

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING THE HISTORICAL RESOURCES GUIDELINES OF THE LAND DEVELOPMENT MANUAL TO EXEMPT SPECIFIED MASTER PLANNED RESIDENTIAL COMMUNITIES IN THE UNIVERSITY COMMUNITY PLANNING AREA FROM REVIEW UNDER SAN DIEGO MUNICIPAL CODE SECTION 143.0212.

WHEREAS, San Diego Municipal Code Section 143.0212 requires the City Manager to review development on a parcel containing a structure that is 45 or more years old in order to determine whether a site-specific survey is required; and

WHEREAS, the purpose of the site-specific survey is to determine whether a historical resource exists, whether a potential historical resource is eligible for designation as a designated historical resource by the Historical Resources Board in accordance with Chapter 12, Article 3, Division 2 of the Land Development Code, and the precise location of the resource; and

WHEREAS, San Diego Municipal Code section 143.0212 also states that a site-specific survey and review for potential historical resources is not required for any area identified as exempt in the Historical Resources Guidelines of the Land Development Manual (Guidelines); and

WHEREAS, the Guidelines may include areas identified by the City's Historical Resources Board as exempt from the requirement for a site-specific survey for the identification of a potential historical building or historical structure; and

WHEREAS, the University Community Plan Area Focused Reconnaissance Survey (Survey) prepared in support of the University Community Plan Update surveyed 78

master planned residential communities constructed within the University Planning area between 1960 and 1990 for the purpose of identifying which master planned communities merit further evaluation for historic significance and which do not; and

WHEREAS, the methods of the Survey included archival research, field evaluation, identification of associated architects, builders, and developers, documentation of building models, and evaluation of each master planned residential community's potential historic significance; and

WHEREAS, the Survey evaluated the 78 master planned residential communities for their design and execution and used factors such as association with a notable architect, builder, or developer, distinct versus ubiquitous housing forms, architectural merit and cohesion, innovative building technique design principles or planning methods, and historical integrity; and

WHEREAS, the Survey established three (3) tiers of evaluation: master planned residential communities included in Tier 1 warranting future intensive-level survey and evaluation for potential historic significance; and master planned residential communities included in Tier 2 and Tier 3 determined as unlikely to rise to the level of significance required for designation at the local, state, and national level even with additional study or survey work; and

WHEREAS, the Survey identified 13 master planned residential communities as Tier 1 and 65 master planned residential communities as Tier 2 or Tier 3; and

WHEREAS, the Historical Resources Board of the City of San Diego held a public hearing on May 23, 2024 to consider the historic and cultural resource components of the comprehensive update to the University Community Plan; and

WHEREAS, the Historical Resources Board recommended that the Guidelines be amended to exempt the master planned residential communities identified in the Survey as Tier 2 and Tier 3 from review for a site-specific survey and potential historic significance under San Diego Municipal Code section 143.0212; and

WHEREAS, on May 30, 2024, the Planning Commission recommended that the Guidelines be amended to exempt the master planned residential communities identified in the Survey as Tier 2 and Tier 3 from review for a site-specific survey and potential historic significance under San Diego Municipal Code section 143.0212;

WHEREAS, the City Council has considered the Historical Resources Board and Planning Commission records and recommendations, and has considered the oral presentations given at the public hearing; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the Historical Resources Guidelines of the Land Development Manual are hereby amended to reference and include Appendix G, "Geographic Areas Exempted from Review Under San Diego Municipal Code section 143.0212," exempting the Tier 2 and Tier 3 master planned residential communities identified in the University Community Plan area Focused Reconnaissance Survey from review under San Diego Municipal Code section 143.0212.

BE IT FURTHER RESOLVED, that the amended Historical Resources Guidelines of the City's Land Development Manual, including Appendix G, "Geographic Areas

Exempted from Review Under San Diego Municipal Code section 143.0212," is on file in the office of the City Clerk as Document No. RR-\_\_\_\_\_

APPROVED: MARA W. ELLIOT, City Attorney

By \_\_\_\_\_

Deputy City Attorney

:njc

Date

Or. Dept: Planning

Doc. No.:

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of \_\_\_\_\_.

DIANA J.S. FUENTES  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor