

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF JULY 24, 2025
PUBLIC UTILITIES DEPARTMENT
METROPOLITAN OPERATIONS COMPLEX II
9192 TOPAZ WAY
SAN DIEGO, CA 92123
HYBRID HEARING**

CHRONOLOGY OF THE MEETING

Chair Byers called the meeting to order at 1:08PM. Chair Byers adjourned the meeting at 2:45PM.

ATTENDANCE DURING THE MEETING:

Chairperson Kristi Byers- present
Vice-Chairperson Michael Taylor – present
2nd Vice-Chairperson Rammy Cortez – present
Boardmember Lisa Cumper - absent
Boardmember Carla Farley – present
Boardmember Eva Friedberg – present
Boardmember David McCullough – absent
Boardmember Joy Miller- present
Boardmember Michael Provence- present
Boaredmember Melissa Sofia- present
Boardmember Melanie Woods- absent

City Staff

Jeanne McKinnon, Deputy City Attorney – present
Kelley Stanco, City Planning Department – present
Suzanne Segur, City Planning Department – present
Shannon Anthony, 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

Sharon Gehl noted that she was interested in what was discussed at the July HRB Policy Subcommittee Meeting.

BOARDMEMBERS COMMENT

None.

CONFLICTS OF INTEREST

None.

EX PARTE COMMUNICATIONS

None.

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

Boardmember Miller was unable to visit the site for Item 2, 7747 Whitefield Place. Requested to invoke Waiver #1, "A physical visit to the site would not significantly contribute to an understanding or appreciation of the historicity of the proposed site".

BOARD ACTION:

MOTION BY BOARDMEMBER FARLEY TO INVOKE WAIVER 1, "A PHYSICAL VISIT TO THE SITE WOULD NOT SIGNIFICANTLY CONTRIBUTE TO AN UNDERSTANDING OR APPRECIATION OF THE HISTORICITY OF THE PROPOSED SITE" ON BEHALF OF BOARDMEMBER MILLER FOR ITEM 2 FOR THE JULY MEETING. Seconded by Boardmember Sofia. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Boardmember Cumper, McCullough, and Woods being absent.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

ITEM 1- 3500 SPORTS ARENA BOULEVARD SITE DEVELOPMENT PERMIT

ITEM 3- LE RONDELET CONDOMINIUMS located at 1150 Anchorage Lane

ITEM 4- CHARLES AND GERALDINE ZURN SPEC House located at 4640 West Talmadge Drive

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 1- 3500 SPORTS ARENA BOULEVARD SITE DEVELOPMENT PERMIT, ITEM 3- LE RONDELET CONDOMINIUMS LOCATED AT 1150 ANCHORAGE LANE, AND ITEM 4- CHARLES AND GERALDINE ZURN SPEC HOUSE LOCATED AT 4640 WEST TALMADGE BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Cortez. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmembers Cumper, McCullough and Woods being absent.

APPROVAL OF THE AGENDA

ITEM 2: 7747 WHITEFIELD PLACE

APPROVAL OF THE MINUTES FOR JUNE 25, 2025.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR TO APPROVE THE MINUTES FOR JUNE 25, 2025. Second by Boardmember Friedberg. The motion passed by a vote of 8-0-0, all Boardmembers voting yes, and Boardmembers Cumper, McCullough and Woods being absent.

STAFF REPORT

Deputy Director Kelley Stanco reported out on the Preservation and Progress Initiative. Elements of Package A were presented to the Policy Subcommittee at the July meeting. This included minor amendments related to noticing, board composition, Complete Communities, and amendments to the appeal process that would add a de novo finding and allow the appeal of non-designations by the Board. Additional elements of Package A will be presented at the August Policy Subcommittee meeting, along with a continued discussion of the appeal process.

Senior Planner Suzanne Segur reported out that the appeal of the Historical Designation of the W.C. and Irene Everett Building, HRB Site #1470, located at 3093-3095 El Cajon Boulevard was heard by the City Council on July 15th. The appeal was granted based on factual errors and new information.

Subcommittee Report Out

POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES

A meeting of the Policy Subcommittee was held on July 14th. As described in the Staff Report, the subcommittee and members of the public discussed amendments to the municipal code being brought forward with the Preservation & Progress initiative.

The next regularly scheduled meeting of the Policy and Archaeological and Tribal Cultural Resources Subcommittees will be held on Monday, August 11th in the large conference room on the 5th floor of the City Administration Building.

DESIGN ASSISTANCE

The next meeting of the Design Assistance Subcommittee scheduled to be held on Wednesday August 6th at 4 p.m. in the large conference room on the 5th floor of the City Administration Building.

DISCUSSION ITEMS

ITEM-1 3500 SPORTS ARENA BOULEVARD SITE DEVELOPMENT PERMIT

Applicant: Midway Rising, LLC Represented by Scott Moomjian

Owner: City of San Diego

Staff: Suzanne Segur/ Martha Blake

Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to the San Diego International Sports Arena (HRB#1525) located at 3500 Sports Arena Boulevard, Midway-Pacific Highway Community, Council District 2.
Report Number: HRB-25-029

PROPOSED ACTION

Recommend to the Planning Commission approval of the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the Site Development Permit as presented or recommend inclusion of additional permit conditions related to the designated historical resource.

STAFF RECOMMENDATION

Recommend to the Planning Commission approval of the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the Site Development Permit related to the designated resource located at 3500 Sports Arena Boulevard (HRB #1525, the San Diego International Sports Arena) as presented.

Staff Report by Suzanne Segur and Martha Blake

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 1- 3500 SPORTS ARENA BOULEVARD SITE DEVELOPMENT PERMIT TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Cortez. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmembers Cumper, McCullough and Woods being absent.

ITEM-2

7747 WHITEFIELD PLACE

Applicant/Owner: Michael & Lisa Miller represented by BFS Environmental Science

Staff: Alvin Lin

Consider the designation of the property located at 7747 Whitefield Place, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-25-028

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 7747 Whitefield Place under any adopted HRB Criteria.

Staff Report by Alvin Lin

WRITTEN PUBLIC COMMENT RECEIVED:

In favor: None.

In opposition: Lisa Miller, McKenzie Roman, Rohini Pradhan, Renee Loomis, Christine Chen, Monique Lashbrook, Lynne Newman, Myra Malone Nazzaro, Danielle Bergener, Michael Miller

TESTIMONY RECEIVED:

In favor: None

In opposition: Mike Miller, Jeni Stropes

BOARD ACTION:

MOTION BY 2nd VICE-CHAIR CORTEZ FOR 7747 WHITEFIELD PLACE TO BE DESIGNATED UNDER CRITERION C WITH A PERIOD OF SIGNIFICANCE OF 1979. THE ORGANIC GEOMETRIC POSTMODERN ARCHITECTURE RETAINS CHARACTER DEFINING FEATURES INCLUDING EXPOSED STRUCTURE AND MATERIALS, NATURAL MATERIALS, SHARP ANGULAR MASSING, ASYMMETRICAL FACADES, COMPLEX ROOF FORMS AND SITE-SPECIFIC DESIGN. THE DESIGNATION EXCLUDES THE 2022 REAR SHED. Seconded by Boardmember Miller. The motion failed by a vote of 4-4-0, with Chair Byers, 2nd Vice-Chair Cortez, Boardmember Miller and Sofia voting yes, Vice-Chair Taylor, Boardmembers Farley, Friedberg, and Provence voting no, and Boardmembers Cumper, McCullough, and Woods being absent.

ITEM-3

LE RONDELET CONDOMINIUMS

Applicant/Owner: Le Rondelet Homeowners Association represented by Heritage Architecture & Planning

Owners: Various

Staff: Kelsey Kaline

Consider the designation of the property located at 1150 Anchorage Lane, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-25-031

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Le Rondelet Condominiums located at 1150 Anchorage Lane as a historical resource with a period of significance of 1967 under HRB Criteria C. The designation excludes the pool, spa, and cabana built outside the period of significance.

Staff Report by Kelsey Kaline**WRITTEN PUBLIC COMMENT RECEIVED:**

In favor: Edward Lazarski, Margo Davis, Judi McQueen, Necla Tschirgi, Brenda Reiter, Mary Ann Glynn, Karen Linarelli, John Osth, Martin Muir, Sandra Clifton, Susan Todd, Kim Lauridsen-Jones, Ralph Teyssier, Jack Beddows, Chrstine Erlandson, Leslie Gallo, William Heard, Patricia Paul, Vanessa Otter, Eduardo Vieira, Kimberly Rudge-Karic, Ivan Karic, Eileen Magno, Priscilla Ann Berge, Thomas Hensley
In opposition: None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 3- LE RONDELET CONDOMINIUMS LOCATED AT 1150 ANCHORAGE LANE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Cortez. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmembers Cumper, McCullough and Woods being absent.

ITEM-4**CHARLES AND GERALDINE ZURN SPEC HOUSE**

Applicant/Owner: Michael Fagan & Cassandra Gomez represented by Landmark Historic Preservation

Staff: Alvin Lin

Consider the designation of the property located at 4640 West Talmadge Drive, 92116, Kensington-Talmadge Community, Council District 9, as a historical resource. Report Number: HRB-25-032

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Charles and Geraldine Zurn Spec House located at 4640 West Talmadge Drive as a historical resource with a period of significance of 1926 under HRB Criterion C. The designation excludes the detached garage/ADU structure modified outside the period of significance.

Staff Report by Alvin Lin

WRITTEN PUBLIC COMMENT RECEIVED:

In favor: Priscilla Ann Berge

In opposition: None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 4- CHARLES AND GERALDINE ZERN SPEC HOUSE LOCATED AT 4640 WEST TALMADGE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Cortez. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmembers Cumper, McCullough and Woods being absent.

ADJOURNMENT 2:45PM