

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF SEPTEMBER 25, 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 1:06PM. Chair Byers adjourned the meeting at 2:02PM.

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 – present
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

Bruce Coons (representing SOHO) gave a brief statement about the Historical Resources Board's role in Site Development Permit recommendations.

Ione Stiegler (representing IS Architecture) made a comment about the Preservation and Progress, asking whether public input is being considered and what has been decided. Ms. Stiegler expressed that more public input and transparency is needed.

BOARDMEMBERS COMMENT

2nd Vice-Chairperson Cortez asked City Staff if they supported the comments that Mr. Coons made during public comment about site developments and HRB. Deputy Director Kelley Stanco responded with a summary of the appropriate role of the HRB related to site development permits and relating to the suggested deviations.

2nd Vice-Chairperson Cortez asked City Staff to respond to Ms. Stiegler's comment about Preservation and Progress. City Staff indicated this would be reported on in the staff report out.

Boardmember McCullough asked City Staff why certain properties with previous City approved projects are not supported for designation, when other properties with similar modifications are recommended by City Staff. Deputy Director Kelley Stanco answered the question indicating that this is not a common occurrence and is often due to limited information on historic determination prior to the project.

CONFLICTS OF INTEREST

Boardmember Sofia disclosed that she has familiarity with the applicant's family for Item 3 – 484 Prospect Street but it will not impact her ability to vote.

EX PARTE COMMUNICATIONS

Chair Byers disclosed that she had a quick exchange with the occupant of Item 6 – Laura and Harold Conklin House but there was not communication about the house or application.

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

Boardmember Friedberg was not able to visit Item 3 – 484 Prospect Street but does not need to invoke a waiver as the item is not a designation action.

Boardmember McCullough viewed Item 6 – Laura and Harold Conklin House from the street and rear but was unable to view from the courtyard. There is substantial documentation in the report to not need to invoke a waiver.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Scott Moomjian requested a 30-day continuance for Item 4 to a date certain of October 23, 2025.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 4- 4128 IBIS STREET TO BE CONTINUED TO A DATE CERTAIN OF OCTOBER 23, 2025. Seconded by Boardmember Sofia. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

ITEM 1- COLLEGE ARAE COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT

ITEM 2- CLAIREMONT AREA COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT

ITEM 3- 484 PROSPECT STREET

ITEM 5- PETERSON LUMBER & FINANCE COMPANY/ VIRGIL CASH SPEC HOUSE #1 located at 2477 Marilouise Way

ITEM 6- LAURA AND HAROLD CONKLIN HOUSE located at 3030 Alcott Street

ITEM 7- WOODLEY PHILLIPS HOUSE located at 2772 Pringle Street

ITEM 8- GEORGE CARTER SPEC HOUSE #1 located at 3560 32nd Street

ITEM 9- JOHN & KATE BARDSLEY/ A.M SOUTHARD HOUSE located at 1239 Myrtle Avenue

TESTIMONY RECEIVED:

None.

BOARDMEMBER COMMENT:

Boardmember Woods indicated that she would like to abstain from voting on Item 2 - Clairemont Area Community Plan Historic Preservation Component as she was not present during the first hearing.

Chair Byers asked staff a clarifying question about the roof on Item 8- GEORGE CARTER SPEC HOUSE #1 located at 3560 32nd Street. Staff indicated it was a compatible tile roof.

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS FOR ITEM 1- COLLEGE AREA COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT, ITEM 3- 484 PROSPECT STREET, ITEM 5- PETERSON LUMBER & FINANCE COMPANY/ VIRGIL CASH SPEC HOUSE #1 LOCATED AT 2477 MARILUISE WAY, ITEM 6- LAURA AND HAROLD CONKLIN HOUSE LOCATED AT 3030 ALCOTT STREET, ITEM 7- WOODLEY PHILLIPS HOUSE LOCATED AT 2772 PRINGLE STREET, ITEM 8- GEORGE CARTER SPEC HOUSE #1 LOCATED AT 3560 32ND STREET, AND ITEM 9- JOHN AND KATE BARDSLEY/ A.M SOUTHARD HOUSE LOCATED AT 1239 MYRTLE AVENUE TO 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 11-0-0 with all Boardmembers voting yes.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 2- THE CLAIREMONT COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Farley. The motion passed by a vote of 10-0-1 with Boardmember Woods abstaining and all other Boardmembers voting yes.

APPROVAL OF THE MINUTES FOR AUGUST 28, 2025**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS TO APPROVE THE MINUTES FOR AUGUST 28, 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

Staff Report given by Deputy Director Kelley Stanco:

I wanted to take this opportunity to provide the Board and the public with a quick update on Preservation and Progress. The Policy Subcommittee has reviewed almost all components of Package A, with the exception of updates to the Mills Act program. As the City continues to work with the County to review data on the City's Mills Act program, it has been decided to move those amendments to Package B and proceed with the rest of Package A. Staff will be announcing a public workshop hosted on Zoom very shortly and will be bringing elements of Package A back to the Policy Subcommittee one more time in October before bringing all of Package A to the full Board in October. Package A will then proceed to Planning Commission, Land Use and Housing Committee and City Council.

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

The next regularly scheduled meeting of the Policy Subcommittee will be held on October 13th 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 COLLEGE AREA COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT (2nd hearing)

Applicant: City Planning Department

Staff: Kelsey Kaline

Review and consider for the purpose of making a recommendation to the City Council, the documents that comprise the historic preservation component of the College Area Community Plan Update. HRB-25-034

PROPOSED ACTION

Review and consider for the purpose of making a recommendation to the City Council the final drafts of the College Community Plan Area Historic Context Statement; the Cultural Resources Constraints and Sensitivity Analysis for the College Community Plan Update; and the Community Plan's Historic Preservation Element.

STAFF RECOMMENDATION

Recommend the City Council adoption of the College Community Plan Area Historic Context Statement, the Cultural Resources Constraints and Sensitivity Analysis for the College Community Plan Update, and the College Community Plan's Historic Preservation Element.

Staff Report by Kelsey Kaline

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS FOR ITEM 1- COLLEGE AREA COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT TO 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 11-0-0 with all Boardmembers voting yes.

ITEM-2 CLAIREMONT COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT (2nd hearing)

Applicant: City Planning Department

Staff: Kelsey Kaline

Review and consider for the purpose of making a recommendation to the City Council, the documents that comprise the historic preservation component of the Clairemont Community Plan Update. HRB-25-040

PROPOSED ACTION

Review and consider for the purpose of making a recommendation to the City Council the final drafts of the Clairemont Community Plan Area Historic Context Statement and the Cultural Resources Constraints and Sensitivity Analysis for the Clairemont Community Plan Update, along with the Clairemont Community Plan's Historic Preservation Element.

STAFF RECOMMENDATION

Recommend the City Council adoption of the Clairemont Community Plan Area Historic Context Statement, the Cultural Resources Constraints and Sensitivity Analysis for the Clairemont Community Plan Update, and the Clairemont Community Plan's Historic Preservation Element.

Staff Report by Kelsey Kaline**TESTIMONY RECEIVED:**

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 2- THE CLAIREMONT COMMUNITY PLAN HISTORIC PRESERVATION COMPONENT TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Farley. The motion passed by a vote of 10-0-1 with Boardmember Woods abstaining and all other Boardmembers voting yes.

ITEM-3**484 PROSPECT STREET**

Applicant: Max Waitt

Owner: Spielman Family Trust

Staff: Suzanne Segur

Consider the property located at 484 Prospect Street as a Heritage Structure, 92037, La Jolla Community, Council District 1. Report Number: HRB-25-041

PROPOSED ACTION

Establish the property as a Heritage Structure under the requirements of the La Jolla Planned District Ordinance.

STAFF RECOMMENDATION

Establish the property located at 484 Prospect Street as a Heritage Structure worthy of preservation under San Diego Municipal Code (SDMC) and La Jolla Planned District Ordinance Sections 159.0211(b)(1)(A) and 159.0211(b)(1)(D).

Staff Report by Suzanne Segur**WRITTEN PUBLIC COMMENT RECEIVED:**

None.

TESTIMONY RECEIVED:

In favor: Hailey Waitt, Charles Spielman, Amy Spielman, Max Waitt, C.A Marengo

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS FOR ITEM 3- 484 PROSPECT STREET TO 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 11-0-0 with all Boardmembers voting yes.

ITEM-4

4128 IBIS STREET

Applicant/Owner: David and Sarah Potter

Staff: Shannon Anthony

Consider the designation of the property located at 4128 Ibis Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-042

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 4128 Ibis Street under any adopted HRB Criteria.

Staff Report by Shannon Anthony

WRITTEN PUBLIC COMMENT RECEIVED:

Written request for continuance by Scott A. Moomjiam.

TESTIMONY RECEIVED:

Request for continuance by Scott A. Moomjiam.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 4- 4128 IBIS STREET TO BE CONTINUED TO A DATE CERTAIN OF OCTOBER 23, 2025. Seconded by Boardmember Sofia. The motion passed by a vote of 11-0-0 with all Boardmembers voting yes.

ITEM-5

PETERSON LUMBER & FINANCE COMPANY/ VIRGIL CASH SPEC HOUSE #1

Applicant/Owner: Jeffrey and Sarina Lynn

Staff: Suzanne Segur

Consider the designation of the property located at 2477 Marilouise Way, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-043

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Peterson Lumber & Finance Company/ Virgil Cash Spec House #1 located at 2477 Marilouise Way as a historical resource with a period of significance of 1935 under HRB Criteria C and D. The designation excludes the 2019 second story addition and the garage/companion unit modified outside of the period of significance.

Staff Report by Suzanne Segur

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS FOR ITEM 5- PETERSON LUMBER & FINANCE COMPANY/ VIRGIL CASH SPEC HOUSE #1 LOCATED AT 2477 MARILOUISE WAY TO 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 11-0-0 with all Boardmembers voting yes.

ITEM-6

LAURA AND HAROLD CONKLIN HOUSE

Applicant/Owner: Marcus and Shawn Hoogewind

Staff: Audrey Rains

Consider the designation of the property located at 3030 Alcott Street, 92106, Peninsula Community, Council District 2 a historical resource. Report Number: HRB-25-044

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Laura and Harold Conklin House located at 3030 Alcott Street as a historical resource with a period of significance of 1937 under HRB Criterion C.

Staff Report by Audrey Rains

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

In favor: Ione Stiegler, Peter Kempson

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS FOR ITEM 6- LAURA AND HAROLD CONKLIN HOUSE LOCATED AT 3030 ALCOTT STREET TO 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 11-0-0 with all Boardmembers voting yes.

ITEM-7

WOODLEY PHILLIPS HOUSE

Applicant/Owner: Garcia Delgado Family Trust

Staff: Megan Walker

Consider the designation of the property located at 3772 Pringle Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-045

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Woodley Phillips House located at 3772 Pringle Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the 1963 addition built outside of the period of significance.

Staff Report by Megan Walker

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS FOR ITEM 7- WOODLEY PHILLIPS HOUSE LOCATED AT 2772 PRINGLE STREET TO 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 11-0-0 with all Boardmembers voting yes.

ITEM-8

GEORGE CARTER SPEC HOUSE #1

Applicant/Owner: Krista L. Stellmacher Trust 12-05-19

Staff: Kelsey Kaline

Consider the designation of the property located at 3560 32nd Street, 92104, North Park Community, Council District 3, as a historical resource. Report Number: HRB-25-046

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the George Carter Spec House #1 located at 3560 32nd Street as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes the accessory dwelling unit built outside the period of significance, and the garage, which was substantially altered outside the period of significance.

Staff Report by Kelsey Kaline

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

In favor: Ginger Weatherford

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS FOR ITEM 8- GEORGE CARTER SPEC HOUSE #1 LOCATED AT 3560 32ND STREET TO 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 11-0-0 with all Boardmembers voting yes.

ITEM-9 JOHN & KATE BARDSLEY/ A.M. SOUTHARD HOUSE

Applicant/Owner: Forplay Unlimited LLC

Staff: Suzanne Segur

Consider the designation of the property located at 1239 Myrtle Avenue, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-047

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the John & Kate Bardsley/ A.M. Southard House located at 1239 Myrtle Avenue as a historical resource with a period of significance of 1925 under HRB Criteria C and D. The designation excludes the 1978 second story addition and the 1979 kitchen addition.

Staff Report by Suzanne Segur

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY BOARDMEMBER WOODS FOR ITEM 9- JOHN AND KATE BARDSLEY/ A.M SOUTHARD HOUSE LOCATED AT 1239 MYRTLE AVENUE TO 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 11-0-0 with all Boardmembers voting yes.

ADJOURNMENT 2:02PM