

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF FEBRUARY 27, 2025
PUBLIC UTILITIES DEPARTMENT
METROPOLITAN OPERATIONS COMPLEX II
9192 TOPAZ WAY
SAN DIEGO, CA 92123
HYBRID HEARING**

CHRONOLOGY OF THE MEETING

Chairperson Hutter called the meeting to order at 1:04p.m. Chair Hutter adjourned the meeting at 3:51p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tim Hutter – present
Vice-Chairperson Michael Taylor – present
2nd Vice-Chairperson Kristi Byers – absent
Boardmember Joy Miller – present
Boardmember Rammy Cortez – present
Boardmember Courtney Ann Coyle – present
Boardmember Carla Farley – present
Boardmember David McCullough – absent
Boardmember Mathew Winter – absent
Boardmember Ann Woods – present

City Staff

Lindsey Sebastian, Deputy City Attorney – present
Kelley Stanco, City Planning Department – present
Suzanne Segur, City Planning Department – present
Shannon Anthony, City Planning Department – present
Bernie Turgeon, City Planning Department – present
Alvin Lin, City Planning Department – present
Megan Walker, City Planning Department – present
Kelsey Kaline, City Planning Department – present
Audrey Rains, City Planning Department – present

Note: All decision-makers attended the meeting in person. Staff and members of the public attended both in person and virtually.

ANNOUNCEMENTS/PUBLIC COMMENT

Peter Kempson from IS Architecture gave a short presentation titled “Against the Ideals of Platonic Ideal of Architectural Styles” with information about the merits of vernacular architecture. At the end of the meeting Mr. Kempson indicated that he would like this comment to be considered under Item 4- Preservation and Progress Workshop.

BOARDMEMBERS COMMENT

None.

CONFLICTS OF INTEREST

None.

EX PARTE COMMUNICATIONS

Boardmember Coyle talked to the homeowner of Item 3 but not about the designation or project and it will not impact any decision making.

Boardmember Farley spoke to a neighbor of Item 1 but not about the property and it will not impact any decision making.

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

Boardmembers Cortez, Farley, Miller, and Chair Hutter were not able to visit the site of Item 3, the John and Mary Elizabeth Lambert Spec House #1 located at 7964 Roseland Drive.

BOARD ACTION:

MOTION BY CHAIR HUTTER TO INVOKE THE WAIVER FOR THE SITE VISIT REQUIREMENT PURSUANT TO FACT 2 FOR BOARDMEMBERS CORTEZ, FARLEY, MILLER, AND HUTTER FOR ITEM 3- 7964 ROSELAND DRIVE. Seconded by Boardmember Cortez. The motion passed by a vote of 7-0-0 with Boardmembers Cortez, Coyle, Farley, Miller, Woods, Chair Hutter and Vice-Chair Taylor voting yea and Boardmembers Winter, McCullough, and 2nd Vice-Chair Byers absent.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

ITEM 2 – CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2023-2024

ITEM 3 – JOHN AND MARY ELIZABETH LAMBERT SPEC HOUSE #1 located at 7964 Roseland Drive.

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE FOR ITEM 2 –THE CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2023-2024 AND ITEM 3- THE JOHN AND MARY ELIZABETH LAMBERT SPEC HOUSE #1 LOCATED AT 7964 ROSELAND DRIVE BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 7-0-0 all Boardmembers voting yes and Boardmembers Winter, McCullough, and 2nd Vice-Chair Byers absent.

APPROVAL OF THE AGENDA

ITEM 1: 310 San Fernando Street

ITEM 4: Preservation and Progress Workshop

Chair Hutter indicated that the items would be heard in numerical order unless there was an objection. No objections were noted.

APPROVAL OF THE MINUTES FOR JANUARY 23, 2025.

MOTION BY CHAIR HUTTER TO APPROVE THE MINUTES FOR JANUARY 23, 2025. Second by Vice-Chair Taylor. The motion passed by a vote of 5-0-2, with Boardmembers Cortez, Miller, Woods, Chair Hutter and Vice-Chair Taylor voting yea, Boardmembers Coyle and Farley abstaining, and Boardmembers Winter, McCullough, and 2nd Vice-Chair Byers absent.

STAFF REPORT

City Planning Department Report

Suzanne Segur announced a reminder that the annual preservation award nominations are open until February 28, 2025. More information along with the nomination packet are available online.

Subcommittee Report Out

POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES

The next meeting of the Policy Subcommittee will be held on Monday, March 10th at 3 p.m. in the large conference room on the 5th floor of the City Administration Building.

More information regarding the Archaeological and Tribal Cultural Resources Subcommittee can be found on the City's website.

DESIGN ASSISTANCE

The next meeting of the Design Assistance Subcommittee scheduled to be held on Wednesday March 5th at 4 p.m. in the large conference room on the 5th floor of the City Administration Building.

DISCUSSION ITEMS

ITEM-1

310 SAN FERNANDO STREET

Applicant: Landmark Historic Preservation

Owner: BG Consolidated, LLC represented by Nexus Planning & Research

Staff: Suzanne Segur

Consider the designation of the property located at 310 San Fernando Street, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-25-005

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Do not designate the property located at 310 San Fernando Street under any adopted HRB Criteria.

Staff Report by Suzanne Segur

Written Public Comment Received:

In Favor: Mark Houghton-Berry, Michael Panissidi, Nicolle Panissidi, Elizabeth Panissidi, Charlie Bullard, Natalie Harris, Tom Chintala, Jocelyn Cherin, Lily Panissidi, Maureen McGrath, Eileen Deely, Serina Roth, Carl Lemke, Michael Timon, Scott Moomjian, Sean Kennedy, Carly Kennedy, Joseph Ghio, Jane Hamlin, Bill Hamlin

In Opposition: Michael Robinson, Stuart Hartley, Steven Untiedt, Marcie Rothman, Klonie Kunzel, Felix Tinkov

Testimony Received:

In Favor: Jennifer Ayala (donated time by James Lawson, Patrick McInerney, Michael Panissidi, Geoff Bogarts), Sharon Gehl

In Opposition: Kiley Wallace (donated time by Ben Segebartt, Jennifer Macdonald), Marcie Rothman, John Ahlering, Steve Untiedt, Felix Tinkov, Bruce Coons, Julie Gildred Connolly

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO CONTINUE ITEM 1 TO THE APRIL 24, 2025 HRB MEETING AND SEND THE NOMINATION REPORT BACK TO LANDMARK HISTORIC PRESERVATION FOR ADDITIONAL INFORMATION UNDER CRITERION A TO DETERMINE IF THE RESOURCE IS THE EARLIEST REMAINING STRUCTURE IN THE LA PLAYA AREA AND THE RARITY OF THE PRAIRIE STYLE IN POINT LOMA; AND UNDER CRITERION C FOR A MORE COMPLETE JUSTIFICATION OF THE PERIOD OF SIGNIFICANCE, AN ANALYSIS OF EXISTING HISTORIC CONSTRUCTION MATERIALS, INCLUDING REDWOOD AND OTHER DIFFICULT TO OBTAIN MATERIALS, AND A DISCUSSION OF THE ORIGINAL TILE ROOF AS IT RELATES TO THE PRAIRIE STYLE. Seconded by Boardmember Farley. The motion passes by a vote of 4-3-0 with Boardmembers Coyle, Farley, Miller, and Woods voting yea, Boardmember Cortez, Chair Hutter, and Vice-Chair Taylor voting no and Boardmembers Winter, McCullough, and 2nd Vice-Chair Byers absent.

ITEM-2**CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2023-2024**

Staff: Suzanne Segur

Consider the Draft Annual Report for transmittal to the State Office of Historic Preservation to meet the City's Certified Local Government (CLG) responsibilities. Report Number: HRB-25-006

PROPOSED ACTION

Review, comment, and approval of the Annual Report.

STAFF RECOMMENDATION

Direct staff to forward the Annual Report to the State Office of Historic Preservation or revise the Annual Report and forward as appropriate.

Staff Report by Suzanne Segur**Testimony Received:**

In Favor: None.

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE FOR ITEM 2 –THE CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2023-2024 BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 7-0-0 all Boardmembers voting yes and Boardmembers Winter, McCullough, and 2nd Vice-Chair Byers absent.

ITEM-3**JOHN AND MARY ELIZABETH LAMBERT SPEC HOUSE #1**

Applicant/Owner Kevin and Alice Fitzgerald represented by Vonn Marie May

Staff: Kelsey Kaline

Consider the designation of the property located at 7964 Roseland Drive, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-25-007

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the John and Mary Elizabeth Lambert Spec House #1 located at 7964 Roseland Drive as a historical resource under Criterion C with a period of significance of 1929. This designation excludes the 2022 additions (kitchen, lanai, and west-elevation addition) and rear-view deck built outside the period of significance.

Staff Report by Kelsey Kaline

Written Public Comment Received:

In Favor: La Jolla Historical Society (via Lauren Lockhart), Patrick Noonan

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE FOR ITEM 3- THE JOHN AND MARY ELIZABETH LAMBERT SPEC HOUSE #1 LOCATED AT 7964 ROSELAND DRIVE BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Taylor. The motion passed by a vote of 7-0-0 all Boardmembers voting yes and Boardmembers Winter, McCullough, and 2nd Vice-Chair Byers absent.

ITEM-4

PRESERVATION AND PROGRESS WORKSHOP

Staff: Kelley Stanco

Preservation and Progress is a comprehensive update to the City's Heritage Preservation Program that will streamline processes for new homes and other uses while protecting places of historic, architectural and cultural importance and encouraging their adaptive reuse. Staff will be presenting and seeking input on an outline of potential updates to the City's Heritage Preservation Program as well as a tentative schedule for processing of the initiative.

Staff Memo by Kelley Stanco

Presentation by Kelley Stanco

Written Public Comment Received:

In Favor: None

In Opposition: Ben Littman, Maria Frase, Monique Muther, Gregory Aarons, Susan Dean, Lynn Mercer, Laura Henson, Roger Anderson, Jennifer Homer, Janet O'Dea, Lisa Mortenson, Danna Givot, Mary Brown, Misha Moore, Jeana Preston, Ann Kilrain, Susan Nowak, Karen Austin, Debbie Sanders, Diana Carnahan, Jayna McLeod, Kurt Stolle, Cindy Yurkovich, JL Foltyn, Ann Garwood, Hoan Nguyen, Lott Hill, Brent Gutekunst, Celia McIntosh, Scott Case, Donna Knierim, Susan Nowak, Lauren Westlundv, Alan Baia, Katherine Picano, Jan Taylor, Louise Rehling, Terrence Hancock, Aileen Teague

Testimony Received:

In Favor: None

In Opposition: Bruce Coons (donated time by Alana Coons, Ronald V. May, Pamela Molohon), Laura Henson (donated time by Debbie Sanders), Peter Kempson (see non-agenda public comment)

INFORMATION ITEM ONLY

NO BOARD ACTION

ADJOURNMENT 3:51 PM