



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: April 24, 2024

TO: Historical Resources Board and Interested Parties

FROM: Suzanne Segur, Senior Planner, Heritage Preservation, City Planning Department

SUBJECT: **ITEM 3 – SAN DIEGO INTERNATIONAL SPORTS ARENA**

The property located at 3500 Sports Arena Boulevard, the San Diego International Sports Arena, is docketed for review by the Historical Resources Board on April 25, 2024. A staff report recommending designation of the property under HRB Criteria A, B and C was distributed to the boardmembers and the public on April 11, 2024. The staff report contained errors including the Community Plan area and omissions in excluded structures on the parcel.

The staff report references the property's location within the Peninsula Community Plan area. This is incorrect and it should be clarified that the property is located within the Midway-Pacific Highway Community Plan area.

In addition to the buildings and structures called out in the staff report, the parcel also contains the following buildings: the six Sports Arena Village office buildings located at 4015, 4025, 4035, 4045, 4055 and 4065 Hancock Street; the two-story office building located at 3780 Hancock Street and the associated commercial buildings at 3770 and 3760 Hancock Street, the office buildings located at 3940 and 3942 Hancock Street; the one-story shopping center which includes the buildings located at 3780 (Red Lobster), 3750 (Phil's BBQ), 3730 (Men's Fashion Depot) 3740, 3760 Sports Arena Boulevard; and the one-story commercial building located at 3360 Sports Arena Boulevard. These buildings are excluded from the designation.

In conclusion, staff continues to recommend designation of the San Diego International Sports Arena located at 3500 Sports Arena Boulevard under HRB Criteria A, B and C. The designation excludes the temporary storage container, the temporary office building northeast of the arena and the additional structures located on the parcel including 4015, 4025, 4035, 4045, 4055, 4065, 3940, 3942, 3780, 3770 and 3760 Hancock Street and 3780, 3760, 3750, 3740, 3730, 3580, 3570, 3494, 3360, 3350, 3250, 3240 and 3220 Sports Arena Boulevard.

A handwritten signature in blue ink, appearing to read 'Suzanne Segur', written over a horizontal line.

Suzanne Segur
Senior Planner/HRB Liaison
City Planning Department

SS/ss

Attachment(s):

1. Revised Draft Resolution
2. Parcel Diagram with Excluded structures

RESOLUTION NUMBER N/A
ADOPTED ON 4/25/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/25/2024, to consider the historical designation of the San Diego International Sports Arena (owned by City of San Diego (DREAM), 1200 Third Avenue, Suite 1700, San Diego, CA 92101) located at **3500 Sports Arena Blvd, San Diego, CA 92110**, APN: **441-590-04-00**, further described as in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the San Diego International Sports Arena on the following findings:

(1) The property is historically significant under CRITERION A as a special element of the Midway-Pacific Highway Community and the City's historical, social and economic development and retains integrity to its 1966-1974 period of significance. Specifically, the resource, constructed during the Post WWII period, represents a time of growth throughout San Diego and the movement to expand the City's economic ventures into new industries comparable to other major cities in the country. The International Sports Arena was the most important catalyst in the Midway neighborhood's transformation from WWII housing into a lively entertainment and commercial hub. It was one of the first modern stadiums/arenas in San Diego and served as one of the major sports and entertainment venues in San Diego during the second half of the twentieth century. It was the home of the San Diego Gulls hockey team and San Diego Rockets Basketball team and attracted numerous successful and internationally known performing artists. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION B for its association with Robert Breitbard, a significant person in the history of San Diego sports, and retains integrity for that association. Specifically, Breitbard was instrumental in acquiring the land and funding for the construction of the International Sports Arena in 1966. From 1966 to 1974 he was the owner of the San Diego Gulls, a Western Hockey League franchise who were the arena's first tenants. Breitbard also founded the San Diego Rockets, a National Basketball Association franchise that played at the arena from 1967 to 1971. His efforts to construct the International Sports Arena and general promotion of sports in San Diego as a member of the Greater San Diego Sports Council and founder of the San Diego Hall of Champions helped to attract major sports franchises to the city. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(3) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the New Formalist style and retains integrity from its

1966 period of significance. Specifically, the resource features a monumental scale, raised platform, fins mimicking classical colonnades, strict symmetry and formality, a flat roof and ornamental concrete. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall exclude the temporary storage container, the temporary office building northeast of the arena and the additional structures located on the parcel including 4015, 4025, 4035, 4045, 4055, 4065, 3940, 3942, 3780, 3770 and 3760 Hancock Street and 3780, 3760, 3750, 3740, 3730, 3580, 3570, 3494, 3360, 3350, 3250, 3240 and 3220 Sports Arena Boulevard.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: _____
TIM HUTTER, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

3500 Sports Arena Blvd, San Diego, CA 92110

ASSESSOR PARCEL NUMBER **441-590-04-00**

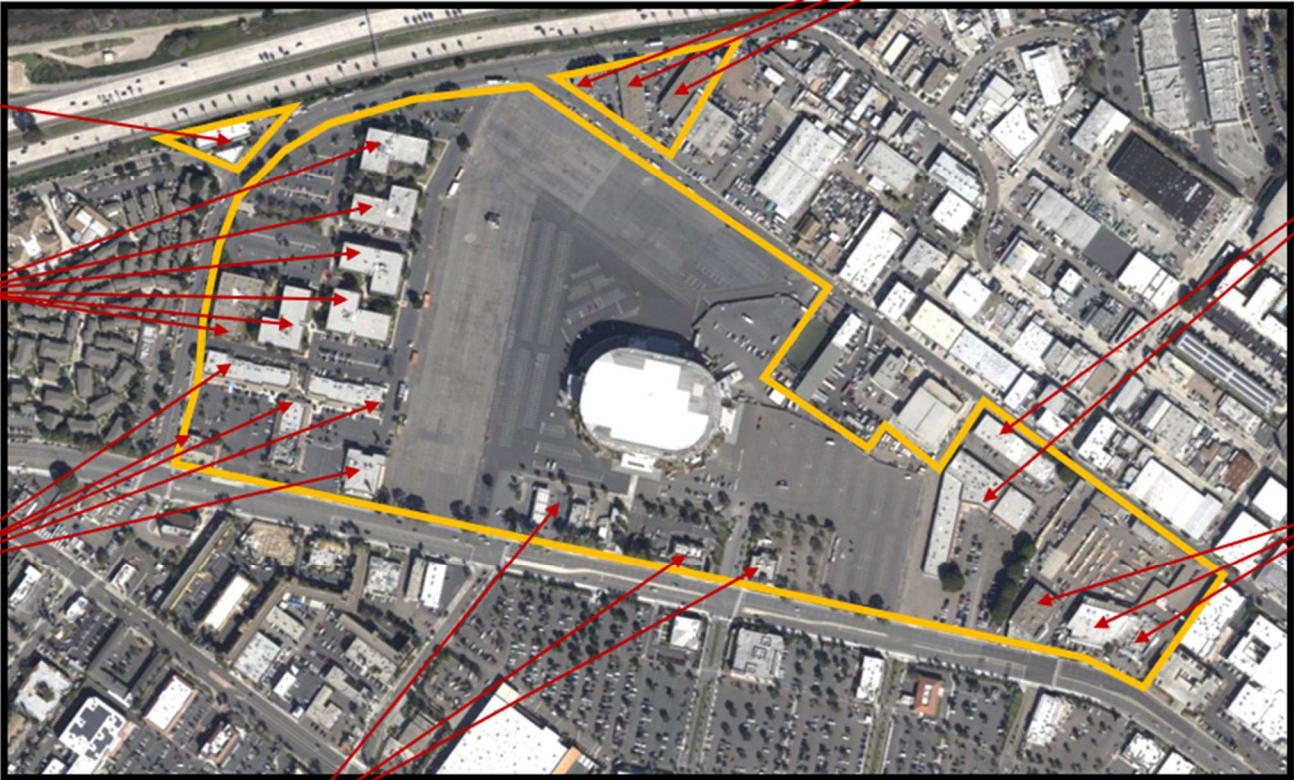
HISTORICAL RESOURCES BOARD NUMBER **0**

Parcel Diagram

3940, 3942
Hancock St.

4015, 4025,
4035, 4045
4055 and 4065
Hancock St.

3780, 3750,
3730, 3740,
3760 Sports
Arena Blvd.



3780, 3770, 3760
Hancock St.

3360, 3350
Sports Arena
Blvd.

3250, 3240,
3220 Sports
Arena Blvd.

3580, 3570, 3494
Sports Arena Blvd.