



THE CITY OF SAN DIEGO

Historical Resources Board

AGENDA

Thursday, January 24, 2008 at 1:00 PM

City Council Committee Hearing Room
12th Floor, City Administration Building
202 C Street, San Diego, CA 92101

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 619-533-6307 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 1A - APPROVAL OF MINUTES of September 27, 2007

ITEM 1B - APPROVAL OF MINUTES of November 8, 2007

ITEM 1C - APPROVAL OF MINUTES of November 29, 2007

ITEM 2 - 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.



City Planning & Community Investment

202 C Street, MS 4A • San Diego, CA 92101-3865
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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

E. Information Item:

Update on Native American Issues Related to Consultation and Involvement in the Development Review Process.

Beth Murray, Assistant Chief Operating Officer for Land Use and Development and the Mayor's Tribal Liaison will present a summary of recent efforts on the City's part to improve procedures and practices related to Native American consultation and involvement in the City's development review process.

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

The Chair may entertain a motion by any Board Member 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– 4167 & 4169 JACKDAW STREET****(Continued from November 29, 2007)**

Applicant: IS Architecture on behalf of Michael Terry and Garth Howe, owners

Location: 4167 & 4169 Jackdaw Street, Uptown Community, Council District 2

Description: Consider the designation of 4167 & 4169 Jackdaw 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 at 4167-4169 Jackdaw Street under any HRB Criteria.

Report Number: HRB-07-092

ITEM 6 – 1433 MARKET STREET (GEM CAFÉ)**(Continued from November 29, 2007)**

Applicant: Marie Burke Lia on behalf of Bahia View Condominiums, LLC, owner

Location: 1433 Market Street, Centre City Community, Council District 2

Description: Consider the designation of the Gem Café located at 1433 Market 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 Gem Café located at 1433 Market Street under any adopted HRB criteria.

Report Number: HRB-07-089

ITEM 7 — 1335 J STREET (WORKMAN HOTEL)

Applicant: Larry Pierson of Brian F Smith and Associates, on behalf of the owner Workman Hotel LP

Location: 1335 J Street, Centre City Community, Council District 2

Description: Consider the designation of the Workman Hotel located at 1335 J 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 1335 J Street under any adopted HRB criteria.

Report Number: HRB-08-001

ITEM 8 — KETTENBURG BOATS WORKS

Applicant: Marie Lia on behalf of Prism Investments Inc, applicant and Dean Wilson Living Trust, owner (Referred from the City of San Diego Development Services Department)

Location: 1271 Scott Street and 2810 Carleton Street, Peninsula Community, Council District 2

Description: Consider the designation of the properties at 1271 Scott Street and 2810 Carleton Street, consisting of Lots 1 – 11 of Block 29 in the Roseville Subdivision (Map 4956) 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 Kettenburg Boat Works site, located at 1271 Scott Street and 2810 Carleton Street and consisting of Lots 1 – 11 of Block 29 in the Roseville Subdivision (Map 4956), under HRB Criterion A as a special element of San Diego's maritime history; and HRB Criterion B, for its association with the Kettenburg family, who played a significant role in San Diego's maritime industry. The designation encompasses all of lots 1 – 11 of Block 29, including the structures at 1271 Scott Street and 2810 Carleton Street and excluding accessory sheds and other structures.

Report Number: HRB-08-002

ITEM 9 — 4069 ALBATROSS STREET

Applicant: Scoot Moomjian, on behalf of the owner Steve Appel

Location: 4069 Albatross Street, Uptown Community, Council District 2

Description: Consider the designation of the property located at 4069 Albatross 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 at 4069 Albatross Street under any HRB Criteria.

Report Number: HRB-08-003

ITEM 10 – CLYDE HUFBAUER HOUSE

Applicant: Vonn Marie May, on behalf of the owner David Schroedl

Location: 1821 Torrey Pines Road, La Jolla Community, Council District 1

Description: Consider the designation of the Clyde Hufbauer House, located at 1821 Torrey Pines 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 Clyde Hufbauer House, located at 1821 Torrey Pines Road under HRB Criterion C as a good example of Modern Post-and-Beam architecture, and Criterion D as the work of Master Architect Clyde Hufbauer.

Report Number: HRB-08-004

ITEM 11 -- TOURIST HOTEL DEVELOPMENT PERMIT REVIEW

Applicant: Steve Gordon, on behalf of Bahia View Condominiums LLC, owners

Location: 1425-1433 Market Street, 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.

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 or denial of the permit related to designated historical resources.

Staff Recommendation: Recommend to the Planning Commission approval of the Site Development Permit mitigation measures and findings for Scenario #1, which would allow demolition of both the Tourist Hotel and Gem Café. The facades and primary staircase of the 1888 portion of the Tourist Hotel would be reconstructed in all new materials compatible with Type I construction (Alternative #1). Recommend to the Planning Commission the following additional mitigation measures:

1. The reconstruction of the facades and primary staircase of the 1888 portion of the Tourist Hotel be consistent with the California Historic Building Code, as appropriate;
2. Historic materials be incorporated into the reconstruction to the maximum extent feasible; and,
3. The proposed exterior finishes related to the reconstruction be reviewed and approved by the Historical Resources Board Design Assistance Subcommittee prior to approval of a permit to demolish the subject buildings.

Report Number: CCDC Memorandum dated December 26, 2007

ITEM 12 – WESTERN SALT COMPANY SALT WORKS

Applicant: Save Our Heritage Organisation (SOHO)

The property is owned by the San Diego Airport Authority

Location: 1470 Bay Boulevard, Otay Mesa-Nestor Community, Council District 8

Description: Consider the designation of the Salt Works located at 1470 Bay 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 Salt Works located at 1470 Bay Boulevard under HRB Criterion E. The resource shall be listed as an individually significant resource, with the eleven elements identified as “contributing” included in the designation as character defining elements

of the resource; and the four elements identified as “non-contributing” excluded from the designation as non-character defining elements.

Report Number: HRB-08-005

ITEM 13 – 2851 IVY STREET

Applicant: Janet O’Dea, on behalf of the owners Gary and Laurie Petill

Location: 2851 Ivy Street, Greater Golden Hill Community, Council District 3

Description: Consider the designation of the property located at 2851 Ivy 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 at 2851 Ivy Street under any HRB Criteria

Report Number: HRB-08-006

ITEM 14 — HISTORIC BUILDING INTERIORS IMPLEMENTATION OF AD HOC SUBCOMMITTEE RECOMMENDATIONS

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

Location: Citywide

Description: Review the revised documents proposed to implement the recommendations of the Historic Building Interiors Ad Hoc Subcommittee.

Today's Action: Approve the revised documents proposed to implement the recommendations of the Historic Building Interiors Ad Hoc Subcommittee or return to staff with specific direction for additional work.

Staff Recommendation: Approve the revised documents proposed to implement the recommendations of the Historic Building Interiors Ad Hoc Subcommittee.

Report Number: HRB-08-007

ITEM 15 – 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-08-008

ADJOURNMENT

ENCLOSURES (with printed copy only):

1. Minutes of Board Meetings of September 27, 2007, November 8, 2007, and November 29, 2007.
2. Staff Reports and supporting information for Items 5 through 15

REMINDERS:

NEXT BOARD MEETING DATE: February 28, 2008

LOCATION: City Administration Building
12th Floor, Council Committee Room

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

Design Assistance Subcommittee meets the first Wednesday of the month, from 3:00 PM to 5:00 PM. The next regularly scheduled meeting will be held on Wednesday, February 6, 2008.

Policy Subcommittee meets the second Monday of the month at 3:00 PM. The next regularly scheduled meeting will be held on Monday, February 11, 2008.

Archaeology Subcommittee meets the second Monday of every other month at 4:00 PM. The next meeting will be held on Monday, March 10, 2008.

LOCATION: City Administration Building
4th Floor, Large Conference Room, unless otherwise noted