

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF JUNE 23, 2016
MAIN LOBBY, SAN DIEGO CONCOURSE
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING

The meeting was called to order by Vice-Chair Garbini at 1:13PM

Chairperson	John Lemmo	Absent
Vice Chairperson	Gail Garbini	Present
Boardmember	Michael Baksh	Present
Boardmember	Priscilla Berge	Present
Boardmember	Maria Curry	Present
Boardmember	Tom Larimer	Present
Boardmember	Abel Silvas	Present
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Shannon Anthony, Board Secretary
Kelley Stanco, Senior Planner
Camille Pekarek, Associate Planner
Suzanne Segur, Assistant Planner

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES for May 26, 2016

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO APPROVE THE MINUTES FOR MAY 26, 2016 AS WRITTEN

Seconded by Boardmember Baksh

Vote: 6-0-1
(Woods)

Motion Passes

ITEM 2 - PUBLIC COMMENT

None

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

• ABSENCES

Chair Lemmo notified Staff he would not be present at this month's meeting.

• OTHER GENERAL INFORMATION

- ✓ Additional documentation and correspondence for Item 6
- ✓ Request for Continuances for Items 9 and 10
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

Boardmember Silvas voiced his concerns with the infrequency of meetings for both the Policy and Archaeology Subcommittees.

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

Vice-Chair Garbini had a conflict of interest for Item 6- California Theatre Painted Wall Signs and recused herself from any discussion and vote. Boardmember Curry read a statement from the City Attorney with regards to Item 6- California Theatre Painted Wall Signs, stating that she does not have a conflict of interest, and is able to consider the matter fairly and impartially.

- **EX PARTE COMMUNICATIONS**

None

- **FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION)/INVOCATION OF WAIVER**

None

C. STAFF REPORT

- As you may know, with the adoption of the FY2017 budget on June 13th, implementation functions of the historic resources section – such as project review, Mills Act and designations - will be moving to the Development Services Department, while policy and long-range planning functions - such as Community Plan Updates, surveys, and historic districts - will remain with the Planning Department. From a staffing perspective, Jodie, Camille, Suzanne and Shannon will be transferring to the Development Services Department and I (Kelley) will remain in the Planning Department. There will be a period of transition over the next few months as all aspects of the work program are sorted out. There are no immediate plans for physical relocation of staff; however, there are plans to eventually house both the Development Services and Planning departments in the same building at some point in the not-too-distant future. We will keep everyone advised on any staffing changes or physical relocations as those decisions are made.
- The next regularly scheduled Design Assistance Subcommittee meeting will be held Wednesday, July 6, 2016 at 4:00pm in the Large Conference Room on the 6th floor of the Executive Complex. The next regularly scheduled Policy Subcommittee meeting will be held on Monday, July 11, 2016 at 3:00pm in the Large Conference Room on the 12th floor of the Executive Complex. The next Archaeology Subcommittee meeting will be held on Monday, August 8, 2016 at 4:00pm in the Large Conference Room on the 12th floor of the Executive Complex.

ITEM 6 – CALIFORNIA THEATRE PAINTED WALL SIGNS

Continued from April 2016

Applicant: Sloan Capital Partners LLC represented by Marie Lia

Location: 1122 4th Avenue, 92101, Downtown Community, Council District 3 **(1289 3-A)**

Description: Consider the designation of the property located at 1122 4th Avenue as a historical resource.

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

Staff Recommendation: Do not designate the painted wall signs under any HRB Criteria.

Report Number: Memo dated June 16, 2016 and HRB 16-026

Staff Report by Kelley Stanco

Testimony Received:

In Favor: Marie Lia, Jeremy Hollings, Ted Cooley, Julie Roy, Rachel Drossler, Maria Meiser, Shannon Foglia, Mike Downs, Lauren Downs, Brian Spelts, Yara Fisher, Sharon Gehl, James Langley, Melissa Penn, Cyrus Sanandaji, Faramarz Yousefzadeh, Jim Bartell, Joseph Martinez

In Opposition: Kiley Wallace, Ron May, Alexandra Wallace, Diane Kane, Bruce Coons, Annie Hayes, Katie DeBiase, Ione Stiegler, Dan Soderberg, David Swarens, Randy Van Vleck, Malou Rogers

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO DESIGNATE THE CALIENTE SIGN LOCATED ON THE WEST ELEVATION OF THE CALIFORNIA THEATRE AT 1122 4TH AVENUE AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF CIRCA 1960S UNDER HRB CRITERION A. THIS RECOMMENDATION IS BASED ON THE FOLLOWING FINDING: THE RESOURCE IS A SPECIAL ELEMENT OF SAN DIEGO'S ECONOMIC DEVELOPMENT AND RETAINS A GOOD LEVEL OF INTEGRITY FROM ITS CIRCA 1960'S PERIOD OF SIGNIFICANCE. SPECIFICALLY, THE RESOURCE REFLECTS A SPECIAL ELEMENT IN SAN DIEGO'S ECONOMIC DEVELOPMENT WITH ITS ASSOCIATION WITH MARKETING SAN DIEGO-TIJUANA CROSS-BORDER TOURISM. THE 40' X 80' CALIENTE SIGN SURPASSES THE USUAL IN SIGNIFICANCE WITH ITS EXTANT VISUAL PROMINENCE PROMOTING BI-NATIONAL ECONOMIC DEVELOPMENT BY MARKETING CROSS-BORDER TOURISM. THIS FINDING IS FURTHER SUPPORTED BY THE STAFF REPORT, THE HISTORICAL RESEARCH REPORT, AND WRITTEN AND ORAL EVIDENCE PRESENTED AT THE DESIGNATION HEARING.

Seconded by Boardmember Woods

Vote: 5-1-0

Motion Fails

(Larimer)

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS TO DESIGNATE THE CALIENTE MURAL ON THE WEST SIDE OF THE CALIFORNIA THEATRE AT 1122 4TH AVENUE UNDER CRITERION C AS A VALUABLE EXAMPLE OF CRAFTSMANSHIP, AS ONE OF THE FEW REMAINING LARGE SCALE HAND PAINTED AND HAND DETAILED WALL SIGNS IN SAN DIEGO, AND WITH A MODIFIED DESIGN ATTRIBUTED TO PAUL DESMOND BROWN, A PREEMINENT AMERICAN ILLUSTRATOR OF EQUESTRIAN SUBJECTS. IT IS A UNIQUE SURVIVING EXAMPLE OF ADVERTISING FROM THE 1950'S AND 1960'S THAT AT ONE TIME SATURATED THE CITY AND FORMED PART OF ITS POPULAR VISUAL CULTURE WHICH OVER TIME HAS ACQUIRED THE STATUS OF A POPULAR LOCAL LANDMARK AND ICON.

Seconded by Boardmember Berge

Vote: 5-1-0

Motion Fails

(Larimer)

ITEM 7 – FRANK AND JOHANNA LINDER/LOUISE SEVERIN SPEC HOUSE #1

Continued from April 2016

Applicant: Art Family Trust represented by Scott A. Moomjian

Location: 4220 Norfolk Terrace, 92116, Kensington-Talmadge Community, Council District 9 **(1269 2-H)**

Description: Consider the designation of the property located at 4220 Norfolk Terrace as a historical resource.

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

Staff Recommendation: Designate the Frank and Johanna Linder/Louise Severin Spec House #1 located at 4220 Norfolk Terrace as a historical resource with a period of significance of 1929 under HRB Criteria A, C and D. The designation includes the remnants of the Prohibition-era cobble walls at the rear of the property that connect to the historically designated walls and dance floor on the adjacent, designated property to the west. The designation shall exclude a portion of the adjacent house at 4228 Norfolk Terrace; the shed roof porch attached to the adjacent house at 4228 Norfolk Terrace constructed pre-1996; and the wood trellis, wood gate, stucco wall, non-historic stacked stone (not cobble) wall, fountain and hardscape, all of which were constructed c.2012-2014.

Report Number: Memo dated June 16, 2016 and HRB 16-025

ITEM PASSED ON CONSENT

ITEM 8 – A.F. CORNELL HOUSE

Applicant: James A Freeman Separate Property Trust represented by Archaeos

Location: 140 Quince Street, 92103, Uptown Community, Council District 3 **(1269 7-A)**

Description: Consider the designation of the property located at 140 Quince Street as a historical resource.

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

Staff Recommendation: Designate the A.F. Cornell House as a historical resource with a period of significance of 1905 under HRB Criterion C.

Report Number: HRB 16-034

ITEM PASSED ON CONSENT

ITEM 9 – 1445 GRANADA AVENUE AND 2885 BEECH STREET

Applicant: Christoph Krieg and Gwendolyn Toczko represented by IS Architecture

Location: 1445 Granada Avenue and 2885 Beech Street, 92102, Greater Golden Hill Community, Council District 3 **(1289 2-E)**

Description: Consider the designation of the property located at 1445 Granada Avenue and 2885 Beech Street as a historical resource.

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

Staff Recommendation: Do not designate the property located at 1445 Granada Avenue and 2885 Beech Street under any adopted HRB Criteria.

Report Number: HRB 16-035

ITEM WAS CONTINUED FOR 90-DAYS AT THE REQUEST OF THE APPLICANT

ITEM 10 – 3430 ELLIOTT STREET

Applicant: Peter Lucca Jr. represented by Scott A. Moomjian

Location: 3430 Elliott Street, 92106, Peninsula Community, Council District 2 (**1268 6-C**)

Description: Consider the designation of the property located at 3430 Elliott Street as a historical resource.

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

Staff Recommendation: Do not designate the property located at 3430 Elliott Street under any adopted HRB Criteria due to a lack of integrity.

Report Number: HRB 16-036

ITEM WAS CONTINUED FOR 90-DAYS AT THE REQUEST OF THE APPLICANT

ITEM 11 – GENERAL DEVELOPMENT PLAN UPDATE AND AMENDMENT TO THE BALBOA PARK MASTER PLAN AND CENTRAL MESA PRECISE PLAN FOR THE HOUSE OF PACIFIC RELATIONS EXPANSION

Applicant: City of San Diego

Location: Balboa Park, Council District 3

Description: Review and consider the proposed update to the General Development Plan (GDP), the proposed amendments to the Balboa Park Master Plan (BPMP) and Central Mesa Precise Plan (CMPP), and the Final Mitigated Negative Declaration (MND) related to Cultural/Historical Resources to allow the expansion of the House of Pacific Relations through the construction of 5 new cottage buildings to house 9 member nations; and provide a recommendation to the City Council on the adoption of the proposed GDP update, BPMP and CMPP amendments, and final MND.

Today's Action: Recommend to the City Council adoption of the proposed GDP update, BPMP and CMPP amendments, and final MND, or do not recommend adoption.

Staff Recommendation: Recommend to the City Council adoption of the proposed update to the General Development Plan (GDP), the proposed amendments to the Balboa Park Master Plan (BPMP) and Central Mesa Precise Plan (CMPP), and the Final Mitigated Negative Declaration (MND) related to Cultural/Historical Resources to allow the expansion of the House of Pacific Relations through the construction of 5 new cottage buildings to house 9 member nations.

Report Number: HRB 16-038

Staff Report by Kelley Stanco

Testimony Received:

In Favor: Vicki Estrada, David Marshall, George Novinger, Ghasssan Saupe

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE PROPOSED UPDATE TO THE GENERAL DEVELOPMENT PLAN (GDP), THE PROPOSED AMENDMENTS TO THE BALBOA PARK MASTER PLAN (BPMP) AND CENTRAL MESA PRECISE PLAN (CMPP), AND THE FINAL MITIGATED NEGATIVE DECLARATION (MND) RELATED TO CULTURAL/HISTORICAL RESOURCES TO ALLOW THE EXPANSION OF THE HOUSE OF PACIFIC RELATIONS THROUGH THE CONSTRUCTION OF 5 NEW COTTAGE BUILDINGS TO HOUSE 9 MEMBER NATIONS PER STAFF'S RECOMMENDATION.

Seconded by Vice-Chair Garbini

Vote: 7-0-0

Motion Passes

REMINDER:

NEXT BOARD MEETING DATE:

Thursday, July 28, 2016

LOCATION:

City Administration Building,
12th Floor, Council Committee Room

MEETING ADJOURNED AT 3:52PM