CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
DRAFT MINUTES OF THE MEETING OF FEBRUARY 26, 2026
DEVELOPMENT SERVICES DEPARTMENT
EDRIC DORINGO HEARING ROOM – "THE EDRIC"
7650 MISSION VALLEY ROAD
SAN DIEGO, CA 92108
HYBRID HEARING

CHRONOLOGY OF THE MEETING

Vice-Chair Taylor called the meeting to order at 1:07 PM. Vice-Chair Taylor adjourned the meeting at 1:37 PM.

ATTENDANCE DURING THE MEETING:
Chairperson Kristi Byers – absent
Vice-Chairperson Michael Taylor – present
2nd Vice-Chairperson Rammy Cortez – present
Boardmember Lisa Cumper - present
Boardmember Carla Farley – absent
Boardmember Eva Friedberg – present
Boardmember David McCullough – present
Boardmember Joy Miller– absent
Boardmember Michael Provence- absent
Boaredmember Melissa Sofia- present
Boardmember Melanie Woods- present (arrived at 1:09)

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
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
None.

BOARDMEMBERS COMMENT
None.

CONFLICTS OF INTEREST
Regarding Item 1, Vice-Chairperson Taylor previously worked with RECON Environmental, Inc. but stated that it will not influence any decision making.

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REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

City Staff requested that Item 1 - Southwest Village Specific Plan Site Development Permit be continued to the March 2026 hearing date.

TESTIMONY RECEIEVED:

Don Winans stated he is a homeowner within the area of the Southwest Village Specific Plan Site Development Permit and requested more information about how the item would impact his property.
Sal Salazar asked a question about the findings of the item.

> **BOARD ACTION:**
> MOTION BY BOARDMEMBER McCullough TO CONTINUE ITEM 1 - SOUTHWEST VILLAGE SPECIFIC PLAN SITE DEVELOPMENT PERMIT FOR 30 DAYS TO BE HEARD AT THE MARCH 23, 2026, HEARING. Seconded by Boardmember Woods. The motion passed by a vote of 7-0-0 with Vice-Chair Taylor, Second Vice-Chair Cortez, Boardmembers Woods, Sofia, Cumper, Friedberg, and McCullough voting yes, and Chairperson Byers, and Boardmembers Farley, Provence, and Miller Absent.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

ITEM 2 - 2906 UNIVERSITY AVENUE SITE DEVELOPMENT PERMIT
ITEM 3 - RONALD AND PEARL BROCK SPEC HOUSE #1 located at 4182 Utah Street
ITEM 4 - CREATION OF AN AD HOC SUBCOMMITTEE
ITEM 5 – COMPOSITION OF THE HRB SUBCOMMITTEES

TESTIMONY RECEIEVED:

None.

BOARDMEMBER COMMENT:

2nd Vice-Chair Cortez made a comment in support of Item 2- 2906 UNIVERSITY AVENUE SITE DEVELOPMENT PERMIT

> **BOARD ACTION:**
> MOTION BY BOARDMEMBER WOODS FOR ITEM 3 - RONALD AND PEARL BROCK SPEC HOUSE #1 LOCATED AT 4182 UTAH STRET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECCOMENNDATION ON THE CONSENT AGENDA. Seconded by 2nd Vice-Chair Cortez. The motion passed by a vote of 7-0-0 with Vice-Chair Taylor, Second Vice-Chair Cortez, Boardmembers Woods, Sofia, Cumper, Friedberg, and McCullough voting yes, and Chairperson Byers, and Boardmembers Farley, Provence, and Miller Absent

> **BOARD ACTION:**
> MOTION BY 2ND VICE-CHAIR CORTEZ FOR ITEM 2 - 2906 UNIVERSITY AVENUE SITE DEVELOPMENT PERMIT, ITEM 4 - CREATION OF AN AD HOC SUBCOMMITTEE, AND ITEM 5 – 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 Sofia. The motion passed by a vote of 7-0-0 with Vice-Chair Taylor, Second Vice-Chair Cortez, Boardmembers Woods, Sofia, Cumper, Friedberg, and McCullough voting yes, and Chairperson Byers, and Boardmembers Farley, Provence, and Miller Absent.

APPROVAL OF THE AGENDA

No Board Motion needed no items are on the discussion agenda.

APPROVAL OF THE MINUTES FOR JANUARY 22, 2026

BOARD ACTION:
MOTION BY BOARDMEMBER WOODS TO APPROVE THE MINUTES FOR JANUARY 22, 2026. Second by 2nd Vice-Chair Cortez. The motion passed by a vote of 7-0-0, all attending Boardmembers voting yes, and Boardmembers Farley, Miller, and Provence being absent.

STAFF REPORT
Staff Report given by Deputy Director Kelley Stanco reported that the Historic Preservation awards nomination period would end at the end of February and encouraged the public to submit nominations. The policy subcommittee would review the nominations and throughout March and April and honor the recipients at the May HRB meeting. The City Council voted to approve Preservation and Progress Package A at their February 24 hearing, and Staff would be working to complete Package B.

Subcommittee Report Out

POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES

The next regularly scheduled meetings of the Policy Subcommittee will be held on March 9th at 4pm in the large conference room on the 5th floor of the City Administration Building.

The Policy Subcommittee met on February 9th to discuss the creation of an ad hoc Subcommittee and the Subcommittee rosters. Their recommendations were reflected in the staff report for Items 4 and 5.

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

DESIGN ASSISTANCE

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

DISCUSSION ITEMS

ITEM-1 **SOUTHWEST VILLAGE SPECIFIC PLAN SITE DEVELOPMENT PERMIT**
Applicant: Tri Pointe Homes
Owner: Various
Staff: Suzanne Segur/ Oscar Galvez

Review and consider for the purposes of making a recommendation to the City Council on those aspects of the development permit pertaining to CA-SDI-22,936 (HRB #1537) located at a restricted address in the Otay Mesa Community, Council District 8. Report Number: HRB-26-005

PROPOSED ACTION
Recommend to the City Council 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 important archaeological site.

STAFF RECOMMENDATION
Recommend to the City Council approval of the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the

Staff Report by Oscar Galvez and Suzanne Segur

WRITTEN PUBLIC COMMENT RECEIVED:
None:

TESTIMONY RECEIEVED:
None:

BOARD ACTION:
MOTION BY BOARDMEMBER McCullough TO CONTINUE ITEM 1 - SOUTHWEST VILLAGE SPECIFIC PLAN SITE DEVELOPMENT PERMIT FOR 30 DAYS TO BE HEARD AT THE March 23, 2026 HEARING. Seconded by Boardmember Woods. The motion passed by a vote of 7-0-0 with Vice-Chair Taylor, Second Vice-Chair Cortez, Boardmembers Woods, Sofia, Cumper, Friedberg, and McCullough voting yes, and Chairperson Byers, and Boardmembers Farley, Provence, and Miller Absent.

ITEM-2 **2906 UNIVERSITY AVENUE SITE DEVELOPMENT PERMIT**
Applicant: Purpose Real Estate, Inc.
Owner: North Park Building LLC
Staff: Suzanne Segur/ Robin MacCartee

Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to the Edward and Emma Newman Building (HRB#1482) located at 2906 University Avenue, North Park Community, Council District 3. Report Number: HRB-26-006

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 2906 University Avenue (HRB #1482, the Edward and Emma Newman Building) as presented.

Staff Report by Robin MacCartee and Suzanne Segur

WRITTEN TESTIMONY RECEIVED:
None

TESTIMONY RECEIEVED:
None

BOARD ACTION: MOTION BY 2ND VICE-CHAIR CORTEZ FOR ITEM 2 - 2906 UNIVERSITY AVENUE SITE DEVELOPMENT PERMIT TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Sofia. The motion passed by a vote of 7-0-0 with Vice-Chair Taylor, Second Vice-Chair Cortez, Boardmembers Woods, Sofia, Cumper, Friedberg, and McCullough voting yes, and Chairperson Byers, and Boardmembers Farley, Provence, and Miller Absent.

ITEM-3 **RONALD AND PEARL BROCK SPEC HOUSE #1**
Applicant/Owner: Samuel Wertheimer and Tristin McGuffick
Staff: Audrey Rains

Consider the designation of the property located at 4182 Utah Street, 92104, North Park Community, Council District 3, as a historical resource. Report Number: HRB-26-008

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

STAFF RECOMMENDATION
Designate the Ronald and Pearl Brock Spec House #1, located at 4182 Utah Street as a historical resource, with a period of significance of 1931 under HRB Criterion C. The designation excludes the rear detached garage which was modified outside of the period of significance

Staff Report by Audrey Rains

WRITTEN TESTIMONY RECEIVED:
None.

TESTIMONY RECEIEVED:
None.

BOARD ACTION:
MOTION BY BOARDMEMBER WOODS FOR ITEM 3 - RONALD AND PEARL BROCK SPEC HOUSE #1 LOCATED AT 4182 UTAH STRET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECCOMENNDATION ON THE CONSENT AGENDA. Seconded by 2nd Vice-Chair Cortez. The motion passed by a vote of 7-0-0 with Vice-Chair Taylor, Second Vice-Chair Cortez, Boardmembers Woods, Sofia, Cumper, Friedberg, and McCullough voting yes, and Chairperson Byers, and Boardmembers Farley, Provence, and Miller Absent

ITEM-4 **CREATION OF AN AD HOC SUBCOMMITTEE**
Staff: Suzanne Segur

Consider the creation of an ad hoc Subcommittee for the purposes of discussing the Historical Resources Board Designation Criteria, City-wide. Report Number: HRB-26-009

PROPOSED ACTION
Create an ad hoc Subcommittee for the purposes of discussing the Historical Resources Board Designation Criteria or do not create an ad hoc subcommitee.

STAFF RECOMMENDATION
Create an ad hoc Subcommittee for the purposes of discussing the Historical Resources Board Designation Criteria.

Staff Report by Suzanne Segur

WRITTEN PUBLIC COMMENT RECEIVED:
None.

TESTIMONY RECEIEVED:
None.

BOARD ACTION:
MOTION BY 2ND VICE-CHAIR CORTEZ FOR ITEM 4 - CREATION OF AN AD HOC SUBCOMMITTEE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Sofia. The motion passed by a vote of 7-0-0 with Vice-Chair Taylor, Second Vice-Chair Cortez, Boardmembers Woods, Sofia, Cumper, Friedberg, and McCullough voting yes, and Chairperson Byers, and Boardmembers Farley, Provence, and Miller Absent.

ITEM-5 **COMPOSITION OF THE HRB SUBCOMMITTEES**
Staff: Suzanne Segur

Consider ratifying appointments to the Policy, Design Assistance, and Archaeology and Tribal Cultural Resources Subcommittees as well as the ad hoc Subcommittee for the purposes of discussing the Historical Resources Board Designation Criteria, City-wide. Report Number: HRB-26-010

PROPOSED ACTION
Ratify the appointments to the Policy, Design Assistance, and Archeological and Tribal Cultural Resources Subcommittees as well as the ad hoc Subcommittee for the purposes of discussing the Historical Resources Board Designation Criteria or do not ratify the appointments.

STAFF RECOMMENDATION
Ratify the appointments to the Policy, Design Assistance, and Archeological and Tribal Cultural Resources Subcommittees as well as the ad hoc Subcommittee for the purposes of discussing the Historical Resources Board Designation Criteria consistent with the assignments made by the Policy Subcommittee.

Staff Report by Suzanne Segur

WRITTEN PUBLIC COMMENT RECEIVED:
None.

TESTIMONY RECEIEVED:
None.

BOARD ACTION:

MOTION BY 2ND VICE-CHAIR CORTEZ FOR ITEM ITEM 5 – 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 Sofia. The motion passed by a vote of 7-0-0 with Vice-Chair Taylor, Second Vice-Chair Cortez, Boardmembers Woods, Sofia, Cumper, Friedberg, and McCullough voting yes, and Chairperson Byers, and Boardmembers Farley, Provence, and Miller Absent.

ADJOURNMENT 2:47 PM