

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
DRAFT MINUTES OF THE MEETING OF JANUARY 22, 2026
DEVELOPMENT SERVICES DEPARTMENT
EDRIC DORINGO HEARING ROOM - "THE EDRIC"
7650 MISSION VALLEY ROAD
SAN DIEGO, CA 92108
HYBRID HEARING**

CHRONOLOGY OF THE MEETING

Chair Byers called the meeting to order at 1:06 PM. Chair Byers adjourned the meeting at 2:47 PM.

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 - absent
Boardmember David McCullough - present
Boardmember Joy Miller- absent
Boardmember Michael Provence- present
Boardmember Melissa Sofia- present
Boardmember Melanie Woods- present (arrived at 1:10)

City Staff

Jeanne MacKinnon, 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

Jennnifer Ayala gave a short presentation to memorialize Marie Burke Lia and recognize her contributions to historic preservation in San Diego.

Diane Kane announced she is teaching a course on architectural history in San Diego and invited the public to enroll in it.

BOARDMEMBERS COMMENT

Boardmember McCullough recommended the HRB explore proactive measures of designating modern architects, designers, builders, and landscape architects as Masters, and asked how the Board could pursue this. Deputy Director

Kelley Stanco suggested that new processes to designate Masters be explored as part of Preservation and Progress Package B.

2nd Vice-Chairperson Cortez and Boardmember Farley indicated they have interest in a new process to establish Masters. Chair Byers, Boardmember McCullough and Deputy Director Stanco discussed using an ad-hoc subcommittee to create a new process for establishing masters.

Boardmember Provence brought attention to his letter regarding Historical Resources Board's vote on Preservations and Progress Package A and stated the Board voted to reject it. Bandmember Farley reiterated that she did not support Preservation and Progress Package A.

Chairperson Byers stated that HRB Boardmembers may comment at public hearings to state their personal opinions on actions of the HRB.

CONFLICTS OF INTEREST

None.

EX PARTE COMMUNICATIONS

None.

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

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

ITEM 1- 484 PROSPECT SPECIAL USE PERMIT

ITEM 2 - ALWYN AND EMILY PATERSON HOUSE located at 3783 Pioneer Place

ITEM 4- MANUEL AND BERTHA CABRAL HOUSE located at 2930 McCall Street

TESTIMONY RECEIEVED:

None.

BOARDMEMBER COMMENT:

2nd Vice-Chair Cortez made a comment in support of Item 1- 484 Prospect Special Use Permit.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 1- 484 PROSPECT SPECIAL USE PERMIT, ITEM 2 - ALWYN AND EMILY PATERSON HOUSE LOCATED AT 3783 PIONEER PLACE, and ITEM 4- MANUEL AND BERTHA CABRAL HOUSE LOCATED AT 2930 MCCALL STREET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by 2nd Vice-Chair Cortez. The motion passed by a vote of 9-0-0 with Chair Byers, Vice-Chair Taylor, 2nd Vice-Chair Cortez, and Boardmembers Farley, Cumper, McCullough, Provence, Sofia, and Woods voting yes, and Boardmembers Friedberg and Miller absent.

APPROVAL OF THE AGENDA

Item 3: 7318-7320 FAY AVENUE

No Board Motion needed as only one item is on the discussion agenda.

APPROVAL OF THE MINUTES FOR NOVEMBER 20, 2025**BOARD ACTION:**

MOTION BY BOARDMEMBER WOODS TO APPROVE THE MINUTES FOR NOVEMBER 20, 2025. Second by Boardmember Sofia. The motion passed by a vote of 9-0-0, all attending Boardmembers voting yes, and Boardmembers Friedberg and Miller being absent.

STAFF REPORT

Staff Report given by Deputy Director Kelley Stanco reported that Preservation & Progress Package A was passed by the Land Use and Housing Committee of the City Council on January 14th. The Committee recommended approval of Package A as presented, with a recommendation that the use of the new appeal finding of "findings not supported" be reported as part of the annual written reporting to the City Council. A docket date for City Council had not yet been confirmed but was anticipated later the next month. Additionally, the nomination period for the 2026 Historical Resources Board Annual Awards would be open by the end of the following week, and everyone was encouraged to review the nomination materials and nominate a deserving property, project, individual, or organization. Nominations will be reviewed by the Policy Subcommittee of the HRB at the March and April subcommittee meetings, and the Annual Awards ceremony will occur at the May HRB meeting

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

The next regularly scheduled meetings of the Policy Subcommittee and the Archaeological and Tribal Cultural Resources Subcommittees will be held on the afternoon of February 9th 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 February 4th at 4 p.m. in the large conference room on the 5th floor of the City Administration Building.

DISCUSSION ITEMS**ITEM-1 484 PROSPECT STREET SPECIAL USE PERMIT**

Applicant: Max Waitt

Owner: ORLI 2 RE LLC

Staff: Suzanne Segur

Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to the property located at 484 Prospect Street, La Jolla Community, Council District 1. Report Number: HRB-26-001

PROPOSED ACTION

Recommend to the Hearing Officer approval of the Special Use Permit related to the Heritage Structure located at 484 Prospect Street as presented or not recommend.

STAFF RECOMMENDATION

Recommend to the Hearing Officer that the proposed Special Use Permit related to the Heritage Structure located at 484 Prospect Street as presented is consistent with the building's and project site's design and historical conservation elements, consistent with the requirements of San Diego Municipal Code Section 159.0211(b)(2).

Staff Report by Suzanne Segur

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 1- 484 PROSPECT SPECIAL USE PERMIT TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by 2nd Vice-Chair Taylor. The motion passed by a vote of 9-0-0 with Chair Byers, Vice-Chair Taylor, 2nd Vice-Chair Cortez, and Boardmembers Farley, Cumper, McCullough, Provence, Sofia, and Woods voting yes, and Boardmembers Friedberg and Miller absent.

ITEM-2

ALWYN AND EMILY PATTERSON HOUSE

Applicant/Owner: DreamTable LLC

Staff: Alvin Lin

Consider the designation of the property located at 3783 Pioneer Place, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-26-002

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Alwyn and Emily Patterson House located at 3783 Pioneer Place as a historical resource with a period of significance of 1915 under HRB Criterion C. The designation excludes the detached two-story 1928 apartment building, the detached 2021 garage, and the 2021 two-story addition.

Staff Report by Alvin Lin

WRITTEN TESTIMONY RECEIVED:

None

TESTIMONY RECEIVED:

None

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 2 - ALWYN AND EMILY PATERSON HOUSE LOCATED AT 3783 PIONEER PLACE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by 2nd Vice-Chair Cortez. The motion passed by a vote of 9-0-0 with Chair Byers, Vice-Chair Taylor, 2nd Vice-Chair Cortez, and Boardmembers Farley, Cumper, McCullough, Provence, Sofia, and Woods voting yes, and Boardmembers Friedberg and Miller absent.

ITEM-3

7318-7320 FAY AVENUE

Applicant/Owner: Maher Family Trust

Staff: Alvin Lin

Consider the designation of the property located at 7318-7320 Fay Avenue, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-26-003

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 7318-7320 Fay Avenue under any adopted HRB Criteria.

Staff Report by Alvin Lin

WRITTEN TESTIMONY RECEIVED:

In Favor:

In Opposition: Michael Maher, Lisa Maher, Laura DuCharm Conboy

TESTIMONY RECEIVED:

In Favor: Sharon Gehl

In Opposition: Machael Maher (ceded time by Lisa Maher) Diane Kane (ceded time by Carol Mayfield, Ron May, and Laura DuCharm Conboy) Shona McArthur, David Goldberg, and Bruce Coons

BOARD ACTION: MOTION BY BOARDMEMBER MCCULLOUGH DESIGNATE THE PROPERTY AT 7320 FAY AVENUE UNDER HRB CRITERION C AS A GOOD EXAMPLE OF THE COLONIAL REVIVAL STYLE, WITH CHARACTER-DEFINING FEATURES OF AN ENLARGED CHIMNEY, MODERATE-HIPPED ROOF, DOUBLE HUNG WINDOWS WITH MULTIPLE PANES, A PORTICO WITH PEDIMENTS, A SYMMETRICAL FAÇADE, AND WOOD CLAPBOARD SIDING, WITH A PERIOD OF SIGNIFICANCE OF 1928. THE DESIGNATION EXCLUDES THE REAR BUILDING. Seconded by 2nd Vice-Chair Cortez. The motion passed by a vote of 7-2-0 with Chair Byers, 2nd Vice-Chair Cortez, Boardmembers Cumper, Farley, McCullough, Provence, and Sofia voting yes and Vice-Chair Cortez and Boardmember Woods voting no; with Boardmembers Friedberg and Miller being absent.

BOARD ACTION: SUPPLEMENTAL MOTION BY BOARDMEMBER MCCULLOUGH TO NAME THE PROPERTY AT 7320 FAY AVENUE THE JUDSON AND MARY FERGUSON HOUSE. Seconded by 2nd Vice-Chair Cortez. The motion passed by a vote of 9-0-0 with Chair Byers, Vice-Chair Cortez, 2nd Vice-Chair Cortez, and Boardmembers Cumper, Farley, McCullough, Provence, Sofia, and Woods voting yes; with Boardmembers Friedberg and Miller being absent.

ITEM-4

MANUEL AND BERTHA CABRAL HOUSE

Applicant/Owner: Sanford Family Trust

Staff: Megan Walker

Consider the designation of the property located at 2930 McCall Street, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-25-004

PROPOSED ACTION

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

STAFF RECOMMENDATION

Designate the Manuel and Bertha Cabral House located at 2930 McCall Street as a historical resource with a period of significance of 1928 under HRB Criterion C.

Staff Report by Megan Walker

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 4- MANUEL AND BERTHA CABRAL HOUSE LOCATED AT 2930 MCCALL STREET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by 2nd Vice-Chair Cortez. The motion passed by a vote of 9-0-0 with Chair Byers, Vice-Chair Taylor, 2nd Vice-Chair Cortez, and Boardmembers Farley, Cumper, McCullough, Provence, Sofia, and Woods voting yes, and Boardmembers Friedberg and Miller absent.

ADJOURNMENT 2:47 PM