



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: March 19, 2010 REPORT NO. HRB-10-006

ATTENTION: Historical Resources Board
Agenda of March 25, 2010

SUBJECT: **ITEM 6 – STEPHEN B. AND FANNIE MARKS HOUSE HRB
SITE#887**

APPLICANT: San Diego Community College District represented by Marie Burke Lia

LOCATION: 1037 15th Street, 92101, Centre City Community, Council District 2

DESCRIPTION: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

STAFF RECOMMENDATION

The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit related to the designated historical resource as presented.

BACKGROUND

The City's Land Development Code Section 126.0503(b)(2) requires a recommendation from the Historical Resources Board prior to the Planning Commission decision on a Site Development Permit when a historical district or designated historical resource is present. The HRB has adopted the following procedure for making recommendations to decision-makers (Historical Resources Board Procedures, Section II.B):



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

When the Historical Resources Board is taking action on a recommendation to a decision-maker, the Board shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The Board's recommendation action(s) shall relate to the cultural resources section, recommendations, findings and mitigation measures of the final environmental document, the Site Development Permit findings for historical purposes, and/or the project's compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Board desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit conditions to capture the Board's recommendations when the project moves forward to the decision maker.

The Stephen B. and Fannie Marks House is located at 1037 15th Street in the Downtown Community Planning area. It was constructed as a single family home sometime between 1888 and 1893. On October 30, 2008, the residence was designated by the Historical Resources Board under Criterion C as a Victorian Queen Anne Cottage (HRB #887). The designated resource is a one-story, irregularly shaped, 1,236 sq ft Victorian Cottage with an asymmetrical façade. It was built with a wood frame and features wood drop siding. The front porch, accessed via a non-historic ramp, features two decorative historic wood and glass doors with single light transoms. One of the doors has been covered by a metal security door. The porch railing has been altered and some historic features have been removed (i.e. corbels). At least two windows on the south side have been replaced with vinyl windows. The north side of the front façade features a door with a single light transom and a metal security door. Windows are evenly spaced throughout the remainder of the residence and are predominantly wood 1/1 double hung.

The applicant proposes to relocate the resource to 2644 Island Avenue in the Grant Hills Historic District. The resource will be placed on a new perimeter foundation of wood or concrete. The existing street facing façade will be oriented to face Island Avenue. The roof will remain with new painted aluminum gutters and downspouts to be installed along the fascia. The existing exterior ship lap siding above the floor line will remain with repairs as necessary. Wood fenestration trim will remain. The existing non-historic horizontal T1-11 siding along the crawl space will be removed and replaced with appropriate wood siding. The existing doors and windows will remain with the exception of three vinyl units on the south elevation which will be replaced with similar sized wood double hung units. Porches will be retained and rehabilitated consistent with the Standards as necessary. The chimney brick will be dismantled and stored. After relocation, it will be reconstructed using stored brick above the finish roof line.

The Island Avenue site has existing concrete steps and a curved retaining wall at the western portion of the front yard. This stair will be left in place, salvaged and relocated, or reconstructed in similar style. The cobble stone will be salvaged and used as a veneer with new C.M.U. or concrete retaining wall. A new public concrete sidewalk, private walkways and driveway apron will be the same color palette and scoring pattern as surrounding walks in the District and the site will be landscaped according to the Grant Hill Historic District requirements (see Attachment 1, DAS Meeting Notes).

ANALYSIS

The proposed relocation of the designated building is by definition a substantial alteration requiring a site development permit, consistent with Municipal Code Section 143.0251. Impacts related to the proposed alteration and relocation would be reduced through implementation of the required mitigation measures found in the Final Mitigated Negative Declaration (SDCCD No. 09-01; Attachment 2) and additional permit conditions #22 through 25 (Attachment 3). Findings for the relocation of a designated historical resource are required for approval of the permit, consistent with Municipal Code Section 126.0504(h.)

The three required Supplemental Findings and supporting information are provided in Attachment 4 and are summarized below.

1. There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources.

The project proposes relocation, rehabilitation and reuse of the Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Community Planning area as a result of the expansion of City College. Two options that would retain the resource in its current location were evaluated by the College District and found to be infeasible. Therefore, the educational needs of the public and the cultural, economic and general welfare of the public will be served by the proposed action.

2. The proposed relocation will not destroy the historical, cultural or architectural values of the historical resource and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.

The San Diego Community College District has agreed to implement measures identified in the Mitigation, Monitoring and Reporting Program and Site Development Permit pertaining to the relocation, rehabilitation and reuse of designated historical resource #887, the Stephen B. and Fannie Marks House. Further, the San Diego Community College District has acquired a relocation site that meets the requirements of the National Park Service's Criterion Consideration B for Moved Properties and the City's Historical Resources Regulations on the same subject. After relocation and stabilization of the resource, it will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation. A qualified historical architect monitor will supervise the relocation and rehabilitation project. The property's status as a designated historical resource will be transferred to the relocation site and the property will remain a designated resource under the jurisdiction of the San Diego Historical Resources Board. These measures ensure that the proposed relocation, rehabilitation and reuse will not destroy the historical, cultural, or architectural values of the historical resource and the relocation will be part of a definitive series of actions to assure the preservation of the designated historical resource.

3. There are special circumstances or conditions apart from the existence of the historical resource, applying to the land that are peculiar to the land and are not of the applicant's

making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.

In 1953/1954 the first parcel of land, a single city block bounded by Russ Boulevard, A Street, 14th Street and 15th Street was purchased for the permanent home of the San Diego Junior College, now known as the San Diego City College. From that beginning in 1953/1954, as the San Diego City College and the needs of its students have grown, the school has expanded and now covers twelve city blocks on the north of the Master Plan's expansion area. It is anticipated the student population will increase to approximately 25,000 students by the year 2024. The San Diego Community College District's primary obligation is to serve the educational needs of the community. The establishment of these needed facilities immediately adjacent to the existing campus is required for both economic and functional reasons. Only the three blocks along the southern border of the campus allow for the expansion of the college campus. Of these three blocks the western most is occupied by a large, new condominium complex, which leaves only the two blocks included in the Master Plan as feasible for the proposed campus expansion. This area includes the location of the designated historical resource. These special circumstances applying to the land are peculiar to the land and are not created by actions of the San Diego Community College District and are not of the applicant's making. Therefore the strict application of the provisions of the historical resources regulations would deprive the San Diego Community College District, as the property owner, of reasonable use of the land and a deviation is warranted.

CONCLUSION

Staff concurs that the proposed mitigation measures and permit conditions as provided to the HRB are sufficient to reduce the identified impacts to the Stephen B. and Fannie Marks House (HRB #887) and recommends that the Historical Resources Board recommend the Planning Commission approve Site Development Permit No. 699676 for the relocation of the Stephen B. and Fannie Marks House and adopt the mitigation measures and findings associated with the site development permit.



Cathy Winterrowd
Principal Planner/HRB Liaison

Attachments:

1. Design Assistance Subcommittee Meeting Notes from January 13, 2010
2. Final Mitigated Negative Declaration (SDCCD No. 09-01) under separate cover
3. Draft Site Development Permit No. 699676
4. Draft Planning Commission Resolution

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

DESIGN ASSISTANCE SUBCOMMITTEE

Wednesday, January 13, 2010, at 4:00 PM

5th Floor Large Conference Room

City Administration Building

202 C Street, San Diego, CA

MEETING NOTES

1. ATTENDANCE

Subcommittee Members	Alex Bethke (Chair); Salvador Aréchiga; Gail Garbini
Recusals	
City Staff	
HRB	Kelley Saunders; Jodie Brown
City Attorney	Nina Fain
Guests	
Item 3A	John Eisenhart, Union Architecture; Jim Galvin, Environmental Consultant; Marie Lia, Attorney; Dave Potter; Thomas Fine, Community College District
Other	Bruce Coons, SOHO; Paul Johnson

2. Public Comment (on matters not on the agenda)

3. Project Reviews

▪ **ITEM 3A:**

Listings: HRB Site #887

Address: 1037 15th Street

Historic Name: Stephen B. and Fannie Marks House

Significance: C (Architecture)

Mills Act Status: None

PTS #: 197604

Project Contact: Marie Lia, on behalf of the owner San Diego Community College Dist.

Treatment: Relocation and Rehabilitation

Project Scope: Relocate the existing building to a new site at 2644 Island Avenue in the Grant Hill Park Historic District. The applicant is seeking input from the Subcommittee on the appropriateness of the site and building placement prior to processing a Site Development Permit for the relocation.

Existing Square Feet: 1,236

Additional Square Feet: 0

Total Proposed Square Feet: 1,236

Prior DAS Review: N/A

Staff Presentation: This house was designated last year under HRB Criterion C. The applicant is proposing to relocate the building from its current location to the Grant Hill Park Historic District. The project will require a Site Development Permit for relocation of a designated historic resource and review by the full HRB. Staff and the applicant are requesting that DAS review the relocation proposal for appropriateness.

Applicant Presentation: Utilizing the process for relocating a designated historic resource through a Site Development Permit, which requires an appropriate relocation site and treatment plan. The applicant has received preliminary comments from staff on the treatment plan and will address that. Jim Galvin will discuss relocation site, John Eisenhart will address the treatment plan. The relocation site is a vacant site with existing structures on either side. The relocation site has a curb cut and drive way and existing cobble wall. The cobble wall be deconstructed and reconstructed in a slightly different location and configuration, closer to the street with the entry through the retaining wall shifted to line up with the new walkway. They are proposing to site the house in the approximate location of the house that was on the site until a few years ago. The grade on the relocation site slopes slightly from side to side, while the lot that the building currently sits on slopes more dramatically from front to back, requiring a number of stairs off the back to access the house. The new lot is much flatter front to back, which will result in fewer stairs.

The house is in good shape and relocation should not pose any structural issues. The front porch has a few non-historic modifications. It will be restored with original historic fabric, including a wood column, still in the owner’s possession. Vinyl windows currently present in original openings will be replaced with historically appropriate wood frame and sash windows. The rear porch, which retains no historic integrity, will be redone. The chimney is currently non-operable. The roof may have had some wrought iron cresting, but there is no evidence of that, so it is not included in the treatment plan. The existing 8” shiplap is original and will be retained. The boards at the base of the house had been replaced with T1-11 over time and will be replaced. The house can be removed in its entirety, but if it needs to be cut, the rear appendage can be removed. The existing tenant would like to see the existing house colors (gray body, white trim) remain after relocation.

Public Comment:

Name	Comments
Johnson	Appreciates the way the house has been relocated with appropriate grading.

Q&A:

Subcommittee-member Issue or Question	Applicant’s Response
How deep is the lot?	140’

Subcommittee-member Issue or Question	Applicant's Response
The original foundation was concrete?	Originally a pier system which has been retrofitted. No original foundation elements are left.
New foundation will be poured concrete?	Yes, but it will not be visible. It will be finished with 8" board.
Any new openings on the façade? Are there currently 2 doors?	There are currently 3 doors. Unsure whether one of the 3 existing doors is original. No new openings proposed.
The relocation site is located within the historic district?	Yes.
Did staff have an issue with the orientation change?	No. Originally fronted onto a residential street and will continue to as part of the relocation.
Will the access ramp at the front still be needed?	No.
There is a wood gate proposed at the front. Will the driveway be functional in the future?	Required to remove the driveway by transportation planning. Incorporating the gate as a reference to the historic driveway/vehicular access.
Will be the oldest house in the area, but the scale is consistent with others in the neighborhood.	(N/A)
What will the new porch railings look like?	Simple 2.5" painted wood picket with wood handrail.
How will the plumbing and piping be replaced at the new site?	Will need to relocate some of the features, but all plumbing will be on the inside. (2x4 construction, not single-wall.)
Will any landscaping from the current site be moved to the relocation site?	No.
What is the depth of the current lot?	100'.
How was this site chosen?	A number of sites were examined over a year and a half. Looked for an appropriate neighborhood and one that the tenant would like to live in.
Will the applicant be removing the wrought iron security bars on the windows?	Yes.
What is solar orientation?	Front is currently facing west and will be facing south at the new site.
Does the company relocating the house have experience relocating historic structures?	Yes. It will be a requirement of the bid that the company doing the relocation have such experience.

Subcommittee Discussion and Comment:

Subcommittee-member	Comments
Aréchiga	The proposed color is acceptable. The change in orientation is acceptable.
Garbini	The landscape plan looks nice and the scale is good even though the plant species aren't identified. Plantings should be drought tolerant. Appreciates the siting.
Bethke	The proposed color is acceptable. Only concern is the solar orientation, which should be similar.

Staff Comment: None

Recommended Modifications: No issues with the proposed relocation site or treatment plan.

Consensus:

- Consistent with the Standards
- Consistent with the Standards if modified as noted
- Inconsistent with the Standards and needs revision and additional review
- Inconsistent with the Standards but is the best feasible alternative
- Inconsistent with the Standards

4. Adjourned at 4:52 PM

The next regularly-scheduled Subcommittee Meeting will be on February 3, 2010 at 4:00 PM.

For more information, please contact Kelley Saunders at KMSaunders@san Diego.gov or 619.236.6545

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 432670

**SITE DEVELOPMENT PERMIT NO. 699676,
SOUTHEASTERN SAN DIEGO DEVELOPMENT PERMIT NO. 714238 and
SOUTHEASTERN SAN DIEGO HISTORIC PERMIT NO. 709324
MARKS RESIDENCE PROJECT NO. 197604 - [MMRP]
PLANNING COMMISSION**

This Site Development Permit No. 699676, Southeastern San Diego Development Permit No. 714238 and Southeastern San Diego Historic Permit No. 709324 is granted by the Planning Commission of the City of San Diego to SAN DIEGO COMMUNITY COLLEGE DISTRICT, a Community College District, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504 and 1519.0203. The 0.19 acre site is located at 2644 Island Avenue in the Grant Hill Historic District in the Southeastern San Diego Planned District of the Southeastern San Diego Community Plan. The project site is legally described as Lots 35 and 36 and the West ten feet of Lot 37, Block 39 of C.L. Carrs Addition, filed in Book 14, page 83 of Deeds, filed in the Office of the County Recorder of San Diego County and the north quarter of Lot 9 and the south half of Lot 10, in Block 17 of Gardner's Addition, according to Map thereof No. 68, filed September 2, 1870 in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remove, relocate and rehabilitate a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Historic District in the Southeastern San Diego Planned District, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **[INSERT Approval Date]**, on file in the Development Services Department.

The project shall include:

- a. Remove, relocate and rehabilitate a historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Historic District in the Southeastern San Diego Planned District;

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is

required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the “invalid” conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the “invalid” condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney’s fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney’s fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

10. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

11. The mitigation measures specified in the MMRP, and outlined in Mitigated Negative Declaration No. 197604 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 197604 satisfactory to the Development Services Department and the City Engineer. Prior to issuance of any permit to remove and relocate the existing structure, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All

mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Historical Resources (Archaeology)
- Historical Resources (Architecture)
- Human Health/Public Safety/Hazardous Materials

13. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

14. Prior to final inspection of the building permit, the Owner/Permittee shall close the existing driveway at 2644 Island Avenue with City standard curb and gutter, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

17. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

18. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

PLANNING/DESIGN REQUIREMENTS:

19. The Owner/Permittee shall maintain a minimum of two off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

HISTORIC RESOURCES BOARD STAFF REQUIREMENTS:

22. Prior to issuance of a building permit for removal and relocation of the historic structure, the Owner/Permittee shall provide complete HABS documentation, to the satisfaction of Historical Resources staff. HABS documentation shall include a written narrative, plan drawings and photographs consistent with the National Park Service Guidelines, available at: www.nps.gov/history/hdp/habs/ . Photographic documentation shall include separately printed pictures of each facade of the building and site.

23. The Owner/Permittee shall notify the Historic Resources Board staff of any damage to the historical resource during relocation and rehabilitation and shall obtain approval by Historic Resources Board staff of any further necessary mitigation measures.

24. The Owner/Permittee shall comply with the U.S. Secretary of the Interior's Standards and Guidelines for any further mitigation for any damage as a result of relocation and rehabilitation of the historical resource.

25. The Owner/Permittee shall record a resolution stating the property at 2644 Island Avenue is a designated historical resource that has been moved from 1037 15th Street.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on
[date and resolution number] .

Permit Type/PTS Approval No.: SDP No. 699676, SSDDP
No. 714238 and SSDHP No. 709324

Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

SAN DIEGO COMMUNITY COLLEGE DISTRICT
Owner/Permittee

By _____
David Umstot
Vice Chancellor, Facilities Management

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

PLANNING COMMISSION RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 699676, SOUTHEASTERN SAN DIEGO DEVELOPMENT
PERMIT NO. 714238 and SOUTHEASTERN SAN DIEGO HISTORIC PERMIT NO. 709324
MARKS RESIDENCE PROJECT NO. 197604 - [MMRP]

WHEREAS, SAN DIEGO COMMUNITY COLLEGE DISTRICT, a Community College District, Owner/Permittee, filed an application with the City of San Diego for a permit for the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 699676, 714238 and 709324), on portions of a 0.35 acre site;

WHEREAS, the Residence is currently located at 1037 15th Street in the East Village Subarea of the Centre City Planned District;

WHEREAS, the relocation, rehabilitation and reuse project site will be located at 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District of the Southeastern San Diego Community Plan;

WHEREAS, the project site is legally described as Lots 35 and 36 and the West ten feet of Lot 37, Block 39 of C.L. Carrs Addition, filed in Book 14, page 83 of Deeds, filed in the Office of the County Recorder of San Diego County and the north quarter of Lot 9 and the south half of Lot 10, in Block 17 of Gardner’s Addition, according to Map thereof No. 68, filed September 2, 1870 in the Office of the County Recorder of San Diego County;

WHEREAS, the Historical Resources Board reviewed the proposed project and recommended adoption of the mitigation measures and findings related to the designated historical resource;

WHEREAS, on **V13 - DATE**, the Planning Commission of the City of San Diego considered Site Development Permit No. 699676, Southeastern San Diego Development Permit No. 714238 and Southeastern San Diego Historic Permit No. 709324 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated **V19 - DATE**.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

- 1. The proposed development will not adversely affect the applicable land use plan.** The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B.

and Fannie Marks House from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street in the San Diego Downtown Community Plan to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse.

The proposed project was initiated by the San Diego Community College District after the acquisition by the San Diego Community College District of property south of the campus in the area bounded by “C” Street to the north, 17th Street to the east, Broadway to the south, and 15th Street to the west. This property will eventually be used for General Purpose Classroom Building and Parking Garage. As shown on the Land Use Map, Figure 3-4, in the adopted San Diego Downtown Community Plan, the property acquired by the San Diego Community College District is designated for “Employment/Residential Mixed-Use.” According to the San Diego Downtown Community Plan, page 3-7, “this classification provides synergies between educational institutions and residential neighborhoods The classification permits a variety of uses, including office, residential, hotel, research and development, and educational and medical facilities.” According to the Land Use Classification System as discussed on page 3-7 of the San Diego Downtown Community Plan “the classifications in this section represent adopted policy and are meant to be broad enough to provide flexibility in implementation, but clear enough to provide sufficient direction to carry out the Community Plan. In addition to the direction related to the uses provided here, public uses, including parks, government offices, police and fire stations, and public schools, are permitted in all land use classifications.” Therefore, the future expansion of the college campus as shown in the Facilities Master Plan and the relocation of the Victorian cottage are consistent with the adopted San Diego Downtown Community Plan.

The Southeastern San Diego Community Plan designates the site at 2644 Island Avenue for Single Family Residential uses at a density range of ten to fifteen dwelling units per acre. The use of the site is consistent with this designation and density range. As such the proposed project, the relocation, rehabilitation and reuse of a historic resource from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to the site located at 2644 Island Avenue, is consistent with and will not adversely affect the Southeastern San Diego Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The relocation, rehabilitation and reuse of the historic resource will also provide for the health, safety, and welfare of the residents by relocating and rehabilitating the structure in a manner that will meet all building codes in accordance with current construction standards and codes as they apply to historic structures. The proposed project will also comply with the National Park Service Standards for relocation, Criterion Consideration B, as required by the City’s Historical Resource Guidelines and the Secretary of the Interior’s Standards for Rehabilitation of historic structures. The addition of the historic structure at this location, within the Grant Hill Park Historic District, will provide value to the neighborhood and community by the establishment of a historic structure in the neighborhood and by other improvements to the site, including yet not limited to site grading, drainage, walls, fences, lighting, an irrigation system, landscaping and ongoing maintenance of the property by

the San Diego Community College District and its subsequent owners. The designation status of the Marks House will transfer to the Island Avenue location and the historic structure will be further protected by the Grant Hill Park Historic District regulations. As such the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The proposed development complies with all relevant regulations of the Land Development Code for the relocation, rehabilitation and reuse of historic resources. Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into Site Development Permit No. 699676 and Southeastern San Diego Historic Permit No. 709324. Development of the property will comply with all requirements of these regulations. Concept plans for the project identify all other development criteria in effect for the site. All relevant regulations shall be complied with at all times for the life of the project as the regulations relate to the relocation, rehabilitation and reuse of historic resources. In these ways the proposed development will comply with the applicable and relevant regulations of the Land Development Code, as allowed through the approval of a Site Development Permit.

H. Supplemental Finding--Historical Resources Deviation for Relocation of a Designated Historical Resource

1. There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources. The Historical Resources Regulations purpose states in the Land Development Code section 143.0201: “The purpose of these regulations is to protect, preserve and, where damaged, restore the *historical resources* of San Diego, which include *historical buildings, historical structures or historical objects, important archaeological sites, historical districts, historical landscapes, and traditional cultural properties*. These regulations are intended to assure that *development* occurs in a manner that protects the overall quality of *historical resources*. It is further the intent of these regulations to protect the educational, cultural, economic, and general welfare of the public, while employing regulations that are consistent with sound historical preservation principles and the rights of private property owners.” The educational needs of the public and also therefore the cultural, economic and general welfare of the public will be served by the relocation, rehabilitation and reuse of the historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. To minimize the potential adverse effects on the designated historic resource, #887 Stephen B. and Fannie Marks House that will be caused by the expansion of City College, two options were evaluated; a and b. These options are presented here as:

(a) Incorporation of the resource into the proposed General Purpose Classroom and Parking Garage:

Located in downtown San Diego and spread over 12 city blocks, San Diego City College serves 17,000 students with nine existing educational buildings and ten surface parking lots. It is anticipated student growth will increase to approximately 25,000 students by the year 2024, and as part of the SDCCD – City College Master Plan, the San Diego Community College District will add new educational facilities throughout its existing campus to provide and facilitate the educational objectives of the San Diego City College. Included in the Master Plan are developments to add eight new buildings, renovate eight existing buildings and add three new parking structures, all to accommodate the additional projected student population.

The City College Master Plan includes the construction of a 70,000 square foot general purpose Classroom Building and a 400 car Parking Garage on the block containing the existing location of the designated historical resource, #887 Stephen B. and Fannie Marks House,. The Classroom Building will consist of five stories of classroom space, faculty offices, conference space, lecture halls, computer labs, and circulation space. The Parking Garage will consist of seven levels of parking to support this Classroom Building as well as overall City College campus parking. The incorporation of the historic resource into this project is not feasible for the following reasons.

(1) Parking:

As previously stated, San Diego City College will require three new parking garages to meet the projected student population. The incorporation of the historic resource into this project, on its current site, would potentially eliminate 28,000 square feet of parking over seven levels, which amounts to approximately 160 parking spaces. In addition, retention of the historic structure on site would necessitate the redesign of the parking structure and would revise the traffic flow and circulation patterns in a manner that would impact the entry and exit of the parking garage, the vehicular path of travel into and up through the garage and cause an inefficiency that could potentially eliminate additional parking spaces outside of the historic resource footprint. For the historic resource, #887 Stephen B. and Fannie Marks House,, the parking garage would be a source of noise and reduced air quality to the detriment of its occupants. The incorporation of the historic resource would result in a multi-story garage surrounding the historic resource on two sides and a multi-story Classroom Building on the third side, a scenario which would be incompatible for such a resource.

In addition to the loss of usable space for parking and the revenues associated with parking, the costs of this effort would be impacted by the design of the structure itself. In this event, a less traditional design approach would cause the design of special elements such as caissons, footings, columns and beams to change direction around the historic resource property, thus causing a significant financial impact to the cost of the project. In contrast, a traditional design would create evenly spaced bays and structural components, which would not have to route around the historic resource, #887 Stephen B. and Fannie Marks House,. This impact would be realized both by the design effort and the construction means, methods and materials used to construct the building. The overall financial impact of this effort is difficult to ascertain, however it is anticipated that design and construction costs could increase by as much as fifteen to twenty percent due to construction inefficiencies associated with this approach.

(2) Educational Use:

The incorporation of the historic resource, #887 Stephen B. and Fannie Marks House, into the Classroom Building portion of College expansion project would result in a loss of approximately 20,000 square feet of educational space over five levels. This loss of space would reduce the Classroom Building by approximately twenty classrooms and/or computer labs and potentially ten to twenty faculty offices. In addition, this would impact the overall efficiency of the circulation and path of travel for students and faculty, further reducing the available educational space of the building. This approach would also prevent the College from reaching its projected goal to serve an anticipated 25,000-student population by the year 2024. By eliminating this space, the College would not be able to provide necessary courses and would limit necessary faculty positions due to the lack of adequate educational space.

(b) Relocation and reuse of the historical resource elsewhere on the Campus:

Located in downtown San Diego and spread over 12 city blocks, San Diego City College serves 17,000 students with nine existing educational buildings and ten surface parking lots. It is anticipated student growth will increase to approximately 25,000 students by the year 2024, and as part of the SDCCD – City College Master Plan, the San Diego Community College District will add new educational facilities throughout its existing campus to provide and facilitate the educational objectives of the San Diego City College. Included in the Master Plan are developments to add eight new buildings, renovate eight existing buildings and add three new parking structures, all to accommodate the additional projected student population.

The City College Master Plan includes the construction of a 70,000 square foot general purpose Classroom Building and a 400 car Parking Garage on the block containing the existing location of the designated historical resource, #887 Stephen B. and Fannie Marks House,. The Classroom Building will consist of five stories of classroom space, faculty offices, conference space, lecture halls, computer labs, and circulation space. The Parking Garage will consist of seven stories of parking to support this Classroom Building as well as overall City College campus parking. The relocation and use of the historic resource, #887 Stephen B. and Fannie Marks House, to another part of the campus would not be feasible for the following reasons.

(1) Parking:

With an already restricted land resource challenge, parking at San Diego City College is limited and does not currently meet the needs of students and faculty. Additionally, and in conjunction with the City College Master Plan, current parking reservoirs will be utilized for the construction of new buildings. The reduction of any existing land and/or parking real estate for the relocation and use of the historical resource would further reduce the College's available space for parking and cause undue parking burden on the students, faculty and the surrounding downtown community.

(2) Educational Use

Due to limited real estate and financial resources of the San Diego Community College District at City College, it would not be feasible to move and relocate the historical resource elsewhere on the campus. The limited existing campus land/space, as well as purchased property, will be

utilized for new educational buildings that will support the projected growth of City College's educational plan. With over 350,000 square feet of additional educational buildings planned, and the required traffic, access and circulation spaces surrounding such buildings, the relocation and reuse of the historic resource, #887 Stephen B. and Fannie Marks House, would reduce or severely limit the growth potential and educational plan of the College. This would decrease the number of classes that the College could offer and would result in an impact to the goals of the College.

In addition to the classroom building and parking structure, the general Master Plan requires the design and construction of gathering spaces as part of each new building that is built. Larger plazas, smaller courtyards and connected accessible pathways will be designed and constructed to create a pedestrian network that connects the campus as a whole. The campus does contain the land area sufficient to support the relocation of this historic resource, #887 Stephen B. and Fannie Marks House, on the College property in addition to constructing the essential buildings and gathering spaces that are described in the campus Master Plan.

For these reasons these options were determined to be infeasible and would not serve in promoting the goals of the San Diego City College. Therefore, the educational needs of the public and the cultural, economic and general welfare of the public will be served by the relocation, rehabilitation and reuse of the historic resource, #887 Stephen B. and Fannie Marks House, from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse as required by the Historical Resources Regulations as stated in the Land Development Code section 143.0201 and a deviation is warranted.

2. The proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource, and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource. The San Diego Community College District has agreed to implement measures identified in the Mitigation, Monitoring and Reporting Program pertaining to the relocation, rehabilitation and reuse of a designated historical resource, #887 Stephen B. and Fannie Marks House,. The San Diego Community College District prepared a Historical Assessment of the property and submitted it to the City of San Diego's Historical Resources Board, which designated the property as San Diego Historical Landmark #887 in October 2008. The San Diego Community College District has agreed to comply with all rules, regulations and ordinances pertaining to the designation status and is processing a Site Development Permit for the relocation, rehabilitation and reuse of the structure as required by the San Diego Municipal Code. The San Diego Community College District has prepared a Historical American Building Survey of the property and acquired a relocation site that meets the requirements of the National Park Service's Criterion Consideration B for Moved Properties and the City's Historical Resources Regulations on the same subject. The San Diego Community College District will stabilize and relocate the structure to the relocation site and thereafter rehabilitate it in accordance with the Secretary of the Interior's Standards for Rehabilitation. A qualified historical architect monitor will supervise the relocation and rehabilitation projects. The property's status as a designated historical resource will be transferred to the relocation site and the property will remain a designated resource under the jurisdiction of the San Diego Historical Resources Board. These measures ensure that the proposed relocation, rehabilitation and reuse will not destroy the historical, cultural, or

architectural values of the historical resource and the relocation will be part of a definitive series of actions to assure the preservation of the designated historical resource.

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3. There are special circumstances or conditions apart from the existence of historical resources, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land. In 1914 San Diego Junior College was established with 35 students and 4 instructors. In 1953/1954 the first parcel of land, a single city block bounded by Russ Boulevard, A Street, 14th Street and 15th Street was purchased for the permanent home of the San Diego Junior College, now known as the San Diego City College. From that beginning in 1953/1954, as the San Diego City College and the needs of its students have grown, the school has expanded and now covers twelve city blocks on the north of the Master Plan's expansion area. It is anticipated the student population will increase to approximately 25,000 students by the year 2024. The San Diego Community College District's primary obligation is to serve the educational needs of the community. The establishment of these needed facilities immediately adjacent to the existing campus is required for both economic and functional reasons. The existing campus is bounded on the north by Balboa Park, on the east by Interstate 5 and on the west by properties identified in the San Diego Downtown Community Plan for residential emphasis uses. Only the three blocks along the southern border of the campus are classified as Employment/Residential Mixed-Use, as mentioned above, a "classification that provides synergies between educational institutions and residential neighborhoods" which will allow the expansion of the college campus. Of these three blocks the western most is occupied by a large, new condominium complex, which leaves only the two blocks included in the Master Plan as feasible for the proposed campus expansion. These special circumstances applying to the land are peculiar to the land and are not created by actions of the San Diego Community College District and are not of the applicant's making. Therefore the strict application of the provisions of the historical resources regulations would deprive the San Diego Community College District, as the property owner, of reasonable use of the land and a deviation is warranted.

Southeast San Diego Planned District Ordinance - Section 1519.0101

1. The proposed use and project design meet the general purpose and intent of this division of the Municipal Code, complies with the recommendations of the Southeast San Diego Planned District for this site, and will not adversely affect the Southeast San Diego Community Plan, the City's Progress Guide and General Plan or other applicable plans adopted by the City Council in effect for this site. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The Southeastern San Diego Community Plan designates the site for Single Family Residential uses at a density range of ten to fifteen dwelling units per acre. The use of the site is consistent with this designation and density range. The proposed relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan is consistent with the Southeast San Diego Planned District, the Southeastern San Diego Community Plan and the General Plan. As such the proposed project, the relocation, rehabilitation and reuse of a historic resource to the site located

at 2644 Island Avenue, is consistent with and will not adversely affect the Southeastern San Diego Community Plan or the General Plan.

2. The proposed development shall be compatible with existing and planned land uses on adjoining properties and shall not constitute a disruptive element to the surrounding neighborhood and community. Architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The site is surrounded by a vacant, yet developed commercial property to the north, multi-family residential to the east and west, and single family residential to the south. Grant Hill Park is south of the single family residences on the south side of Island Avenue. The relocation of a historic single family structure to the site is compatible with existing land uses in the neighborhood and community. The relocation, rehabilitation and reuse of a historic single family structure to the site will be in harmony with the existing and planned land uses in the neighborhood and community and will not be a disruptive element in the neighborhood and community. The addition of the historic structure at this location will provide value to the neighborhood and community by the establishment of a historic structure in the neighborhood and by other improvements to the site, including yet not limited to site grading, drainage, walls, fences, lighting, an irrigation system, landscaping and ongoing maintenance of the property by the San Diego Community College District. The architecture of the Victorian single family historic structure will be compatible with the older single family homes on the south side of Island Avenue and in the neighborhood.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The relocation, rehabilitation and reuse of the historic resource will also provide for the health, safety, and welfare of the residents or those working in the area by relocating and rehabilitating the structure in a manner that will meet all building codes in accordance with current construction standards and codes as they apply to historic structures. In addition, the proposed site is presently vacant and undeveloped. The addition of the historic structure at this location will provide value to the neighborhood and community by the establishment of a historic structure in the neighborhood and by other improvements to the site, including yet not limited to site grading, drainage, walls, fences, lighting, an irrigation system, landscaping and ongoing maintenance of the property by the San Diego Community College District and subsequent owners. In that the proposed relocation, rehabilitation and reuse will meet or exceed all relevant regulations in effect for the site, the relocation of a historic structure to the proposed site will not adversely affect other property in the vicinity. The proposed project will also comply with the National Park Service's guidelines for relocation, Criterion Consideration B, as required by the City's Historical Resource Guidelines and with the Secretary of the Interior's Standards for

Rehabilitation of historic structures. As such the proposed development will not be detrimental to the public health, safety, and welfare.

4. The proposed use will comply with the relevant regulations of the municipal code in effect for this site. The proposed project is the relocation, rehabilitation and reuse of a historic resource, #887 Stephen B. and Fannie Marks House from its current location in the East Village Subarea of the Centre City Planned District at 1037 15th Street to 2644 Island Avenue in the Grant Hill Park Historic District in the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan for rehabilitation and reuse. The proposed development complies with all relevant regulations of the Land Development Code for the relocation, rehabilitation and reuse of historic resources. For additional information, refer to Site Development Permit Finding No. 3 above.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 699676, Southeastern San Diego Development Permit No. 714238 and Southeastern San Diego Historic Permit No. 709324 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 699676, 714238 and 709324, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: **V27 - DATE OF APPROVAL**
Job Order No. 24000423