



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 21, 2017 REPORT NO. PC-17-086

HEARING DATE: November 30, 2017

SUBJECT: JONES HOUSE RELOCATION. Process Four Decision

PROJECT NUMBER: [542104](#)

REFERENCE: [California Historical Resources Inventory Database \(CHRID\) link](#)

OWNER/APPLICANT: Scripps Health, Owner/Applicant
The Roman Catholic Bishop of San Diego, a Corporation Sole, Owner

SUMMARY

Issue: Should the Planning Commission approve the relocation of the historic Henry B. Jones House from 4040 5th Avenue to 4114 Ibis Street, within the Uptown Community Planning area?

Staff Recommendations:

1. Adopt Mitigated Negative Declaration (MND) No. 542104 and ADOPT the Mitigation Monitoring and Reporting Program (MMRP); and
2. Approve Site Development Permit No. 1906434.

Community Planning Group Recommendation: On June 6, 2017, the Uptown Planning Group voted 15-0-1 with non-voting chair Wilson abstaining to recommend approval of the proposed project (Attachment 7).

Historic Resources Board Recommendation: On October 26, 2017, the Historic Resources Board voted 10-0-1 (Todd Pitman abstaining) on the consent agenda with no discussion (Attachment 8).

Environmental Review: Mitigated Negative Declaration, Project No. 542104, has been prepared for the project in accordance with the state of California Environmental Quality Act (CEQA) guidelines. A mitigation, monitoring and reporting program has been prepared and

will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: None. All cost associated are paid for by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: None. The project proposes the relocation of an historic structure with no other development.

BACKGROUND

The Henry B. Jones House (House), a wood framed, two-story, 1,800-square-foot, Craftsman-style single-family home constructed in 1911, is currently located at 4040 Fifth Avenue, in the CC-3-8 zone within the Hillcrest neighborhood of the Uptown Community Plan. This 0.11-acre site is at the center of the Scripps Hospital medical complex area, mid-block along the west side of Fifth Avenue and the east side of Fourth Avenue. The project's immediate setting is densely developed with medical facilities, commercial buildings, and surface parking lots that vary in architectural style, dates of construction, and size. In 2009, the House was listed in the City of San Diego Register of Historical Resources (HRB#939). The interior is not included in the local designation.

The House contains a living room, dining room, porch (now enclosed), kitchen and powder room/mud room on the first floor; and four bedrooms and a bathroom on the second floor. The open porch was enclosed in 1945. A non-historic detached garage located to the west of the house was removed in 2011. The site has no landscaping or entry walk. The rear of the site is paved with asphalt. The House has been vacant for almost ten years. The installation of temporary plywood covering over existing windows and doors was added to protect the building from vagrancy and vandalism. A chain link fence has also been added on all sides of the house for additional security.

The House has been donated to the St. Vincent Catholic Church and would be moved to a vacant lot owned by the Catholic Diocese at 4114 Ibis Street, approximately one mile west of its present location. St. Vincent Catholic Church is approximately a block from the relocation site at the corner of Hawk Street and West Lewis Street, at 4080 Hawk Street. The 0.11-acre Ibis Street site is located on the west side of Ibis Street with alley access at the rear, within the RS-1-7 zone in the Hillcrest neighborhood of the Uptown Community Plan. Ibis Street runs north to south and is surrounded by similar period homes with an alley at the rear.

DISCUSSION

Project Description:

The project proposes a Site Development Permit pursuant to San Diego Municipal Code [SDMC] Section 143.0251 due to the relocation of a historically designated resource. The Henry B. Jones House (House), a locally designated historic resource (HRB#939) would be relocated from its current location at 4040 Fifth Avenue to the vacant site at 4114 Ibis Street, approximately one mile west of

its present location. The relocation site is owned by the Catholic Diocese.

The neighborhood surrounding the Henry B. Jones House has changed significantly in recent years. All the neighboring single-family residences have been removed and replaced by Scripps Mercy medical buildings and parking lots and is now institutional in nature. The original setting has been substantially changed. The physical environment and character of the building's location, as well as the building's relationship to the surrounding area has been thoroughly compromised over the years by a change to institutional use.

The house can be moved in one piece, so no cutting or dismantling above the foundation walls will occur. Some features will need to be dismantled prior to the relocation, including the concrete foundation walls, both brick chimneys, parts of the fireplace, and the front steps and wing walls. Reconstruction of the CMU foundation walls will incorporate new blocks with a matching faux-stone finish. The original south chimney will be transported to the new site. Reconstruction will incorporate salvaged or new matching bricks. The non-original north chimney will not be reconstructed as it is not a historic feature. The front steps and wing walls will be transported to the new site for later restoration and reconstruction. No new openings in the walls or roof are anticipated. Steel beams will be used under the house to raise and support the structure during relocation.

A truck with rolling dollies will then transport the house. The proposed route of the move is: from 4040 5th Avenue, south on 4th Avenue (at the rear of the house), west on Washington Street, north on Goldfinch Street, west on Fort Stockton Drive, north on Hawk Street, west on West Lewis Street, north on Ibis Street to the destination at 4114 Ibis Street. The route will require utility accommodations of overhead lines by AT&T, Cox, and SDG&E on Ibis Street.

Once in place at 4114 Ibis Street, the building would then be restored per *The Secretary of the Interior's Standards*. The orientation of the house will match its current orientation, with the front door facing Ibis Street and setback on the new site and is compatible with the original character and use of the historical resource. The House will provide four parking spaces with access off the alley and no grading is proposed.

Some exterior changes will occur in order to provide disabled access to the building, such as adding a wheelchair ramp. As a designated resource, modifications to the Henry B. Jones House must be in compliance with The Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically the Standards for Rehabilitation. The Diocese will be responsible for future interior improvements at a later date and has not been analyzed as part of this project. The scope of the interior rehabilitation is not known at this time. If feasible, depending on the eventual interior layout, representative examples of character-defining interior features will be preserved and re-used in the rehabilitated building, such as paneled doors, decorative woodwork, and built-in cabinetry.

Community Plan Analysis:

The House is currently surrounded by institutional and commercial uses; there are no other single-family homes in the surrounding area. Single-family homes are no longer allowed pursuant to the

General Plan and updated Uptown Community Plan from 2016 or the zoning. The relocation site is vacant and is approximately the same size as the existing lot. It is designated Residential—Low with 5-9 dwelling units per acre. The placement of the single-family structure on the 0.11-acre Ibis site is consistent with the density. The Ibis Street neighborhood consists of other single-family homes, many of which are the same style and period as the house. The land use designation and zoning applicable to the relocation site is precisely intended for single-family residential development and therefore the Ibis Street site is consistent with the Uptown Community Plan.

Environmental Analysis:

The proposed project would result in a significant direct impact to the historical resource because of its relocation. Mitigation measures would reduce impacts to the historical resource to less than significant since the new location is located within a similar residential block in the Hillcrest neighborhood, approximately one mile west of its original location. The resource would also retain its orientation and setback. The relocated house will be compatible with the original character and use of the historical resource. A Mitigated Negative Declaration, project no. 542104, has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachment 3) and draft conditions of approval (Attachment 4). Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. Approve Site Development Permit No. 1906434, with modifications.
2. Deny Site Development Permit No. 1906434, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department

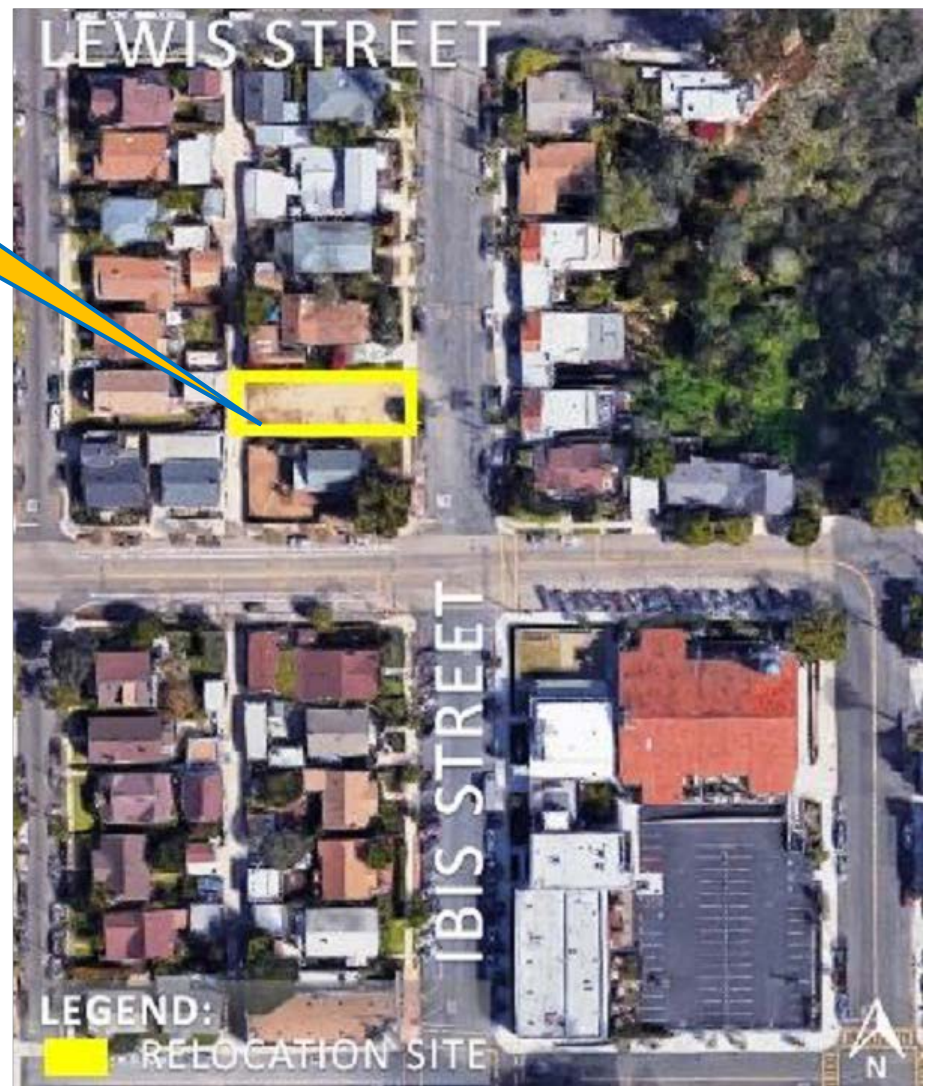


Renee Mezo
Development Project Manager
Development Services Department

LOWE/RDM

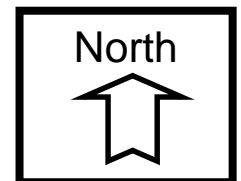
Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Draft Environmental Resolution with MMRP
6. Project Plans
7. Community Planning Group Recommendation
8. Historic Resources Board Recommendation
9. Ownership Disclosure Statement



Aerial Photo

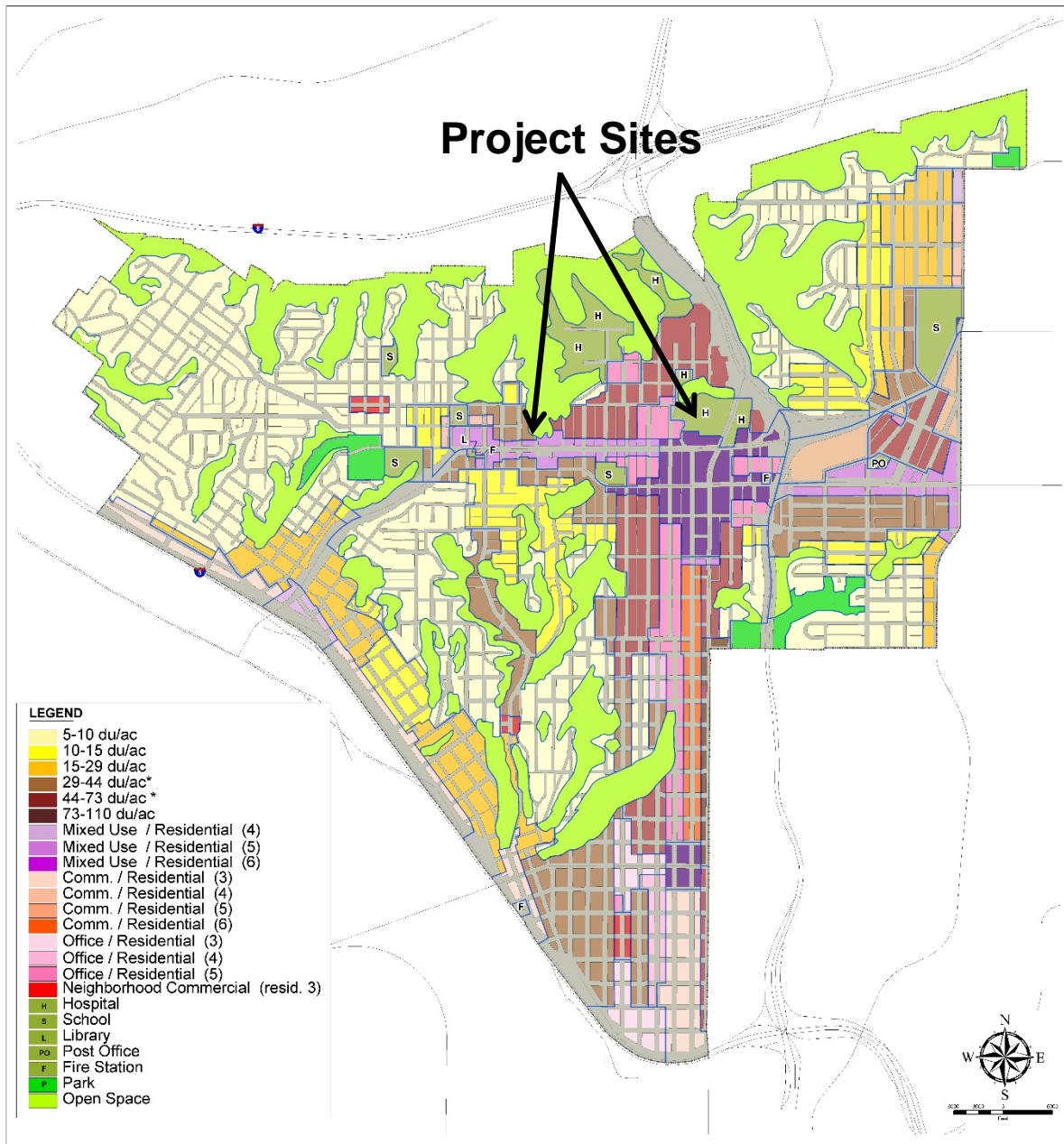
Jones House Relocation – 4114 Ibis Street & 4040 Fifth Avenue
PROJECT NO. 542104





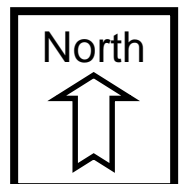
City of San Diego Planning Department

Uptown Community Plan Land Use



Land Use Map

Jones House Relocation – 4114 Ibis Street &
4040 Fifth Avenue
PROJECT NO. 542104



PLANNING COMMISSION
RESOLUTION NO. XXXX
SITE DEVELOPMENT PERMIT NO. 1906434
**JONES HOUSE RELOCATION- PROJECT NO. 542104: MMRP
DRAFT**

WHEREAS, SCRIPPS HEALTH, Owner/Permittee and THE ROMAN CATHOLIC BISHOP OF SAN DIEGO, A CORPORATION SOLE, Owner, filed an application with the City of San Diego for a permit to relocate the designated historical resource located on a 0.11-acre site at 4040 Fifth Avenue (HRB Site #939, Henry B. Jones House) to a 0.11-acre site located at 4114 Ibis Street (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1906434), on two, 0.11-acre sites;

WHEREAS, the 4040 Fifth Avenue is located in the CC-3-8 zone with the receiving site located at 4114 Ibis Street in the RS-1-7 zone within the Uptown Community Plan;

WHEREAS, the 4040 Fifth Avenue site is legally described as: Lot 10, Block 3 of Hillcrest, Map No. 1069, filed in the Office of the County Recorder of San Diego County, January 10, 1907 and the receiving site at 4114 Ibis Street is legally described as t Lot B, Block 2 of Washington Heights, Map No. 10743 filed in the Office of the County Recorder of San Diego County, August 16, 1907;

WHEREAS, on November 30, 2017, the PLANNING COMMISSION of the City of San Diego considered Site Development Permit No. 1906434 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 November 30, 2017.

A. SITE DEVELOPMENT PERMIT- SDMC Section 126.0504 (a)

1. Findings for all Site Development Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The project proposes the relocation of the historically designated Henry B. Jones House from its current location at 4040 Fifth Avenue to the vacant lot located at 4114 Ibis Street. The 4040 Fifth Avenue is located in the CC-3-8 zone with the receiving site located at 4114 Ibis Street in the RS-1-7 zone within the Uptown Community Plan.

The Henry B. Jones House was originally constructed in 1911 in the Craftsman style. On November 20, 2009, the property was designated by the HRB under Criterion C as a good example of a Craftsman-style structure.

The neighborhood surrounding the Henry B. Jones House has changed significantly in recent years. All the neighboring single-family residences have been removed and

replaced by Scripps Mercy medical buildings and parking lots and is now institutional in nature. The original setting has been substantially changed. The physical environment and character of the building's location, as well as the building's relationship to the surrounding area has been thoroughly compromised over the years by a change to institutional use.

The house is surrounded by institutional and commercial uses; there are no other single-family homes in the surrounding area. Single-family homes are no longer allowed in the area pursuant to the General Plan, zoning and the updated 2016 Uptown Community Plan. The relocation site is vacant and approximately the same size as the existing lot. It is designated Residential—Low with 5-9 dwelling units per acre. The placement of the single-family structure on the 0.11-acre Ibis site is consistent with the density. The Ibis Street neighborhood consists of other single-family homes, many of which are the same style and period as the house. The land use designation and zoning applicable to the relocation site is precisely intended for residential development. Therefore, relocating to the Ibis Street site is consistent with and will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The project proposes the relocation of the historically designated Henry B. Jones House from its current location at 4040 Fifth Avenue to the vacant lot located at 4114 Ibis Street. The 4040 Fifth Avenue is located in the CC-3-8 zone with the receiving site located at 4114 Ibis Street in the RS-1-7 zone within the Uptown Community Plan.

The proposed project has been designed to comply with all of the applicable development regulations, including those of the RS-1-7 Zone. An environmental review determined that this project may have a significant environmental effect on Historic Resources requiring the preparation of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) requires mitigation measures for potential impacts to Historic Resources, to reduce the potential impacts to a level below significance. The environmental analysis did not find any significant impacts to public health and safety.

The project will not have any impact on the provision of essential public services. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction/relocation plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction/relocation will be inspected by certified building and engineering inspectors to assure construction/relocation is in accordance with the approved plans and with all

regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project proposes the relocation of the historically designated Henry B. Jones House from its current location at 4040 Fifth Avenue to the vacant lot located at 4114 Ibis Street. The 4040 Fifth Avenue is located in the CC-3-8 zone with the receiving site located at 4114 Ibis Street in the RS-1-7 zone within the Uptown Community Plan.

Once in place at 4114 Ibis Street, the building would then be restored per *The Secretary of the Interior's Standards*. The orientation of the house will match its current orientation, with the front door facing Ibis Street and setback on the new site and is compatible with the original character and use of the historical resource. The House will provide four parking spaces with access off the alley and no grading is proposed.

The project complies with all development regulations including lot size, lot width, setbacks and no deviations are proposed. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

2. Supplemental Findings – Environmentally Sensitive Lands- Historical Resources Deviation for Relocation of a Designated Historical Resource, SDMC Section 126.0504(h):

a. 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 to relocate the historically designated Henry B. Jones House ("House") from its current location at 4040 Fifth Avenue to the vacant lot located at 4114 Ibis Street. The House was built in 1911. It was designated historic in 2009, after Scripps purchased it for the purpose of expanding the Scripps Mercy Hospital campus. The House is surrounded by institutional and commercial uses; there are no other single-family homes in the surrounding area. Single-family homes are no longer allowed pursuant to the General and Uptown Community Plans or the zoning. Scripps Health has evaluated the potential for adaptive reuse of the House for administrative offices but it determined this was infeasible for several reasons. First, Scripps Health manages and operates its corporate administrative functions in one centralized location. Its corporate administrative offices consist of over 200,000 square feet of commercial office space in University City. This administrative office complex provides support for all of Scripps Health's hospital facilities throughout the San Diego region. For that reason, corporate administrative offices are not located at individual hospital campuses. Second, Scripps determined that relocation of on-site support services is infeasible because the House is too small to accommodate the kind of offices necessary for a regional hospital and trauma center. Scripps Mercy Hospital is one of the largest hospitals in San Diego County and is the largest teaching hospital in the region. It is a primary site for clinical education of more

than 70 medical residents per year and provides health care for more than 30,000 per year who are uninsured or underinsured. The Scripps Mercy San Diego campus currently consists of 500 licensed beds and a 30,000 square foot emergency department. It consists of approximately 80,000 square feet of operational support services, all of which are located within the existing campus. At approximately 1,800 square feet, the House does not provide for a realistic opportunity to relocate existing administrative functions from existing campus structures to the House. Moreover, all administrative support functions within the hospital need to co-locate with or near the department they serve. From an operational standpoint, locating administrative offices in a separate building across with the street from the hospital campus would be inefficient and disruptive. Finally, Scripps Health also evaluated the potential to use the House for patient healthcare services. It determined that it is also not physically feasible to retro-fit the House because it would have to meet the strict requirements of OSHPD (Office of Statewide Planning and Development) including compliance with extensive seismic regulations, which apply to the construction or remodel of healthcare buildings while maintaining the historic integrity of the House. For these reasons, maintaining the House on the site is adverse to its historic significance.

Contrary to its existing location, the relocation site is vacant and approximately the same size as the existing lot. The neighborhood consists of other single-family homes, many of which are the same style and period as the House. The land use designation and zoning applicable to the relocation site is precisely intended for development like the House. For these reasons, relocating the House to the Ibis Street site is consistent with and will not adversely affect the historical resource.

b. 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 relocation site is vacant and approximately the same size as the existing lot. The neighborhood consists of other single-family homes, many of which are the same style and period as the House. The land use designation (low density residential) and zoning (residential single-family) applicable to the relocation site is precisely intended for development like the House. Once relocated, Scripps will restore the exterior of the House consistent with the Secretary of Interior Standards with the help of a qualified historic architect and monitor. The House will be oriented in the same manner as it was originally constructed, on a similarly located lot within the Ibis Street block. According to the Sanborn maps, the surrounding neighborhood of the relocation site was developed in the early 1900's with single-family homes, many of which are the same style and period as the House, and remain today. The Ibis Street site is a more suitable location for the House because it will be surrounded by other single-family homes from the same era and constructed in the same style, rather than its existing location which has developed into a commercial and institutional area with no other single-family homes nearby. For these reasons, relocating the House to the Ibis Street site is consistent with and will not destroy the historical values of the resource, and there is a definitive plan which assures the preservation of the historical resource. The property's status as a designated historical

resource will be maintained and the property will remain a designated resource under the jurisdiction of the San Diego Historical Resources Board.

- c. There are special circumstances or conditions apart from the existence of historical resources, apply 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.**

When the House was originally built in 1911, the area was developing with modest bungalows, and houses like the House were common. Scripps Mercy Hospital, across the street, was founded in 1890. Over the years, the single-family homes in the area were replaced with commercial development. There are no longer any other single-family homes in the surrounding area.

Consistent with the way the neighborhood transformed, the City designated and zoned the existing lot for Institutional use. This happened long before Scripps owned the House. Requiring the House to remain in its existing location is inconsistent with the plan, zone and surrounding land uses such that it would compromise the historic value of the House. Moreover, the Uptown Community Plan recognizes that expansion opportunities for Scripps Mercy Hospital are possible but limited. The property the House sits on is adjacent to an existing surface parking lot to the north (which Scripps also owns but is not a part of this application) is the only feasible location to expand Scripps Mercy Hospital, which is the purpose for which it was purchased in 2007. Scripps Health has evaluated the potential for adaptive reuse of the House for administrative offices but it determined this was infeasible for several reasons. First, Scripps Health manages and operates its corporate administrative functions in one centralized location. Its corporate administrative offices consist of over 200,000 square feet of commercial office space in University City. This administrative office complex provides support for all of Scripps Health's hospital facilities throughout the San Diego region. For that reason, corporate administrative offices are not located at individual hospital campuses. Second, Scripps determined that relocation of on-site administrative support services is infeasible because the House is too small to accommodate the kind of administrative offices necessary for a regional hospital and trauma center. Scripps Mercy Hospital is one of the largest hospitals in San Diego County and is the largest teaching hospital in the region. It is a primary site for clinical education of more than 70 medical residents per year and provides health care for more than 30,000 per year who are uninsured or underinsured. The Scripps Mercy San Diego campus currently consists of 500 licensed beds and a 30,000 square foot emergency department. It consists of approximately 80,000 square feet of administrative support services, all of which are located within the existing campus. At approximately 1,800 square feet, the House does not provide for a realistic opportunity to relocate existing administrative functions from existing campus structures to the House. Moreover, all administrative support functions within the hospital need to co-locate with or near the department they serve. From an operational standpoint, locating administrative offices in a separate building across with the street from the hospital campus would be inefficient and disruptive. Finally, Scripps Health also evaluated the potential to use the House for patient healthcare services. It determined that it is also not physically feasible to retro-fit the

House because it would have to meet the strict requirements of OSHPD (Office of Statewide Planning and Development) including compliance with extensive seismic regulations, which apply to the construction or remodel of healthcare buildings while maintaining the historic integrity of the House. Strictly applying the historical resource regulations would deprive Scripps of reasonable use of the land because of these special circumstances, which were not caused by Scripps.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING COMMISSION, Site Development Permit No. 1906434 is hereby GRANTED by the PLANNING COMMISSION to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1906434, a copy of which is attached hereto and made a part hereof.

Renee Mezo
Development Project Manager
Development Services

Adopted on: November 30, 2017 IO#: 24007220

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

INTERNAL ORDER NUMBER: 24007220

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1906434
JONES HOUSE RELOCATION- PROJECT NO. 542104: MMRP
 PLANNING COMMISSION
 DRAFT

This Site Development Permit No. 1906434 is granted by the Planning Commission of the City of San Diego to SCRIPPS HEALTH, Owner/Permittee and THE ROMAN CATHOLIC BISHOP OF SAN DIEGO, A CORPORATION SOLE, Owner, pursuant to San Diego Municipal Code [SDMC] Section 143.0251. The 0.11-acre site is located at 4040 Fifth Avenue in the CC-3-8 zone with the 0.11-acre receiving site located at 4114 Ibis Street in the RS-1-7 zone within the Uptown Community Plan. The project site at 4040 Fifth Avenue is legally described as: Lot 10, Block 3 of Hillcrest, Map No. 1069, filed in the Office of the County Recorder of San Diego County, January 10, 1907. The receiving site at 4114 Ibis Street is legally described as Lot B, Block 2 of Washington Heights, Map No. 10743, filed in the Office of the County Recorder of San Diego County, August 16, 1907.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to relocate the Historic Henry B. Jones House (HRB Site #939) from 4040 Fifth Avenue to 4114 Ibis Street described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 30, 2017, on file in the Development Services Department.

The project shall include:

- a. Relocate the 1,755-square-foot Historic Henry B. Jones House (HRB Site #939) from 4040 Fifth Avenue to 4114 Ibis Street;
- b. Off-street parking;
- c. 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. This permit must be utilized by December 14, 2017.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.
8. 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.
9. 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" condition(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.

10. 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:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION NO. 542104, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 542104, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

HISTORICAL RESOURCES

CLIMATE ACTION PLAN REQUIREMENTS:

14. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AIRPORT REQUIREMENTS:

15. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional 2.5 feet of the adjacent alley at the 4114 Ibis Street site, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall provide two (2) feet of an Irrevocable Offer of Dedication along Fifth Avenue frontage, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond the closure of the existing driveway and the restoration of curb, gutter and sidewalk on Ibis Street.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond the closure of the existing driveway and restoration of curb, gutter and sidewalk on Fourth Avenue to satisfaction of City Engineer

20. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards

TRANSPORTATION REQUIREMENTS:

21. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

22. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
24. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
25. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
26. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
27. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer.
28. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- 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 November 30, 2017 and Resolution No. XXXX.

RESOLUTION NUMBER R-_____

ADOPTED ON NOVEMBER 30, 2017
DRAFT

WHEREAS, on March 16, 2017, Scripps Health submitted an application to the Development Services Department for a Site Development Permit for the Jones House Relocation Project; and

WHEREAS, the matter was set for a Public Hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on November 30, 2017; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 542104 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the

changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Renee Mezo
Development Project Manager

ATTACHMENTS: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM****Site Development Permit
PROJECT NO. 542104**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 542104 shall be made conditions of **Site Development Permit** as may be further described below.

V. MITIGATION MONITORING AND REPORTING PROGRAM:**A. GENERAL REQUIREMENTS – PART I****Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the Mitigation Monitoring and Reporting Program (MMRP) requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>.
4. The TITLE INDEX SHEET must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. SURETY AND COST RECOVERY – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II**Post Plan Check (After permit issuance/prior to start of construction)**

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent, Historic Resources staff, and the following consultants: qualified Historic Architect/Monitor.

Note: Failure of all responsible Permit Holders' representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division – 858-627-3200.
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call RE and MMC at 858-627-3360
2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) Number 542104 and/or Mitigated Negative Declaration Number 542104, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions affecting the MMRP. Resolution of such conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable.

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the LIMIT OF WORK, scope of that discipline's work, and notes indicating when in the construction schedule that work would be performed. When necessary for clarification, a detailed methodology of how the work would be performed shall be included.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation or required mitigation measures or programs. The City is authorized to recover its costs to offset the salary, overhead and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/ Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Cultural Resources (Historic)	Construction Monitoring	Consultant Site Visit Record submitted following each Site Visit
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

CULTURAL RESOURCES (ARCHITECTURAL RESOURCES)

HIST-1 MONITORING

1. Preconstruction Meeting [City Historic Resources staff, Developer/Construction Manager (D/CM), Project Architect (PA), Historic Architect & Monitor (HA), Relocation Contractor (RC), General Contractor (GC), Building Inspector (BI)]
 - a. Overview of Treatment Plan and Monitoring Plan as related to the historic resource on Site A.

- b. Overview of architectural, landscape, and engineering documents as related to Site B. Also visit Site B.
 - c. Review work required to prepare the site for arrival of the building.
- 2. Preparation of structure for moving (D/CM, HA)
 - a. Historic Architect/Monitor to be present to observe removal of the masonry foundation, chimneys, and front steps. Other items, including disconnection/capping of utility connection, removal of exterior plumbing and electrical lines, removal non- historic porch enclosure, which are required for the relocation, shall be complete prior to the Preconstruction Meeting.
- 3. Pre-Move (D/CM, HA, RC, GC)
 - a. Observe temporary shoring and protection.
 - b. Review storage of salvaged building materials.
 - c. Approve structure as ready for relocation.
 - d. Review preparation work at Site B prior to relocation of building for new footings, foundation, utilities, and site preparation.
- 4. Move to Site B (D/CM, HA, RC, BI)
 - a. Review building relocation. Review overall Treatment Plan for rehabilitation of building as well as architectural, landscape, and engineering documents prior to commencement of relocation.
- 5. Continued Monitoring During Rehabilitation (D/CM, PA, HA, GC)
 - a. Monitoring to occur as required during rehabilitation.
 - b. Complete Consultant Site Visit Record forms, as needed.
 - c. Observe rehabilitation of the building in accordance with the Treatment Plan and approved architectural, landscape, and engineering documents.
- 6. Final Monitoring (D/CM, PA, HA)
 - a. Prepare final punch list of items to complete according to the Treatment Plan and architectural, landscape, and engineering documents.
- 7. Draft Monitoring Report (HA,BI)
 - a. Draft report of monitoring process to be submitted to the BI for review following completion of rehabilitation.

8. Final Monitoring Report (D/CM, HA, BI)
 - a. Final Monitoring Report, review relevant documents with the BI to confirm compliance with the Site Development Permit following review and acceptance of the Draft Monitoring Report.

HIST-2 PREPARATION, RELOCATION, & REHABILITATION REQUIREMENTS

1. Preparation of the Structure Prior to Relocation:

Coordination Meeting & Monitoring: Prior to the start of any work the Project Architect/Historic Architect/Monitor and City Historic Resources staff shall meet on site with the moving contractor to review the scope of demolition, removal, salvage, temporary shoring, and relocation. Through the course of all work, the moving contractor shall notify the Historic Architect/Monitor of discovery of any architectural elements on site. The Historic Architect/Monitor shall evaluate the significance of such material prior to determining the appropriate treatment in compliance with *The Secretary of the Interior's Standards for Rehabilitation (Standards)*.

All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight, lockable, steel container that will be located at the northwest corner of the Ibis Street site adjacent to the house. Construction monitoring shall be provided prior to preparation of the building for relocation. The construction Monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

Temporary Shoring: The moving contractor shall provide and maintain necessary shoring to protect and stabilize the building during the relocation. Means and methods for temporary shoring will be determined by the moving contractor and the implementation of these procedures shall occur only after review by the Historic Architect/Monitor. The mover shall outline any proposed attachment points for anchors or beams. Historic siding or trim affected by the attachment of temporary shoring shall be removed prior to installation of shoring, catalogued, labeled and securely stored.

Windows: All window shall be protected by plywood prior to relocation. Many of the existing windows are currently protected by plywood to prevent vandalism. Existing plywood may be kept in place, if deemed adequate by the moving contractor. Unprotected windows shall be covered with 3/4" exterior grade plywood installed in a similar manor as the existing plywood, without causing damage to the existing historic windows, frames, and trim.

Doors: There are no existing historic exterior doors. The current plywood covering shall be maintained pending the exterior rehabilitation. The plywood shall be inspected by the contractor and replaced if needed.

Masonry Foundation Walls:

Prior to relocation, samples of the faux-stone masonry foundation walls shall be salvaged for matching purposes and stored on the Ibis Street site.

Following relocation, purchase and install newly manufactured replica blocks from Classic Rock Face Blocks.

Chimneys: Prior to relocation, the historic brick chimney on the south side of the building shall be disassembled. Prior to disassembly, the chimney shall be measured and photo documented. All documentation will be submitted to the City for review and approval prior to removal of the chimney. The brick shall be catalogued, salvaged, and stored for reinstallation at the new site. The north chimney will not be salvaged or reconstructed as it is not an original feature.

Front Steps and Porch: Prior to relocation, the wood front steps and wing walls will be salvaged to facilitate the relocation. Prior to disassembly, the features shall be measured and photo documented. All documentation will be submitted to the City for review and approval prior to removal. The non-historic porch enclosure will be removed to recreate the original open porch. The non-historic windows will not be salvaged or reused.

The front porch, including the porch floor, T&G ceiling, low front wall, piers, trim, and decorative brackets shall be protected in place and securely shored in order to facilitate the relocation.

2. Protection Measures at the New Site:

Security: The installation of temporary plywood covering over existing windows and doors was added to protect the building from vagrancy and vandalism. Plywood will be maintained over all window and door openings. Monitoring and visual inspection of the exterior of the building will be provided by Diocese personnel until the house is reoccupied. All salvaged items will be stored on labeled and wrapped pallets and secured in a weather-tight, lockable, steel container that will be located at the northwest corner of the Ibis Street site adjacent to the house.

Mothballing: During temporary storage, and until the building is successfully rehabilitated, it shall be securely mothballed. Mothballing shall include adequately eliminating and controlling pests, protecting the interior from moisture, providing adequate security,

ensuring adequate interior ventilation, and following a maintenance and monitoring plan to ensure that the house is adequately secured and routinely inspected. Mothballing will follow the recommendations in National Park Service Preservation Brief 31: Mothballing Historic Buildings, which is attached to the end of this document.

Applicant will have the building mothballed at the conclusion of the rehabilitation work. At that time, ownership will transfer over to the Catholic Diocese. The Diocese will then be responsible for all maintenance, monitoring, and inspections of the Jones House following conclusion of relocation and exterior rehabilitation of the Jones House. Diocese work falls outside the timeframe of the project and is not a requirement of or included in the project.

Monitoring: Construction monitoring shall be provided to ensure that the building is securely stored and adequately mothballed at the new site. The Monitor shall complete a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*.

3. Building Rehabilitation:

Following the relocation of the Henry B. Jones House, the exterior of the structure will be rehabilitated and repaired in accordance with *The Secretary of the Interior's Standards for Rehabilitation*.

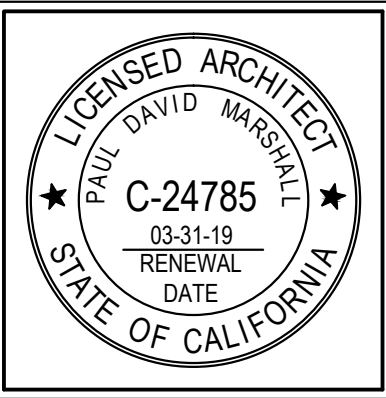
Construction Monitoring: Periodic construction monitoring shall be provided during the rehabilitation process. Following periodic site visits, the construction monitor shall provide a Consultant Site Visit Record summarizing the field conditions and any recommendations for compliance with *The Standards*. Refer to the Monitoring Plan.

Rehabilitation Design: The future rehabilitation of the building shall be completed in accordance with *The Standards*. The design team includes a Historic Architect that meets the Secretary of the Interior's Professional Qualification Standards. The rehabilitation design will require review and approval by the City of San Diego's Development Services Department and the Historical Resources Board staff and/or Design Assistance Subcommittee prior to commencement of rehabilitation work.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

HERITAGE
ARCHITECTURE
& PLANNING

633 FIFTH AVENUE
SAN DIEGO CALIFORNIA 92101
(619) 239-7888 FAX (619) 234-6286



HENRY B. JONES HOUSE

EXTERIOR REHABILITATION

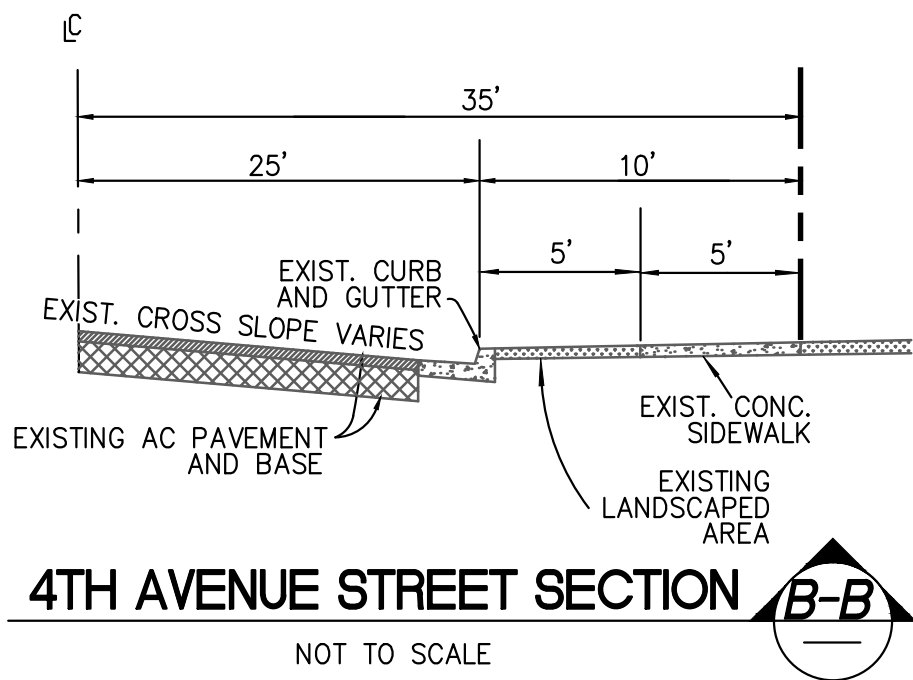
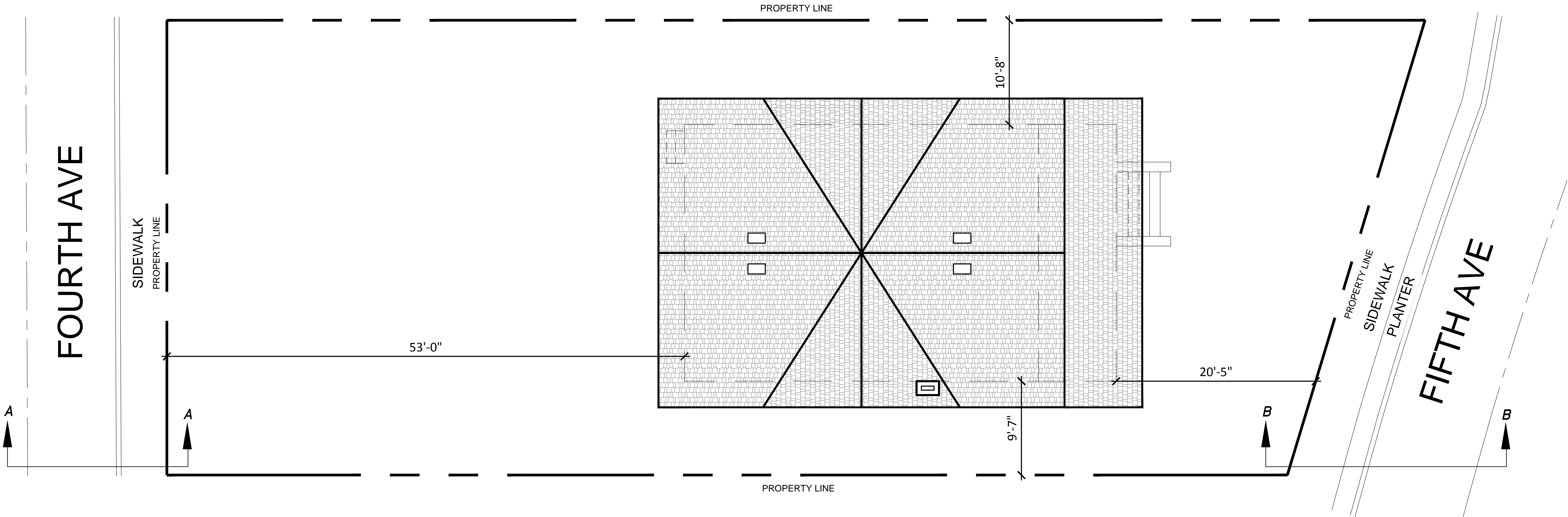
4114 IBIS STREET • SAN DIEGO, CA • 92103

ARCHITECT
C 2 4 7 8 5
OWNER
SCRIPPS HEALTH
PROJECT
16024
DATE
MAY 31, 2017
REVISIONS

ALL DESIGNS, IDEAS, AND ARRANGEMENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF HERITAGE ARCHITECTURE AND PLANNING AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF HERITAGE ARCHITECTURE AND PLANNING. ANY ATTEMPT TO REPRODUCE OR BREAK-UP THESE DRAWINGS WILL VOID THE STAMPS AND SIGNATURES AND ABSOLVE THE DESIGN TEAM OF ANY AND ALL LIABILITY. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS, WHERE APPLICABLE, SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PREJUDICE.

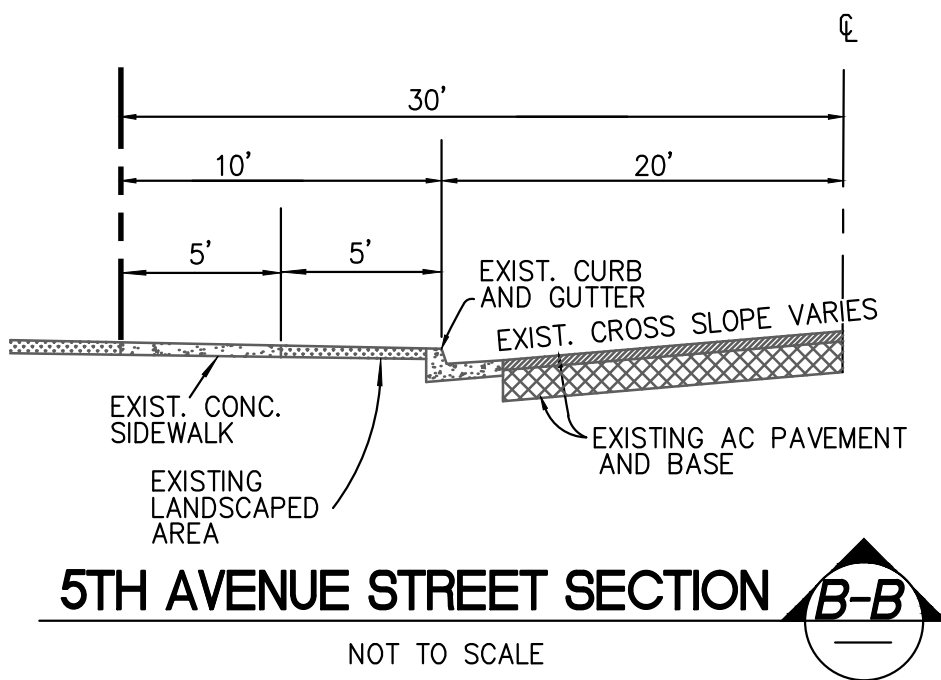
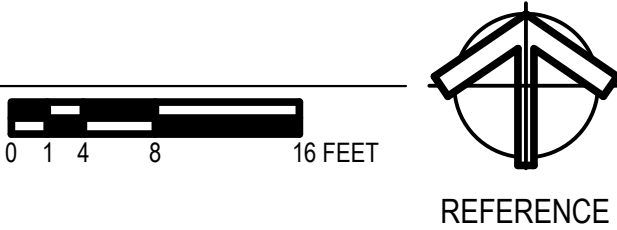
SHEET TITLE
EXISTING
SITE PLAN
A-1

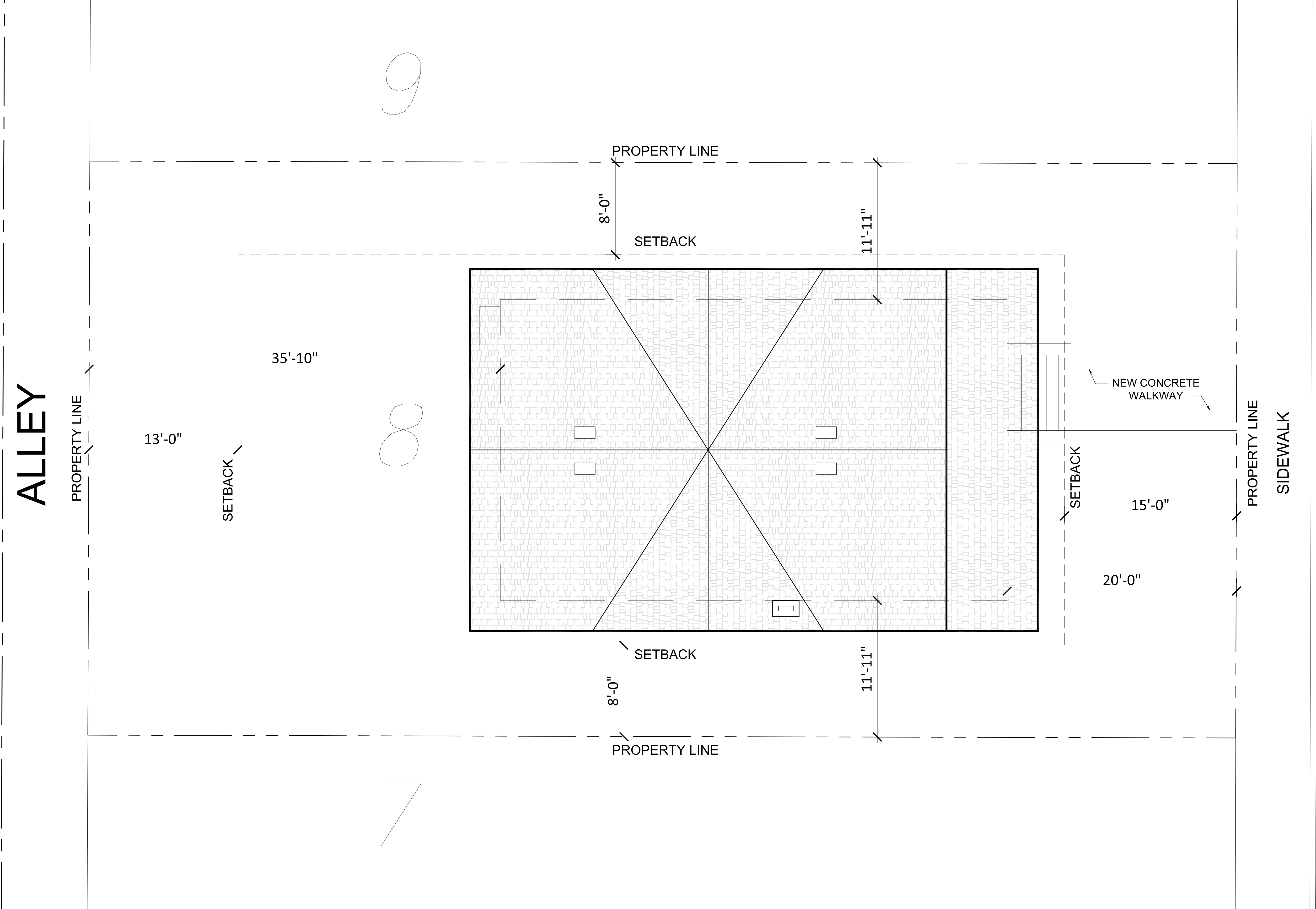
- NOTE:
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE WONER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



FIFTH AVENUE SITE PLAN

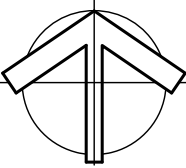
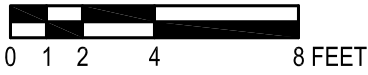
SCALE: 3/16" = 1'-0"





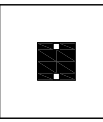
IBIS STREET SITE PLAN

SCALE: ¼" = 1'-0"

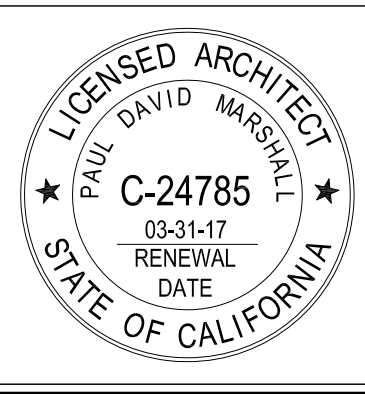


REFERENCE

HERITAGE
ARCHITECTURE
& PLANNING



633 FIFTH AVENUE
SAN DIEGO CALIFORNIA 92101
(619) 239-7888 FAX (619) 234-6286



HENRY B. JONES HOUSE

REHABILITATION

4114 IBIS STREET • SAN DIEGO, CA • 92103

NOT FOR CONSTRUCTION

ARCHITECT

C 2 4 7 8 5

OWNER

CITY OF SAN DIEGO

PROJECT

16024

DATE

MARCH 6, 2017

REVISIONS

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SHEET TITLE

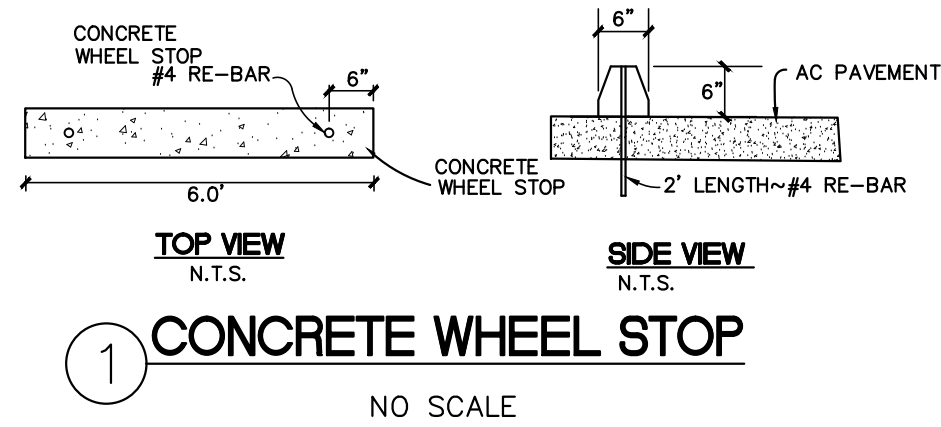
SITE PLAN

IBIS

A1.2

LEGEND

EXISTING TREE	
EXISTING WATER METER	
PROPOSED WATER METER	
PROPOSED BACKFLOW PREVENTER	
POINT OF CONNECTION	
PROPERTY LINE	---
CENTER LINE	---
EXISTING WATER LINE	W
EXISTING GAS LINE	G
EXISTING TELECOM LINE	T
EXISTING SEWER LINE	S
EXISTING CABLE LINE	C
EXISTING ELECTRICAL LINE	E
PROPOSED WATER LINE	W
PROPOSED GAS LINE	G
PROPOSED SEWER LINE	S



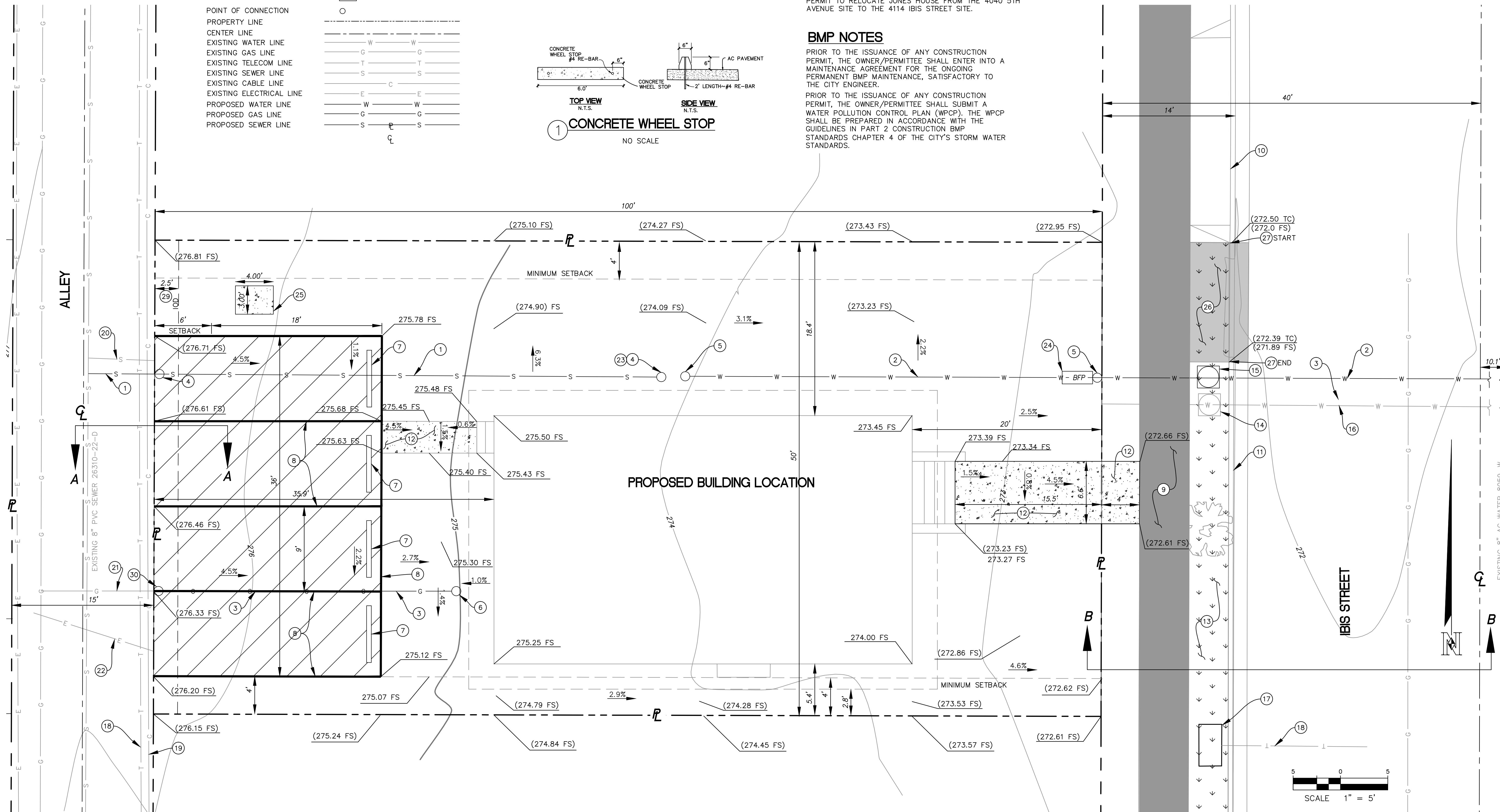
5TH AVENUE SITE IMPROVEMENTS

APPLICANT WILL PERMIT AND BOND FOR THE DRIVEWAY CLOSURE AND RESTORATION OF CURB, GUTTER AND SIDEWALKS LOCATED ALONG 4TH AVENUE AT THE 4040 5TH AVENUE SITE TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT TO RELOCATE JONES HOUSE FROM THE 4040 5TH AVENUE SITE TO THE 4114 IBIS STREET SITE.

BMP NOTES

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



CONSTRUCTION NOTES

- 1 INSTALL NEW 4" PVC (SDR 35) PRIVATE SEWER LINE.

2 INSTALL NEW 1" COPPER WATER LINE.

3 INSTALL NEW 1" GAS LINE.

4 NEW SEWER POINT OF CONNECTION.

5 NEW WATER POINT OF CONNECTION.

6 NEW GAS POINT OF CONNECTION.

7 INSTALL NEW WHEEL STOP PER DETAIL 1 ON THIS PAGE.

8 INSTALL NEW MIN 4" THICK WHITE STRIPE.

9 PROTECT EXISTING SIDEWALK IN PLACE.

10 PROTECT EXISTING DRIVEWAY IN PLACE.

11 PROTECT EXISTING CURB IN PLACE.

12 INSTALL NEW 4" CONCRETE SIDEWALK PER RSD G-07.

13 PROTECT EXISTING LANDSCAPE AREA.

14 REMOVE EXISTING WATER METER.
- 15 INSTALL NEW 2" DOMESTIC WATER METER PER RSD WS-04.

16 REMOVE EXISTING WATER LATERAL.

17 PROTECT EXISTING TELECOM UTILITY BOX.

18 PROTECT EXISTING TELECOM LINE.

19 PROTECT EXISTING CABLE LINE.

20 ABANDON EXISTING SEWER LATERAL.

21 PROTECT EXISTING GAS LINE.

22 PROTECT EXISTING ELECTRICAL LINE.

23 INSTALL PRIVATE SEWER CLEANOUT PER RSD SC-01.

24 INSTALL NEW 1" BACKFLOW PREVENTER PER RSD WR-01.

25 INSTALL NEW TRASH STORAGE PAD.

26 REMOVE EXISTING DRIVEWAY.

27 INSTALL NEW TYPE G CURB AND GUTTER PER RSD G-02 TO MATCH EXISTING.

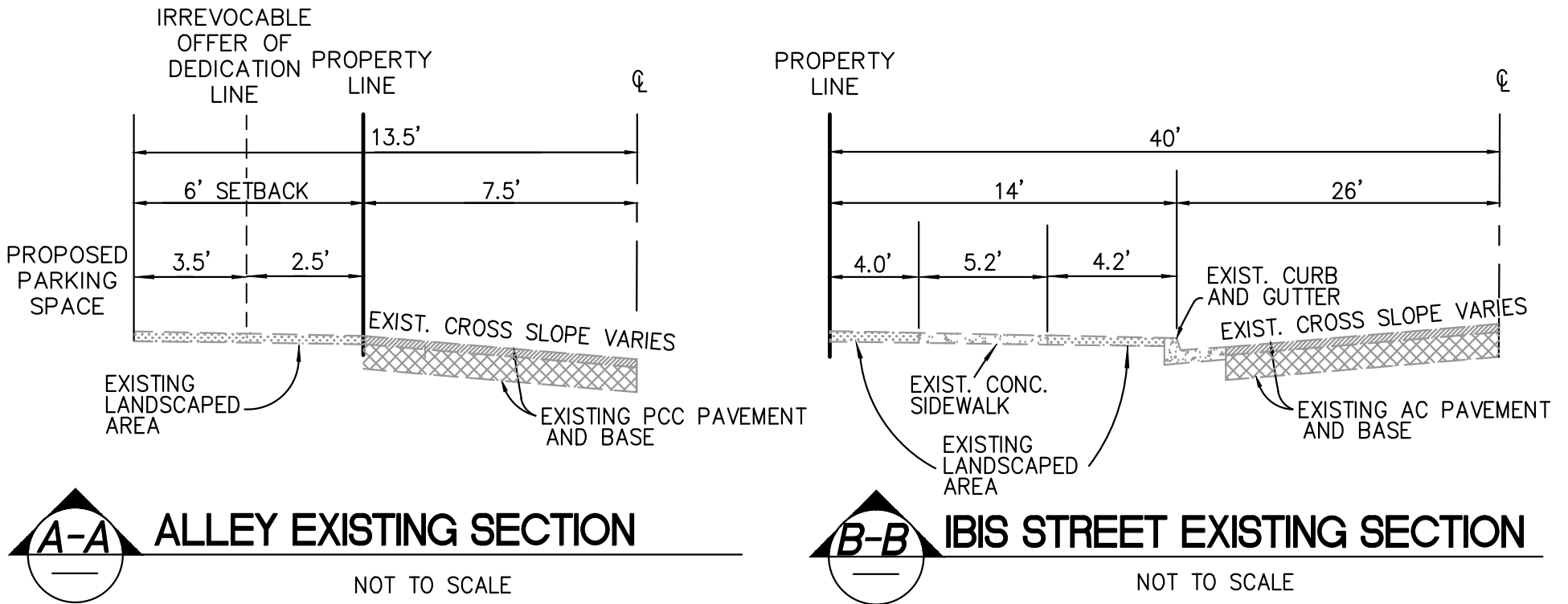
28 INSTALL NEW PCC PAVEMENT.

29 2.5' ALLEY DEDICATION.
- 30 CONNECT NEW GAS LINE TO EXISTING GAS LATERAL.

GRADING QUANTITIES

GRADED AREA	0.0 [ACRES]	MAX. CUT DEPTH 0 [FT]
CUT QUANTITIES	0 [CYD]	MAX. CUT SLOPE RATIO (2:1MAX) 0:0
FILL QUANTITIES	0 [CYD]	MAX. FILL DEPTH 0 [FT]
EXPORT	0 [CYD]	MAX. FILL SLOPE RATIO (2:1MAX) 0:0

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



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HENRY B. JONES HOUSE

EXTERIOR REHABILITATION

4114 IBIS STREET • SAN DIEGO, CA • 92103

NOT FOR CONSTRUCTION

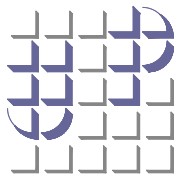
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APRIL 6, 2017
REVISIONS

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SHEET TITLE

SITE
GRADING PLAN

C-100



UPTOWN PLANNERS
 Uptown Community Planning Group
 DRAFT MINUTES
June 6, 2017

Call to order by Leo Wilson at 6:03

In attendance: Cindy Thorsen, Gary Bonner, Leo Wilson, Roy Dahl, Ken Tablang, Jennifer Pesqueira, Mat Wahlstrom, Bob Daniel, Maya Rosas, Jay Newington, Dana Hook, Amie Hayes, Michael Brennan, Tim Gahagan, Tom Mullaney arrived at 6:12, Soheil Nakhshab arrived at 6:19
 Absent: Bill Ellig

I. Board Meeting: Parliamentary Items/Reports:

- A. Introductions by board members.
- B. Adoption of Agenda and Rules of Order: Motion by Wahlstrom, seconded by Bonner, to place both letters of support in Section VI of the agenda on the consent agenda; approved by unanimous vote. Motion to approve the agenda as amended made by Dahl, seconded by Wahlstrom. Motion passed by a 13-0-1 vote, non-voting chair Wilson abstaining;
- C. Approval of Minutes: Motion by Daniel, seconded by Wahlstrom, to approve the minutes from the April 4, 2017 meeting. Motion passed by a 13-0-1, non-voting chair Wilson abstaining;
- D. Treasurer's Report: Treasurer Dahl reported a balance of \$150.65 in the bank account, pending website expenses will be reimbursed by the City and raise the balance amount;
- E. Chair/CPC Report: Uptown Planners will not meet in July; it is one of the two months (besides January) that the board does not meet. The Truax House Tentative Map project was approved unanimously by the City's Planning Commission. The City of San Diego Park & Recreation Board approved renaming the West Maple Canyon Park the Waldo Waterman Park, after the famous aviator who made a glider flight from the site in 1909; Community Planners Committee ("CPC") elected officers; David Moty was re-elected chair, and Leo Wilson re-elected Secretary/Parliamentarian. The CPC had presentations about place-making and the "Soccer City" proposal for Qualcomm Stadium.

II. Public Communication:

David Meyer representing UCSD invited the public to open houses that will discuss the long-range future development plans for the UCSD campus; it will include the replacement of the existing hospital with a new structure. A flyer about the open houses was distributed; the dates were June 6, 2017 and June 8, 2017. '

A business owner at 1920 Fort Stockton expressed concern over a zoning change incorporated into the updated Uptown Community Plan that rezoned her location for residential use only. Chair Wilson stated that he and planning staff had been in contact with the property owner, and planning staff indicated the business site in question was grandfathered in as a permitted use, so could continue;

Sharon Gehl spoke expressed concerns over the draft MTS Transit Optimization Plan Update, and was particularly concerned that Bus Route 83 in western Uptown might be discontinued;

III. Representatives of Elected Officials:

Brittany Bailey, representing City Council Member Chris Ward, announced that the next fiscal year's city budget had been passed by the City Council. It did not include funding the special election for the proposed "Soccer City" project at Qualcomm Park.

Bailey also reported that community members had expressed concerns over the grading taking place in Florence Canyon in Hillcrest; and said that her office had been informed by city planning that it was being done pursuant to approved permits. In Mission Hills, concerns have been expressed regarding the design and color of ADA compliant sidewalk ramps that were being installed; meetings have been held with the neighbors to discuss the issue. India Street is about to be slurry sealed, and after it is done the restriping will include a buffered bike lane.

Councilmember Ward held a public meeting to discuss future infrastructure needs in Balboa Park on May 30, 2017. Over 100 people were in attendance. The City Council also voted to revise the procedure for placing angle parking, so that it can be done easier.

Mark Zambon representing Congressmember Susan Davis stated that Davis opposed the repeal of the current health care law, and likewise opposed many of the proposals being put forward by President Trump. Zambon, who is a veteran, spoke articulately regarding veterans issues that are under consideration by Congress. He also announced this was his last Uptown Planners meeting he will be attending, as he was moving to another position in the congressional office. Zambon was applauded at the end of his presentation in appreciation for the service.

Nick Serrano, representing California Assemblyman Todd Gloria, indicated that the legislative deadline for submitting budget-related legislation had just passed, and that Gloria had introduced several items; including bills related to addressing homelessness issues. The California state budget was expected to be passed by June 15th. Gloria was planning to hold a meeting with his constituents on June 17th.

IV. Consent Agenda:

Motion to pass the Consent Agenda made by Wahlstrom, seconded by Nakhshab, which consisted of the two projects listed below; The motion passed by a 15-0-1 vote, non-voting chair Wilson abstaining.

1. **LETTER OF SUPPORT FOR AIDS WALK & RUN** – Hillcrest -- The 29th Annual AIDS Walk & Run will be held in Hillcrest on Saturday, September 30, 2017, from 6:00 a.m. to 12:00 noon; the route of the walk & run includes Normal Street, University Avenue, Park Boulevard, El Prado in Balboa Park, Sixth Avenue, and back to start location on University Avenue.
2. **LETTER OF SUPPORT FOR SAN DIEGO CANYONLANDS APPLICATION FOR MAPLE STREAM REHABILITATION GRANT** – Bankers Hill/Park West -- San Diego Canyonlands is applying for a California Coastal Conservation grant for stream rehabilitation in Maple Canyon.

V. Projects: Potential Action Items:

1. **635 ROBINSON AVENUE ("HILLCREST III NDP") – Process Two – Hillcrest--**
Neighborhood Development Permit for the development of 111 residential dwelling units; including nine very low income units, 4,800 sq. ft. of commercial retail space within a 100,824 sq. ft., 7-story mixed use building with 3-levels of underground parking and a detached

parking structure at 635 Robinson Avenue. The 0.96 -acre site is in the MR-8—B. Applicant will present possible revisions to the project that address some of the issues raised by Uptown Planners in its previous motion approved on February 7, 2017.

Maya Rosas recused on this item.

Marcela Escobar-Eck spoke on behalf of the applicant, Greystar Development. Escobar-Eck indicated the applicant was interested in reaching a compromise with Uptown Planners regarding its concerns about the 111 Hillcrest project, expressed in the two motions that were passed on February 7, 2017: The two motions passed at the meeting were:

“Motion Three Motion by Wahlstrom, seconded by Gahagan, to recommend denial of the project unless the following changes are included in the project: (1.) A 10' setback should be provided on Robinson Avenue; 2) Solar panels should be included as part of the project; 3) The developer's agreement with AT&T should be reevaluated to consider including public parking.

3rd Amendment to Motion; Proposal by Mullaney, second by Wahlstrom, to recommend that the project should comply with existing zoning for the upper floor step backs on Robinson Street;

The applicant as a compromise was willing to revise the project to include a 10-foot step-back along Robinson Avenue, and install solar for the purpose heating of water for the building. The building had also been reduced an additional 10-feet in height by removing a decorative element on the corner of Robinson Avenue and Seventh Avenue. Escobar-Eck indicated that the substitution of the revised design in place of the original project was predicated on Uptown Planners agreeing that the revised project would meet the conditions stated in its February 7, 2017 motion, and that Uptown Planners would not appeal the decision of the hearing officer to the Planning Commission.

Public comment:

Speaking against the proposed revised project, Ann Garwood stated it was still too tall for the neighborhood, and was inappropriate along a two lane street; Janet O'Dea also spoke against the project as being out of character with Hillcrest.

Benjamin Nichols, the executive director of the Hillcrest BID, spoke in favor of the project, and indicated it has support within the business district. Ian Epley and Sharon Gehl supported the project, indicating it provided more housing which was badly needed.

Board Member Comment:

Newington, Hook, Brennan, Tablang, Dahl spoke in favor of the revised project. Wahlstrom spoke in favor, indicating it substantially addressed the concerns of the board. Pesquiera inquired on what changes had been made to the interior of the building; Daniel raised the issue of parking, to which the applicant responded that the applicant's agreement with AT&T precluded the ability to do public parking onsite. Bonner inquired on the type of solar, and the response was it would be thermal for heating water. Nakhshab spoke in favor of the new design of the project.

Mullaney spoke against the project, and distributed a letter from Attorney Everett Delano questioning whether it complied with the low income housing density bonus regulations and other issues. Thorsen and Hayes opposed the project.

Motion by Wahlstrom, seconded by Hook: That Uptown Planners makes the finding that the revised Hillcrest 111 project is in substantial conformance with the Uptown Planners motions of February 7, 2017, and that Uptown Planners therefore will not appeal a decision approving

it to the Planning Commission. The motion is contingent on the applicant submitted the newly revised project, as presented at this meeting to the City as its revised design for the project.

Motion passed by an 11-3-1 vote; voting in favor; Bonner, Dahl, Tablang, Pesqueira, Wahlstrom, Daniel, Newington, Hook, Brennan, Gahagan, Nakhshab; voting against: Mullaney, Thorsen, Hayes; non-voting chair Wilson abstaining.
Rosas recused

2. **4219 COSOY WAY/2621 PRESIDIO DRIVE TM (“COSOY TENTATIVE MAP”) – Process Three – Mission Hills** – Tentative Map for a subdivision to create a third parcel from two existing parcels at 4211 Cosoy Way and 2521 Presidio Drive. The 0,635-acre site is in the RS-1-7 zone.

Konstantin Dubinin, and applicant for the project, made the presentation. He provided drawings and illustrations of the project, which had been revised to create a larger driveway footprint. It allowed for vehicle to turn around in the driveway, so it would not need to back onto the street.

Written Comment:

Extensive written comments had been received regarding the project prior to the meeting, which had been forwarded to the board.

Written correspondence against the project was received by: Patty Ducey-Brookes, Erin & Brock Fisher, Karl & Jame Krooks, Mary Gillick/Otto Sorenson, Robert Grove, Leonard & Betty Kornreich, Melvin McGee, William & Marilyn McKenzie, Helga Moore, Janet O’Dea, Miek Poyner, Frank Pavell, Mike Poyner, Robert Rose. William Sharon, Colin Wied;

Written correspondence in support of the project was received by Robert Aaje, Steve Elzy, Bob Giles, Robert & Karen Hansen, Robert & Marilyn Filderman, Sandy Madden,

Konstantin Dubinin also submitted a written reply to the correspondence.

Public Comment:

Speaking against the project were Robert Rose, Frank Pavell, Thomas May, Sharon Rose, Mike Pointer, Don Sabot, who all expressed public safety concerns over the narrowness of the road, and the steep street grade and lack of visibility at the driveway. Sam Forrest also spoke and suggested the street be made a one-way.

Speaking in favor of the project were Ian Epley and Sharon Gehl who felt the project would not impact street safety, as one additional driveway would have little impact.

Board Comment:

Nakhshab, Bonner, Rosas, Dahl and Brennan, stating that it was the City’s responsibility to address street safety issues, and find traffic design solution. The property owner should not be penalized. Hook and Daniel question if the project’s driveway would impact the safety of the street. Wahlstrom suggested the applicants should consider access off Presidio Drive through an easement it possessed. Daniel suggested the one-way street solution be adopted, and felt the project would not have a major impact on traffic safety.

Mullaney, Thorsen and Gahagan expressed concerns over the safety of the street and additional driveway, and opposed the subdivision of the property. Tablang, who bikes the

street often, also was concerned about traffic safety, and also supported the street being engineered to become one-way. Thorsen also spoke in favor of a one-way street.

Motion by Hook, seconded by Rosas, that Uptown Planners approve the project as presented; The motion passed by a vote of 9-5-2; voting in favor Newington, Pesqueira, Daniel, Dahl, Hook, Brennan, Rosas, Bonner, Nakhshab; voting against Mullaney, Gahagan, Tablang, Hayes Mullaney; abstaining Wahlstrom and non-voting Chair Wilson.

Motion by Wahlstrom, second by Daniel: That Uptown Planners request City Traffic Engineering investigate making safety improvements on Cosoy Way, Jackson Street and Presidio Drive; including the possibility of converting Cosoy Way/ Jackson Street and Presidio Drive into one-way streets, and the possibility of placing bicycle lanes on the streets. Motion approved by a vote of 14-0-2, with Thorsen and non-voting Chair abstaining.

3. **4040-4114 FIFTH AVENUE (“JONES HOUSE RELOCATION SDP”) – Process Four – North Hillcrest** - Site Development Permit for the relocation of the historic Henry B. Jones House from 4040 Fifth Avenue to 4114 Ibis Street. The existing site will be developed as a cancer treatment center. The receiving 0.11 acre site is located at 4114 Ibis Street in the MCCPD-NP-1 base zone.

Applicant was represented by Robin M. Madaffer.

No public comment. The board elected not to have a formal presentation about the project. The documents relating to the project had been distributed to the board prior to the meeting. Several board members stated they appreciate that the house was being relocated in Uptown.

Motion by Daniel, seconded by Wahlstrom, to support the proposed relocation; approved by a 15-0-1 vote; with non-voting chair Wilson abstaining.

4. **3642-50 SEVENTH AVENUE TENTATIVE MAP – Process Four – Hillcrest** – Tentative Map for the creation of 10 residential condominium units within two structures totaling 25,970 sq. ft. that is currently under construction. The 0.32-acre site is located at 3642 Seventh Avenue, within the RM-3-9 zone.

Applicant was represented by Maggie Roland. No public comment. Roy Dahl explained that he disagreed with the City's policy of allowing projects to obtain construction permits and be built prior to obtaining their tentative map, so he would be voted against the project on that basis.

Motion to approve by Thorsen, seconded by Rosas approved by a 13-1-1; voting in favor Bonner, Tablang, Pesqueira, Wahlstrom, Daniel, Rosas, Newington, Hook, Hayes, Brennan, Gahagan, Mullaney Nakhshab; voting against Dahl, non-voting chair abstaining.

VI. Information Items:

1. **850 FIFTH AVENUE (“CVS PHARMACY TYPE 21 ABC LICENSE”) – ABC Permit -- Bankers Hill/Park West** – Informational presentation regarding an application by CVS Pharmacy to obtain a Type 21 California Alcohol Beverage Control license (beer & wine sales) at a new CVS Pharmacy that will be placed within a remodeled building at 1850 Fifth Avenue in the CC-3-4 zone, one block south of Fir Street.

Steve Laub spoke on behalf of the applicant, CVS Pharmacy. A new CVS pharmacy will be located at 850 Fifth Avenue; it is a remodel of an existing structure and will not be subject to discretionary review. The applicant is seeking a Type 21 ABC license, which will include the sale of beer, wine and distilled spirits. Because of the number of existing alcohol outlets in

the area the new CVS will be located, the applicant will need to get a conditional use permit from the city, and obtain a police ruling that allows for the placement of the additional alcohol license in the area.

Rich Gorin made public comment, and expressed a concern that the area was near the Rescue Mission and has a large transient population.

Board members raised concerns regarding the current operation of the CVS in Hillcrest, and the transient-related problems associated with it. They indicated there needed to be further precautions to prevent similar issues at the new location, such as not covering the windows, and better monitoring transients and loitering. Several board members spoke in favor of the project, and welcomed it – and hoped that groceries would be sold at it. Several comments were also made about incorporating good design, and making the site pedestrian friendly.

Meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,

Minutes transcribed by Michael Brennan;
Finalized by Leo Wilson

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF OCTOBER 26, 2017
NORTH TERRACE ROOMS, SAN DIEGO CONCOURSE
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chair McCullough at 10:01 AM

Chairperson	David McCullough	Present
Vice-Chairperson	Tim Hutter	Present
2 nd Vice-Chairperson	Courtney Ann Coyle	Present
Boardmember	Andrew Bowen	Present
Boardmember	Charlie Colvin	Present
Boardmember	Diana Cordileone	Absent
Boardmember	Amy Harleman	Present <i>left at 11:17AM</i>
Boardmember	Todd Pitman	Present
Boardmember	Cindy Stankowski	Present <i>arrived at 10:04AM</i>
Boardmember	Mathew Winter	Present <i>arrived at 10:04AM</i>
Boardmember	Ann Woods	Present <i>arrived at 11:11AM</i>

Staff to the Board in Attendance	Elyse Lowe, Deputy Director, Development Services Alyssa Muto, Deputy Director, Planning Department Sonnier Francisco, Senior Planner, Board Liaison Kelley Stanco, Senior Planner Shannon Anthony, Board Secretary Jodie Brown, Senior Planner Bernie Turgeon, Senior Planner Camille Pekarek, Associate Planner Suzanne Segur, Associate Planner Nicole Purvis, Assistant Planner Cathy Dominguez, Clerical Assistant II
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Legal Counsel in Attendance:	Corrine Neuffer, Deputy City Attorney
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ITEM 1 - APPROVAL OF MINUTES FOR September 28, 2017

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES FOR SEPTEMBER 28, 2017 AS WRITTEN.

Seconded by Boardmember Pitman

Vote: 7-0-0

Motion Passes

ITEM 2 - PUBLIC COMMENT

None

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

• GENERAL INFORMATION

- ✓ Revised Staff Memo for Item 5
- ✓ Corrected Draft Resolution for Item 7
- ✓ Correspondence for Item 11
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation

• GENERAL BOARD MEMBER COMMENTS

Boardmember Coyle announced the Carmen Lucas is a recipient of the 2017 Governor's Historic Preservation Awards, she will be recognized at the annual awards ceremony on November 2nd in Sacramento.

B. CONFLICT OF INTEREST DECLARATIONS

• CONFLICTS OF INTEREST

Boardmember Pitman has a conflict of interest for Item 6-Jones House Relocation and will recuse himself from any discussion and vote.

Boardmember Harleman has a conflict of interest for Item 11-South Park Historic District and will recuse herself from any discussion and vote.

• EX PARTE COMMUNICATIONS

Boardmember Pitman met with the consultant (Legacy 106, Inc.) for Item 5 - Park Garden Apartments/Lloyd Ruocco and Homer Delawie Building and noted some edits and corrections to the report. His decision today will be based on the information they submitted to the HRB in the report and not the previous conversation.

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

None

C. STAFF REPORT

• HISTORICAL RESOURCES SECTION, DSD

Sonnier Francisco, HRB Liaison

- As new Staff to the City, I have now received printed business cards. They are placed in the blue folders for reference, and for the convenience of the Historical Resources Board members to access and contact me. I am also available during the break for the general public to have access to my updated contact information. Looking forward to hearing from you.

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

Kelley Stanco, Planning Department Representative

- The Historic Preservation Planning Section is very excited to announce a new webpage devoted to historic contexts and surveys. Nearly all surveys and contexts on file with the City have been posted to the website in a searchable format. A few larger surveys are in the final stages of digitization and organization and will be posted in the next few weeks. Additionally, the page will include an interactive map of the City that will allow the user to click on the various community planning areas and quickly see which contexts and surveys are applicable in that area. We hope to have the map up and running by the end of the calendar year. You can view the website at:
<https://www.sandiego.gov/planning/programs/historicpreservationplanning/contexts>

D. SUBCOMMITTEE REPORT OUT

- **POLICY**

Report out by Sonnier Francisco

The next regularly scheduled Policy Subcommittee meeting will be held Monday, November 13, 2017 at 3:00pm in Conference Room 4C on the 4th floor of Development Services.

- **DESIGN ASSISTANCE**

Report out by Jodie Brown

The Design Assistance Subcommittee last met on October 4, 2017 and the following two items were on the agenda:

- 719 14th Street (HRB# 404) and 721 14th Street (HRB# 403), a Site Development Permit for relocation of both designated sites for a new park in downtown;
- Construction of a viewing platform and new fencing around the Moreton Bay Fig in the Spanish Village

The next regularly scheduled Design Assistance Subcommittee meeting will be held Wednesday, November 1, 2017 at 4:00pm in Conference Room 5C on the 5th floor of Development Services.

- **ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

Report out by Suzanne Segur

At the November HRB meeting, Myra Herman from the Planning Department will join us to give a Tribal Liaison update on AB52 and other archeological matters. The next regularly scheduled Archaeological and Tribal Cultural Resources Subcommittee meetings will be held on Monday, November 13, 2017 at 4:00pm in Conference Room 4C on the 4th floor of Development Services.

E. REQUESTS FOR CONTINUANCES

None

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

- ITEM 5 – PARK GARDEN APARTMENTS/LLOYD RUOCCO AND HOMER DELAWIE BUILDING
- ITEM 6 – JONES HOUSE RELOCATION
- ITEM 7 – AUGUSTUS AND LOUISE COSGROVE/CHRIS COSGROVE HOUSE
- ITEM 8 – FRANCES WADSWORTH HOUSE
- ITEM 9 – ROBERT KELLY HOUSE
- ITEM 10 – CASA DESCANSO

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE ITEMS 5 – 10 ON THE CONSENT AGENDA PER STAFF'S RECOMMENDATION

Seconded by Boardmember Pitman

Vote: 9-0-0

Motion Passes

Vote for Item# 6 is recorded as 8-0-0 with Boardmember Pitman Recusing

ACTION ITEMS

ITEM 5 – PARK GARDEN APARTMENTS/LLOYD RUOCCO AND HOMER DELAWIE BUILDING

Continued from August 2017

Applicant: Upas Park HOA represented by Legacy 106, Inc.

Location: 1740 Upas Street, 92103, North Park Community, Council District 3 (**1269 6-C**)

Description: Consider the designation of the property located at 1740 Upas Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Park Garden Apartments/Lloyd Ruocco and Homer Delawie Building located at 1740 Upas Street as a historical resource with a period of significance of 1960 under HRB Criterion D.

Report Number: Staff memo dated October 12, 2017 and HRB 17-051

ITEM PASSED ON CONSENT

ITEM 6 – JONES HOUSE RELOCATION

Applicant: Scripps Health represented by Heritage Architecture & Planning

Location: 4040 5th Avenue, 92103, Uptown Community, Council District 3 (**1269 5-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: Recommend to the Planning Commission approval of the Site Development Permit findings and mitigation measures for the relocation of the designated historical resource located at 4040 Fifth Avenue (HRB Site #939, Henry B. Jones House) as presented.

Report Number: HRB 17-070

ITEM PASSED ON CONSENT

ITEM 7 – AUGUSTUS AND LOUISE COSGROVE/CHRIS COSGROVE HOUSE

Applicant: Thomas and Sandra Flinn represented by Legacy 106, Inc.

Location: 3202 Curtis Street, 92106, Peninsula Community, Council District 2 **(1268 7-C)**

Description: Consider the designation of the property located at 3202 Curtis Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Augustus and Louise Cosgrove/Chris Cosgrove House located at 3202 Curtis Street as a historical resource with a period of significance of 1928 under HRB Criteria C and D.

Report Number: HRB 17-061

ITEM PASSED ON CONSENT

ITEM 8 – FRANCES WADSWORTH HOUSE

Applicant: Steven Kolbert represented by Legacy 106, Inc.

Location: 4435 New Jersey Street, 92103, Uptown Community, Council District 3 **(1269 4-B)**

Description: Consider the designation of the property located at 4435 New Jersey Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Frances Wadsworth House located at 4435 New Jersey Street as a historical resource with a period of significance of 1933 under HRB Criterion C.

Report Number: HRB 17-062

ITEM PASSED ON CONSENT

ITEM 9 – ROBERT KELLY HOUSE

Applicant: Robert and Melinda Murphy Trust represented by Allen Hazard & Janet O'Dea

Location: 1708 W. Montecito Way and 4154 Stephens Street, 92103, Uptown Community, Council District 3 **(1268 5-H)**

Description: Consider the designation of the property located at 1708 W. Montecito Way and 4154 Stephens Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Robert Kelly House located at 1708 W. Montecito Way and 4154 Stephens Street as a historical resource with a period of significance of 1913 under HRB Criterion C. The designation excludes the rear additions and garage constructed outside of the period of significance.

Report Number: HRB 17-063

ITEM PASSED ON CONSENT

ITEM 10 – CASA DESCANSO

Applicant: Gregory and Shannon Knuth represented by IS Architecture

Location: 5201 Marlborough Drive, 92116, Kensington-Talmadge Community, Council District 9 **(1269 2-G)**

Description: Consider the designation of the property located at 5201 Marlborough Drive as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Casa Descanso located at 5201 Marlborough Drive as a historical resource with a period of significance of 1929 under HRB Criterion C. The designation excludes the detached garage that was later modified with a flat-roof second-story pre-1961 addition.

Report Number: HRB 17-064

ITEM PASSED ON CONSENT

ITEM 11 – SOUTH PARK HISTORIC DISTRICT (2nd HEARING)

Applicant: City of San Diego, Planning Department

Location: Various addresses within the intensive survey area, which is bounded roughly by 28th Street to the west, Elm Street to the north, 31st Street to the East and A Street to the south (excluding 3017-3091 Elm Street, 1635 and 1639-1747 Fern Street, 1634-1729 Grove Street, 1670-1740 31st Street, and the Albert Einstein Charter Academy); Golden Hill Community, Council District 3

Description: Second hearing in the process to designate the South Park Historic District as a Historical Resource.

Today's Action: Review the South Park Historic District nomination; consider the level of owner support for the establishment of the district; and designate the South Park Historic District with identified contributing and non-contributing resources, or do not designate the South Park Historic District.

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

1. Designate the South Park Historic District under HRB Criterion A as a special element of Golden Hill's historical and architectural development.
2. Designate the 295 Contributing Resources identified in the Draft Resolution (Attachment 1) under HRB Criterion F.
3. Classify the 112 properties identified in the Draft Resolution (Attachment 1) as Non-Contributing Resources to the District.

Report Number: HRB 17-065

Staff Report by Kelley Stanco

This item was taken out of order as the second action item.

Testimony Received:

In Favor: David Swarens, Jessica McGee, Cynthia English, Hester Gillespie, Diane Kaiser, Ione Stiegler, Amie Hayes, Bruce Coons, Rebecca McManus, Katie Debiase, Steven Kolbert, Dionné Carlson, Kiley Wallace, Priscilla Ann Berge, Matt Bryan, Dorothy Gager, Vycki Mende Gray, Michael Kravcar, Arlan Arnsten, Susan Bugbee, Jerry Ray

In Opposition: David Twining, Marian Lim, Sharon Gehl

BOARD ACTION:

MOTION BY CHAIR MCCULLOUGH TO DESIGNATE THE SOUTH PARK HISTORIC DISTRICT PER STAFF'S RECOMMENDATION AS IS.

Seconded by Vice-Chair Hutter

MOTION WAS WITHDRAWN

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 1415 29th STREET FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

No Second

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 1403 30th STREET FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Boardmember Coyle

Vote: 6-3-0

Motion Passes

(Hutter, McCullough, Bowen)

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 1743 30th STREET FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Boardmember Coyle

Vote: 7-2-0

Motion Passes

(Hutter, McCullough)

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 2953 BEECH STREET FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Vice-Chair Hutter

Vote: 7-2-0

Motion Passes

(Colvin, McCullough)

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 2967 BEECH STREET FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Boardmember Coyle

Vote: 4-5-0

Motion Fails

(Colvin, McCullough, Winter, Woods, Hutter)

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 1514 DALE STREET FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Boardmember Coyle

Vote: 2-7-0

Motion Fails

(Bowen, Stankowski, Colvin, McCullough, Winter, Woods, Hutter)

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 2919 DATE STREET FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Boardmember Winter

Vote: 5-4-0

Motion Passes

(Bowen, Colvin, McCullough, Hutter)

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 1520 FERN STREET FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Boardmember Coyle

Vote: 6-3-0

Motion Passes

(Bowen, McCullough, Hutter)

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 1435 GRANADA AVENUE FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

No Second

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 1547 GRANADA AVENUE FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Boardmember Coyle

Vote: 3-6-0

Motion Fails

(Bowen, Stankowski, Colvin, McCullough, Woods, Hutter)

MOTION BY BOARDMEMBER PITMAN TO RECLASSIFY 1619 GROVE STREET FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Boardmember Woods

Vote: 2-7-0

Motion Fails

(Bowen, Stankowski, Colvin, McCullough, Winter, Coyle, Hutter)

MOTION BY BOARDMEMBER COYLE TO RECLASSIFY 1536 31st STREET FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

No Second

MOTION BY BOARDMEMBER BOWEN TO RECLASSIFY 1532 30th STREET FROM A CONTRIBUTING RESOURCE TO A NON-CONTRIBUTING RESOURCE.

Seconded by Boardmember Colvin

Vote: 4-5-0

Motion Fails

(Coyle, McCullough, Winter, Pitman, Woods)

MOTION BY BOARDMEMBER BOWEN TO RECLASSIFY 1301-1307 FERN STREET FROM A CONTRIBUTING RESOURCE TO A NON-CONTRIBUTING RESOURCE.

No Second

MOTION BY BOARDMEMBER PITMAN TO:

1. DESIGNATE THE SOUTH PARK HISTORIC DISTRICT UNDER **HRB CRITERION A** AS A SPECIAL ELEMENT OF GOLDEN HILL'S HISTORICAL AND ARCHITECTURAL DEVELOPMENT;
2. DESIGNATE THE 295 CONTRIBUTING RESOURCES IDENTIFIED IN THE DRAFT RESOLUTION, AS WELL AS THE FOLLOWING 5 PROPERTIES RECLASSIFIED BY THE BOARD UNDER HRB CRITERION F, FOR A TOTAL OF 300 CONTRIBUTING RESOURCES:
 - 1403 30th STREET
 - 1743 30th STREET
 - 2953 BEECH STREET
 - 2919 DATE STREET*
 - 1520 FERN STREET
3. CLASSIFY THE 112 PROPERTIES IDENTIFIED IN THE DRAFT RESOLUTION AS NON-CONTRIBUTING RESOURCES TO THE DISTRICT, EXCLUDING THE 5 PROPERTIES RECLASSIFIED TO BY THE BOARD AS CONTRIBUTING, FOR A TOTAL OF 107 NON-CONTRIBUTING RESOURCES.

Seconded by Vice-Chair Hutter

Vote: 9-0-0

Motion Passes

ITEM 12 – VALLE VISTA TERRACE HISTORIC DISTRICT (SECOND 1st HEARING)

Applicant: City of San Diego, Planning Department

Location: Various addresses within the intensive survey area boundaries, which includes 89 parcels addressed on Panorama Drive, Cliff Street, and the north side of Adams Avenue between 2060 and 2320 Adams; North Park Community, Council District 3 (**1269 3-C; 3-D**)

Description: Second First hearing to consider the designation of the Valle Vista Terrace Historic District as a Historical Resource.

Today's Action: Review the Valle Vista Terrace Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the historical context, statement of significance, period of significance, 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 designation as a 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 Historical Context, with or without further direction;
2. Accept the proposed Statement of Significance in regard to HRB Criterion C and the associated Period of Significance of 1907-1950, with or without further direction;
3. Consider the classification of the following 65 properties as Contributing Resources:

St #	Street Name	APN	HRB Site #	Date	Style	Status Code
2112	Adams Avenue	4381622700		1924	Mission Revival	5D1
2120	Adams Avenue	4381622400		1924	Mission Revival	5D1
2128	Adams Avenue	4381622300		1916	Craftsman Bungalow	5D1
2220	Adams Avenue	4381621800		1912	Craftsman Bungalow	5D1
2226	Adams Avenue	4381621700		1926	Craftsman	5D1
2230	Adams Avenue	4381621500		1914	Craftsman Bungalow	5D1
2242	Adams Avenue	4381621400	362	1914	Craftsman Bungalow	5S1
2320	Adams Avenue	4381503700		1912	Craftsman Bungalow	5D1
2203	Cliff Street	4381620300	581	1913	Craftsman Bungalow	5S1
2204	Cliff Street	4381610200		1909	Craftsman Bungalow/Tudor Revival	5D1
2209	Cliff Street	4381620400		1922	Craftsman Bungalow	5D1
2216	Cliff Street	4381610100		1909	Craftsman Bungalow/Tudor Revival	5D1
2219	Cliff Street	4381620500		1921	Craftsman Bungalow	5D1
2225	Cliff Street	4381620600		1921	Craftsman Bungalow	5D1
2229	Cliff Street	4381620700		1923	Mission Revival	5D1
2230	Cliff Street	4381612000	524	1913	Craftsman (Arts & Crafts)	5S1
2232	Cliff Street	4381612200		1924	Mission Revival	5D1
2235	Cliff Street	4381620800		1923	Mission Revival	5D1
2242	Cliff Street	4381612300		1924	Mission Revival	5D1
2252	Cliff Street	4381612400		1924	Mission Revival	5D1
4701	Panorama Drive	4381622800		1923	Mission Revival	5D1
4704	Panorama Drive	4381500400		1909	Mission Revival	5D1
4705	Panorama Drive	4381622600		1923	Mission Revival	5D1
4709	Panorama Drive	4381622500		1927	Spanish Eclectic	5D1
4711	Panorama Drive	4381622200		1926	Tudor Revival	5D1
4712	Panorama Drive	4381500600		1940	Minimal Traditional	5D1
4714	Panorama Drive	4381500700		1911	Craftsman Bungalow	5D1
4715	Panorama Drive	4381620100		1924	Tudor Revival	5D1
4716	Panorama Drive	4381500800		1926	Tudor Revival	5D1
4717	Panorama Drive	4381620200		1923	Mission Revival	5D1
4718	Panorama Drive	4381500900		1926	Spanish Eclectic	5D1
4724	Panorama Drive	4381501100		1915	Craftsman Bungalow	5D1
4727	Panorama Drive	4381610300		1926	Craftsman/Colonial Revival	5D1
4731	Panorama Drive	4381610400		1925	Mission Revival	5D1
4734	Panorama Drive	4381501500		1920	Craftsman Bungalow	5D1
4735	Panorama Drive	4381610600		1923	Mission Revival	5D1
4740	Panorama Drive	4381501800		1926	Spanish Eclectic	5D1
4741	Panorama Drive	4381610900	769	1926	Spanish Eclectic	5S1
4744	Panorama Drive	4381501900		1908	Craftsman (Arts & Crafts)	5D1

St #	Street Name	APN	HRB Site #	Date	Style	Status Code
4747	Panorama Drive	4381611000	1121	1926	Tudor Revival	5S1
4750	Panorama Drive	4381502100		1950	Custom Ranch	5D1
4751	Panorama Drive	4381611100		1935	Spanish Eclectic	5D1
4756	Panorama Drive	4381502300		1942	Custom Ranch	5D1
4760	Panorama Drive	4381502400		1934	Spanish Eclectic	5D1
4761	Panorama Drive	4381611300		1948	Minimal Traditional	5D1
4762	Panorama Drive	4381502500		1926	Spanish Eclectic	5D1
4769	Panorama Drive	4381611500	1107	1911	Craftsman (Arts & Crafts)	5S1
4770	Panorama Drive	4381502600		1940	Minimal Traditional	5D1
4773	Panorama Drive	4381611700	1016	1926	Spanish Colonial Revival	5S1
4774	Panorama Drive	4381502700	1230	1920	Dutch Colonial Revival	5S1
4775	Panorama Drive	4381611800		1927	Mission Revival	5D1
4776	Panorama Drive	4381502800		1923	Craftsman Bungalow	5D1
4778	Panorama Drive	4381502900		1914	Craftsman (Arts & Crafts)	5D1
4780	Panorama Drive	4381503000	675	1914	Craftsman (Arts & Crafts)	5S1
4781	Panorama Drive	4381612100		1921	Spanish Eclectic	5D1
4784	Panorama Drive	4381503200		1926	Spanish Eclectic	5D1
4785	Panorama Drive	4381620900	538	1913	Craftsman Bungalow	5S1
4788	Panorama Drive	4381503300		1947	Tract Ranch	5D1
4791	Panorama Drive	4381621100		1912	Craftsman Bungalow	5D1
4792	Panorama Drive	4381503400		1924	Mission Revival	5D1
4793	Panorama Drive	4381621200		1912	Craftsman Bungalow	5D1
4794-4796	Panorama Drive	4381504200		1924	Mission Revival	5D1
4795	Panorama Drive	4381621300		1923	Mission Revival	5D1
4797	Panorama Drive	4381621600		1923	Mission Revival	5D1
4798	Panorama Drive	4381503800		1912	Craftsman (Arts & Crafts)	5D1

4. Consider the classification of the following 25 properties as Non-Contributing Resources:

St #	Street Name	APN	Date	Style	Status Code
	Adams Avenue	4381504100	N/A	Vacant	6Z
2060	Adams Avenue	4381500200	N/A	Vacant	6Z
2138	Adams Avenue	4381622100	1980	No Style	6Z
2154	Adams Avenue	4381622000	c.1956	No Style	6Z
2206	Adams Avenue	4381621900	1926	Spanish Eclectic	6L
2224	Adams Avenue*	4381621700	1912	Craftsman Bungalow	6L
4702	Panorama Drive	4381500300	N/A	Vacant	6Z
4706	Panorama Drive	4381500500	1913	Craftsman Bungalow	6L
4720	Panorama Drive	4381501000	1915	No Style	6Z
4726	Panorama Drive	4381501200	1966	Post and Beam	5S3
4730	Panorama Drive	4381501300	1927	Craftsman Bungalow	6L
4732	Panorama Drive	4381501400	1949	Minimal Traditional	6Z
4733	Panorama Drive	4381610500	1923	Spanish Eclectic	6L
4736	Panorama Drive	4381501600	1920	No Style	6Z
4737	Panorama Drive	4381610700	1926	Spanish Eclectic	6L

St #	Street Name	APN	Date	Style	Status Code
4738	Panorama Drive	4381501700	2013	Neo-Craftsman	6Z
4739	Panorama Drive	4381610800	1926	Neo-Spanish Eclectic	6Z
4748	Panorama Drive	4381502000	1953	No Style	6Z
4752	Panorama Drive	4381502200	1948	Custom Ranch	6Z
4755	Panorama Drive	4381611200	1926	Neo-Contemporary	6Z
4767	Panorama Drive	4381611400	1926	Spanish Eclectic	6L
4771	Panorama Drive	4381611600	2004	Neo-Spanish Eclectic	6Z
4779	Panorama Drive	4381611900	1921	Custom Ranch	6Z
4782	Panorama Drive	4381503100	1922	Craftsman Bungalow	6L
4789	Panorama Drive	4381621000	1913	Craftsman Bungalow	6L
*Shares a parcel with 2226 Adams Avenue, which is a contributing resource.					

5. Find that the nomination is complete based upon this direction, and direct staff to docket the Valle Vista Terrace Historic District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Report Number: HRB 17-066

Staff Report by Kelley Stanco

This item was taken out of order as the first action item.

Testimony Received:

In Favor: Dionné Carlson, Priscilla Ann Berge, Ernestine Bonn, Amie Hayes, Bruce Coons, Rebecca McManus, Katie Debiase, Ione Stiegler

In Opposition: None

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO ACCEPT THE PROPOSED HISTORICAL CONTEXT AND THE PROPOSED STATEMENT OF SIGNIFICANCE, IN REGARD TO CRITERION C AND THE ASSOCIATED PERIOD OF SIGNIFICANCE OF 1907-1950, WITHOUT FURTHER DIRECTION PER STAFF'S RECOMMENDATION.

Seconded by Boardmember Harleman

Vote: 8-1-0
(Hutter)

Motion Passes

MOTION BY BOARDMEMBER COYLE TO RECLASSIFY 2206 ADAMS AVENUE FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Boardmember Pitman

Vote: 8-1-0
(Hutter)

Motion Passes

MOTION BY BOARDMEMBER COYLE TO RECLASSIFY 4737 PANORAMA DRIVE FROM A NON-CONTRIBUTING RESOURCE TO A CONTRIBUTING RESOURCE.

Seconded by Boardmember Pitman

Vote: 5-4-0

Motion Passes
(Bowen, Colvin, Winter, Hutter)

MOTION BY BOARDMEMBER BOWEN TO RECLASSIFY 2242 CLIFF STREET FROM A CONTRIBUTING RESOURCE TO A NON-CONTRIBUTING RESOURCE.

Seconded by Boardmember Pitman

Vote: 5-4-0

Motion Passes

(Coyle, Harleman, Winter, Pitman)

MOTION BY BOARDMEMBER COYLE TO CONSIDER THE REMAINDER OF THE PROPERTIES CLASSIFIED AS CONTRIBUTING RESOURCES AND NON-CONTRIBUTING RESOURCES AS IDENTIFIED IN THE STAFF REPORT AND FIND THAT THE NOMINATION IS COMPLETE AND DIRECT STAFF TO DOCKET THE VALLE VISTA TERRACE HISTORIC DISTRICT NOMINATION FOR A SECOND HRB HEARING FOR DESIGNATION AS A HISTORIC DISTRICT.

Seconded by Boardmember Harleman

Vote: 8-1-0

Motion Passes

(Hutter)

REMINDER:

NEXT BOARD MEETING DATE:

Thursday, November 16, 2017

LOCATION:

City Concourse Building,
North Terrace Rooms

MEETING ADJOURNED AT 1:57PM



THE CITY OF SAN DIEGO

City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title

Jones House Relocation

Project No. For City Use Only

Project Address:

4040 5th Avenue

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
-----------------------	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General) What State? CA
☐ Partnership

Corporate Identification No. _____

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☒ Yes ☐ No

Corporate/Partnership Name (type or print):
Scripps Health

Corporate/Partnership Name (type or print):

☒ Owner ☐ Tenant/Lessee

☐ Owner ☐ Tenant/Lessee

Street Address:
10140 Campus Point Drive

Street Address:

City/State/Zip:
San Diego, CA 92121

City/State/Zip:

Phone No:
8586787080

Fax No:

Name of Corporate Officer/Partner (type or print):
Richard Rothberger

Name of Corporate Officer/Partner (type or print):

Title (type or print):
CFO

Title (type or print):

Signature :

Date: 3-13-2017

Corporate/Partnership Name (type or print):

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

☐ Owner ☐ Tenant/Lessee

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

☐ Owner ☐ Tenant/Lessee

Street Address:

Street Address:

City/State/Zip:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Title (type or print):

Signature :

Date:

16-064874



State of California

Secretary of State

N

Statement of Information

(Domestic Nonprofit, Credit Union and General Cooperative Corporations)

Filing Fee: \$20.00. If this is an amendment, see instructions.
IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
 Secretary of State
 State of California

JUN 03 2016

1. CORPORATE NAME

C0111020
 SCRIPPS HEALTH
 10140 Campus Point Drive AX415
 San Diego, CA 92121

2. CALIFORNIA CORPORATE NUMBER

C0111020

26/20/CC

This Space for Filing Use Only

Complete Principal Office Address (Do not abbreviate the name of the city. Item 3 cannot be a P.O. Box.)

3. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
10140 Campus Point Drive AX415	San Diego	CA	92121

4. MAILING ADDRESS OF THE CORPORATION	CITY	STATE	ZIP CODE
10140 Campus Point Drive AX415	San Diego	CA	92121

Names and Complete Addresses of the Following Officers

(The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

5. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
Chris Van Gorder	10140 Campus Point Drive	San Diego	CA	92121

6. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
Richard R. Sheridan	10140 Campus Point Drive	San Diego	CA	92121

7. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
Richard K. Rothberger	10140 Campus Point Drive	San Diego	CA	92121

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 9 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 9 must be left blank.

8. NAME OF AGENT FOR SERVICE OF PROCESS

Richard R. Sheridan

9. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
10140 Campus Point Drive AX415	San Diego	CA	92121

Common Interest Developments

10. ☐ Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act, (California Civil Code section 4000, et seq.) or under the Commercial and Industrial Common Interest Development Act, (California Civil Code section 6500, et seq.). The corporation must file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code sections 5405(a) and 6760(a). Please see instructions on the reverse side of this form.

11. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

5-16-16
 DATE

Richard R. Sheridan

TYPE/PRINT NAME OF PERSON COMPLETING FORM

Secretary

TITLE

Richard R. Sheridan
 SIGNATURE



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title

Project No. For City Use Only

Jones House Relocation

Project Address:

4114 Ibis Street

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

