

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF AUGUST 28, 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 1:09PM. Chair Byers adjourned the meeting at 2:50PM.

ATTENDANCE DURING THE MEETING:

Chairperson Kristi Byers- present
Vice-Chairperson Michael Taylor – present
2nd Vice-Chairperson Rammy Cortez – present
Boardmember Lisa Cumper - present
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- 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
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 made comments about redwood sourcing, indicating that it is commercial grown and required to be certified in the State of California. She concluded that lack of or rarity of redwood resources should not be used as a reason to designate a resource.

BOARDMEMBERS COMMENT

None.

CONFLICTS OF INTEREST

None.

EX PARTE COMMUNICATIONS

None.

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

Boardmembers Woods, Sofia, and Chair Byers were not able to visit the interior of item 5 but based on proper documentation and staff verification, do not need to invoke a waiver per the Board Procedures.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

None.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

ITEM 2- 1620 STATE STREET SITE DEVELOPMENT PERMIT

ITEM 3- ELMO AND ANGELINE CRABTREE SPEC HOUSE #2 located at 1625 Robinson Avenue

ITEM 4- SAMUEL CAMPBELL SPEC HOUSE #1 located at 2456 Clove Street

ITEM 5- ELLEN THOMPSON/ WALTER DOUGLAS HOUSE located at 3140 2nd Avenue

ITEM 6- COMPOSITION OF THE HRB SUBCOMMITTEES

TESTIMONY RECEIVED:

None.

BOARDMEMBER COMMENT:

Chair Byers requested that Item 2, the 1620 State Street Site Development Permit be placed on the discussion agenda.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 3- ELMO AND ANGELINE CRABTREE SPEC HOUSE #2 LOCATED AT 1625 ROBINSON AVENUE, ITEM 4- SAMUEL CAMPBELL SPEC HOUSE #1 LOCATED AT 2456 CLOVE STREET, ITEM 5, ELLEN THOMPSON/WALTER DOUGLAS HOUSE LOCATED AT 3140 2ND AVENUE, AND ITEM 6, THE COMPOSITION OF THE HRB SUBCOMMITTEES BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Woods. The motion passed by a vote of 10-0-0 all Boardmembers voting yes and Boardmember, McCullough being absent.

APPROVAL OF THE AGENDA

ITEM 1: 3924 ALBATROSS STREET

ITEM 2: 1620 STATE STREET SITE DEVELOPMENT PERMIT

BOARD ACTION:

MOTION BY CHAIR BYERS TO APPROVE THE BALANCE OF THE AGENDA IN NUMERICAL ORDER (ITEM 1, ITEM 2). Seconded by Vice-Chair Taylor. The motion passed by a vote of 10-0-0 all Boardmembers voting yes and Boardmember, McCullough being absent.

APPROVAL OF THE MINUTES FOR JULY 24, 2025.

BOARD ACTION:

MOTION BY BOARDMEMBER FARLEY TO APPROVE THE MINUTES FOR JULY 24, 2025. Second by Vice-Chair Taylor. The motion passed by a vote of 10-0-0, all Boardmembers voting yes, and Boardmember McCullough being absent.

STAFF REPORT

Deputy Director Kelley Stanco reported out on the Preservation and Progress Initiative. On August 11th the Policy Subcommittee heard Preservation and Progress – Package A, Part 2. This included updates to the Historic Preservation Element of the General Plan as well as a continuation of the discussion regarding proposed updates to the historic designation appeal process. The Subcommittee did not have any substantive comments on the Historic Preservation Element but wanted to have continued discussion regarding updates to the historic designation appeal process at a future Policy Subcommittee meeting.

Subcommittee Report Out**POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

A meeting of the Policy Subcommittee was held on August 11th. 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 Subcommittee will be held on September 8th in the large conference room on the 5th floor of the City Administration Building.

For more information on the Archaeological and Tribal Cultural Resources Subcommittees please visit the City's website.

DESIGN ASSISTANCE

The next meeting of the Design Assistance Subcommittee scheduled to be held on Wednesday October 1st at 4 p.m. in the large conference room on the 5th floor of the City Administration Building.

DISCUSSION ITEMS**ITEM-1 *Continued from May 22, 2025*****3924 ALBATROSS STREET**

Applicant/Owner: Paul F & Linda K Sykes Living Trust 04-22-21, Charles & Juliet Sykes Trust 10-11-00 represented by Janet O'Dea

Staff: Megan Walker

Consider the designation of the property located at 3924 Albatross Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-020, staff memo

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 3924 Albatross Street under any adopted HRB Criteria.

Staff Report by Megan Walker**WRITTEN PUBLIC COMMENT RECEIVED:**

None.

TESTIMONY RECEIVED:

In favor: Sharon Gehl

In opposition: Janet O'Dea (ceded time by Paul Johnson and Charles Sykes)

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR TO NOT DESIGNATE 3924 ALBATROSS UNDER ANY ADOPTED HRB CRITERIA. Seconded by Boardmember Cortez. The motion passed by a vote of 8-2-0 with Vice-Chair Taylor and Boardmembers Cortez, Cumper, Farley, Friedberg, Miller, Sofia and Woods voting yes, Chair Byers and Boardmember Provence voting no, and Boardmember McCullough being absent.

ITEM-2**1620 STATE STREET SITE DEVELOPMENT PERMIT**

Owner: 16Twenty, LLC

Applicant: Nakhshab Development and Design, Inc.

Staff: Suzanne Segur/ James Alexander

Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to the Ordway Residednce (HRB #278) located at 1620 State Street, Downtown Community, Council District 3. Report Number: HRB-25-033

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 1620 State Street (HRB #278, the Ordway Residence) as presented.

Staff Report by James Alexander and Suzanne Segur**TESTIMONY RECEIVED:**

In favor: Soheil Nakhshab

In opposition: None.

BOARD ACTION:

MOTION BY BOARDMEMBER FARLEY TO MOVE STAFF'S RECOMMENDATION WITH THE ADDITION OF A CONDITION THAT REQUIRES A PLAQUE ON SITE WITH QR CODE THAT PROVIDES MORE HISTORICAL INFORMATION ABOUT THE RESOURCE. Seconded by Vice-Chair Taylor. The motion passed 10-0-0 with all Boardmembers voting yes and Boardmember McCullough being absent.

ITEM-3**ELMO AND ANGELINE CRABTREE SPEC HOUSE #2**

Applicant/Owner: Justin & Lauren Wallace

Staff: Audrey Rains

Consider the designation of the property located at 1625 Robinson Avenue, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-036

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Elmo and Angeline Crabtree Spec House #2 House located at 1625 Robinson Avenue as a historical Resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the 1957 rear bedroom addition and east elevation laundry room additions constructed outside of the period of significance.

Staff Report by Audrey Rains

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 3- ELMO AND ANGELINE CRABTREE SPEC HOUSE #2 LOCATED AT 1625 ROBINSON AVENUE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Woods. The motion passed by a vote of 10-0-0 all Boardmembers voting yes and Boardmember, McCullough being absent.

ITEM-4

SAMUEL CAMPBELL SPEC HOUSE #1

Applicant/Owner: David & Alia Sumpter Family Trust 11-04-16 represented by BFSA Environmental Services

Staff: Kelsey Kaline

Consider the designation of the property located at 2456 Clove Street, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-25-037

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Samuel Campbell Spec House #1 located at 2456 Clove Street as a historical resource with a period of significance of 1936 under HRB Criterion C.

Staff Report by Kelsey Kaline

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 4- SAMUEL CAMPBELL SPEC HOUSE #1 LOCATED AT 2456 CLOVE STREET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Woods. The motion passed by a vote of 10-0-0 all Boardmembers voting yes and Boardmember, McCullough being absent.

ITEM-5 ELLEN THOMPSON/ WALTER DOUGLAS HOUSE

Applicant/Owner: Dirigo Trust 05-14-20

Staff: Megan Walker

Consider the designation of the property located at 3140 2nd Avenue, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-038

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Ellen Thompson House located at 3140 2nd Avenue as a historical resource with a period of significance of 1916 under HRB Criteria C and D. The designation includes the interior stairs and stair railing, stained glass windows, living room built-in cabinets, dining room buffet, and detached garage.

Staff Report by Megan Walker

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 5, ELLEN THOMPSON/WALTER DOUGLAS HOUSE LOCATED AT 3140 2ND AVENUE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Woods. The motion passed by a vote of 10-0-0 all Boardmembers voting yes and Boardmember, McCullough being absent.

ITEM-6 COMPOSITION OF THE HRB SUBCOMMITTEES

Staff: Suzanne Segur

Consider ratifying appointments to the Policy, Design Assistance, and Archaeology and Tribal Cultural Resources Subcommittees, City-wide. Report Number: HRB-25-039

PROPOSED ACTION

Ratify the appointments to the Policy, Design Assistance, and Archeological and Tribal Cultural Resources Subcommittees or do not ratify the appointments

STAFF RECOMMENDATION

Ratify the appointments to the Policy, Design Assistance, and Archeological and Tribal Cultural Resources Subcommittees consistent with the assignments made by the Policy Subcommittee.

Staff Report by Suzanne Segur

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 6, THE COMPOSITION OF THE HRB SUBCOMMITTEES TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Woods. The motion passed by a vote of 10-0-0 all Boardmembers voting yes and Boardmember, McCullough being absent.

ADJOURNMENT 2:50PM