

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF FEBRUARY 23, 2017  
NORTH TERRACE ROOMS, SAN DIEGO CONCOURSE  
202 C STREET, SAN DIEGO, CA 92101**

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**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair Coyle at 1:05 PM

Chairperson	Courtney Ann Coyle	Present
Vice-Chairperson	Ann Woods	Present
2 <sup>nd</sup> Vice-Chairperson	David McCullough	Present
Boardmember	Mike Baksh	Absent
Boardmember	Priscilla Berge	Present
Boardmember	Amy Harleman	Present
Boardmember	Tim Hutter	Present
Boardmember	Tom Larimer	Absent
Boardmember	Todd Pitman	Present <i>left at 4:33PM</i>
Boardmember	Mathew Winter	Present <i>left at 2:50PM</i>

Staff to the Board in Attendance

Shannon Anthony, Board Secretary  
Kelley Stanco, Senior Planner  
Jodie Brown, Senior Planner  
Camille Pekarek, Associate Planner  
Suzanne Segur, Assistant Planner  
Elyse Lowe, Deputy Director

Legal Counsel in Attendance: Inga Lintvedt, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR January 26, 2017**

**BOARD ACTION:**

CHAIR COYLE MOVED TO APPROVE THE MINUTES FOR JANUARY 26, 2017 AS REVISED

Vote: 8-0-0 Motion Passes

**ITEM 2 - PUBLIC COMMENT**

None

**ITEM 3 - ADMINISTRATIVE ITEMS**

**A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION**

**• ABSENCES**

Boardmembers Baksh and Larimer notified Staff they would not be present at this month's meeting. Boardmember Winter has to leave at 2:00pm and Boardmember Pitman has to leave at 4:30PM.

- **OTHER GENERAL INFORMATION**

- ✓ Draft Council Policy for Naming of City Assets
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

- Vice-Chair Woods made a motion to docket a vote of confidence in the Chair at the March meeting, motion was seconded by Boardmember Pitman and passed 8-0-0.
- Chair Coyle commented that the Qualcomm Stadium initiative would bypass the local process and wanted to know when the Board would have a chance to review; as well as more information on Affordable Housing and relocation of designated resources to available sites for Affordable Housing.
- Chair Coyle also mentioned that she was at the Planning Commission Meeting this morning to present the Boards motion for the West Cedar SDP and also mentioned some of the other issues that have come up on Site Development Permits related to the Preservation Fund and the Design Assistance Subcommittee seeing these items first and a few other issues. Commissioners seemed open and supportive to these issues and asked her to send her testimony to them in writing.

**B. CONFLICT OF INTEREST DECLARATIONS**

- **CONFLICTS OF INTEREST**

Boardmember Harleman had a conflict of interest for Item 7- 1271 Cave Street and recused herself from any discussion and vote.

- **EX PARTE COMMUNICATIONS**

None

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

None

**C. STAFF REPORT**

- The Site Development Permits for the California Theater and the Oscar Millard building on Cedar Street, which were heard by the Board last month, were docketed before the Planning Commission today. The California Theater SDP was continued without being heard to March 16, 2017 and the Oscar Millard building SDP was approved by the Planning Commission (6-0-0).
- The Historical Resources Section in the Development Services Department is currently looking for an intern to work 20 hours per week. Applicants must be enrolled in school. If you know anyone who might be interested, please encourage them to submit a letter of interest and resume to Board Secretary Shannon Anthony by Monday. Interviews will be held next week.
- The next regularly scheduled Design Assistance Subcommittee meeting will be held Wednesday, March 1, 2017 at 4:00pm in Conference Room 5C on the 5th floor of Development Services. The next regularly scheduled Policy Subcommittee meeting will be held on Monday, March 13, 2017 at 3:00pm in Conference Room 4C on the 4th floor of Development Services. The next Archaeology Subcommittee meeting will be held on Monday, May 8, 2017 at 4:00pm in Conference Room 4C on the 4th floor of Development Services.

*Deputy Director Update:*

- Follow up on the Site Development Permit Process Training that was rescheduled due to a conflict with our Deputy City Attorney Corrine Neuffer whom is currently at Planning Commission because of Site Development Permits that were heard by the Board last month. We will reschedule the training to a future date where this conflict doesn't exist.

**D. REQUESTS FOR CONTINUANCES**

None

**ITEM 4 - REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA**

ITEM 9 – AMENDMENT TO HISTORICAL RESOURCES BOARD PROCEDURES TO REVISE THE ARCHAEOLOGY SUBCOMMITTEE NAME

**BOARD ACTION:**

MOTION BY BOARDMEMBER PITMAN TO APPROVE ITEM 9 – AMENDMENT TO HISTORICAL RESOURCES BOARD PROCEDURES TO REVISE THE ARCHAEOLOGY SUBCOMMITTEE NAME ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Boardmember Harleman

Vote: 8-0-0

Motion Passes

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**ACTION ITEMS**

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**ITEM 5 – 2744 AZALEA DRIVE**

**Continued from January 2017**

Applicant: James Huck represented by IS Architecture

Location: 2744 Azalea Drive, 92106, Peninsula Community, Council District 2 **(1268 6-C)**

Description: Consider the designation of the property located at 2744 Azalea Drive as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 2744 Azalea Drive under any adopted HRB Criteria.

Report Number: HRB 17-008

Staff Report by Suzanne Segur

**Testimony Received:**

In Favor: None

In Opposition: Rebecca McManus, James Huck, Katie DeBiase, Ione Stiegler, Amie Hayes, Bruce Coons

**BOARD ACTION:**

MOTION BY VICE-CHAIR WOODS TO DESIGNATE ITEM 5 – MAURICE AND JACQUELINE WATSON/SIM BRUCE RICHARDS HOUSE UNDER HRB CRITERION D, THE RESOURCE IS REPRESENTATIVE OF A NOTABLE WORK AND COMPOSITION OF MASTER ARCHITECT SIM BRUCE RICHARDS AND RETAINS INTEGRITY AS IT RELATES TO THE 1964 REDESIGN. THE RESOURCE IS NOTABLE AS AN EXAMPLE OF RICHARD'S WORK DEMONSTRATING FEATURES COMMONLY USED IN HIS DESIGNS SUCH AS UNSTAINED WOOD, VERTICAL SIDING, LARGE EXPANSES OF GLASS AND ORIENTATION TOWARDS AN EXTERIOR VIEW.

Seconded by Boardmember Pitman

Vote: 8-0-0

Motion Passes

**ITEM 6 – CHARLES HARDY RENTAL**

Applicant: Family Health Centers of San Diego Inc. represented by Scott A. Moomjian

Location: 1831-1833 National Avenue, 92113, Barrio Logan Community, Council District 8 **(1289 5-C)**

Description: Consider the designation of the property located at 1831-1833 National Avenue, as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Charles Hardy Rental located at 1831-1833 National Avenue as a historical resource with a period of significance of circa 1911 under HRB Criterion C. The designation excludes a small one-story addition at the rear of the building.

Report Number: HRB 17-001

Staff Report by Camille Pekarek

**Testimony Received:**

In Favor: Bruce Coons, Amie Hayes

In Opposition: Scott Moomjian, Tim Fraser, Brian Smith, Bianca Martinez, Jim Bartell, Marina Welb, Brian Fisher, David Whisenhunt, Mark Steele

**BOARD ACTION:**

MOTION BY BOARDMEMBER PITMAN TO DESIGNATE ITEM 6-CHARLES HARDY RENTAL PER STAFF'S RECOMMENDATION

Seconded by Boardmember Berge

Vote: 4-4-0

Motion Fails

*(Winter, Harleman, Hutter, McCullough)*

**ITEM 7 – 1271 CAVE STREET**

Applicant: Babak Roboubi and Marjan Kermati represented by Scott A. Moomjian

Location: 1271 Cave Street, 92037, La Jolla Community, Council District 1 **(1227 6:-F)**

Description: Consider the designation of the property located at 1271 Cave Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Do not designate the property located at 1271 Cave Street under any adopted HRB Criteria.

Report Number: HRB 17-011

Staff Report by Suzanne Segur

**Testimony Received:**

In Favor: Scott Moomjian, Matt Peterson, Deborah Resnicov

In Opposition: None

**BOARD ACTION:**

MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 7 – SUNBEAM COTTAGE UNDER HRB CRITERION A AS REPRESENTATIVE OF THE LA JOLLA BEACH COTTAGE WITHIN THE DOCUMENTED HISTORIC CONTEXT STATEMENT FOR THE LA JOLLA BEACH COTTAGE; AND THAT IT FITS WHAT IS IMPORTANT FOR THE USE OF THE LA JOLLA BEACH COTTAGES FOR TENANTS AND THE WEATHER AND LIVING THERE, WITH THE PERIOD OF SIGNIFICANCE OF 1911. THE DESIGNATION EXCLUDES ALL ADDITIONS AFTER 1911.

Seconded by Chair Coyle

Vote: 2-4-0

Motion Fails

*(Pitman, Woods, Hutter, McCullough)*

**ITEM 8 – JEANNETTE AND W.P. CARY/RICHARD REQUA HOUSE**

Applicant: Christopher and Cheryl Lee represented by IS Architecture

Location: 350 San Fernando Street, 92106, Peninsula Community, Council District 2 (**1288 4-A**)

Description: Consider the designation of the property located at 350 San Fernando Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Jeannette and W.P. Cary/Richard Requa House located at 350 San Fernando Street as a historical resource with a period of significance of 1927 under HRB Criteria C and D. The designation excludes additions completed after the 1927 period of significance.

Report Number: HRB 17-012

Staff Report by Jodie Brown

**Testimony Received:**

In Favor: Cheryl Lee, Rebecca McManus, Katie DeBiase, Bruce Coons

In Opposition: None

**BOARD ACTION:**

MOTION BY BOARDMEMBER BERGE TO RETURN THE REPORT TO THE APPLICANT FOR ADDITIONAL INFORMATION AND ANALYSIS ON THE FOLLOWING ITEMS: CLARIFICATION ON THE NAME RELATIVE TO THE PLANS INCLUDING THE SIGNIFICANCE OF BOTH MASTERS REQUA AND JACKSON; DIFFERENTIATION BETWEEN THE ADDITION RELATIVE TO CRITERION C INCLUDING A COMPARATIVE ANALYSIS OF HOMES THAT HAVE BEEN DESIGNED AND/OR CREDITED TO EITHER REQUA AND/OR JACKSON WITH REFERENCES TO REQUA'S PHOTOGRAPHS; STUCCO COLOR AND TEXTURE; ROOF TILE; AND MASONRY ON THE PLASTER COLUMNS.

Seconded by Vice-Chair Woods

Vote: 5-2-0

Motion Passes

*(McCullough, Pitman)*

**ITEM 9 – AMENDMENT TO HISTORICAL RESOURCES BOARD PROCEDURES TO REVISE THE ARCHAEOLOGY SUBCOMMITTEE NAME**

Applicant: City of San Diego

Location: City-wide

Description: Consider amending the Board's procedures to rename the Archaeology Subcommittee to the Archaeological and Tribal Cultural Resources Subcommittee.

Today's Action: Amend the Board's procedures to rename the Archaeology Subcommittee or do not amend the procedures.

Staff Recommendation: Amend the Board's procedures to rename the Archaeology Subcommittee to the Archaeological and Tribal Cultural Resources Subcommittee.

Report Number: HRB 17-013

ITEM PASSED ON CONSENT

