



THE CITY OF SAN DIEGO  
Historical Resources Board  
**AGENDA**

**THURSDAY, MAY 22, 2014 AT 10:00 AM**

**PLEASE NOTE BELOW CHANGE OF VENUE FOR MEETING**

**COPPER ROOM, SAN DIEGO CONCOURSE  
202 C STREET, SAN DIEGO, CA 92101**

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*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Secretary for the Historical Resources Board at (619) 533-6301 at least five (5) working days prior to the meeting to insure availability.*

*Members of the Public are advised that Historical Resources Boardmembers may be unable to thoroughly review and consider materials delivered the day of the hearing.*

**ITEM 1 - APPROVAL OF MINUTES FOR** February 27, 2014 and March 27, 2014

**ITEM 2 – NON-AGENDA PUBLIC COMMENT**

ISSUES WITHIN THE JURISDICTION OF THE HISTORICAL RESOURCES BOARD NOT PREVIOUSLY HEARD OR ON THE AGENDA. A REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE HEARING RECORDING SECRETARY AT THE TIME OF THE MEETING.

NOTE: 3.0 MINUTES TIME PER SPEAKER.

**ITEM 3 - ADMINISTRATIVE ITEMS**

- A. Board Administrative Matters and General Information
  - Absences
  - Other General Information
- B. Conflict of Interest Declarations
- C. Staff Report
- D. Requests for Continuances

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

The Chair may entertain a motion by any Boardmember to approve any agenda item as a consent item when no speaker slips have been submitted in favor or in opposition to the item. Items approved on consent are approved in accordance with the staff's recommendation as reflected on the agenda and described in the Staff Report to the Historical Resources Board, unless otherwise noted in the motion.

**ACTION ITEMS**

**ITEM 5 – MISSION HILLS HISTORIC DISTRICT EXPANSION AMENDMENT (1<sup>ST</sup> HEARING)**

Applicant: Deborah Quillin

Location: Various addresses within the expansion area boundaries, bounded by a point beginning at Witherby Street and the alley between Hickory Street and Fort Stockton Drive; proceeding southeast down the alley to Hickory Street; continuing down the property line between 4247 Arden Way and 4249 Arden Way; turning south down the alley and then east down the property line between 4236 St. James Place and 1903 Fort Stockton Drive to a point intersecting with the mid-line of St. James Place; continuing briefly down St. James Place before turning east down the property line between 4247 St. James Place and 4239 St. James Place and continuing to the alley behind; turning south down the alley behind 4239 St. James Place down to the intersecting alley two lots to the south; turning west and continuing briefly down the intersecting alley to the rear property line of 4219 St. James Place; turning south down the rear property line of 4219 St. James Place to the southern property line; turning west down the southern property line of 4219 St. James Place to a point intersecting with the mid-line of St. James Place; continuing south on St. James Place to Sunset Boulevard; then continuing west down the mid-line of Sunset Boulevard to Witherby Street; then continuing northeast down the mid-line of Witherby Street back to the beginning point; Uptown Community; Council District 3

Description: First hearing to consider the amendment of the Mission Hills Historic District to include the proposed expansion area, consisting of 99 properties.

Today's Action: Review the nomination of the Mission Hills Historic District expansion amendment; take public testimony; consider the level of owner support for the amendment of the district and designation of the expansion area; provide direction to staff regarding the content of the nomination, including the revised district boundary and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for amendment and inclusion of the expansion area in the Mission Hills Historic District. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Staff Recommendation: At this time, staff recommends that the Board:

1. Accept the proposed revision of the official District name from Mission Hills Geographic/Traditional Historic District to Mission Hills Historic District, consistent with the current District Policy;
2. Accept the proposed revised District Boundary, with or without further direction;
3. Consider the classification of the following 61 properties as Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4205	Arden Way	44342212	5B	4215	Ingleside Avenue	44340216	5D1
4211	Arden Way	44342211	5D1	4231	Ingleside Avenue	44340214	5D1
4217	Arden Way	44342209	5D1	4241	Ingleside Avenue	44340213	5D1
4220	Arden Way	44342115	5B	4247	Ingleside Avenue	44340212	5D1
4229	Arden Way	44342206	5D1	4258	Ingleside Avenue	44340102	5D1
4230	Arden Way	44342117	5B	4265	Ingleside Avenue	44340210	5D1
4235	Arden Way	44342205	5D1	4281	Ingleside Avenue	44340208	5D1
4238	Arden Way	44342119	5D1	4224-26	Ingleside Avenue	44340114	5D1
4239	Arden Way	44342204	5D1	4204	St. James Place	44342216	5D1
4241	Arden Way	44342203	5D1	4227	St. James Place	44343204	5D1
4244	Arden Way	44342121	5D1	4230	St. James Place	44342220	5D1
4247	Arden Way	44342202	5B	4236	St. James Place	44342221	5D1
4248	Arden Way	44342122	5D1	4239	St. James Place	44343203	5B
4230	Arguello Street	44340221	5B	1912	Sunset Boulevard	44342215	5D1

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4240	Arguello Street	44340222	5B	1918	Sunset Boulevard	44342214	5D1
4241	Arguello Street	44342106	5D1	1930	Sunset Boulevard	44342213	5D1
4250	Arguello Street	44340223	5D1	1978	Sunset Boulevard	44342110	5D1
4251	Arguello Street	44342105	5D1	2044	Sunset Boulevard	44340217	5D1
4255	Arguello Street	44342104	5D1	2124	Sunset Boulevard	44340112	5B
4265	Arguello Street	44342103	5D1	2140	Sunset Boulevard	44340111	5D1
4266	Arguello Street	44340225	5D1	2150	Sunset Boulevard	44340110	5B
4275	Arguello Street	44342102	5D1	4231	Witherby Street	44340109	5B
4294	Arguello Street	44340229	5D1	4245	Witherby Street	44340108	5B
2022	Hickory Street	44325120	5D1	4259	Witherby Street	44340106	5D1
2038	Hickory Street	44325121	5D1	4275	Witherby Street	44340104	5D1
2106	Hickory Street	44325122	5D1	4281	Witherby Street	44340103	5D1
2120	Hickory Street	44325124	5B	4295	Witherby Street	44340101	5D1
2124	Hickory Street	44325125	5D1	4309	Witherby Street	44340205	5D1
2138	Hickory Street	44325126	5B	4329	Witherby Street	44340201	5D1
2141	Hickory Street	44340203	5D1	4369	Witherby Street	44325130	5D1
2147	Hickory Street	44340202	5D1				

4. Consider the classification of the following 35 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4204	Arden Way	44342111	6L	2142	Hickory Street	44325127	6Z
4208	Arden Way	44342112	6L	2150	Hickory Street	44325128	6L
4212	Arden Way	44342113	6L	2160	Hickory Street	44325129	6Z
4214	Arden Way	44342114	6L	4210	Ingleside Avenue	44340113	6L
4215	Arden Way	44342210	6Z	4225	Ingleside Avenue	44340215	6Z
4221	Arden Way	44342208	6L	4257	Ingleside Avenue	44340211	6Z
4224	Arden Way	44342116	6L	4275	Ingleside Avenue	44340209	6L
4225	Arden Way	44342207	6L	4289	Ingleside Avenue	44340207	6Z
4232	Arden Way	44342118	6Z	4219	St. James Place	44343206	6Z
4240	Arden Way	44342120	6L	4228	St. James Place	44342219	6L
4203	Arguello Street	44342109	6Z	2004	Sunset Boulevard	44340220	6Z
4227	Arguello Street	44342108	6L	2030	Sunset Boulevard	44340219	6Z
4233	Arguello Street	44342107	6Z	2034	Sunset Boulevard	44340218	6Z
4274	Arguello Street	44340226	6Z	4249	Witherby Street	44340107	6Z
4280	Arguello Street	44340227	6Z	4267	Witherby Street	44340105	6L
4288	Arguello Street	44340228	6L	4303	Witherby Street	44340206	6Z
2053	Hickory Street	44342101	6Z	4319	Witherby Street	44340204	6Z
2110	Hickory Street	44325123	6Z				

5. Direct staff to continue investigation of the following 3 properties and provide a recommendation regarding contributing and non-contributing status at the next hearing:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4258	Arguello Street	44340224		4224	St. James Place	44342218	
4220	St. James Place	44342217					

6. Find that the nomination is complete based upon this direction, and direct staff to docket the nomination of the Mission Hills Historic District expansion amendment for a second HRB hearing for designation. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Report Number: HRB 14-037

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**\*\*\* A SPECIAL LUNCHEON WILL BE HELD FOR THE BOARDMEMBERS AT 12 NOON IN THE 4<sup>TH</sup> FLOOR TRAINING ROOM, DSD\*\*\***

**••SPECIAL ORDER OF BUSINESS ••**

**ANNUAL AWARDS FOR EXCELLENCE IN HISTORIC PRESERVATION  
AWARDED BY THE HISTORICAL RESOURCES BOARD WILL BEGIN AT 1:00PM**

**Board Hearing will resume after the conclusion of the Awards Ceremony**

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**ITEM 6 – WISE COTTAGE**

**Continued from April 2014**

Applicant: Myers Family Trust represented by Scott A. Moomjian

Location: 1400 Virginia Way, 92037, La Jolla Community, Council District 1 (1227 6-F)

Description: Consider the designation of the property located at 1400 Virginia Way 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 Wise Cottage located at 1400 Virginia Way as a historical resource with a period of significance of 1914 under HRB Criteria A and C. The designation includes the mature pine tree at the corner of the lot near Virginia Way and Exchange Place. The designation excludes the attached casita and detached garage constructed in 1993.

Report Number: Memo Dated April 10, 2014 and HRB 14-021

**ITEM 7 – 502-522 7<sup>th</sup> AVENUE**

**Continued from April 2014**

Applicant: 7<sup>th</sup> and Island LLC represented by Scott A. Moomjian

Location: 502-522 7<sup>th</sup> Avenue, 92101, Downtown Community, Council District 3 (1289 4-B)

Description: Consider the designation of the property located at 502-522 7<sup>th</sup> 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: Do not designate the property located at 502-522 7<sup>th</sup> Avenue under any adopted HRB Criteria.

Report Number: HRB 14-027

**ITEM 8 – 5905 CAMINO DE LA COSTA****Continued from March 2014**

Applicant: Donald and Debra Duford represented by Scott A. Moomjian

Location: 5905 Camino De La Costa, 92037, La Jolla Community, Council District 1 (**1247 3-F**)

Description: Consider the designation of the property located at 5905 Camino De La Costa 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 5905 Camino De La Costa under any adopted HRB Criteria due to a lack of integrity.

Report Number: Staff Memo dated March 20, 2014 and HRB 14-012

**ITEM 9 – 2961 E STREET**

Applicant: Eric Sepin represented by Marie Lia

Location: 2691 E Street, 92102, Greater Golden Hill Community, Council District 3 (**1289 3-E**)

Description: Consider the designation of the property located at 2961 E 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 2961 E Street under any adopted HRB Criteria.

Report Number: HRB 14-038

**ITEM 10 – 941 11<sup>th</sup> AVENUE (HRB# 727) – DOWNTOWN PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT NO. 2014-14**

Applicant: Pinnacle Broadway US LLC represented by Marie Lia

Location: 941 11<sup>th</sup> Avenue, 92101, Downtown, Council District 3 (**1289 3-B**)

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

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related 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 (HRB Site #727 – Hamilton Apartments) as presented.

Report Number: HRB 14-039

**ITEM 11 – 519 WEST DATE STREET (HRB# 1036) – DOWNTOWN PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT NO. 2013-10**

Applicant: H G Fenton Development Company, LLC represented by Marie Lia

Location: 519 West Date Street, 92101, Downtown, Council District 3 (**1289 2-A**)

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

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related 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 (HRB Site #1036 – Antonio and Josephine Giacalone House) as presented.

Report Number: HRB 14-040

**ITEM 12 – OCEAN BEACH COMMUNITY PLAN UPDATE**

Applicant: City of San Diego

Location: Ocean Beach Community, Council District 2

Description: Review and consider the Ocean Beach Historic Context Statement (Context), the Historic Preservation Element of the Ocean Beach Community Plan update (HPE), and the Final Environmental Impact Report (FEIR) related to Cultural/Historical Resources for the purposes of making a Recommendation on the adoption of the Context, HPE and FEIR to the City Council.

Today's Action: Recommend to the City Council adoption of the Context, HPE, and FEIR or do not recommend adoption.

Staff Recommendation: Recommend to the City Council adoption of the Ocean Beach Historic Context Statement, the Historic Preservation Element of the Ocean Beach Community Plan update, and the Final Environmental Impact Report related to Cultural/Historical Resources.

Report Number: HRB 14-032

**ADJOURNMENT****ENCLOSURES (with printed copy only):**

Staff Reports and/or supporting information for Items 5 through 12

**REMINDERS:**

**NEXT BOARD MEETING DATE:** Thursday, June 26, 2014

**LOCATION:** City Administration Building  
12<sup>th</sup> Floor, Council Committee Room

**NEXT SUBCOMMITTEE MEETING DATES (subject to change with appropriate notice)**

**Design Assistance Subcommittee** meets the first Wednesday of the month at 4:00 PM in Conference Room 5C on the 5<sup>th</sup> floor of Development Services. The next regularly scheduled meeting will be held Wednesday, June 4, 2014.

**Policy Subcommittee** meets the second Monday of the month at 3:00 PM in Conference Room 4C on the 4<sup>th</sup> floor of Development Services. The next regularly scheduled meeting will be held on Monday, June 9, 2014.

**Archaeology Subcommittee** meets quarterly on the second Monday of the month at 4:00 PM in Conference Room 4C on the 4<sup>th</sup> floor of Development Services. The next regularly scheduled meeting will be held on Monday, August 11, 2014.

All subcommittee meetings are held at Development Services (City Operations Building) located at 1222 First Avenue, San Diego.