



THE CITY OF SAN DIEGO

Historical Resources Board

April 22, 2011

Ms. Alyssa Muto
BRG, Inc.
304 Ivy Street
San Diego, CA 92101
via email: Alyssa@brginc.net

SUBJECT: NOTICE OF PREPARATON OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CEDAR AND KETTNER DEVELOPMENT PROJECT LOCATED WITHIN THE CITY OF SAN DIEGO

Dear Ms. Muto:

The City of San Diego Historical Resources staff appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the County's proposed Cedar and Kettner Development Project. As noted in the NOP, this project is located in the City of San Diego within the block bounded by Beech Street, Kettner Blvd, Cedar Street and the railroad right-of-way. It is our understanding that these comments will become part of the public record and will be addressed through preparation of the Draft EIR.

The project is proposed to occur in two phases, with the first phase to include demolition of the City-designated historical building known as the Star Builders Supply Company. Under the California Environmental Quality Act (CEQA), demolition of a historical resource is considered a significant adverse impact to the environment. Further, CEQA states that documentation of a significant historic building prior to demolition is not likely to reduce the impact to a less than significant level. Therefore, alternatives to the proposed demolition must be evaluated. Retaining this historic building on site and incorporating it into the proposed development project is the preferred alternative for mitigating potential impacts to the environment.



City Planning & Community Investment

202 C Street, MS 5A • San Diego, CA 92101-3865

Tel (619) 235-5200 Fax (619) 533-5951

The Historical Resources Board agenda for April 28, 2011 includes an information item on this project. It is anticipated that County staff and the environmental consultant will present information related to the project and answer questions from Boardmembers. Public comments will be taken and Boardmembers may discuss various issues related to the proposed project, impacts to historical resources, and mitigation measures and alternatives that would lessen the anticipated significant impacts.

The City's Historical Resources Board and staff look forward to receiving the Draft EIR for review and comment and strongly urge the County to analyze a feasible alternative that retains the significant historic building in its current location and seriously consider a preservation alternative for this project. If you have any questions about the comments raised in this letter, you may contact me at 619-235-5217 or via email at cwinterrowd@saniego.gov.

Sincerely,

A handwritten signature in blue ink that reads "Cathy Winterrowd". The signature is fluid and cursive, written over a light blue rectangular background.

Cathy Winterrowd, Principal Planner
Historical Resources Board Liaison

cc: Historical Resources Board Members
Myra Herrmann, Senior Planner, Development Services/Environmental Analysis Section



County of San Diego

APRIL F. HEINZE, P.E.
Director
(858) 694-2527
FAX (858) 694-8929

DEPARTMENT OF GENERAL SERVICES

5560 OVERLAND AVE., SUITE 410, SAN DIEGO, CA 92123-1294

FACILITIES OPERATIONS
(858) 694-3610
FLEET MANAGEMENT
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MAIL SERVICES
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PROJECT MANAGEMENT
(858) 694-2040
REAL ESTATE SERVICES
(858) 694-2291

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The County of San Diego is the Lead Agency requesting public input regarding the preparation of a Draft Environmental Impact Report (EIR) for the proposed Cedar and Kettner Property Development Project (Project) pursuant to the California Environmental Quality Act (CEQA). This Notice of Preparation is to solicit input as to the scope and content of the Draft EIR.

Project Title: Cedar and Kettner Property Development Project

Project Applicant: County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, California 92123

Project Location: The project site is located within the city block bounded by Beech Street (south), Kettner Boulevard (east), Cedar Street (north), and the railroad right-of-way (west), within the City of San Diego. (APNs 533-322-04, -05, -06, -07, -08, -09, and -10)

Project Description:

The proposed project is a County of San Diego initiated two-phase project for the redevelopment of the Cedar and Kettner Property, within the Centre City community of the City of San Diego. The phased project would begin with removal of the existing on-site structures and construction of a parking structure, followed by the future development of a mixed-use mid- to high-rise tower. Phase 1, which consists of the removal of the existing structures onsite and the construction of the parking structure, is intended to provide parking associated with the staffing at the County Administration Center (CAC) and parking for future additional development on the site under Phase 2. All of the parking spaces would be available for public parking on a fee basis during the evening and on weekends and holidays.

Conceptual plans for the proposed parking structure include an estimated 600 to 1,100 spaces within approximately three levels below existing grade and seven levels above grade. Driveway access to the structure would be from Cedar Street and Beech Street. The parking structure development would reference the Centre City Planned District Ordinance Development Regulations and Urban Design Regulations as guidelines for design.

Demolition of existing structures, including the three-story Star Builders Supply Company building (commonly known as the "Standard Sanitary Manufacturing Company" or "Star Building"), a City-designated historic structure, is necessary as part of Phase 1 to ensure that the

parking structure is sited and constructed in a manner that supports both existing and projected needs for County operations and activities.

Phase 2, while conceptual at this time, is the construction and operation of a mid- to high-rise tower for office, commercial, or residential use, or a mixed-use development. The County of San Diego intends to pursue a private development opportunity or partnership on this site to meet the market demands within the next ten years. The Phase 2 structure could range between a mid-rise building across the majority of the site to a high-rise tower on a reduced footprint located for maximum view potential. The Centre City Planned District Ordinance, including the Little Italy Sun Access Overlay District, require View Corridor Setbacks and Stepbacks, and provide FAR Bonus regulations. These guidelines will be referenced for development of building siting and the building envelope.

Earthwork for Phase 1 will consist of cut and fill of an estimated 50,000 to 70,000 cubic yards of material for the parking garage. Additional excavation will likely be required for the development of Phase 2.

Probable Environmental Effects:

Probable environmental effects that will be analyzed in the Draft EIR include: aesthetics, air quality, cultural resources, geology/soils, greenhouse gases, hazards and hazardous materials, hydrology/water quality, land use/planning, noise, public services, transportation/traffic, and utilities/service systems. These issues will be analyzed to determine their level of significance (i.e., no impact, less than significant, less than significant with mitigation incorporated, or significant and unmitigable). The Draft EIR will include identification of any potential mitigation measures that would avoid or reduce impacts to below a level of significance.

Public Review Period:

The 30-day public review and comment period for this NOP is Tuesday, March 29, 2011 through Wednesday, April 27, 2011. Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but not later than **Wednesday, April 27, 2011** (postmarked). Please send your written comments on this Notice of Preparation, with the name of the project, directly to Alyssa Muto via email, or by mail to the attention of Alyssa Muto at: BRG, Inc., 304 Ivy Street, San Diego, CA 92101.

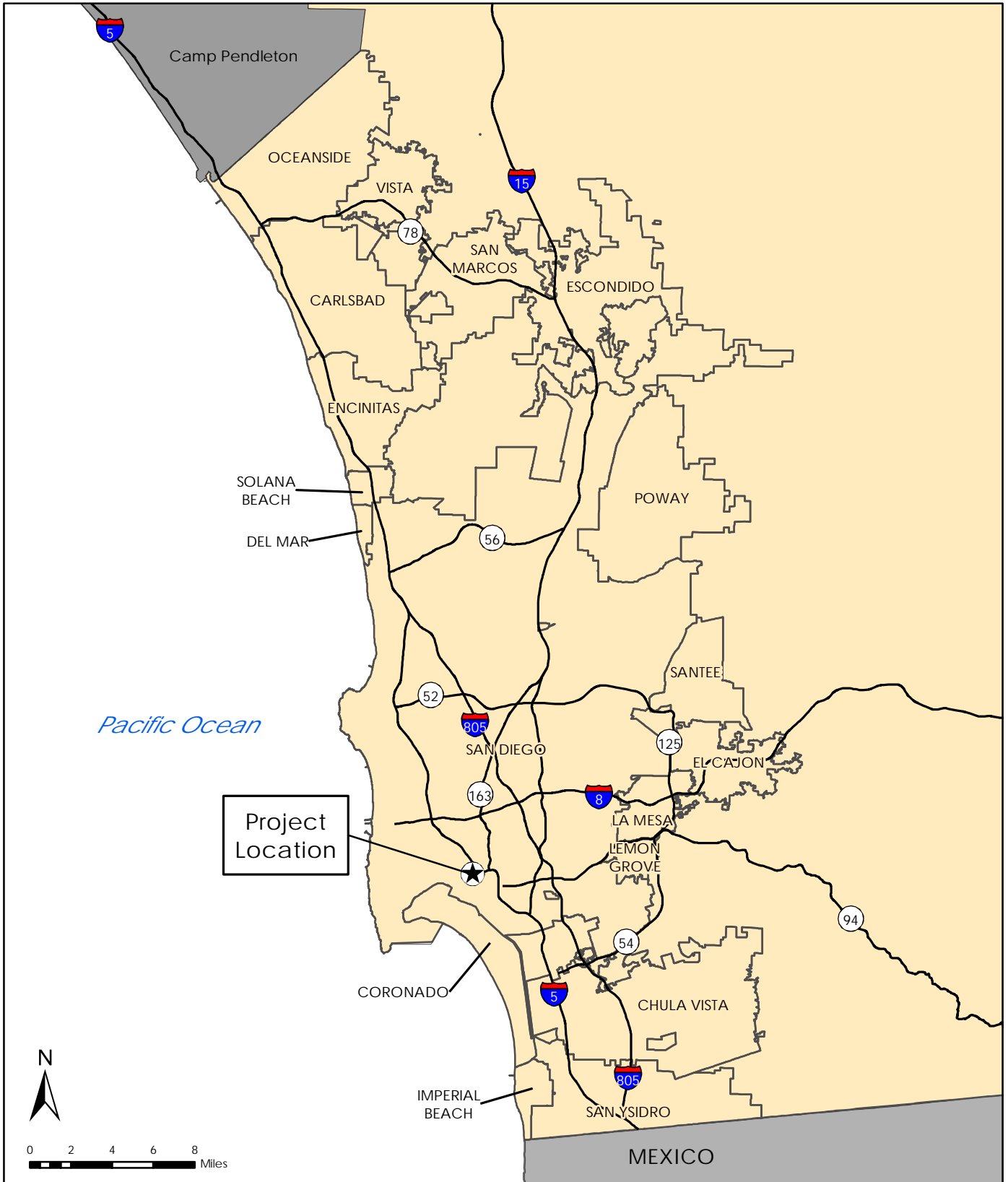
Public Scoping Meeting:

A public scoping meeting for this NOP and associated Draft EIR has been scheduled for:

Wednesday, April 20 4pm-5:30pm
County of San Diego Administration Center, Tower 6
1600 Pacific Highway
San Diego, CA 92101

For additional information please contact Alyssa Muto at (619) 298-7127 or by email at alyssa@brginc.net.

Enclosures



SOURCE: SanGIS, 2011; BRG Consulting, Inc., 2011

3/22/11



County of San Diego Cedar and Kettner Property

Regional Vicinity

FIGURE

1



SOURCE: ESRI, 2011; SanGIS, 2011; BRG Consulting, Inc., 2011

3/22/11



County of San Diego Cedar and Kettner Property

Project Vicinity

FIGURE

2



IDENTIFICATION

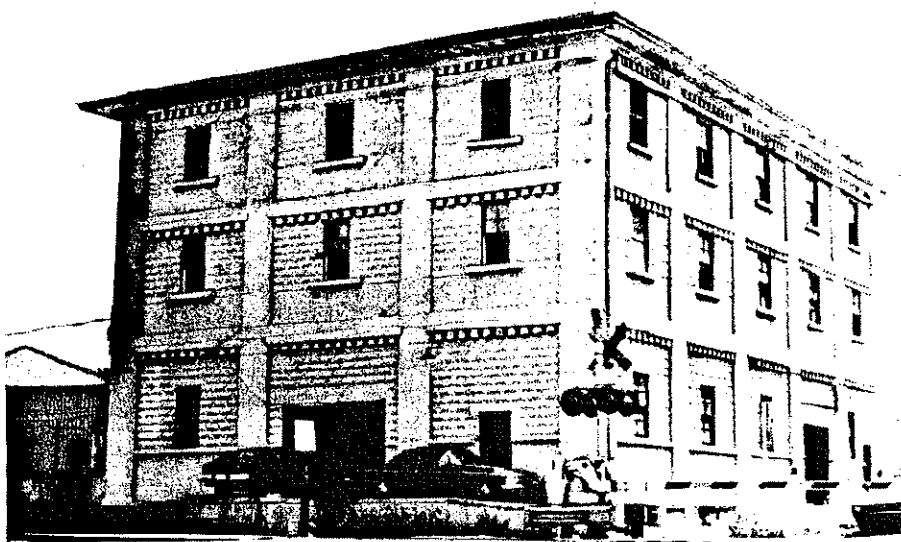
- 1. COMMON NAME: Standard Sanitary Manufacturing Company
- 2. HISTORIC NAME: Star Builders Supply Company
- 3. ADDRESS: 726-734 West Beech Street CITY: San Diego
ZIP: 92101
- 4. PARCEL #: 533-322-10
- 5. PRESENT OWNER: County of San Diego
ADDRESS: 1600 Pacific Highway CITY: San Diego
ZIP: 92101 OWNERSHIP IS: PUBLIC: X PRIVATE:
- 6. PRESENT USE: Storage
ORIGINAL USE: Manufacturing

DESCRIPTION

- 7A. ARCHITECTURAL STYLE: Edwardian Commercial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Middletown, Block 28, except RR R/way Lot 6

This three-story, block-shaped industrial structure, with its flat roof and the heavy, undecorated lugsills below each double hung sash window of the upper two stories, is a representative of Edwardian architecture in transition. The structural bays are apparent in the massive concrete elements, both vertical and horizontal, supporting the building. A decorative band of dentils marks the top of each floor, below the spandrels, which project out from the face of the exterior walls. Cast concrete blocks, which were made to simulate quarried stone, were used above the sill line of each floor. The ground floor entrances of the south and west facades (those with frontage on the streets) consist of large warehouse freight doorways and standard sized doorways. Ramps for loading and unloading goods directly from railroad cars were built along the west facade. This warehouse, built before World War I, is a good example of the application of late Victorian stylistic elements to an industrial use.



- 8. CONST. DATE: 1911
EST: FACT: X
- 9. ARCHITECT:
Unknown
- 10. BUILDER:
Unknown
- 11. APPROX. PROP. SIZE(FT):
50' x 75'
- 12. DATE OF PHOTO:
1988

TENTATIVE RANK: 2

SIGNIFICANCE: This warehouse, built before World War I in the Edwardian Commercial style, is a good example of the application of late Victorian stylistic

elements to an industrial use, and makes the structure historically significant.

13. CONDITION: Excell Good X Fair Deteriorated
No longer in existence
14. ALTERATIONS: Addition at north elevation in 1925
15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up?
Resid Indust X Coml X Other
16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works Project Other
17. IS STRUCTURE: On its orig site? X Moved? Unknown?
18. RELATED FEATURES: None noted.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

Star Builders Supply Company erected this structure in 1911 for use as a warehouse for their cement and lumber business. Standard Sanitary Manufacturing Company acquired this structure in 1922 for use as a warehouse and office building. This was one of sixty branch companies of the largest manufacturer of plumbing fixtures in the world. M.T. Herrick was the local representative for Standard from 1922 until 1924. Starting in 1925, this edifice experienced a long period of vacancy lasting until 1942. In 1943, Grand Rapids Home Furnishing Company utilized this building as a warehouse. C & R Transfer ran a business here from 1944 until 1945. From 1947 until 1950, P.F. Colonelli operated a beer distributing company at this address. Charles N. Bottiger sold safety equipment at 726 West Beech from 1952 until 1955.

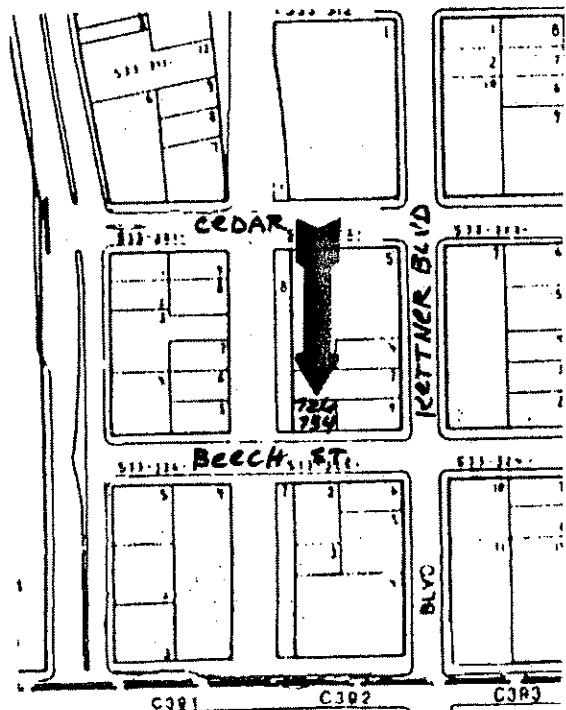
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

LOCATIONAL SKETCH MAP

21. SOURCES(BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

Office of the County Recorder, San Diego
City Directories, San Diego Union,
7/5/25, 9/27/25.

22. DATE FORM PREPARED: 2/14/89
BY: "Lia/Brandes Team"
ADDRESS: 427 C Street, Ste 310
CITY: San Diego, CA ZIP: 92101
PHONE: (619) 235-9766





The City of San Diego

HISTORICAL SITE BOARD

CITY ADMINISTRATION BUILDING • COMMUNITY CONCOURSE MS4A • SAN DIEGO, CALIF. 92101

MINUTES

DECEMBER 11, 1991

CHRONOLOGY OF MEETING

The December 11, 1991 meeting of the Historical Site Board was called to order at 1:10 p.m. by Chairperson Kathryn Willetts. The meeting adjourned at 5:36 p.m.

ATTENDANCE

1. Board Members

Rod Barr
Harry Evans (left at 3 p.m.)
Gail Garbini
Richard Griswold del Castillo
Susan Hector
Dorothy Hom
Ron Kirkemo
Pat Schaelchlin
Jeffrey Shorn (left at 4 p.m.)
Marco Thorne
Kathryn Willetts

2. Staff

Bill Levin, Secretary to the Board
Ann Moore, Deputy City Attorney
Michael Stepner, City Architect
Frank Ducote, Principal Planner
Ron Buckley, Senior Planner
Lois Stowell, Recording Secretary

3. Guests

James Dolton
Lucy Franck (County of San Diego)
Doug Katzemyer
Marie Burke Lia
David Swarens (SOHO)

RECESS, RECONVENE

The meeting recessed at 2:00 p.m. and reconvened at 2:12 p.m.

APPROVAL OF MINUTES

Motion by Pat Schaelchlin, seconded by Richard Griswold del Castillo: Move the minutes of September 25, 1991 be approved. Vote: Unanimous (by all who were in attendance at that meeting).

PUBLIC COMMENTS AND ANNOUNCEMENTS

Ron Bociung (Heritage Center Foundation) addressed the Board regarding seeking National Register designation of Dutch Flats and the canneries. He requested a letter of recommendation from the Board indicating that these two sites should be declared national monuments. This issue will be placed on the January agenda.

ADMINISTRATIVE ITEMS/PROCEDURAL ISSUES

- o El Cortez Appeals: On 12/10/91 City Council continued four of the five property designation appeals until June 1992 to see what occurs with the ordinance and the Harborview appeals. The Bradley-Woolman Funeral Chapel appeal was heard and Council voted 3-3 to uphold the designation. However, after the vote, attorney Jim Milch persuaded Council to trail the item; the appeal will be back to the Council on January 14, 1992. No public or staff testimony will be taken at that time.
- o Ann Moore, Deputy City Attorney, was introduced to the Board. In March she will be replacing Allisyn Thomas as the Board's attorney.
- o Richard Griswold del Castillo will be absent from the Board from January-June 1992. He will be a Fulbright Scholar to Mexico during that time.
- o Susan Hector was concerned that she might have a conflict of interest on Action Item 1 as she is employed by San Diego County. She was informed by the attorney's office that she did not.

ACTION ITEMS

Item 1 - STAR BUILDERS COMPANY BUILDING

Staff Recommendation: APPROVE the historic site designation of the Star Builders Company Building on the basis of its architecture. It is a rare, well-executed San Diego example of an industrial building designed in the Renaissance Revival style popular during the Edwardian era. It is notable for its creative use of concrete elements.

Staff briefly reviewed this item for the Board. This county-owned property originally came to the Board in April 1990 with other Harborview properties. At that time, a request was made that it be continued while the County conducted its own study regarding reuse of the building as a mixed-use project (County offices and retail, tied in with the trolley). The County agreed to work with the City on this even though it is not required to comply with the City process.

Lucy Franck (County) was in attendance to support the Historical Site Board's efforts and the designation of the building and to answer questions. The County's plans are approved and the architectural design is scheduled to start in January. Funding will come through a bond issue.

The Board approves of the concept and believes it is a good adaptive reuse of an historic building.

Motion by Marco Thorne, seconded by Ron Kirkemo: Move the Board designate the Star Builders Company Building, 726-734 W. Beech Street, as a historic site. It is a rare, well-executed San Diego example of an industrial building designed in the Renaissance Revival style popular during the Edwardian era. It is notable for its creative use of concrete elements.

Before the vote was taken, Marco Thorne reported on the suggestions of the Public Buildings Committee he participated in at the Urban Form Workshop. The committee advised the following: It is recommended that the City Council authorize the City Manager and the Historical Site Board to prepare a mutually agreeable inventory of the present City-owned buildings and sites that might eventually be designated as historical sites and which have not already received that designation. It is also recommended that the City consider for use certain designated historical site buildings not now owned by the City but which may provide appropriate economical productive uses for the City or for auxiliary services provided for and financed wholly or in part by the City.

Mr. Thorne suggested that this concept should be extended out to the County, Port District, San Diego and Poway School Districts, etc. The fact that the County has done this with the Star Builders Company Building is a good example for all these other governments. Governments should be urged to use historically designated buildings--restore and reuse. He requested the Chair write to these other governments regarding this concept.

It was decided that Mr. Thorne would draft a letter based on work at the Urban Form Workshop and bring it to next month's meeting for the Board to take action.

Vote: Unanimous

Historical Landmarks Designated by the SD Historical Resources Board

NR: National Registry
 NHL: National Historic Landmark
 CHL: California Historic Landmark
 HABS: Historical American Building Survey

HR#	District	Contributor ID	Name of Historic Site or Structure	APN #	Street #	Street Name	Zip Code	Community Plan Area	Date Designated	Designation Criteria	Year Built	Architect and/or Builder	Historic Individual	Mills Act Elig	SWT Report #
297			San Diego Nurses Club	533-422-12	1468	First Avenue	92101	Centre City	1/30/1991		1907	Spaulding	Dr. Edward "Palmer" Galvan	RA	
298			Wilmata Hotel	533-374-03	1545	Second Avenue	92101	Centre City	1/30/1991		1913			RA	
299			Anton Mayrhofer Residence	533-363-10	1572	Second Avenue	92101	Centre City	1/30/1991		1904			RA	
300			St. Joseph's Cathedral	533-373-09	1535	Third Avenue	92101	Centre City	1/30/1991		1940			N	
301			Dr. W. Peppor Residence	533-383-06	1592	Sixth Avenue	92101	Centre City	1/30/1991		1894			RA	
302			Alexandria Apartments	534-021-02	1609	Eighth Avenue	92101	Centre City	1/30/1991		1913			RA	
303			Mills Residence	534-011-05	1604	Seventh Avenue	92101	Centre City	2/27/1991		1901			RA	
304			Salz Institute for Biological Studies	342-010-38	10010	North Torrey Pines Road	92037	University	2/27/1991		1965	Louis Kahn	Jonas Salz	N	
305			John Griny Residence (includes Fairhead stone, retaining wall & stairway)	534-024-12	1368	Ninth Avenue	92101	Centre City	6/12/1991		1886			RA	
306			Georgs Kronart	534-041-01	1471	Eighth Avenue	92101	Centre City	6/12/1991		1899			RA	
307			Army Strong House	432-666-04	2802	Fourth Avenue	92103	Uptown	6/12/1991		1906			Y	
308			Bradley-Woolman St. Cecilia Chapel	533-382-05 & 533-382-06	1620	Sixth Avenue	92101	Centre City	7/24/1991		1928			RA	
309			Jarlan Produce Co. Warehouse Building	535-351-10	629	J Street	92101	Centre City	7/24/1991		1912			RA	
310			Egyptian Courts Apartments	452-200-55	3770-3774	Park Boulevard	92103	Uptown	7/24/1991		1925			Y	
311			Erment G. O'Neill Residence	452-718-02	2764	Second Avenue	92103	Uptown	9/25/1991		1924-25			Y	
312			Star Builders Co. Building	533-323-10	726-732	West Beech Street	92101	Centre City	12/11/1991					N	
313			Charles L. Beech Residence	424-022-19	1704	Grand Avenue	92109	Pacific Beach	2/26/1992		1907			Y	
314			Martha Kinsey Residence	350-145-02	1624	Ludington Lane	92037	La Jolla	3/25/1992		1937			Y	
315			Torrey Pines Gliderport	533-094-11		Portions of Pueblo Loas	92037	La Jolla	8/26/1992					N	
316			First Church of Christ Scientist	1323-1326	2442	Second Avenue	92101	Uptown	03/24/93		1909			N	
317			Designation Overruled												
318			Melhem-King Residence	443-686-09	1302	Washington Place	92103	Uptown	4/28/1993		1913				

* Please Note: The Historical Resources Board Modified its Designation Criteria Effective January 1, 2000