

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF JULY 26, 2018  
NORTH TERRACE ROOMS, SAN DIEGO CITY CONCOURSE  
202 C STREET, SAN DIEGO, CA 92101**

---

**CHRONOLOGY OF THE MEETING**

The meeting was called to order by Chair McCullough at 1:00 PM

Chairperson	David McCullough	Present
Vice-Chairperson	Tim Hutter	Present
2 <sup>nd</sup> Vice-Chairperson	Courtney Ann Coyle	Present
Boardmember	Andrew Bowen	Present
Boardmember	Charlie Colvin	Absent
Boardmember	Diana Cordileone	Absent
Boardmember	Amy Harleman	Absent
Boardmember	Todd Pitman	Present
Boardmember	Cindy Stankowski	Present
Boardmember	Mathew Winter	Present
Boardmember	Ann Woods	Absent

Staff to the Board in Attendance

Sheila Santos, Interim Board Secretary  
Michelle Sokolowski, Deputy Director  
Sonnier Francisco, Senior Planner, Board Liaison  
Kelley Stanco, Senior Planner, Planning Department  
Suzanne Segur, Associate Planner  
Shannon Anthony, Junior Planner

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

**ITEM 1 - APPROVAL OF MINUTES FOR JUNE 28, 2018**

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES FOR JUNE 28, 2018 AS WRITTEN.

Seconded by Boardmember Pitman

Vote: 6-0-1

Motion Passes

*(Hutter)*

**ITEM 2 - PUBLIC COMMENT**

Sharon Gehl – Introduced herself and addressed why she attends the meetings.

### **ITEM 3 - ADMINISTRATIVE ITEMS**

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

- **GENERAL INFORMATION**

- ✓ Revised Draft Resolution for Item 7
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

Boardmember Coyle appreciates what Sharon Gehl has to say and wishes more people would attend meetings.

#### **B. CONFLICT OF INTEREST DECLARATIONS**

- **CONFLICTS OF INTEREST**

Boardmember Pitman has a conflict of interest for Item 8 – 2810-2832 Canon Street and will recuse himself from any discussion and vote.

Vice-Chair Hutter knows the owners of Item 9 – 4437 Alhambra Street, but it will not have any impact on his vote.

- **EX PARTE COMMUNICATIONS**

None

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

No, but Chair McCullough had limited visibility.

#### **C. STAFF REPORT**

- **HISTORICAL RESOURCES SECTION, DSD**

*Michelle Sokolowski, Deputy Director*

- Good afternoon everybody, we have a lot of things going on in DSD so I wanted to run through them all and let you know what's happening. You probably already know a lot of it. Bob Vacchi who was our Director has now been promoted and is working in the Mayor's Office as the Deputy Chief Operating Officer for the Neighborhood Services Branch. With his departure, Elyse Lowe has come back and is now our Director of the DSD. That was effective July 16, so we're in our second week. As most of you already know, but we haven't had an opportunity to announce it at a board meeting yet, Jodie Brown's last day with the City was last Friday July 20. We've made the announcement at all the Subcommittee Meetings we could get to since we've had her resignation. We wanted to thank her for her enormous contribution to the City of San Diego. She was with us for over 10 years and I know you all worked hard with her and appreciate her efforts. She has a new job opportunity in Tucson where she is their Historic Preservation Officer, we're very excited for Jodie. We're looking to fill her position as soon as we can. We're in the middle of that process already. We do have a new Historic Planner starting on Monday, and we're very excited about her. Her name is Emma Haggerty, you will see her at your next meeting. She's coming to us from New Jersey. She's been here a few

times, interacted with staff and we're really excited about her arrival. DSD is making some organizational changes to be more in lined with the services we provide to our citizenry as well as to improve our functions. To that end we're excited about these changes that I'm going to tell you, that are effective this coming Monday. The review function of the historic staff is going to be moving to the Land Development Review division where all the other reviewers lie. They're going to be reporting to a new Program Manager, Anna McPherson, who is over here. Most of you might know Anna, she has a lot of experience with the City. She's been working with the City a really long time, in our department, and she will provide the supervision for all the review function. With the legislative function which includes the HRB, Staff, the Board, as well as Planning Commission, Hearing officer and all the other legislative needs that DSD does, is going to be reporting to PJ Fitzgerald, who is right over there as well, in the Project Submittal Management division of our group, which is under me. And with all of that we are going to liaise very closely continue that. Sonnier is remaining as staff to the Board. It's going to improve the Historic Staff a lot. Most of the stuff they do is review, which really belongs in the reviewing division so we're all excited about these changes. We're also in the process of hiring our new Legislative Recorder to replace Shannon Anthony who was promoted to Junior Planner, as I think we've made that announcement at most of the meetings. We should hopefully, by the next board meeting have our new Legislative Recorder in place. Sheila Santos has been providing excellent support in that area and we really appreciate all of her efforts, she has been doing a great job. I just wanted to give you an update of what's happening. Thank you.

- **HISTORIC PRESERVATION PLANNING SECTION, PLANNING DEPARTMENT**

*Kelley Stanco, Planning Department Representative*

- The Policy Subcommittee reviewed two Historic Preservation Planning items at the last meeting. First, they reviewed the Melhorn & Son Historic District (formerly referred to as the Shirley Ann Place Historic District.) Staff is proposing a new historic district that envelops the existing Shirley Ann Place Historic District, and has found that the new Melhorn & Son Historic District is eligible under HRB Criteria A and D. The Policy Subcommittee had some questions about the relationship between the Shirley Ann Place District and the Melhorn & Son District, how the boundaries would interact, and the possibility of amending the Shirley Ann Place Historic District instead. The district nomination will be proceeding as presented, with the property owner workshop and webinar scheduled for August 11<sup>th</sup> and 15<sup>th</sup>, respectively. Second, the Policy Subcommittee was presented with an overview of some proposed amendments to the Historic District Designation procedures that included a new detailed property owner outreach process, clarifying the requirement for property owner support and opposition, and changing the appeal body on historic district appeals from the City Council to the Planning Commission. The item will return to the Policy Subcommittee in August for a review of the strike-out underline amendments.

#### **D. SUBCOMMITTEE REPORT OUT**

- **POLICY**

*Report out by Sonnier Francisco*

The next regularly scheduled Policy Subcommittee meeting will be held Monday, August 13, 2018 at 3:00pm in the Training Room on the 4<sup>th</sup> Floor of Development Services.

- **DESIGN ASSISTANCE**

*Report out by Suzanne Segur*

A meeting of the Design Assistance Subcommittee was held on July 11 and three items were discussed. The subcommittee opinioned for the second time on a project at HRB site #1203, the May Company/William Lewis, Jr. Building. The project focuses on rehabilitating the single use retail store for use by multiple tenants. The subcommittee also reviewed a proposed relocation project for HRB #1291, currently located at 1035/1045 E Street and new development at the Green Dragon Colony, HRB #84.

The next regularly scheduled DAS meeting will be held Wednesday, August 1, 2018, at 4:00pm in Conference Room 5C on the 5<sup>th</sup> floor of Development Services.

- **ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

*Report out by Suzanne Segur*

The next regularly scheduled meeting will be held Monday, August 13, 2018 at 4:00pm in the Training Room on the 4<sup>th</sup> Floor of Development Services.

**E. REQUESTS FOR CONTINUANCES**

The applicant for Item 5 – 1659-1663 Dairy Mart Road is requesting a 30-day continuance to the August 23, 2018 agenda.

**BOARD ACTION:**

MOTION BY CHAIR MCCULLOUGH TO CONTINUE ITEM 5 – 1659-1663 DAIRY MART ROAD TO THE AUGUST 2018 AGENDA.

Seconded by Boardmember Winter

Vote: 7-0-0

Motion Passes

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

ITEM 6 – DEL PRADO/WILLIAM KRISEL CONDOMINIUMS *located at 666 Upas Street*

ITEM 8 – 2810-2832 CAÑON STREET

ITEM 9 – DEAN AND MABEL CALLAND SPEC HOUSE #1 *located at 4437 Alhambra Street*

ITEM 10 – GEORGE AND ETHEL WORTHINGTON SPEC HOUSE *located at 1770 Fort Stockton Drive*

**BOARD ACTION:**

MOTION BY BOARDMEMBER WINTER TO APPROVE ITEMS 6, 9 AND 10 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Boardmember Stankowski

Vote: 7-0-0

Motion Passes

**BOARD ACTION:**

MOTION BY BOARDMEMBER HUTTER TO APPROVE ITEM 8 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Boardmember Winter

Vote: 5-1-1

Motion Passes

*(Coyle)-(Pitman)*

---

**ACTION ITEMS**

---

**ITEM 5 – NETTIE INNES HOUSE**

**Continued from June 2018**

Applicant: Amor Hernandez, Reyes Family Trust

Location: 1659-1663 Dairy Mart Road, 92173, San Ysidro Community, Council District 8 **(1250 2-E)**

Description: Consider the designation of the property located at 1659-1663 Dairy Mart Road 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 Nettie Innes House located at 1659-1663 Dairy Mart Road as a historical resource with a period of significance of 1887 under HRB Criterion C. The designation excludes the residence at 1659 Dairy Mart Road and the corrugated metal barn constructed outside of the period of significance.

Report Number: HRB 18-028

ITEM WAS CONTINUED TO THE AUGUST 2018 AGENDA AT THE REQUEST OF THE APPLICANT

**ITEM 6 – DEL PRADO/WILLIAM KRISSEL CONDOMINIUMS**

Applicant: 666 Upas Street HOA represented by Marie Burke Lia

Location: 666 Upas Street, 92103, Uptown Community, Council District 3 **(1269 6-A; B)**

Description: Consider the designation of the property located at 666 Upas 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 Del Prado/William Krisel Condominiums located at 666 Upas Street as a historical resource with a period of significance of 1973 under HRB Criteria C and D.

Report Number: HRB 18-034

ITEM PASSED ON CONSENT

**ITEM 7 – AIZO AND KOMUME SOGO FARM**

Applicant: Almeria Investments LP represented by Scott A. Moomjian

Location: 1398 Lieta Street, 92110, Clairemont Mesa Community, Council District 2 **(1268 2-E)**

Description: Consider the designation of the property located at 1398 Lieta 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 Aizo and Komume Sogo Farm located at 1398 Lieta Street as a historical resource with a period of significance of 1938-1983 under HRB Criterion A. The designation excludes the structures located on the parcel.

Report Number: HRB 18-033

Staff Report by Shannon Anthony

**Testimony Received:**

In Favor: Scott Moomjian, Michael Fulton, Paul de Bartolo, Tommy Crudo, Craig Howard

In Opposition: Kiley Wallace, Ron May, Alexandra Wallace, Linda Canada

**BOARD ACTION:**

MOTION BY VICE-CHAIR HUTTER TO DESIGNATE ITEM 7 – AIZO AND KOMUME SOGO FARM PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Winter

Vote: 6-1-0

Motion Passes

(Pitman)

**ITEM 8 – 2810-2832 CAÑON STREET**

Applicant: Cañon Street Properties represented by Heritage Architecture and Planning

Location: 2810-2832 Cañon Street, 92106, Peninsula Community, Council District 2 (**1288 2-B**)

Description: Consider the designation of the property located at 2810-2832 Cañon 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 2810-2832 Cañon Street under any adopted HRB Criteria.

Report Number: HRB 18-038

ITEM PASSED ON CONSENT

**ITEM 9 – DEAN AND MABEL CALLAND SPEC HOUSE #1**

Applicant: Peter and Mazza Trust represented by Legacy 106, Inc.

Location: 4437 Alhambra Street, 92107, Peninsula Community, Council District 2 (**1287 1-J**)

Description: Consider the designation of the property located at 4437 Alhambra 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 Dean and Mabel Calland Spec House #1 located at 4437 Alhambra Street as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the 1945 addition. The designation includes the stepped fireplace hood with the Spanish galleon relief located on the fireplace in the living room.

Report Number: HRB 18-035

ITEM PASSED ON CONSENT

**ITEM 10 – GEORGE AND ETHEL WORTHINGTON SPEC HOUSE**

Applicant: Deborah Krongard represented by Allen Hazard & Janet O'Dea

Location: 1770 Fort Stockton Drive, 92103, Uptown Community, Council District 3 (**1268 5-H**)

Description: Consider the designation of the property located at 1770 Fort Stockton 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: Designate the George and Ethel Worthington Spec House located at 1770 Fort Stockton Drive as a historical resource with a period of significance of 1913 under HRB Criterion C.

Report Number: HRB 18-037

ITEM PASSED ON CONSENT

**REMINDER:**

**NEXT BOARD MEETING DATE:**

Thursday, August 23, 2018

**LOCATION:**

City Concourse Building  
North Terrace Rooms

**MEETING ADJOURNED AT 2:21PM**