



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 9, 2024 REPORT NO. HRB 24-022

HEARING DATE: May 23, 2024

SUBJECT: **ITEM #2 – University Community Plan Update Historic Preservation Component**

APPLICANT: City of San Diego

LOCATION: University Community Plan Area, Council District 1

DESCRIPTION: Review and consider for the purpose of making a recommendation to the City Council the final drafts of the University Community Plan Area Historic Context Statement, the University Community Plan Area Focused Reconnaissance Survey, the Cultural Resources Constraints and Sensitivity Analysis for the University Community Plan Update, the Community Plan’s Historic Preservation Element, an amendment to the Historical Resources Guidelines of the Land Development Manual to exempt specified areas from review under SDMC 143.0212, and the Historical, Archaeological and Tribal Cultural Resources Sections of the Blueprint SD Initiative, Hillcrest FPA and University CPU Program Environmental Impact Report as it relates to the University Community Plan and Local Coastal Program Update.

STAFF RECOMMENDATION

Recommend City Council adoption of the University Community Plan Area Historic Context Statement, the University Community Plan Area Focused Reconnaissance Survey, the Cultural Resources Constraints and Sensitivity Analysis for the University Community Plan Update, the Community Plan’s Historic Preservation Element, an amendment to the Historical Resources Guidelines of the Land Development Manual to exempt specified areas from review under SDMC 143.0212, and the Historical, Archaeological and Tribal Cultural Resources Sections of the Blueprint SD Initiative, Hillcrest FPA and University CPU Program Environmental Impact Report as it relates to the University Community Plan and Local Coastal Program Update.

BACKGROUND

The University Community Plan and Local Coastal Program Update (University CPU) is a comprehensive update to the existing community plan and local coastal program which was last updated in 1986. The University CPU establishes an updated vision and objectives that align with the SANDAG Regional Plan, and the City’s General Plan policies, including those proposed and amended

by the Blueprint SD Initiative and the City of Villages Strategy, as well as recently adopted policies from the Climate Action Plan, Parks Master Plan, and Climate Resilient SD.

The consulting firm Dudek and their sub-consultant Red Tail Environmental were contracted to assist in the preparation of the community plan update's technical reports related to historic and cultural resources, which include a Cultural Resources Constraints and Sensitivity Analysis (Cultural Resources Analysis) addressing archaeological and Tribal Cultural resources, and a Historic Context Statement (HCS) and Focused Reconnaissance Survey (Survey) that address built environment resources. These documents were used to provide background on the development of the community; shape the plan's policies related to the identification and preservation of archaeological, tribal cultural and historical resources; and provide context as well as serve as required technical studies for development of the Blueprint SD Initiative, Hillcrest FPA and University CPU Program Environmental Impact Report (PEIR).

The Cultural Resources Analysis, the HCS, the Survey and the policies of the Historic Preservation Element of the draft University Community Plan (Community Plan) were presented to the Historical Resources Board as an Information Item in July 2023 together with a proposal by staff to exempt portions of the Planning Area from Municipal Code Section 143.0212 also known as the historic review process for buildings or structures 45-years old or older. Information presented included an overview of the CPU process, summaries of the Cultural Resources Analysis, the HCS and the Survey results, and the Historic Preservation Element of the draft Community Plan. The staff memo and video from the HRB meeting are included as Attachments 1 and 2, respectively. Comments received from board members and the public are summarized below and addressed in the analysis section of this report.

Comments from the public:

- Is the exemption of the 65 master planned communities from the historic review process reversible at any time, or is it fixed?
- How do you address expected changing standards and opinions about preservation within these historic master planned communities 30-40 years in advance?

Comments from individual board members:

- Can public facing maps of the historic review exemption areas be provided?
- Why place La Jolla Colony, a 1980's apartment typology, within the Tier 1 exemption compared to the other areas designed by notable architects?
- How was the cultural resources map developed and how accurate is the sharp mapping boundary between the medium and high resource areas?
- Why was a more extensive list of potential resources not obtained from the survey?
- Note that Tribal Cultural Resources have distinct value regardless of archaeological context.
- The rise of UCSD and biotech/life sciences merits a more robust look in the Historic Context Statement.
- Is the list of cultural resource sites and their location with respect to the community plan and the state park accurate?
- How was the sacred lands file review from the Native American Heritage Commission (NAHC) addressed?
- It is important to have a Criterion B evaluation in the HCS.

Since the July meeting, staff has revised the Cultural Resources Analysis report to reflect board member comments regarding word choices and reviewed the report's descriptions of archeological and historic sites within the community. City staff also updated information regarding tribal noticing and consultation. The mitigation measure framework for cultural resources was also included in the report.

ANALYSIS

Since the July 2024 HRB meeting, the PEIR was posted for public review on March 14, 2024. The public comment period ended April 29th and no comments were received on the Cultural Resources section. However, the University Community Planning Group has until May 15th to provide comments and staff will provide any comments received from the planning group at the May HRB meeting.

Cultural Resources Constraints and Sensitivity Analysis

The Cultural Resources Constraints and Sensitivity Analysis report (Attachment 3) was prepared by Red Tail Environmental in support of the University CPU and PEIR. The report provides a discussion of the natural environmental and cultural settings within the Planning Area; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission (NAHC) and local tribal representatives; analyzes the cultural sensitivity levels; and provides recommendations to best address archaeological and tribal cultural resources. Approximately 93% of the Planning Area has been included in a previously conducted cultural resource study. The constraints analysis concluded that much of the community has a moderate or high cultural sensitivity level for the presence of prehistoric and historic archaeological resources.

The cultural resources sensitivity analysis includes a map compiled from several sources, including archival research, historical research, and consultation with the tribal community. The map can be used by project applicants to gauge the type of cultural resource investigative work that may be needed at the project level. The map uses color shading over a broad area to ensure the confidentiality of cultural and tribal cultural resource locations. Mitigation measures in the PEIR correspond to the sensitivity areas. Projects proposing grading within areas mapped as having moderate or high sensitivity would need further review per the Mitigation Monitoring and Reporting Program (MMRP) of the PEIR. Whether this includes a record search, survey, testing, monitoring, etc. will depend on the likelihood of encountering cultural or tribal cultural resources. Construction monitoring by an archeologist and tribal cultural specialist is more likely to be required on sites with moderate and high sensitivity. Implementation of these site-specific mitigation measures is determined by City staff review for compliance with the MMRP.

The NAHC directed the consultant and the City to contact 16 individuals within the 13 Kumeyaay tribes, including the Iipay Nation of Santa Ysabel and the Viejas Band of Kumeyaay Indians. The consultant initially contacted the individuals identified but received no response. The City subsequently began conducting the regulatory consultations under AB-52 and SB-18. The City notified multiple tribes, outlined below, through their contacts provided by the NAHC on multiple occasions to ensure outreach wasn't overlooked.

The tribes notified under AB-52 were contacted on four different occasions (11/3/2023, 11/17/2023, 11/20/2023, 1/26/2024). One response requesting a consultation was received from the San Pasqual Band of Mission Indians on 11/6/2023. Upon attempting to schedule the AB-52 consultation meeting, the tribal representative did not respond to two follow up communications (11/13/2023 and 12/7/2023). Requests for AB-52 consultation should be received within 30 days of the notice being delivered.

The SB-18 notification process resulted in three responses from the Rincon Band of Luiseno Indians (Rincon), Viejas Band of Kumeyaay Indians (Viejas), and Campo Band of Mission Indians (Campo). Rincon did not identify the City of San Diego within their area of historic interest and suggested we contact tribes closer to the project area, which the City did by contacting Kumeyaay tribes. Viejas requested that the City follow regulations and avoid sacred sites, which the City noted and responded to via email. However, there was no request for consultation and no specific sites were identified; the City did not find it appropriate to request details on specific sites outside of consultation. Campo requested consultation on April 10, 2024, and a consultation meeting was scheduled for April 23, 2024, but was cancelled by the tribal representative. The consultation with Campo was rescheduled to May 1, 2024, and is still ongoing with a follow up meeting scheduled later this month. The City of San Diego is continuing to reach out to the tribes, and additional notices will be sent 45-days and 10-days before the City Council hearing for this project.

The Lipay Nation of Santa Ysabel was contacted by the consultant and by the City under AB-52 and SB-18, but no response was received. However, we expect that the involvement of Red Tail Environmental in the creation of the University cultural resources sensitivity map facilitated communication with this tribe.

The table below lists 13 resources that the Cultural Resources Analysis report lists as having been previously evaluated as either eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or the local San Diego Register, or are already listed within any of the three historic registers. The table lists 1 additional site, CA-SDI-12581/ W-6, located on Torrey Pines Mesa which was designated in 2022 after the report was drafted. Nine of these resources (highlighted) are within the community plan boundary, the remainder are within the additional quarter mile radius studied. Details for each of the sites can be found in the results section of the report. The cultural sites located within the portion of Torrey Pines State Natural Reserve within the planning area are also covered by the report. Some of those sites are listed in the table below as they are considered eligible for listing/designation or have been listed/designated.

Primary Number	Trinomial	SDMO M W-#	Period	Contents	Recorder Date	Evaluation	Relation to the UCPU
P-37-000525	CA-SDI-000525	W-9N	Prehistoric	AP15: Habitation Debris	J.R.K. Stropes (2016) I. Cordova, N. Cox (2014) A. Pigniolo (2014) D.C. Hanna, Jr. (1980) N. Hatley, A. Loomis (1977)	5S1: Individual Property that is Listed or Designated Locally (Local Site #396)	Outside

					C.N. Warren, C.R. Falk (1964) C.N. Warren, C.R. Falk (1959)		
P-37-004513	CA-SDI-004513	-	Prehistoric	AP15: Habitation Debris	D. Palette (2002) R.V. May (1975)	5S1: Individual Property that is Listed or Designated Locally (Local Site #924)	Outside
P-37-004609	CA-SDI-004609	W-654	Prehistoric	AP15: Habitation Debris - (Village Site of Ytsagua)	S.Gunderman Castells (2014) D. Iversen (2010) D. Cheever (1985) J. Krase (1972)	5S1: Individual Property that is Listed or Designated Locally (Local Site #924)	Within
P-37-005204	CA-SDI-005204	W-1446	Multicomponent	AH2: Foundations/Structure Pads, AP2: Lithic Scatter; HP44: Adobe Building/Structure	S. Wolf, A. Pham, S. Bigney, G. Kitchen (2012) M.J. Hatley (1978) L. McCoy (1977)	3S- Appears eligible for NR as an individual property through survey evaluation, 3CS- Appears eligible for CR as an individual property through survey evaluation, 5S3 -Appears to be individually eligible for local listing or designation through survey evaluation.	Outside
P-37-010437	CA-SDI-010437	-	Prehistoric	AP2: Lithic Scatter	S. Castells (2013, 2015) D. Gallegos, R. Phillips, C. Kyle (1995) R.M. Bissell (1996) J. Hildebrand (1986)	3: Appears Eligible for NR or CR through Survey Evaluation	Outside
P-37-010438	CA-SDI-010438	-	Prehistoric	AP15: Habitation Debris - (Village Site of Ystagua)	S.Gunderman Castells (2014) D. Iversen (2010) D. Cheever (1985) J. Krase (1972)	5S1: Individual Property that is Listed or Designated Locally (Local Site #924)	Within
P-37-012556	CA-SDI-012556	-	Prehistoric	AP15: Habitation Debris	R.Bissell (1996)B.F. Smith (1992)	Not evaluated	Within
P-37-012557	CA-SDI-012557	-	Prehistoric	AP15: Habitation Debris	S. Castells (2015) S. Castells (2013)	2: Determined Eligible for Listing in the NR or the CR	Within

					R. Greenlee, C. Letter, M. Steinkamp (2011) B. Williams, D. Mengers (2010) R. Bissell (1996) B.F. Smith (1992)		
P-37-017177	-	-	Historic	HP4: Ancillary Building	A. Bevil (1999)	1S: Individual Property Listed in NR by the Keeper and Listed in the CR. Ref. # 98000700.	Within
P-37-024739	CA-SDI-016385H	-	Historic	AH7: Roads/ Trails/ Railroad Grades, HP19: Bridge, HP37: Highway/ Trail	S. Foglia (2017) M. Courtney (2017) L. Tift, J. Lennen (2016) P. Daly (2015) S. Castells (2015) S. Castells, T. Quach (2014) S. Castells, J. Krintz (2013) S. Castells (2013) E. Schultz, K. Harper (2011) R. McLean (2010) B. Stiefel, S. Gunderman (2009) D. Ballester, T. Woodard (2002)	2: Determined Eligible for Listing in the NR or the CR	Within
P-37-033597	CA-SDI-022051	-	Multicomponent	AP2: Lithic Scatter, AP11: Hearths/ Pits, AP15: Habitation Debris, AP16: Shell Midden, AH2: Foundations/ structure pads, AH4: Privies/ Dumps/ Trash Scatter	B. Linton, F. Dittmer, J. Meling (2016) S. Stringer-Bowsher, S. Davis (2014)	3D: Appears Eligible for NR as a Contributor to a NR Eligible District through Survey Evaluation	Within
P-37-035685	-	-	Historic	HP6: 1-3 story Commercial Building, HP45: Unreinforced Masonry Building, HP44: Adobe Building/ Structure, HP46: Walls/Gates/ Fences, HP30: Trees/ Vegetation	E. Minnaugh (2016)	1S -Individual property listed in NR by the Keeper. Listed in the Cr, 1CS – Listed in the CR as individual property by the SHRC. Ref. # 98000699	Within
P-37-036624	-	-	Historic	HP37: Highway/ Trail	A. Bevil, M. Mealey, E. Minnaugh (2017)	1S -Individual property listed in NR by the Keeper. Listed in the Cr, 1CS – Listed in the	Outside

						CR as individual property by the SHRC. Ref. # 98001248.	
P-37-012581	CA-SDI-012581/H	W-6	Multicomponent	AP2 Lithic Scatter, AP9: Burials, AP11: Hearths/ Pits; AP15: Habitation Debris, AP16: Shell Midden, HP13: Farm/ ranch	J. Eighmey, D. Cheever (1991) G. Carter (1982) Rogers (n.d.)	Locally designated	Within

Historic Context Statement and Focused Reconnaissance Survey

The Draft HCS (Attachment 4) presents an overview of the history of the community, with a specific emphasis on describing the historic themes and patterns that have contributed to the community's physical development. It presents the history of the community's built environment from its earliest development to the present in order to support and guide the identification and evaluation of historic properties throughout the community, as well as to inform future planning decisions.

The periods and themes identified cover a variety of related topics and associated property types. Consistent with the purpose and intent of a historic context statement, themes were only developed if extant properties directly associated with the theme and located within University community boundary were identified. The periods and themes identified in the context statement are outlined below.

- Early Development Period (1822-1940)
- Torrey Pines Natural Reserve (1890-1930)
- Scripps Institution for Biological Research (1903-1925)
- Military Development Period (1941-1962)
- Development Boom Period (1958-1979)
- Community Expansion and Continued Development (1972-1990)

Virtually all extant properties in the community were constructed within the later three development periods and are representative of historical themes and property types associated with suburban development of residential, commercial, industrial, civic/institutional, and recreational uses.

Focused Reconnaissance Survey Results

The Survey evaluated 78 residential communities within the planning area (Attachment 5). The communities surveyed and researched in the planning area are representative of common tract style housing with repetitive house models duplicated throughout a development that dominated the architectural landscape throughout the United States in the second half of the twentieth century. Archival research failed to indicate anything truly special and representative of larger patterns of development on the local, State or National level. Accordingly, the Survey addressed these communities from a district perspective rather than as individual properties because tract style

homes typically do not have the ability to rise to a level of individual significance under most designation criteria.

The Survey evaluated the tracts for their design and execution as master planned communities and used factors such as association with a notable architect, builder or developer; distinct versus ubiquitous housing forms; architectural merit and cohesion; and innovative building techniques, design principles or planning methods. The survey also evaluated integrity and throughout the course of the field work found multiple examples of incompatible and unsympathetic material replacements, large additions, changes in fenestration, and porch alterations, diminishing expectations of widespread architectural integrity.

Five communities were found to merit additional study with a future intensive-level survey and evaluation for potential historical significance: University Hyde Park, San Clemente Park Estates, University City West A, University City West B and La Jolla Colony (Attachment 5). The survey found the remaining residential master planned communities ineligible for future historic district designation.

The first four of these communities represent the work of notable architects Dan Saxon Palmer and William Krisel. The fifth, La Jolla Colony, represents a master-planned community comprised of 10 individual neighborhoods constructed in the late 1980s utilizing aspects of the New Urbanism design movement with varied housing typologies, incorporation of greenspaces, pedestrian pathways, and other recreational features. La Jolla Colony may also have significance as an early master planned development by Donald Bren and the Irvine Company in San Diego. Any future evaluation of historic significance should consider La Jolla Colony's place within a broader context of master-planned developments within San Diego. La Jolla Colony is developed with multifamily development at various low and moderate densities supportive of more recent transit investments in the area. The development is also largely comprised of condominium complexes with homeowner's associations and is unlikely to redevelop.

The Survey's Study List is based upon information uncovered in the HCS research and windshield survey of a portion of the community. The Study List provides examples of some of the property types identified in the community and can represent a starting point for future investigation. As a focused reconnaissance survey, the Survey does not provide the level of property-specific information that may be obtained by an intensive-level survey that would be used to obtain a more complete list of potential resources. The survey's scope is also limited to development prior to 1990 and to areas of shared development history that can be evaluated for their potential as historic districts which aligns with the context and scale of this community plan update. Therefore, individual property information is limited but can be obtained by additional survey work or individual nominations guided by the Historic Context Statement.

The University HCS also does not include a focused discussion related to local designation Criterion B: Is identified with persons or events significant in local, state or national history. Historic Context Statements prepared at the community plan level are intended to discuss the broad themes that shaped the community's physical development in order to identify and evaluate potential resources for their historic significance. Notable people that shaped the community's development are largely affiliated with the development industry and have been identified by the HCS. Persons affiliated with the life sciences community that had a discernable effect on the physical development of the

community such as Jonas Salk were also identified by the HCS. A more comprehensive list of notable persons in academia, life sciences and other prominent industries in a community of this size is outside the scope of this HCS. There also may be multiple resources attributable to their body of work which can be discerned and evaluated for historic significance through an individual nomination process under Criterion B.

Historic Preservation Element

The General Plan intends that historical and cultural resources be integrated into the larger land use planning process and that historic preservation concepts and identification of historical resources in the community are part of the community plan update process. The Cultural Resources Report, HCS and Survey reports provide the basis for identification and evaluation of historical resources at the community plan level and are used to develop the content in the draft Historic Preservation Chapter of the CPU (Attachment 6). The draft focuses on the issue areas and policies that are unique to the needs of the community and provides a brief overview of information provided in each report. The policies can further be categorized into overarching policies that have also been used in previous community plan updates and policies specifically implementing the results of the HCS and Survey.

Exemption from Municipal Code Section 143.0212 (45-year historic review process)

The University CPU includes a proposed amendment to the Historical Resources Guidelines of the Land Development Manual to exempt the residential Tier 2 and 3 Master Planned Communities identified by the Survey from Municipal Code Section 143.0212 (Attachment 7). The tier 1 Master Planned Communities and un-surveyed/non-residential properties would still be subject to the 45-year review process under this proposal.

San Diego Municipal Code Section 143.0212 requires review of ministerial and discretionary permit applications for projects on parcels that contain buildings 45 years old or older to determine whether or not the project has the potential to significantly impact a historical resource that may be eligible for listing on the local register. The Historical Resources Guidelines of the Land Development Manual provide for the exemption of areas from the requirement for a site-specific survey for the identification of potential historical buildings and structures, as identified by the Historical Resources Board. Areas were first exempted from review under SDMC Section 143.0212 in 2022 as part of the Mira Mesa Community Plan Update, which included a historic context statement and focused reconnaissance survey that provided a similar level of analysis of the residential master planned communities in Mira Mesa.

While the survey addresses most Historical Resources Board designation criteria, it does not address Criterion B – identification with persons or events significant in local, state, or national history. It is not practical to scope a survey of this size at a programmatic level for the extensive research needed to evaluate individual buildings for significance under Criterion B. However, despite the inability to evaluate every property within the 65 Tier 2 and 3 master planned residential communities, it is unlikely that alteration or redevelopment of these properties would result in the loss of a resource associated with a historically significant person or event, especially given that resources are not commonly found to be eligible under HRB Criterion B. Additionally, the Municipal Code allows any member of the public to submit a nomination to designate a property as a historic resource,

including properties exempted from review under SDMC Section 143.0212, which would allow properties that may be eligible for designation under Criterion B to be evaluated and considered for designation.

These communities represent a significant portion of total residential properties in the Planning Area and this exemption would streamline permitting for building additions and renovations for homeowners. It would also free-up time for Heritage Preservation staff to focus on other priorities.

The amendment proposed to the Historical Resources Guidelines incorporates a map that depicts the Tier 1 communities recommended for additional study and the Tier 2 & 3 communities identified for exemption. The amendment also includes a table of the Tier 2 & 3 communities identified by their corresponding name in the Survey report. The [Historical Resources Guidelines](#) can be accessed online via the Development Services Department webpage.

A diagrammatic map of the Tier 2 and 3 communities has also been prepared and will be added to the City's internal mapping applications if the amendment is approved (Attachment 8). We are working with Development Services Department staff on having the historic resource layers added to the publicly facing mapping interfaces as well.

If approved, the exemption will be part of the Historical Resource Guidelines and can be considered fixed within the regulatory framework unless an amendment to the Historical Resources Guidelines is processed. Historical Resources within the exempted areas can also be designated either individually or as districts based upon additional future survey work.

Environmental Analysis of Historical Resources

The Blueprint SD Initiative, Hillcrest FPA and University CPU Program Environmental Impact Report (PEIR) provided as Attachment 9 covers three separate planning initiatives – the General Plan refresh effort known as Blueprint SD, the Hillcrest Focused Plan Amendment to the Uptown Community Plan, and the University Community Plan and Local Coastal Plan Update. Blueprint SD includes amendments to the General Plan to better align the City of Villages Strategy to reflect the latest goals, policies, and plans for housing, mobility and transit, environmental protection, and climate change adaptation and sustainable growth. The General Plan Historic Preservation Element is not being amended as part of Blueprint SD. The University CPU PEIR is addressed in more detail than other areas of the City within the Blueprint PEIR document.

The PEIR includes an analysis of potentially significant impacts to historical resources (prehistoric, historic archaeological, tribal cultural and built environment historic resources), which is detailed in Section 4.4, Cultural Resources and Section 4.15, Tribal Cultural Resources. Each section addresses impacts related to Blueprint SD, the Hillcrest Focused Plan Amendment, and the University CPU. Although the University CPU and associated discretionary actions do not propose site-specific development, future development allowable under the CPU could result in the alteration of historical resources at a project-level. A mitigation framework is provided in the PEIR to address this issue. All development projects with the potential to affect historical resources, such as designated historical resources, historical buildings, districts, landscapes, objects, and structures, important archaeological sites, Tribal Cultural Resources, and traditional cultural properties are subject to site-specific review in accordance with the Historical Resources Regulations and the Historical Resources

Guidelines of the Land Development Manual. Further, a specific mitigation measure (MM-HIST-1) would be required of all development projects that could directly affect historic resources and another measure (MM-HIST 2) for archaeological and tribal cultural resources.

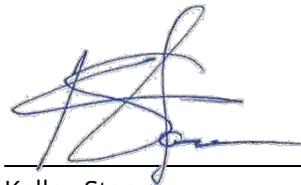
While the SDMC regulations provide for the regulation and protection of designated and potential historical resources, and the proposed Community Plan policies call for further evaluation of un-surveyed areas and properties associated with the life science industry, and PEIR mitigation measures provide mitigation for historic, archaeological and tribal cultural resources, it is not possible to ensure the successful preservation of all historic built environment resources within the CPU at a programmatic level. Therefore, the PEIR concludes that potential impacts to historical resources from implementation of the community plan would remain significant and unavoidable.

CONCLUSION

The information provided in the Historic Context Statement and Cultural Resources Constraints Analysis have been incorporated into the planning process for the University CPU and are reflected in the goals and policies of the Community Plan's Historic Preservation Element. The results of the survey also informed the proposal to exempt portions of the community from SDMC 143.0212. In addition, the PEIR includes a mitigation framework for archaeological and tribal cultural resources and built environment historic resources that would reduce impacts anticipated from future projects, although not to below a level of significance. Based upon our analysis, staff believes that documents that comprise the University Community Plan Update Historic Preservation Component achieve General Plan historic preservation goals for this community and recommend HRB recommend City Council adoption as described above.



Bernard Turgeon
Senior Planner



Kelley Stanco
Deputy Director

BT/bwt

Attachments:

1. Staff Memo (without attachments): INFORMATION ITEM 5 – HRB meeting July 27, 2024
2. Link to Digital Audio Recording of HRB Meeting of [July 27, 2024](#)
(Note that Item 5, University Community Plan Update, begins 2 hours and 5 minutes into the video file)
3. Cultural Resources Constraints and Sensitivity Analysis for the University Community Plan Update ([Appendix H-1, Blueprint PEIR](#))
4. [University Community Plan Area Historic Context Statement](#) (Dec. 2022)
5. [University Community Plan Area Focused Reconnaissance Survey](#) (Dec. 2022)
6. Historic Preservation Element of the March 2024 Draft University CPU (University CPU page 145)

7. Draft Amendments to the Historical Resources Guidelines of the Land Development Manual
8. Diagrammatic Map of Historical Review Exemption Areas
9. Draft Blueprint SD Initiative, Hillcrest FPA and University CPU Program Environmental Impact Report (PEIR) Section 4.4, Cultural Resources ([PEIR page 4.4-1](#), PDF document page 284) and Section 4.15 Tribal Cultural Resources ([PEIR Page 4.15-1](#), PDF document page 671)

**THE CITY OF SAN DIEGO****M E M O R A N D U M**

DATE: July 14, 2023

TO: Historical Resources Board

FROM: Bernie Turgeon, Senior Planner, Planning Department

SUBJECT: ITEM 6: University Community Plan Update Historic Preservation Component

Background

The University Community Planning Area (Planning Area) encompasses approximately 8,700 acres located in the north-central portion of San Diego, about 10 miles north of Downtown. It is bounded by Los Peñasquitos Lagoon on the north; the Atchison, Topeka, and Santa Fe Railroad tracks, Marine Corps Air Station (MCAS) Miramar and I-805 on the east; SR-52 on the south; and I-5, Gilman Drive, North Torrey Pines Road and the Pacific Ocean on the west (Attachment 1). The Planning Area contains two State-controlled properties — UCSD and Torrey Pines State Reserve — which lie outside the zoning jurisdiction of the City.

There are currently five designated historic resources located within the Planning Area: the Salk Institute at 10010 North Torrey Pines Road (HRB#304), the Torrey Pines Gliderport site within Torrey Pines City Park (HRB# 315), the Guy and Margaret Fleming House as well as an area designated for its association with the Torrey pine within the Torrey Pines State Reserve (HRB# 10).

In 2018 the Planning Department began a comprehensive update to the University Community Plan, which was last updated in 1987. The Planning Department contracted with Dudek and their sub-consultants to assist in the preparation of the University Community Plan Update (CPU) and its associated technical reports, which include a Cultural Resources Constraints and Sensitivity Analysis addressing archaeological and Tribal Cultural resources, and a Historic Context Statement (HCS) and Focused Reconnaissance Survey (Survey) that address built environment resources. These documents were used to provide background on the development of the community; shape the plan's policies related to the identification and preservation of archaeological, tribal cultural and historic resources; and provide context as well as serve as required technical studies for development of a future Program Environmental Impact Report.

With this Information Item, staff is seeking the Board's review and comment on the Cultural Resources Constraints and Sensitivity Analysis, the Historic Context Statement and Focused Reconnaissance Survey, and the draft community plan policies related to the identification and preservation of University's archaeological, tribal cultural and historic resources. The Board is also requested to provide comments on staff's proposal to exempt portions of the

Planning Area from the historic review process for buildings or structures 45-years old or older based upon the results of the Survey.

University Community Plan Cultural Resources Constraints and Sensitivity Analysis

A Cultural Resources Constraints and Sensitivity Analysis report (Attachment 2) was prepared by Red Tail Environmental. The report provides a discussion of the natural environmental and cultural settings within the Planning Area; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission (NAHC) and local tribal representatives; analyzes the cultural sensitivity levels; and provides recommendations to best address archaeological and tribal cultural resources. Approximately 93% of the Planning Area has been included in a previously conducted cultural resource study.

Cultural Setting and Ethnohistoric Period

The report's cultural setting provides a discussion of the three prehistoric periods that archaeologists believe reflect human occupation within San Diego County and an ethno-historic period of events, traditional cultural practices and spiritual beliefs of Native American groups recorded from the post-contact era.

During the ethno-historic period, two Native American groups inhabited San Diego County: the Luiseño and the Kumeyaay. During this period, Native American people were generally referred to in association with the Mission system. Thus, the Native Americans living in northern San Diego County, associated with the Mission San Luis Rey, were known as the Luiseño, and the peoples in the southern portion of the County associated with the Mission San Diego de Alcalá (which includes University), were known as the Diegueño. The term Kumeyaay, or Ipai and Tipai, is modernly used instead of Diegueño.

The Kumeyaay have several recorded mythologies and spirit beings. Kumeyaay creation stories state that the Kumeyaay people have always resided in San Diego County and were created in the sea at the same time as the earth was created. During this period, the Kumeyaay were loosely patrilineal, exogamous, and each group or clan was associated with a restricted locality, probably their summer home, called *cimul* or *gentes*. Often several lineages lived together in a residential base. Houses were made of Tule or California bulrush. In the center of villages was a circular dance ground, made of hard packed soils, where dances took place. Subsistence cycles were seasonal and generally focused on an east-west or coast-to-desert route based around the availability of vegetal foods, while hunting and shellfish harvesting added a secondary food source to gathering practices. The Kumeyaay lived in the foothills on the edge of the Colorado Desert in the winter, in the mountains in the spring, and in the inland valleys in the summer, although all settlements of a clan would be occupied throughout the year.

Prior to Spanish Colonization in the 1700s, Native American aboriginal lifeways continued to exist, and archaeological records show that University was heavily used not only for procurement of natural plant and animal resources, but also for the numerous small canyons and drainages which provided sources of fresh water and provided travel routes between inland and coastal settlements. The Village of Ystagua was located in the area during the prehistoric and ethnohistoric periods (part of the village is a designated historic resource located near the community's eastern boundary in Sorrento Valley). The village was home of

the Captain (Kwaaypaay) band and was an important center for trade and interaction throughout the region.

Archival Research Results

The results of the archival research documented 460 previously recorded cultural resources studies. Of these cultural resources studies, 282 are located within the Planning Area and the remainder are within the quarter mile radius studied. A total of 248 cultural resources were recorded within the study area, these resources consist of 184 prehistoric, 43 historic, 21 multicomponent, including 7 historic addresses. Cultural resources range from lithic scatter and isolate, habitation debris, bedrock milling information, adobe buildings/ structures, privies/ dumps/ refuse to railroads, a farm/ ranch, a bridge, etc.

Cultural Resources Sensitivity Analysis

The analysis categorizes the Planning Area into three cultural resource sensitivity levels rated as low, moderate, or high based on the results of the archival research, the NAHC Sacred Lands File record search, regional environmental factors, and historic and modern development. The analysis concluded that most of the Planning Area has a moderate or high cultural sensitivity level for the presence of prehistoric and historic archaeological resources. The portions of the community within, north, and east of Rose Canyon are identified as areas of either moderate or high sensitivity. The portion south of Rose Canyon and north of SR-52 is identified as low sensitivity (Attachment 3).

Recommendations

Resource Management: Of the 248 previously recorded resources within the Planning Area, 12 of them have been previously evaluated to the NRHP, California Register of Historic Resources (CRHR), or City Register and were recommended eligible and significant under CEQA. The report recommends future discretionary projects located in the areas identified with a moderate or high sensitivity be evaluated by a qualified archaeologist to determine significance and potential historic resources be referred to the Historical Resources Board for possible designation. A draft CPU policy is intended to incorporate this recommendation (see policy number four below).

Mitigation Measures: Due to previous continual use and development, it is assumed that many of the cultural resources within the Planning Area have been disturbed. However, it is possible that intact cultural resources are present in areas that have not been previously developed or are buried in alluvial deposits especially within the areas categorized as moderate or high sensitivity. Buried deposits offer a unique opportunity to broaden our understanding of the lives, culture, and lifeways of the diverse occupation of the community through time. For these reasons, future discretionary projects within the Planning Area would be evaluated by a qualified archaeologist following the Mitigation Framework included in the Cultural Resources Constraints and Sensitivity Analysis to determine the potential for the presence or absence of buried archaeological resources.

- For projects within undeveloped land, a site-specific cultural resources study will be conducted per the Historic Resources Guidelines. If cultural resources are identified during a field reconnaissance survey, their significance under CEQA and eligibility to the CRHR and City Register must be evaluated through a testing program.

- For projects within previously developed land with no ground surface visibility and in areas that have been identified as having a moderate to high sensitivity, a project-level construction monitoring program will be considered to reduce potential subsequent adverse effects to cultural resources.
- For projects proposing excavation, a construction monitoring program will be implemented that will include a notification process and cease-work requirement until the resource can be properly evaluated by a qualified archaeologist and Native American representative(s), and a plan for treatment and/or recovery is reviewed/approved by qualified City staff in the Development Services Department.

Mitigation measures would be initiated for all significant sites, either through avoidance or data recovery. If it is determined that a resource is historically significant, it would be referred to the City's Historical Resources Board for possible designation. All phases of future investigations, including survey, testing, data recovery, and monitoring efforts, would require the participation of local Native American tribes. Early consultation is an effective way to avoid unanticipated discoveries and local tribes may have knowledge of religious and cultural significance of resources in the area. In addition, Native American participation would ensure that cultural resources within the Planning Area are protected and properly treated.

University Community Plan Area Historic Context Statement and Focused Reconnaissance Survey

Dudek prepared a draft historic context statement identifying the historical themes and associated property types important to the development of the Planning Area, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities (Attachment 4). The scope of the Survey was limited to residential housing constructed between 1960 and 1990. The purpose of the historic context statement and survey is to determine which residential communities merit a future survey to determine eligibility for historic district designation and which do not; facilitate the preparation of the historical overview of the community in the PEIR, which will analyze potential environmental impacts of the proposed University CPA Update; indicate the likelihood of encountering historical resources within the Planning Area; and guide the future identification of such resources.

Historic Context Statement

The draft historic context statement presents an overview of the history of the University community, with a specific emphasis on describing the historic themes and patterns that have contributed to the community's physical development. It presents the history of the built environment from the Spanish Period to the present in order to support and guide the identification and evaluation of historic properties throughout the Planning Area, as well as to inform future planning decisions. It is important to note that the University Historic Context Statement is intended only to address extant built environment resources. Archaeological and Tribal Cultural resources are addressed in the Cultural Resources Constraints and Sensitivity Analysis.

The periods and themes identified cover a variety of related topics and associated property types. Consistent with the purpose and intent of a historic context statement, themes were only developed if extant properties directly associated with the theme and located within the Planning Area were identified. The periods and themes identified in the context statement are outlined below:

Early Development Period (1822-1940)

The division of land, creation of plans and associated settlements in San Diego began with the establishment of the Franciscan mission and the Spanish Presidio of San Diego in 1769 – the first in Alta California. The mission, the presidio (fort) along with the pueblo (town) encompassed the three major institutions used by Spain to extend its borders and consolidate its colonial territories. In 1833, when San Diego was then part of the Mexican Republic after Mexico's independence from Spain, the Mexican government began secularization of the Spanish missions and disposition of church lands. This redistribution of land also resulted in the creation of a civilian pueblo in San Diego. The Pueblo Lands of San Diego were divided into 1,350 parcels, ranging in size from ten-acre parcels near Old Town to 160-acre parcels further from town. Pueblo lands were surveyed in 1845 which aided securing the City of San Diego's pueblo land grants (the largest in California) after U.S. statehood. By 1890, 83 percent of San Diego's pueblo lands were privately held, leaving approximately 8,000 acres to the City. Over the next nine decades, the City-owned pueblo lands would continue to be sold, and by 1977, the remaining pueblo lands held by the City were approximately 300 acres. The University community has a longstanding history with pueblo land dispositions including those to create Torrey Pines State Natural Reserve, Camp Matthews, UCSD, and the General Atomics laboratory.

Military development occurring adjacent to the community's southern boundary had a significant influence on the development of University as well as surrounding suburban communities. After the conclusion of World War I, San Diego established itself as a major military hub with a strategic location for the Navy and Marine Corps armed forces service branches. Beginning in 1917 as Camp Kearney, the military base at today's Marine Corps Air Station (MCAS) Miramar served varying operational functions for both the Navy and Marine Corps at various times over its history. In 1943, construction of the Camp Kearney's training facilities was nearly complete and a year later work ended on two new concrete runways and taxiways, beginning military aviation use of the base. The Vietnam War solidified the base's importance, particularly in the field of aviation, and by 1968 the Miramar base had become the busiest military airfield in the United States.

Torrey Pines Natural Reserve (1890-1930)

The Torrey pine (*Pinus torreyana*) is a rare, locally endemic plant species. Threats to these trees were recognized in the 1890's when local botanist Belle Angier surveyed the area and warned that the continued removal of these trees for livestock grazing would lead to their eventual extinction in San Diego. This warning made its way to local politician George Marston, naturalist Daniel Cleveland, and members of the San Diego Society of Natural History who urged the City Council to create a nature reserve within the City's pueblo lands. On August 8, 1899, the City set aside 369 acres as a "free and public park." In 1912, well-known San Diego philanthropist Ellen Browning Scripps purchased the private lots surrounding the park in trust for the people of San Diego, adding the areas known as North Grove and the San Dieguito River Estuary to the park. However, woodcutting remained a persistent threat to the trees with campers and picnickers using Torrey pines for firewood. In 1916, naturalist Guy L. Fleming estimated that there were only 200 trees left and

suggested the area should become a national park. In 1921, Scripps appointed Fleming as the park's first custodian and hired master architects Richard S. Requa and Herbert L. Jackson to build a Pueblo Revival-style lodge which is also a designated historic resource (Torrey Pines Lodge). Scripps also retained prominent Los Angeles landscape architect Ralph D. Cornell to develop a management plan for the park. By 1924, the City transferred most of its property to State Parks, including sea cliffs, canyons, mesas, a salt marsh, and several miles of beachfront increasing the park's size to nearly 1,000 acres.

Scripps Institution for Biological Research (1903-1925)

Although located in La Jolla, development of the Scripps Institution for Biological Research was instrumental in the early development of the University community because of its later association with the UC San Diego as the Scripps Institution of Oceanography. In 1903, members of the Scripps family and other community leaders founded the Marine Biological Association of San Diego as part the vision of William E. Ritter, a UC Berkeley zoologist, for a marine biology laboratory in San Diego. In 1912, the Regents of the University of California acquired the laboratory. In the late 1950s, when the Regents decided to locate a campus in the region, Scripps Institution of Oceanography would form the nucleus of the new campus. Scripps remains one of the oldest centers for academic ocean and earth science research in the United States and present-day research investigates nearly every facet of the natural world.

Military Development Period (1941-1962)

After the conclusion of World War I, San Diego established itself as a major military hub with a strategic location for the Navy and Marine Corps armed forces service branches. The military's presence in the University community began with the lease of 363 acres of land by the Marine Corps from the City in 1917 for use as a marksmanship training facility for recruits at Marine Corps Recruit Depot San Diego. In 1937, the U.S. government terminated the lease and acquired 544 acres of land in fee from the City. After the attack on Pearl Harbor and the entry of the United States into World War II, use of the facility grew significantly, putting 9,000 Marine Corps recruits through marksmanship training every three weeks. The base received its official name as Camp Calvin B. Matthews on March 23, 1942. Throughout WWII and the Korean War, the range continued its use as a training facility. After concerns expressed from the nearby community of La Jolla over proximity of a military rifle range, passage of a congressional bill in 1959 would transfer Camp Matthews to the University of California for its new San Diego campus.

Camp Callan was a United States Army anti-aircraft artillery replacement training center that was operational during World War II and located west of Camp Matthews in the present-day vicinity of Genesee Avenue and North Torrey Pines Road. The base opened in January 1941 as a Coast Artillery Corps training center for new inductees. Throughout World War II, approximately 15,000 men went through a 13-week training cycle on how to fire long-range weapons in the event of a naval attack on the U.S. west coast. Relocation of the training program to Fort Bliss, Texas in 1944 resulted in the declaration of Camp Callan as surplus in November 1945. Most of the 297 buildings located on the site were sold to the City of San Diego, who then resold the materials to veterans and other citizens at reasonable prices in an effort to address building supply and housing shortages in the Post-War period.

Another significant military base in the area is Marine Corps Air Station (MCAS) Miramar, located east of the University CPA between the I-805 and I-15 freeways. Beginning in 1917 as Camp Kearney, the military base served varying operational functions for both the Navy and

Marine Corps at various times over its history. In 1943, construction of the Camp Kearney's training facilities was nearly complete and a year later work ended on two new concrete runways and taxiways, beginning military aviation use of the base. The Vietnam War solidified the base's importance, particularly in the field of aviation, and by 1968 the Miramar base had become the busiest military airfield in the United States.

Development Boom Period (1958-1979)

California experienced a period of population growth following World War II with millions of returning veterans and defense workers looking to settle permanently throughout the state, including San Diego. The influx of people resulted in large demand for housing, particularly for new homes that could be produced quickly and at an affordable price. Government programs were established to assist working class families and veterans to purchase a house and to expand regional highways. Developers started to hire architects not to design a single home, but rather a set of stock plans, resulting in new communities of hundreds of nearly identical homes. These tract communities displayed common elements in planning and design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting. This type of development dominated the architectural landscape throughout the United States in the second half of the twentieth century and San Diego's development rapidly spread outward during this period.

Another significant influence on the community's development during this time was the expansion of the state university systems and often interdependent scientific research institutions. The General Atomic division of the General Dynamics Corporation completed a facility for research and development of nuclear technologies in 1959 on a site acquired from the City of San Diego in the area that became known as Torrey Pines Mesa. The opening of the laboratory set the groundwork for Torrey Pines Mesa to be a center for industrial, medical, and scientific uses.

During this period, the Salk Institute for Biological Studies also began development on 27 acres of pueblo land obtained from the City of San Diego. The institute was founded in 1960 by Jonas Salk the developer of the first polio vaccine as a not-for-profit scientific research institution funded by a grant from the National Science Foundation and support from the March of Dimes charitable foundation. Research at the Salk Institute encompasses multiple areas within the life sciences. Jonas Salk commissioned the architectural firm of Louis Kahn to "create a facility worthy of a visit by Picasso."

The development of UC San Diego had a large influence on the planning and development of the community. In 1958, a resolution of the UC Regents identified need for a land use study to evaluate housing needs and opportunities for their proposed campus and in 1959 the City of San Diego initiated the University Community Study to plan for the location of residential and commercial development within an area surrounding the former Camp Matthews. The Study intended for students and faculty to be accommodated within the community and recommended a range of housing types with higher density housing located near the future campus and family housing in the southern and eastern portions of the community. The UC Regents and the City of San Diego both envisioned creation of a "great" university in the region. The citizens of San Diego provided land for the new campus through a City Council gift of 63-acres of city-owned land and a public vote to transfer 450 acres of pueblo lands to the UC Regents. The federal government also transferred 436 acres of the former Camp Matthews. Throughout the 1960s the university's departments, enrollment, faculty, and buildings continued to expand. The campus master plan identified several smaller colleges

each with a specialized curriculum and building plan clustered within the larger university. The University's Central Library designed by William L. Pereira and Associates opened in 1971 and served as the campus focal point as well as a recognizable symbol of the university.

During this period, property investors and developers focused on the portion of the community south of Rose Canyon for development of suburban tract housing based upon the University Community Study's proposed 15,000 single-family units. Early developers included Irvin Kahn and Carlos Tavares, who were also associated with the development of nearby Clairemont. By September 1960, grading, roadwork, and the installation of utilities was underway in the first 600-acre section of the new community named University City. Homes featured a mix of traditional and modern designs. UCSD, as well as nearby employers within Torrey Pines Mesa and Sorrento Valley drew residents to the area.

Community Expansion and Continued Development (1972-1990)

The Community Plans of 1959 and 1971 supported future development of UCSD and envisioned a "college town" atmosphere surrounding the university including provision for higher density housing. Completion of the I-805 freeway in the early 1970's and development of the 108-acre University Town Centre (UTC) shopping center in 1977 by Ernest W. Hahn further increased the prominence of the community within the region. The addition of office buildings and attached housing surrounding UTC in the 1980's created an "urban node" outside of the downtown core and the life science industry continued to expand within Torrey Pines Mesa. By 1990, the university connection, while still important, became one of several unfolding development aspects within the community.

Focused Reconnaissance Survey Results

The reconnaissance-level survey evaluated 78 residential communities within the Planning Area. The communities surveyed and researched are representative of common tract style housing with repetitive house models duplicated throughout a development that dominated the architectural landscape throughout the United States in the second half of the twentieth century. Archival research failed to indicate anything truly special and representative of larger patterns of development on the local, State or National level. Accordingly, the Survey addressed these communities from a district perspective rather than as individual properties because tract style homes typically do not have the ability to rise to a level of individual significance under most designation criteria.

The Survey evaluated the tracts for their design and execution as master planned communities and used factors such as association with a notable architect, builder or developer; distinct versus ubiquitous housing forms; architectural merit and cohesion; and innovative building techniques, design principles or planning methods. The survey also evaluated integrity and throughout the course of the field work found multiple examples of incompatible and unsympathetic material replacements, large additions, changes in fenestration, and porch alterations, diminishing expectations of widespread architectural integrity.

Five communities were found to merit additional study with a future intensive-level survey and evaluation for potential historical significance: University Hyde Park, San Clemente Park Estates, University City West A, University City West B and La Jolla Colony (Attachment 5). These first four communities represent the work of notable architects Dan Saxon Palmer and William Krisel. The fifth, La Jolla Colony represents a master-planned community

comprised of 10 individual neighborhoods constructed in the late 1980s utilizing aspects of the New Urbanism design movement with varied housing typologies, incorporation of greenspaces, pedestrian pathways, and other recreational features. The survey found the remaining residential master planned communities ineligible for future historic district designation.

Historic Preservation Policies of the University Community Plan Update

The City's General Plan is the foundation upon which all land use decisions in the City are based. Through its eight elements, the General Plan expresses a citywide vision and provides a comprehensive policy framework for how the City should grow and develop, provide public services, and maintain the qualities that define the City of San Diego. The City's 52 community plans are written to refine the General Plan's citywide policies, designate land uses and housing densities and include additional site-specific recommendations based upon the needs of the community. Together, the General Plan and the community plans seek to guide future growth and development to achieve citywide and community-level goals.

In an effort to streamline the community plans and make the documents more user-friendly, the Planning Department has altered the approach to community plan formatting and content. Because community plans are intended to work in concert with the General Plan, content and policies from the General Plan will not be replicated in new community plan updates. Instead, the community plans will focus on issue areas and policies that are unique to the needs of each community. Each element or section within the community plan will be streamlined to provide the most relevant information and guide the reader to the location of additional, supporting resources and documents as appropriate.

Staff has prepared a draft Historic Preservation Element for the update to the University Community Plan (Attachment 6). This element provides a summary of the prehistoric and historic development of the community based upon the Cultural Resource Constraints and Sensitivity Analysis and the Historic Context Statement and Survey. The draft policies are excerpted as follows:

Draft Overarching Policies

- 1 Conduct project-specific Native American consultation early in the discretionary development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.
- 2 Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.
- 3 Ensure adequate data recovery and mitigation for adverse impact to archaeological and Native American sites as part of development; including measures to monitor and recover buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor.

- 4 Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within the community, and refer sites to the Historical Resources Board for designation as appropriate. Consideration should be given to sites identified by the Cultural Resources Constraints and Sensitivity Analysis as having been previously evaluated as eligible for listing.
- 5 Identify and evaluate properties within the University community for potential historic significance, and refer properties found to be potentially eligible to the Historical Resources Board for designation, as appropriate. Consideration should be given to the properties identified in the Study List contained in the University Community Planning Area Historic Context Statement and Survey.
- 6 Promote opportunities for education and interpretation of the University's unique history and historic resources through mobile technology (such as phone applications); printed brochures; walking tours; interpretative signs, markers, displays, and exhibits; and art. Encourage the inclusion of both extant and non-extant resources.

Draft Policies Specifically Implementing the Historic Context Statement and Survey Results

- 7 Complete a Reconnaissance Survey of the un-surveyed portions of the community based upon the University Community Plan Area Historic Context Statement to assist in the identification of potential historic resources, including districts and individually eligible resources.
- 8 Complete an intensive-level survey and evaluation for potential historical significance of the Tier 1 Communities identified by the University Community Plan Area Focused Reconnaissance Survey.
- 9 Implement an exemption for the residential Tier 2 and 3 Communities identified by the Focused Reconnaissance Survey from the requirement for a site-specific survey for identification of a potential historical building or historical structure under San Diego Municipal Code Section 143.0212. An exemption is warranted due to their low sensitivity.
- 10 Evaluate the possibility of a multi-community or Citywide historic context statement and Multiple Property Listing related to the life science industry in San Diego.

Exemption from Municipal Code Section 143.0212 (45-year historic review process)

San Diego Municipal Code Section 143.0212 requires review of ministerial and discretionary permit applications for projects on parcels that contain buildings 45 years old or older to determine whether or not the project has the potential to significantly impact a historical resource that may be eligible for listing on the local register. When it is determined that a historical resource may exist and a project would result in a significant impact to that resource, a site-specific survey is required which may then be forwarded to the City's Historical Resources Board to consider designation and listing of the property. If designated,

a Site Development Permit with deviation findings and mitigation would be required for any substantial modification or alteration of the resource.

The Historical Resources Guidelines of the Land Development Manual provide for the exemption of areas from the requirement for a site-specific survey for the identification of potential historical buildings and structures, as identified by the Historical Resources Board. To date, one other area has been exempted: an area within the residential portion of the Mira Mesa community. An exemption was approved in 2022 for 24 master planned communities based upon survey results using the same methodology as the Survey for the University CPU.

Based upon the methods and findings of the University Survey, the 65 master planned communities identified as Tier 2 and 3 do not appear to meet the criteria for listing on the local, state, or national registers. While the Survey addresses most Historical Resources Board designation criteria, it does not address Criterion B – identification with persons or events significant in local, state, or national history. It is not practical to scope a survey of this size at a programmatic level for the extensive research needed to evaluate individual buildings for significance under Criterion B. However, despite the inability to evaluate every property within the 65 Tier 2 and 3 master planned residential communities, it is unlikely that alteration or redevelopment of these properties would result in the loss of a resource associated with a historically significant person or event, especially given that resources are not commonly found to be eligible under HRB Criterion B.

Therefore, the University CPU includes a proposed amendment to the Historical Resources Guidelines of the Land Development Manual to exempt the residential Tier 2 and 3 Master Planned Communities identified by the Survey from Municipal Code Section 143.0212 (Attachment 7). The proposed amendment would incorporate the Survey results into Appendix G of the Guidelines. This exemption is unlikely to result in the loss of potential historical resources given the level of analysis that has occurred as part of the Survey and the infrequency with which properties are found to have an association with a historic person or event (HRB Criterion B). Additionally, the Municipal Code allows any member of the public to submit a nomination to designate a property as a historic resource, including properties exempted from review under SDMC Section 143.0212, which would allow properties that may be eligible for designation under Criterion B to be evaluated and considered for designation.

These communities represent a significant portion of total residential properties in the Planning Area and this exemption would streamline permitting for building additions and renovations for homeowners. It would also free-up time for Development Services Historical Resources staff to focus on other priorities.

Conclusion

At this meeting, staff is seeking the Board's review of and comment on the draft documents described above, including the Cultural Resources Constraints and Sensitivity Analysis, the Historic Context Statement, the Focused Reconnaissance Survey, the Historic Preservation Element, and the proposed amendments to the Historical Resources Guidelines of the Land Development Manual that would exempt the Tier 2 and 3 communities identified in the Survey from the potential historic resource review process under SDMC Section 143.0212. Staff will review and evaluate comments and direction received from the Board and the public as we proceed to prepare final documents for the CPU.

The CPU process is currently in the final phase of its development with public hearings expected towards the end of this year. A Program Environmental Impact Report (PEIR) for the CPU is anticipated to be distributed for public review and comment in the fall of this year. As part of the adoption hearing process, the Board will be requested to provide a formal recommendation to the City Council on the adoption of the documents presented in this information item, as well as the aspects of the PEIR addressing historical, archaeological, and tribal cultural resources.



Senior Planner

BT/bwt

- Attachments:
1. Location Map
 2. Cultural Resources Constraints and Sensitivity Analysis report
 3. Cultural Resources Sensitivity Map
 4. University Historic Context Statement and Reconnaissance Level Survey reports
 5. Tier 1 Master Planned Communities
 6. Draft University Community Plan Historic Preservation Element
 7. Draft Amendments to the Historical Resources Guidelines of the Land Development Manual

cc: Kelley Stanco, Deputy Director, Planning Department

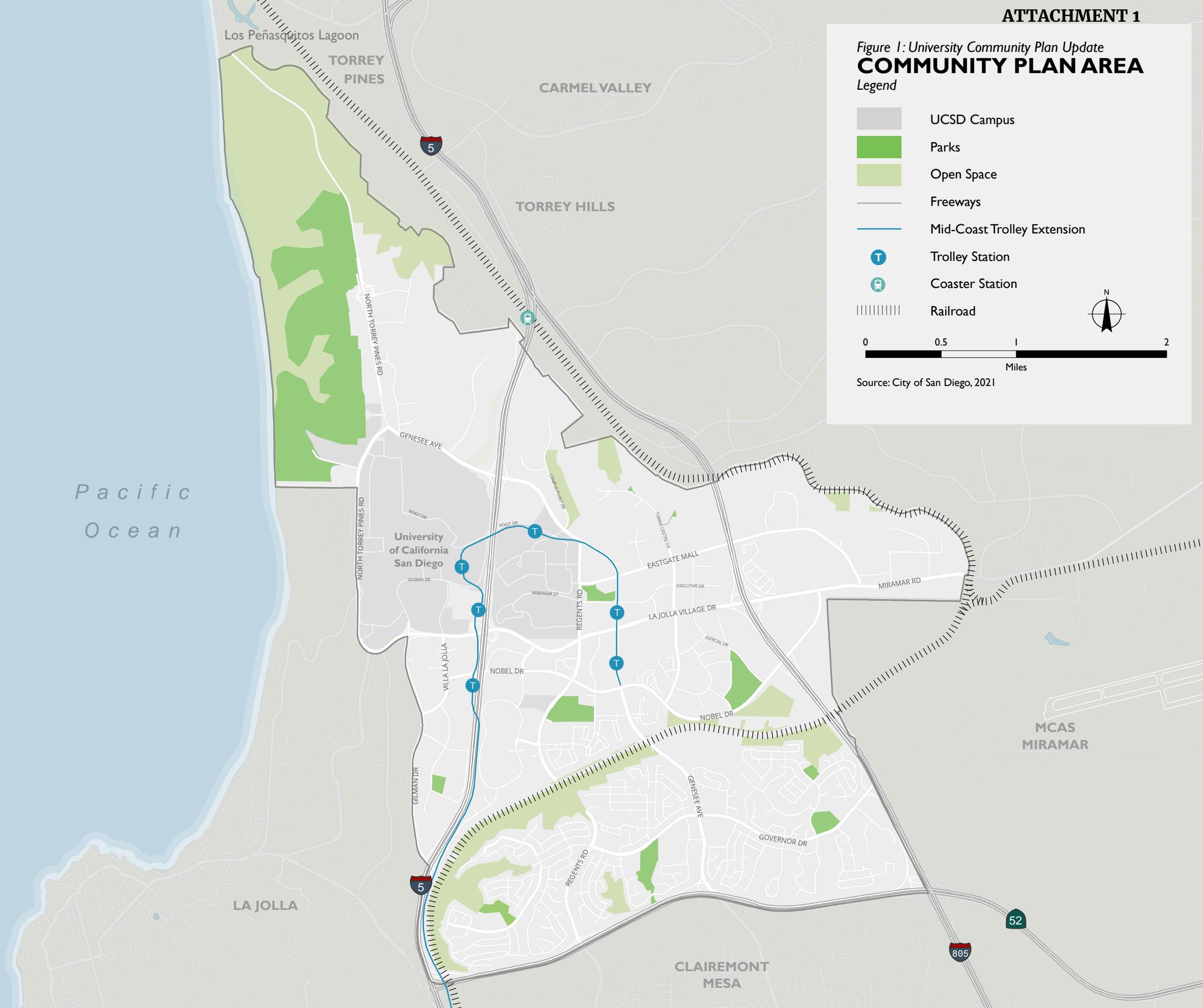
Figure 1: University Community Plan Update
COMMUNITY PLAN AREA

Legend

- UCSD Campus
- Parks
- Open Space
- Freeways
- Mid-Coast Trolley Extension
- Trolley Station
- Coaster Station
- Railroad



Source: City of San Diego, 2021



Historic Preservation

ATTACHMENT 6

Historic Preservation is guided by the General Plan for the preservation, protection, restoration, and rehabilitation of historical and cultural resources throughout the City. This element is based upon review of issues and trends facing the University Community and provides corresponding strategies to implement community historic preservation goals. By tracing and preserving its past, the community can gain a clear sense of the process by which it achieved its present form and substance, and develop strategies to appreciate local history and culture, enhance the quality of the built environment, and contribute to economic vitality through historic preservation.

This element provides a summary of the prehistory and history of the community and establishes policies to support the identification and preservation of its historical, archaeological, and tribal cultural resources. More detailed historical narratives are provided within a Historic Context Statement, Historical Resource Reconnaissance Survey and a Cultural Resources Report, which were prepared to assist property owners, developers, consultants, community members, and City staff in the identification and preservation of historical, archaeological, and tribal cultural resources within the University Community Planning Area.

This Community Plan envisions a quality built and natural environment enriched by the identification and preservation of significant historical resources within the community. It is also the intent of this element to improve the quality of the built environment, encourage the appreciation for the City's history and culture, maintain the character and identity of the community, and contribute to the City's economic vitality through historic preservation.

GOALS

- ❑ Identification and preservation of significant historical resources in the University Community.
- ❑ Provision of educational opportunities and incentives related to historical resources.

Pre-Historic and Historic Context

The community's formative development history is encapsulated by a series of development periods and themes including association with San Diego's pueblo lands, the military, notable institutions, and a suburban residential and business expansion boom.

Tribal Cultural History (Pre-European Contact)

There are several prehistoric periods from circa 8,600 years Before Present that archaeologists believe reflect human occupation within San Diego County, and, an ethnohistoric period of events, traditional cultural practices and spiritual beliefs of Native American groups recorded from the post-European contact era. Two Native American groups are described from the ethnohistoric period as inhabiting San Diego County: the Luiseño and the Kumeyaay. The University Community is located within the traditional and unceded territory of the Kumeyaay.

The Yuman-speaking Kumeyaay traditionally were organized into bands and lived in semi-sedentary, politically autonomous villages often near river valleys and along the shoreline of coastal estuaries in southern San Diego and southwestern Imperial counties, and northern Baja California, Mexico. Houses were made with tule of California bulrush. Subsistence cycles were seasonal and generally focused on an east-west or coast-to-desert route based around the availability of vegetal foods, while hunting and shellfish harvesting added a secondary food source to gathering practices. Prior to Spanish colonization in the 1700s, Native American aboriginal lifeways continued to exist, and archaeological records show that the planning area would have been used for procurement of natural plant and animal resources. The canyons and drainages would have provided sources of fresh water and travel routes between inland and coastal settlements. The Village of Ystagua was located in the area during the prehistoric and ethnohistoric periods (part of the village is a designated historic resource located near the community's eastern boundary in Sorrento Valley). The village was home of the Captain (Kwaaypaay) band and was an important center for trade and interaction throughout the region. The Kumeyaay are the Most Likely Descendants of all Native American human remains found in the City of San Diego.



Kumeyaay woman in San Diego County. Edward Curtis Collection, Library of Congress.

Early Development Period (1822-1940)

The division of land, creation of plans and associated settlements in San Diego began with the establishment of the Franciscan mission and the Spanish Presidio of San Diego in 1769 – the first in Alta California. The mission, the presidio (fort) along with the pueblo (town) encompassed the three major institutions used by Spain to extend its borders and consolidate its colonial territories. In 1833, when San Diego was then part of the Mexican Republic after Mexico's independence from Spain, the Mexican government began secularization of the Spanish missions and disposition of church lands. This redistribution of land also resulted in the creation of a civilian pueblo in San Diego. The Pueblo Lands of San Diego were divided into 1,350 parcels, ranging in size from ten-acre parcels near Old Town to 160-acre parcels further from town. Pueblo lands were surveyed in 1845 which aided securing the City of San Diego's pueblo land grants (the largest in California) after U.S. statehood. By 1890, 83 percent of San Diego's pueblo lands were privately held, leaving approximately 8,000 acres to the City. Over the next nine decades, the City-owned pueblo lands would continue to be sold, and by 1977, the remaining pueblo lands held by the City were approximately 300 acres. The University Community has a longstanding history with pueblo land dispositions including those to create Torrey Pines State Natural Reserve, Camp Matthews, UC San Diego, and the General Atomics laboratory.



Torrey Pines Lodge, 1925. San Diego Natural History Museum.



Torrey Pines Reserve in 1905. San Diego History Center.



Scripps Institution of Oceanography with pier, 1925. UC San Diego Special Collections.

Torrey Pines State Natural Reserve (1890-1930)

The Torrey pine (*Pinus torreyana*) is a rare, locally endemic plant species. Threats to these trees were recognized in the 1890's when local botanist Belle Angier surveyed the area and warned that the continued removal of these trees for livestock grazing would lead to their eventual extinction in San Diego. This warning made its way to local politician George Marston, naturalist Daniel Cleveland, and members of the San Diego Society of Natural History who urged the City Council to create a nature reserve within the City's pueblo lands. On August 8, 1899, the City set aside 369 acres as a "free and public park." In 1912, well-known San Diego philanthropist Ellen Browning Scripps purchased the private lots surrounding the park in trust for the people of San Diego, adding the areas known as North Grove and the San Dieguito River Estuary to the park.

However, woodcutting remained a persistent threat to the trees with campers and picnickers using Torrey pines for firewood. In 1916, naturalist Guy L. Fleming estimated that there were only 200 trees left and suggested the area should become a national park. In 1921, Scripps appointed Fleming as the park's first custodian and hired master architects Richard S. Requa and Herbert L. Jackson to build a Pueblo Revival-style lodge which is also a designated historic resource (Torrey Pines Lodge). Scripps also retained prominent Los Angeles landscape architect Ralph D. Cornell to develop a management plan for the park. By 1924, the City transferred most of its property to State Parks, including sea cliffs, canyons, mesas, a salt marsh, and several miles of beachfront increasing the park's size to nearly 1,000 acres. An area within the Reserve is designated as a historic site for its association with the Torrey pine (HRB# 10).

Scripps Institution for Biological Research (1903-1925)

Although located in La Jolla, development of the Scripps Institution for Biological Research was instrumental in the early development of the University Community because of its later association with the UC San Diego as the Scripps Institution of Oceanography. In 1903, members of the Scripps family and other community leaders founded the Marine Biological Association of San Diego as part the vision of William E. Ritter, a UC Berkeley zoologist, for a marine biology laboratory in San Diego. In 1912, the Regents of the University of California acquired the laboratory. In the late 1950s, when the Regents decided to locate a campus in the region, Scripps Institution of Oceanography would form the nucleus of the new campus. Scripps remains one of the oldest centers for academic ocean and earth science research in the United States and present-day research investigates nearly every facet of the natural world.

Military Development Period (1941-1962)

After the conclusion of World War I, San Diego established itself as a major military hub with a strategic location for the Navy and Marine Corps armed forces service branches. The military's presence in the University Community began with the lease of 363 acres of land by the Marine Corps from the City in 1917 for use as a marksmanship training facility for recruits at Marine Corps Recruit Depot San Diego. In 1937, the U.S. government terminated the lease and acquired 544 acres of land in fee from the City. After the attack on Pearl Harbor and the entry of the United States into World War II, use of the facility grew significantly, putting 9,000 Marine Corps recruits through marksmanship training every three weeks. The base received its official name as Camp Calvin B. Matthews on March 23, 1942. Throughout WWII and the Korean War, the range continued its use as a training facility. After concerns expressed from the nearby community of La Jolla over proximity of a military rifle range, passage of a congressional bill in 1959 would transfer Camp Matthews to the University of California for its new San Diego campus.

Camp Callan was a United States Army anti-aircraft artillery replacement training center that was operational during World War II and located west of Camp Matthews in the present-day vicinity of Genesee Avenue and North Torrey Pines Road. The base opened in January 1941 as a Coast Artillery Corps training center for new inductees. Throughout World War II, approximately 15,000 men went through a 13-week training cycle on how to fire long-range weapons in the event of a naval attack on the U.S. west coast. Relocation of the training program to Fort Bliss, Texas in 1944 resulted in the declaration of Camp Callan as surplus in November 1945. Most of the 297 buildings located on the site were sold to the City of San Diego, who then resold the materials to veterans and other citizens at reasonable prices in an effort to address building supply and housing shortages in the Post-War period.

Another significant military base in the area is Marine Corps Air Station (MCAS) Miramar, located east of the University Community between the I-805 and I-15 freeways. Beginning in 1917 as Camp Kearney, the military base served varying operational functions for both the Navy and Marine Corps at various times over its history. In 1943, construction of the Camp Kearney's training facilities was nearly complete and a year later work ended on two new concrete runways and taxiways, beginning military aviation use of the base. The Vietnam War solidified the base's importance, particularly in the field of aviation, and by 1968 the Miramar base had become the busiest military airfield in the United States.



View of various Camp Matthews buildings and Matthews Campus Quonset Huts. UC San Diego Special Collections.



View of Camp Callan Dormitories. Pomona Public Library.

Development Boom Period (1956-1971)

California experienced a period of population growth following World War II with millions of returning veterans and defense workers looking to settle permanently throughout the state, including San Diego. The influx of people resulted in large demand for housing, particularly for new homes that could be produced quickly and at an affordable price. Government programs were established to assist working class families and veterans to purchase a house and to expand regional highways. Developers started to hire architects not to design a single home, but rather a set of stock plans, resulting in new communities of hundreds of nearly identical homes. These tract communities displayed common elements in planning and design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting. This type of development dominated the architectural landscape throughout the United States in the second half of the twentieth century and San Diego's development rapidly spread outward during this period.

Another significant influence on the community's development during this time was the expansion of the state university systems and often interdependent scientific research institutions. The General Atomic division of the General Dynamics Corporation completed a facility for research and development of nuclear technologies in 1959 on a site acquired from the City of San Diego in the area that became known as Torrey Pines Mesa. The opening of the laboratory set the groundwork for Torrey Pines Mesa to be a center for industrial, medical, and scientific uses.

During this period, the Salk Institute for Biological Studies also began development on 27 acres of pueblo land obtained from the City of San Diego. The institute was founded in 1960 by Jonas Salk the developer of the first polio vaccine as a not-for-profit scientific research institution funded by a grant from the National Science Foundation and support from the March of Dimes charitable foundation. Research at the Salk Institute encompasses multiple areas within the life sciences. Jonas Salk commissioned the architectural firm of Louis Kahn to "create a facility worthy of a visit by Picasso." The building is designated as a historic resource (HRB#304) and is located at 10010 North Torrey Pines Road.

The development of UC San Diego had a large influence on the planning and development of the community. In 1958, a resolution of the UC Regents identified need for a land use study to evaluate housing needs and opportunities for their proposed campus and in 1959 the City of San Diego initiated the University Community Study to plan for the location of residential and commercial development within an area surrounding the former Camp Matthews. The Study intended for students and faculty to be accommodated within the community and recommended a range of housing types with higher density housing located near the future campus and family housing in the southern and eastern portions of the community.

The UC Regents and the City of San Diego both envisioned creation of a "great" university in the region. The citizens of San Diego provided land for the new campus through a City Council gift of 63-acres of city-owned land and a public vote to transfer 450 acres of pueblo lands to the UC Regents. The federal government also transferred 436 acres of the former Camp Matthews. Throughout the 1960s the university's departments, enrollment, faculty, and buildings continued to expand. The campus master plan identified several smaller colleges each with a specialized curriculum and building plan clustered within the larger university. The University's Central Library designed by William L. Pereira and Associates opened in 1971 and served as the campus focal point as well as a recognizable symbol of the university.



Aerial view of General Atomics Headquarters building, 1967. City of San Diego.



Looking north from UC San Diego John Muir College across former Camp Callan buildings to the Salk Institute, 1964. UC San Diego Special Collections.



UC San Diego Mayer Hall and Breezeway with Camp Matthews in background, facing east, 1964. UC San Diego Special Collections.

During this period, property investors and developers focused on the portion of the community south of Rose Canyon for development of suburban tract housing based upon the University Community Study's proposed 15,000 single-family units. Early developers included Irvin Kahn and Carlos Tavares, who were also associated with the development of nearby Clairemont. By September 1960, grading, roadwork, and the installation of utilities was underway in the first 600-acre section of the new community named University City. Homes featured a mix of traditional and modern designs. UC San Diego, as well as nearby employers within Torrey Pines Mesa and Sorrento Valley drew residents to the area.

University City Aerial looking South, 1960. San Diego History Center.



Community Expansion and Continued Development Period (1972-1990)

The Community Plans of 1959 and 1971 supported future development of UC San Diego and envisioned a "college town" atmosphere surrounding the university including provision for higher density housing. Completion of the I-805 freeway in the early 1970's and development of the 108-acre University Town Centre (UTC) shopping center in 1977 by Ernest W. Hahn further increased the prominence of the community within the region. The addition of office buildings and attached housing surrounding UTC in the 1980's created an "urban node" outside of the downtown core and the life science industry continued to expand within Torrey Pines Mesa. By 1990, the university connection, while still important, became one of several unfolding development aspects within the community.

Resource Preservation

A Cultural Resources and Sensitivity Analysis and a Historic Context Statement and Reconnaissance Survey were prepared in conjunction with the Community Plan. The Cultural Resources Report describes the tribal cultural history (pre-contact/protohistoric and pre-history) in the San Diego region, identify significant archaeological resources at a broad level, guide the identification of possible new resources, and includes recommendations for proper treatment. The Historic Context Statement provides information regarding the significant historical themes in the development of the University Community and the property types associated with those themes. The Historic Context Statement will aid City staff, property owners, developers, and community members in the future identification, evaluation, and preservation of significant historical resources in the community. The Historic Resource Reconnaissance Survey evaluated master planned residential communities within the planning area to determine which ones merited further historical evaluation and which ones appear ineligible for historic designation. These documents have been used to inform the policies and recommendations of the Community Plan and the associated environmental analysis.

At the time of plan adoption, the results of the archival research documented 282 cultural resources studies located within the Planning Area. Approximately 93% of the Planning Area has been included in a previously conducted cultural resource study.

Cultural sensitivity levels and the likelihood of encountering archaeological or tribal cultural resources are rated as either low, moderate, or high based on the results of archival research, Native American Heritage Commission Sacred Lands File record search, regional environmental factors, and historic and modern development. The portions of the community within Rose Canyon and areas to the north are identified as either moderate or high sensitivity. The portion south of Rose Canyon and north of SR-52 is identified as low sensitivity.

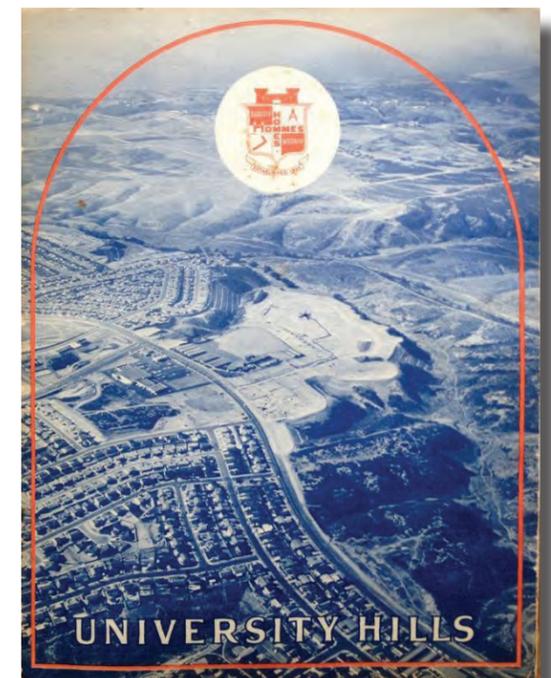
The Historic Resource Reconnaissance Survey evaluated seventy-eight residential communities representative of common tract style housing with repetitive house models and other features indicative of a master development plan. The survey addressed these communities from a district perspective rather than as individual properties because tract style homes typically do not have the ability to rise to a level of individual significance under most designation criteria. The survey identified five residential master planned communities (Tier 1) that warrant further evaluation to determine whether they are eligible for historic designation. Four of the master planned communities represent the work

of notable architects Dan Saxon Palmer and William Krisel, and the fifth, La Jolla Colony comprised of 10 individual neighborhoods, represents a master-planned community constructed in the late 1980s utilizing aspects of the New Urbanism design movement with varied housing typologies, incorporation of greenspaces, pedestrian pathways, and other recreational features. The survey found the remaining residential master planned communities ineligible for historic district designation.

In addition to the three resources listed above, the community contained three other designated historic resource at the time of this Community Plan's adoption – the Torrey Pines Gliderport site within Torrey Pines City Park (HRB# 315), the Guy and Margaret Fleming House and archaeological and cultural resources site HRB #1450.



William Krisel Model Home at University City, 1960. San Diego History Center.



University Hills Brochure. University City Community Association (UCCA).



San Diego Municipal Code

Land Development Code

**DRAFT AMENDMENTS TO
THE HISTORICAL RESOURCES GUIDELINES
OF THE LAND DEVELOPMENT MANUAL**

**University Community Plan Update
July 2023**

Historical Resources Guidelines

Adopted September 28, 1999

Amended June 6, 2000 by Resolution No. R-293254-3

Amended April 30, 2001 by City Manager Document No. C-10912

Amended December 14, 2022 by Resolution No. R-314480

This information, document, or portions thereof, will be made available in alternative formats upon request.

**DRAFT AMENDMENTS TO
THE HISTORICAL RESOURCES GUIDELINES
OF THE LAND DEVELOPMENT MANUAL**

Plain text is existing text to remain that is provided for context. Text shown in double-underline (double-underline) is proposed to be added.

**Section I
INTRODUCTION**

[No change in text]

**Section II
DEVELOPMENT REVIEW PROCESS**

[No change in text]

The Historical Resources Board may exempt areas from the requirement for a site specific survey for the identification of a potential historical building or historical structure. The exempted areas shall be listed in Appendix G, “Geographic Areas Exempted From Review Under SDMC Section 143.0212.”

**Section III
METHODS**

[No change in text]

Appendices

E-F [No Change]

**APPENDIX G
GEOGRAPHIC AREAS EXEMPTED FROM REVIEW UNDER
SDMC SECTION 143.0212**

The following geographic areas have been identified by the Historical Resources Board and exempted from the requirement to obtain a site-specific survey for the identification of a potential historical building or historical structure under SDMC 143.0212. Additional areas identified by the Historical Resources Board may be added in the future.

A. Mira Mesa Community Plan Area Focused Reconnaissance Survey

[No change in text.]

B. University Community Plan Area Focused Reconnaissance Survey

The University Community Plan Area Focused Reconnaissance Survey (University Survey) was prepared

in 2022 in association with the comprehensive Community Plan Update (CPU) to the University Community Plan. Utilizing the University Community Plan Area Historic Context Statement (University Context Statement) to inform the work, the University Survey evaluated 78 master-planned residential communities within the boundary of the CPU constructed between 1960 and 1990.

The Survey evaluated the tracts for their design and execution as master-planned communities and used factors such as association with a notable architect, builder or developer; distinct versus ubiquitous housing forms; architectural merit and cohesion; and innovative building techniques, design principles or planning methods. The survey also evaluated integrity and throughout the course of the field work found multiple examples of incompatible and unsympathetic material replacements, large additions, changes in fenestration, and porch alterations, diminishing expectations of widespread architectural integrity.

For the purposes of this survey, a three-tier system was established to evaluate the potential eligibility of University’s master-planned communities:

- Tier 1: are those master-planned communities that were flagged for additional study.
- Tier 2: are those master-planned communities that failed to rise to the level of significance required for additional study and survey under Tier 1. While it was found during the course of the survey and the archival research efforts that these communities were associated with a notable developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance.
- Tier 3: are those master-planned that failed to rise to the level of significance required for additional study and survey required for Tiers 1 and 2. While it was found during the course of the survey and the archival research efforts that these communities were associated with a known developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance.

The University Survey identified 13 master-planned communities in Tier 1 (including La Jolla Colony which contains 10 communities within a single unifying master plan), 23 master-planned communities in Tier 2, and 42 master-planned communities in Tier 3. Based upon the methods and findings of the University Survey, the 65 master-planned communities identified as Tiers 2 and 3 do not appear to meet the criteria for listing on the local, state, or national registers and are therefore exempted from review under SDMC Section 143.0212.

The Tier 2 and 3 communities are listed in Table 1 below. The “Map ID #” listed in Table 1 corresponds to the Map of University Community Plan Area Master-Planned Communities Developed Between 1960-1990 provided in Figure 1. The boundary of each Tier 2 and 3 master-planned community will be mapped for use by the Development Services Department and public.

Table 1. Tier 2 and 3 Master-Planned Residential Communities Exempted from Review under SDMC Section 143.0212

<u>Map ID#</u>	<u>Master-planned Community</u>	<u>Reason(s) for Exclusion from Future Study</u>
<u>2</u>	<u>Pennant Village</u>	<u>Lacks visual cohesion, unknown architect</u>
<u>3</u>	<u>University Village</u>	<u>Heavily altered, unknown architect, lacks visual cohesion</u>

Table 1. Tier 2 and 3 Master-Planned Residential Communities Exempted from Review under SDMC Section 143.0212

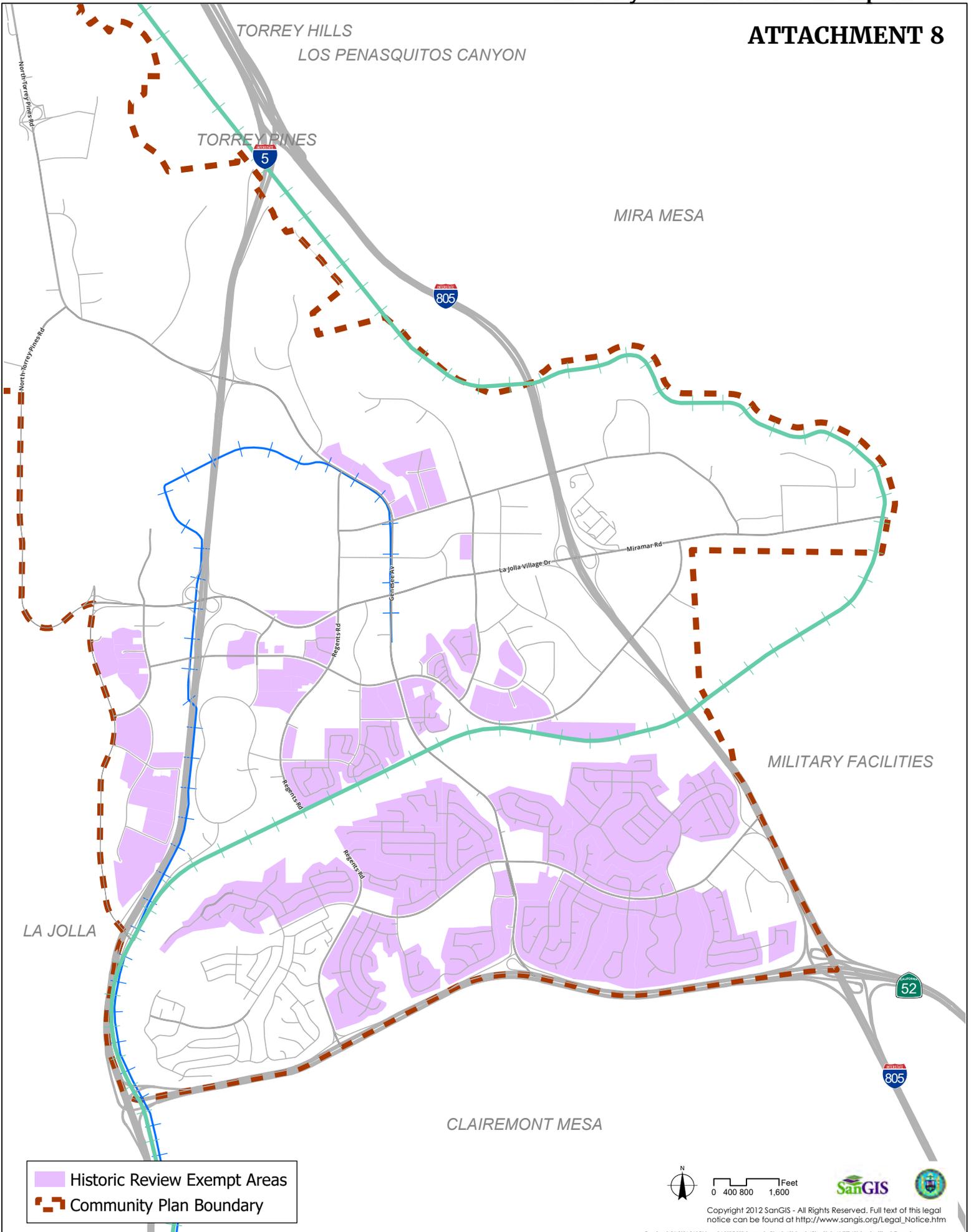
<u>Map ID#</u>	<u>Master-planned Community</u>	<u>Reason(s) for Exclusion from Future Study</u>
<u>4</u>	<u>University Hills</u>	<u>Lacks visual cohesion, heavily altered, no awards or accolades</u>
<u>5</u>	<u>Panorama Park</u>	<u>No awards or accolades, no architectural merit, heavily altered</u>
<u>6</u>	<u>Flair</u>	<u>Ubiquitous single-family tract, unknown architect, heavily altered</u>
<u>7</u>	<u>University City Manor</u>	<u>Heavily altered tract housing with no notable developer</u>
<u>8</u>	<u>University City Village</u>	<u>Ubiquitous multi- and single-family tract, unknown architect</u>
<u>10</u>	<u>Fireside University City Homes</u>	<u>Unknown architect, lacks visual cohesion</u>
<u>11</u>	<u>Diamond Manor</u>	<u>Heavily altered tract housing with no notable developer</u>
<u>12</u>	<u>The Bluffs</u>	<u>Ubiquitous single-family tract, unknown architect, heavily altered</u>
<u>13</u>	<u>University Park North</u>	<u>Lacks visual cohesion, ubiquitous single-family housing tract, unknown architect</u>
<u>15</u>	<u>La Jolla Vista</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>16</u>	<u>La Jolla Village Apartments</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>17</u>	<u>Genesee Vista</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>18</u>	<u>La Jolla Mesa</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>19</u>	<u>Woodlands North</u>	<u>Ubiquitous multi-family housing tract, no awards or accolades</u>
<u>20</u>	<u>Genesee Highlands</u>	<u>Ubiquitous multi-family housing tract, unknown architect, lacks visual cohesion</u>
<u>21</u>	<u>SouthPointe</u>	<u>Ubiquitous multi-family housing tract, unknown architect</u>
<u>22</u>	<u>Villa Tuscana</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>23</u>	<u>Woodlands La Jolla</u>	<u>Ubiquitous multi-family housing tract, no awards or accolades</u>
<u>24</u>	<u>La Jolla Village Tennis Club</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>25</u>	<u>Eastgate Village</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>26</u>	<u>La Jolla Terrace</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>27</u>	<u>West Hills Homes</u>	<u>Heavily altered tract housing with no notable developer</u>
<u>28</u>	<u>Pacific Gardens Apartments</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>29</u>	<u>EastBluff</u>	<u>Ubiquitous multi-family housing tract, unknown architect</u>
<u>30</u>	<u>Playmor Terrace West</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>31</u>	<u>Canyon Park Apartments</u>	<u>Ubiquitous multi-family development and unknown developer</u>

Table 1. Tier 2 and 3 Master-Planned Residential Communities Exempted from Review under SDMC Section 143.0212

<u>Map ID#</u>	<u>Master-planned Community</u>	<u>Reason(s) for Exclusion from Future Study</u>
<u>32</u>	<u>Vista La Jolla</u>	<u>Ubiquitous single-family tract, unknown architect</u>
<u>33</u>	<u>Torrey Pines Village Apartments</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>34</u>	<u>Playmor Terrace</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>35</u>	<u>Topeka Vale</u>	<u>Unknown architect, lacks visual cohesion</u>
<u>36</u>	<u>Woodlands South</u>	<u>Ubiquitous multi-family housing tract, no awards or accolades</u>
<u>37</u>	<u>Woodlands West I and II</u>	<u>Ubiquitous multi-family housing tract, no awards or accolades</u>
<u>38</u>	<u>La Jolla Park Villas</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>39</u>	<u>The Park</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>40</u>	<u>Vista La Jolla Townhomes</u>	<u>Ubiquitous multi-family housing tract, unknown architect</u>
<u>41</u>	<u>Dieguenos</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>42</u>	<u>La Jolla Village Park</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>43</u>	<u>The Pines</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>44</u>	<u>Villa Mallorca</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>45</u>	<u>La Jolla Terrace</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>46</u>	<u>Canyon Ridge</u>	<u>Unknown architect, ubiquitous single-family housing tract</u>
<u>47</u>	<u>Boardwalk</u>	<u>Ubiquitous multi-family housing tract, no awards or accolades</u>
<u>48</u>	<u>La Jolla Gardens</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>49</u>	<u>Cambridge</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>50</u>	<u>La Jolla City Club</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>51</u>	<u>Villa Europa</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>52</u>	<u>La Jolla International Gardens</u>	<u>Ubiquitous multi-family development and no notable developer</u>
<u>53</u>	<u>Regency Villas</u>	<u>Ubiquitous multi-family development</u>
<u>54</u>	<u>University Towne Square</u>	<u>Ubiquitous multi-family development</u>
<u>55</u>	<u>Star Village</u>	<u>Heavily altered tract housing with unknown developer</u>
<u>66</u>	<u>Villas at University Park</u>	<u>Ubiquitous multi-family housing tract, unknown architect</u>
<u>67</u>	<u>The Venetian</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>68</u>	<u>La Jolla del Sol</u>	<u>Ubiquitous multi-family development and no notable developer</u>

Table 1. Tier 2 and 3 Master-Planned Residential Communities Exempted from Review under SDMC Section 143.0212

<u>Map ID#</u>	<u>Master-planned Community</u>	<u>Reason(s) for Exclusion from Future Study</u>
<u>69</u>	<u>Villa Vicenza</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>70</u>	<u>Cambridge Terrace</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>71</u>	<u>La Florentine</u>	<u>Ubiquitous multi-family development and minimal visibility</u>
<u>72</u>	<u>Avanti</u>	<u>Ubiquitous multi-family development and minimal visibility</u>
<u>73</u>	<u>Capri</u>	<u>Ubiquitous multi-family development and minimal visibility</u>
<u>74</u>	<u>Casabella</u>	<u>Ubiquitous multi-family development and minimal visibility</u>
<u>75</u>	<u>Lucera</u>	<u>Ubiquitous multi-family development and minimal visibility</u>
<u>76</u>	<u>Devonshire Woods</u>	<u>Ubiquitous multi-family development and unknown developer</u>
<u>77</u>	<u>Pacific Regents</u>	<u>Single tower not a master plan and unknown developer</u>
<u>78</u>	<u>Park Place</u>	<u>Ubiquitous multi-family development and no notable developer</u>



Historic Review Exempt Areas
Community Plan Boundary

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