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 2107 Fort Stockton Drive | 9/25/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 2115 Fort Stockton Drive | 9/25/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 2147 Fort Stockton Drive | 9/25/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 2255 Fort Stockton Drive | 9/25/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 2276 Fort Stockton Drive | 9/25/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 1731 West Lewis Street   | 9/25/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 1778 West Lewis Street   | 9/25/2008 |
| Mills Act                 | Fort Stockton Line Historic District Contributor, 4390 Witherby Street     | 9/25/2008 |
| Mills Act                 | Mission Hills Historic District Contributor, 1807 Sheridan Avenue          | 9/25/2008 |
| Mills Act                 | Mission Hills Historic District Contributor, 1845 Sheridan Avenue          | 9/25/2008 |
| Mills Act                 | Mission Hills Historic District Contributor, 1859 Sheridan Avenue          | 9/25/2008 |
| Mills Act                 | Mission Hills Historic District Contributor, 1882 Sheridan Avenue          | 9/25/2008 |
| Mills Act                 | Mission Hills Historic District Contributor, 1899 Sheridan Avenue          | 9/25/2008 |
| Mills Act                 | Mission Hills Historic District Contributor, 1835 Sunset Boulevard         | 9/25/2008 |
| Mills Act                 | Mission Hills Historic District Contributor, 1851 Sunset Boulevard         | 9/25/2008 |



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| Type of Incentive Program | Property Name/Address  | Date      |
|---------------------------|--|-----------|
| Mills Act                 | Mission Hills Historic District Contributor, 1889 Sunset Boulevard | 9/25/2008 |
| Mills Act                 | Louis and Bertha Felle/Homer Delawie House, 3377 Charles Street    | 9/25/2008 |
| Mills Act                 | William and Lotte Porterfield House, 4411 Hermosa Way              | 9/25/2008 |
| Mills Act                 | Katherine Redding Stadler House, 2750 Rosecrans Street             | 9/25/2008 |
| Mills Act                 | Alfred and Julia Southard House, 3612 Elliott Street               | 9/25/2008 |
| Mills Act                 | The Charlotte Bushnell House, 2368 2 <sup>nd</sup> Avenue          | 9/25/2008 |
| Mills Act                 | Mission Hills Historic District Contributor, 1876 Sheridan Avenue  | 9/26/2008 |

### **VI. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs**

*What is the current status of preservation in your community? What are the most critical preservation planning issues?*

In 2008 we were able to fill two Senior Planner positions which became vacant in 2007 following the retirement of Michael Tudury and Diane Kane. The two new Senior Planners, Jennifer Hirsch and Jodie Brown, bring a significant amount of historic preservation knowledge and experience to our program. Also in 2008, we filled an administrative staff position which became vacant after the retirement of the administrative staff person hired in the last reporting period. During the reporting period, there were a number of vacancies on the HRB due to unexpected resignations.

The most critical preservation planning issues facing the City of San Diego stem from development pressure within older, established communities and redevelopment of the downtown commercial/industrial core areas. Since little vacant land is available for new development, infill and redevelopment of existing areas has become more prominent. There continues to be a steady stream of projects reviewed, as well as historical assessment reviews conducted by staff as a result of development activity continuing to impact designated and potentially significant properties in areas of San Diego including downtown, Uptown, La Jolla, and Point Loma. Community members are concerned about the loss of community character within these established neighborhoods and staff is working to develop ways to accommodate growth and increases in density while retaining historic properties. Staff continues to hold workshops and community/stakeholder outreach meetings and attend community meetings as requested.

In response to this community concern, the City revised its procedures for reviewing all projects impacting structures 45 years old or older for impacts to potential historic resources before a project is approved. Previously, this review was conducted by a number of different City staff members with varying levels of historic preservation education and experience. This review has now been consolidated under two staff people with education and training in architectural history, history, historic preservation and application of local designation criteria and the U.S. Secretary of the Interior's Standards. This expertise will provide greater consistency in the review process and provide greater protection of the City's historic resources. In addition, staff is consulting on a project-by-project basis with historic preservation and planning groups in the community who may have additional information regarding properties in

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their community prior to finalizing reviews. The revisions to the review process have been well received by members of the preservation community and are being monitored and revised to ensure efficiency and effectiveness.

In addition, staff continues to work with permit issuance, building inspection and code compliance staff at Development Services to ensure that projects impacting designated resources comply with the HRB-approved building and/or rehabilitation plans. HRB staff is planning to facilitate additional cross-training and is working with building inspection staff to refine plan notes and sign-offs so that the limits of work is clear to the applicant, contractor and inspector.

*What is the single accomplishment of your local government this year that has done the most to further preservation in your community?*

In the short term, the single most important accomplishment was the reform of the City's 45 year review process which provides for review of all projects impacting a structure 45 years old or older to determine whether or not a potential historic resource may exist before a project is approved. As part of the reform effort the review function was consolidated under two staff people with education and training in architectural history, history, historic preservation and application of local designation criteria. In addition, staff is consulting with historic preservation groups in the community who may have additional information regarding properties in their community prior to finalizing the review. In the long term, the most important accomplishment was the adoption of the General Plan Update, which contains the Historic Preservation Element. This document will guide the preservation, protection, restoration, and rehabilitation of historical and cultural resources and maintain a sense of the City to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation.

*How did you meet or not meet the goals identified in your annual report for last year?*

- *Complete new guidelines for applying the City's historical resources designation criteria.* This goal was not completed during the current reporting period but is expected to be completed during 2009.
- *Revise the City's Historic District Policy to remove confusing and conflicting language, reduce the number of district types, align district significance with the adopted designation criteria, and provide better guidance to the HRB, staff and the public regarding the processing and designation of historic districts.* This goal was not completed during the current reporting period but is expected to be completed during 2009.
- *Prepare an overall Mills Act Program with important and practical information to homeowners and new guidelines for the monitoring, cancellation and non-renewal of Mills Act Agreements.* The City held two public workshops and one public hearing to consider improvements to the City's Mills Act program, including monitoring, fees and customized contracts. Changes to the program require an amendment to the existing Council Policy. It is expected that the Council will consider the program improvements in late 2008 or early 2009.

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- *Complete the ordinance revisions proposed for designation appeals process and findings and to establish cost-recovery fees for designation nominations and processing and monitoring Mills Act Agreements.* This goal was not completed during the current reporting period but is expected to be completed during 2009.
- *Complete the processing and adoption of the Uptown and North Park Historic Surveys and continue work on the Balboa Park Cultural Landscape District and the Spindrift Archaeology Geographic District.* An RFP was issued for additional work on the Uptown and North Park Surveys as part of the Uptown, North Park and Greater Golden Hill Community Plan Updates. The survey work will be part of the first phase of an ongoing Community Plan Update process expected to last up to three years. The Balboa Park Cultural Landscape District and Spindrift Archaeology Geographic District efforts have been temporarily placed on hold.
- *Improve project review and permit conditions and Development Services information bulletins for property owners, developers, and consultants.* HRB staff has made significant progress on this goal, improving project review through the reforms to the 45 year review process, as described in the beginning of this section. Staff is currently finalizing an information bulletin which describes the 45 year review, and is working on drafting additional bulletins related to permit requirements for designated historic resources, including districts. The remaining work is expected to be completed during 2009.
- *Continue to improve the City's ability to monitor construction related to alteration of historical resources and implementation of mitigation measures where significant impacts would occur.* HRB staff is continuing to work with building inspection staff, providing training and working together to refine plan notes and sign-offs so that the limits of work is clear to the applicant, contractor and inspector. Inspection staff responds immediately to staff requests to verify that work being done in the field reflects the work approved by HRB staff. Improvements and refinements are ongoing.
- *Increase incentives for historic property owners beyond the Mills Act tax reduction to include architectural services, a transfer of development rights program, flexibility in the application of zoning restrictions for historic properties, and a relaxation in the hardship findings when necessary to achieve preservation of historic resources.* On May 22, 2008 the Historical Resources Board established an Incentives Ad-Hoc Subcommittee to investigate and propose specific historic preservation incentives and recommend ways for their successful implementation. The Incentives Subcommittee is comprised of two Board Members and three members of the public. The work of the Subcommittee is on-going.
- *Prepare a historic survey preparation, adoption and use policy.* This goal was partially accomplished during this reporting period. In July of 2008 the City implemented Historic Resource Survey Guidelines in an effort to standardize the surveys and the information that will be collected and analyzed. A policy for the adoption and use of surveys remains a goal for 2009.
- *Complete the pending Dryden North Park historic district submitted by the local neighborhood history group.* Staff reviewed the nomination and met with the applicant to discuss issues which must be addressed prior to any further processing. This goal is expected to be completed during 2009.

*What are our local historic preservation goals for 2008-2009?*

1. Complete new guidelines for applying the City's historical resources designation criteria.
2. Revise the City's Historic District Policy to remove confusing and conflicting language, reduce the number of district types, align district significance with the adopted designation criteria, and provide better guidance to the HRB, staff and the public regarding the processing and designation of historic districts.

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3. Finalize revisions to the City's Mills Act Program, including development of important and practical information to homeowners and new guidelines for the monitoring, cancellation and non-renewal of Mills Act Agreements, and fees for processing.
4. Complete the ordinance revisions proposed for designation appeals process.
5. Prepare a historic survey adoption and use policy.
6. Prepare information bulletins to be distributed by the Development Services and City Planning and Community Investment Departments, which explains the regulations affecting designated historic resources, as well as the permit requirements and processing procedures.
7. Prepare an annual report, translated into multiple languages, for members of the public which summarizes the work of the Board and its staff during the year, in order to increase an understanding and awareness of historic preservation and preservation efforts in San Diego.
8. Complete and bring forward the historic resource nomination for Fire Station #19, a significant resource to the African-American community which reflects the public service history of the community and the history of segregation in San Diego.
9. Complete the pending Dryden North Park historic district submitted by the local neighborhood history group.
10. Complete the Barrio Logan Reconnaissance Survey associated with the Barrio Logan Community Plan Update.
11. Begin reconnaissance survey work associated with Community Plan Updates in Uptown, North Park, Greater Golden Hill, Midway, Old Town, San Ysidro, and Skyline/Paradise Hills.
12. Develop and bring forward additional incentives for historic preservation through the work of the Incentives Ad-Hoc Subcommittee and staff, including a Transfer of Development Rights (TDR) program and variances for deviations from base zone regulations to facilitate preservation of historic resources.

*So that we may better serve you in the future, are there areas and/or issues with which you could use technical assistance from OHP? In what subject areas would you like to see training provided by the OHP? How would you like to see the training conducted (workshops, online, technical assistance bulletins, etc.)?*

Due to the number of vacancies on the Board, staff anticipates significant training of new members in the next year. In addition to the upcoming training which will provide an overview of historic preservation with specific and detailed information about CEQA and historical resources and historic surveys; HRB staff would appreciate a workshop on application of the U.S. Secretary of the Interior's Standards, as well as training on the identification and preservation of significant modernist resources.

*What incentives are you providing for historic preservation in your community? What programs are you offering, what is the public utilizing, and how successful are the programs in promoting historic preservation?*

The most successful incentive program continues to be the Mills Act. The use of the Design Assistance Subcommittee continues to be of great benefit to owners of designated sites.

### **XII Attachments**

Resumes and appropriate Qualifications Review Forms for all commission members/alternatives and staff (*Attachment 2A&B*)  
Minutes from commission meetings (*Attachment 3*)

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Attendance records of commissioners and staff *(Attachment 4)*

Current historic preservation ordinance *(Attachment 1)*

Public outreach publications

Revised or amended preservations plans/elements *(Attachment 5)*