

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF JANUARY 28, 2011
202 C STREET, CITY ADMINISTRATION BUILDING
COUNCIL COMMITTEE ROOM, 12th FLOOR
SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chair Lemmo at 1:06PM

Chairperson	John Lemmo	Present
Vice Chairperson	Abel Silvas	Present <i>arrived at 1:40PM</i>
Boardmember	Michael Baksh	Present <i>arrived at 1:10PM</i>
Boardmember	Priscilla Berge	Present
Boardmember	Alex Bethke	Present
Boardmember	Maria Curry	Present <i>arrived at 1:20PM; left at 2:35PM</i>
Boardmember	Gail Garbini	Present
Boardmember	Ann Jarmusch	Absent
Boardmember	Linda Marrone	Present
Boardmember	Ann Woods	Present

Staff to the Board in Attendance: Shannon Anthony, Board Secretary
Cathy Winterrowd, Principal Planner
Kelley Stanco, Senior Planner
Jodie Brown, Senior Planner
Jeff Oakley, Associate Planner

Legal Counsel in Attendance: Nina Fain, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES FOR November 19, 2010

**MOTION BY BOARDMEMBER BERGE TO APPROVE THE NOVEMBER 19, 2010
MINUTES WITH CHANGES**

Seconded by Chair Lemmo

Vote: 4-0-2

Motion Passes

(Bethke, Garbini)

ITEM 2 - PUBLIC COMMENT

None

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

- **ABSENCES**

Boardmember Jarmusch advised staff she would not be available for this meeting. Boardmember Silvas indicated he would be arriving late, around 1:45 and Boardmember Curry indicated she needs to leave today at 2:30.

- **OTHER GENERAL INFORMATION**

✓ Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

None

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

None

- **EX PARTE COMMUNICATIONS**

None

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

None

C. STAFF REPORT

- Staff is in the process of taking forward a waiver to a portion of the Mills Act Council Policy to allow the remaining properties that were submitted for designation in 2008 to apply for a Mills Act agreement this year, instead of waiting an additional year. We are doing this because they have already waited more than 2 years to be heard by the Board. The Council Committee on Land Use and Housing recommended approval of the waiver earlier this month and we are in the process of docketing the item for full Council hearing.
- Staff will be holding meetings with the Uptown, North Park and Greater Golden Hill communities on Saturday, March 19th in the Santa Fe Room of the Balboa Park Club. The survey results, community input and staff responses to both will be presented at these meetings. We want to encourage anyone interested in the historical resources of these communities to attend. Meeting notices will be sent to the plan update contact lists.
- It is that time of year again to nominate your favorite historic preservation project, program or person for an award. Nominations are being accepted until Friday, April 1, 2011. Printed copies of the nomination form are available on the back table and can be completed electronically and submitted via the website at www.sandiego.gov/historic starting on Monday.

- The Congress of History Annual Conference will be held March 4th and 5th in Balboa Park. The theme this year is “They Made a Difference: the Unsung History of Women in the San Diego Region.” Printed announcements are available on the back table and more information can be found on the website at: www.congressofhistory.org on Monday.
- The next DAS meeting is scheduled for February 8, 2011. The next Policy Subcommittee will be on February 14, 2011. The next Archaeology Subcommittee meeting will be on Monday, February 14, 2010.
- Boardmembers will note today’s agenda includes three information items, two individual homeowner nominations and the Annual Certified Local Government Report. There are 12 individual homeowner nominations submitted in 2008, 21 homeowner nominations in 2009, 21 homeowner nominations in 2010, and 4 homeowner nominations in 2011 that have not been reviewed by staff and brought forward for designation.
- Those owners whose property was designated in 2010 or earlier are eligible to apply for a Mills Act agreement beginning in January 2011. Those applications are due no later than March 31, 2011 to be considered this year.

D. REQUESTS FOR CONTINUANCES

None

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

ITEM 6 – HENRY NELSON/MARTIN V. MELHORN SPEC HOUSE #1

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 6 ON THE CONSENT AGENDA PER STAFF’S RECOMMENDATION

Seconded by Boardmember Garbini

Vote: 7-0-0

Motion Passes

INFORMATION ITEMS

ITEM A – TORREY PINES GLIDERPORT HRB # 315

The preferred development plan for the Torrey Pines City Park, including the historically designated Gliderport, will be presented. *No action on the part of the Board is required.*

Board Discussion:

Boardmember Berge would like to add Warty-stemmed Ceanothus (*California White Lilac*) to the list of plants

Boardmember Garbini asked if there were caves in the bluffs and about the irrigation of the lawn.

Boardmember Bethke liked the plan and wanted to know if the root systems would have any effect on the archaeology portions of the site.

ITEM B – HUD SECTION 106 PROGRAMMATIC AGREEMENT

The City, in conjunction with the State Office of Historic Preservation and the Advisory Council on Historic Preservation, has prepared a Draft Programmatic Agreement (PA) to implement Section 106 reviews on behalf of HUD. The PA and process will be summarized. The City is soliciting public comment on the Draft PA prior to preparation of the Final. *No action on the part of the Board is required.*

Board Discussion:

Boardmember Berge wanted to know why the HRB wasn't involved earlier in the review process under section 106; she just wanted to ask the question but did not want an answer to it.

ITEM C – BALBOA PARK PLAZA DE PANAMA

A plan amendment has been initiated for the proposed Balboa Park Plaza de Panama, Circulation and Parking Structure Project located in the central area of Balboa Park within the National Historic Landmark. Information about the project was presented to the HRB at the November 2010 meeting. Save Our Heritage Organisation (SOHO) has requested time to present information about the historical significance of the Park relative to the proposed project. *This is an information item only and no action on the part of the Board is required.*

Testimony Received:

Speaker Slips: Mark Johnson, David Marshall

Board Discussion:

Chair Lemmo thinks that the bypass bridge is a vexing problem and would be a huge trade-off

Boardmember Bethke wanted to know what traffic the bridge would serve; is this seen as a thoroughfare thru the park for traffic not necessarily using the park but for going from one end to another.

Boardmember Baksh wanted to know if they could lower the bypass bridge and use other materials than concrete to build it i.e. something you can see through.

Boardmember Curry does not think the bridge is a good idea for the park; instead we should be focusing on car behavior.

Vice-Chair Silvas thinks they should eliminate parking, but still allow traffic to go through the area. He is concerned with what will be destroyed during the construction of the bridge as well as what the view will be from the bridge. He would like to see alternatives to the bypass bridge.

Boardmember Garbini she hasn't heard anything mentioned about how important the bridge is as a sense of arrival; it gives you the luxury of having a long driveway that is setting you up for an experience by giving you time to view the park.

Boardmember Berge would also like to see alternatives.

ACTION ITEMS

ITEM 5 – 2335 JUAN STREET

Applicant: Mikhail Family Trust represented by Heritage Architecture & Planning

Location: 2335 Juan Street, 92103, Uptown Community, Council District 2 (1268 5-G)

Description: Consider the designation of the property located at 2335 Juan 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 2335 Juan Street under any HRB Criteria.

Report Number: HRB-11-003

Staff Report by Jodie Brown

Testimony Received:

In Favor: None

In Opposition: Iman Mikhail, David Marshall, Bruce Coons

Board Discussion:

Boardmember Woods thinks that it is a beautiful house and the interiors are very impressive; she is concerned with the changes when you compare the house with the historic photo i.e. massing, windows, missing shutters.

Boardmember Baksh is also concerned with the changes that have been made and if they can be fixed as a requirement under the Mills Act. He thinks more research needs to be done.

Boardmember Marrone is also concerned with the changes; she feels that the changes may have altered the style as well. She would like to refer this to DAS to see if anything can be done to reverse the changes.

Chair Lemmo has similar concerns as the other Boardmembers have mentioned; DAS is a possibility.

Vice-Chair Silvas admires the owner for wanting to do the right thing and restore the home to what it originally was. He is in favor of tabling the issue of designation at this time.

Boardmember Bethke is also concerned with the changes i.e. the massing; but the interiors are fantastic. He supports Staff's recommendation for the exterior.

Boardmember Garbini didn't have any additional comments.

Boardmember Berge agrees with most of the comments made today by other Boardmembers; more research needs to be made on the builder and Requa. She cannot support designation today.

Chair Lemmo mentioned that the Board can vote today or the owner can pull the item and return later

Boardmember Berge feels that additional research is needed

BOARD ACTION:

MOTION BY CHAIR LEMMO TO CONTINUE ITEM 5 – 2335 JUAN STREET FOR 90 DAYS TO ALLOW THE PROPERTY OWNER TO GO TO THE DESIGN ASSISTANCE SUBCOMMITTEE (DAS) AND RETURN TO THE HRB

Seconded by Boardmember Berge

Vote: 8-0-0

Motion Passes

ITEM 6 – HENRY NELSON/MARTIN V. MELHORN SPEC HOUSE #1

Applicant: Stephen & Donna Schultz represented by Legacy 106, Inc.

Location: 1955 Sunset Boulevard, 92103, Uptown Community, Council District 2 (1268 5-G)

Description: Consider the designation of the property located at 1955 Sunset Boulevard 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 Henry Nelson/Martin V. Melhorn Spec House #1 located at 1955 Sunset Boulevard as a historical resource with a period of significance of 1912 under HRB Criteria C and D. The designation shall exclude the 1990 first floor addition.

Report Number: HRB-11-005

ITEM PASSED ON CONSENT

ITEM 7 – ANNUAL CERTIFIED LOCAL GOVERNMENT (CLG) REPORT

Applicant: City of San Diego, City Planning & Community Investment Department

Location: Citywide

Description: The Historical Resources Board Annual Report to the State Office of Historic Preservation, Mayor and City Council consistent with the City's Certified Local Government (CLG) responsibilities and Municipal Code Section 111.0206 (d)(7) requirements.

Today's Action: Review, comment and approve the Annual Report.

Staff Recommendation: Direct staff to forward the Annual Report to the State Office of Historic Preservation and the San Diego City Council, or revise the Annual Report and forward as appropriate

Report Number: HRB-11-006

Staff Report by Cathy Winterrowd

Testimony Received:

In Favor: None

In Opposition: None

Board Discussion:

Boardmember Berge is concerned that the District Policy is on hold

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO DIRECT STAFF TO FORWARD THE ANNUAL REPORT TO THE STATE OFFICE OF HISTORIC PRESERVATION AND THE SAN DIEGO CITY COUNCIL

Seconded by Boardmember Baksh

Vote: 8-0-0

Motion Passes

REMINDER:

NEXT BOARD MEETING DATE:

Thursday, February 24, 2011

LOCATION:

City Administration Building
12th Floor, Council Committee Room

MEETING ADJOURNED AT 3:30PM