

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF APRIL 25, 2024
HYBRID HEARING**

CHRONOLOGY OF THE MEETING

Chairperson Tim Hutter called the meeting to order at 1:35 p.m. Chairperson Tim Hutter adjourned the meeting at 3:36 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tim Hutter – present
Vice-Chairperson Kristi Byers – present
2nd Vice-Chairperson Michael Taylor – present
Boardmember Dr. Li-Rong Lilly Cheng – absent
Boardmember Rammy Cortez – present
Boardmember Courtney Ann Coyle – present
Boardmember Carla Farley – present
Boardmember David McCullough – absent
Boardmember Mathew Winter – present
Boardmember Ann Woods – present

City Staff

Lindsey Sebastian, Deputy City Attorney – present
Kelley Stanco, City Planning Department – present
Bernie Turgeon, City Planning Department – present
Suzanne Segur, City Planning Department – present
Shannon Anthony, City Planning Department – present
Alvin Lin, City Planning Department – present
Megan Walker, City Planning Department – present
Kelsey Kaline, City Planning Department – present
Arielle Truong, City Planning Department – present
Caroline Garcia, Legislative Recorder – present
Sabrina Cluster, Sr. Legislative Recorder - present

Note: All decision-makers attended the meeting in person. Staff and members of the public attended both in person and virtually.

ANNOUNCEMENTS/PUBLIC COMMENT

Lori Saldaña, shared her appreciation to the Board and what it does in preserving the historic built nature of our communities. She is sometimes concerned about the loss of cultural heritage. She acknowledges that Ms. Coyle worked on that, and many City boards and commissions started with the landing or the culture that preceded even the settlement, which occurred in a relatively short, historically speaking, period of time. She wants to encourage the Board to look at our housing situation; we have communities that have been literally wiped off the map, ignored, and forgotten. And she thinks it does a disservice to those going forward. She is speaking as former Assembly Chair of Housing and Community Development. When she would meet in communities where they were struggling with older homes. There were 6 or 7 language representatives at one meeting in Linda Vista. So, these are very diverse communities. And she encourages this Board to consider the cultural heritage as well as the built heritage by looking at the history of San Diego, and what that sometimes means when you're interpreting what is and isn't of historic significance.

BOARDMEMBERS COMMENT

NONE

CONFLICTS OF INTEREST

Chair Hutter has a financial conflict of interest for Item 3 - San Diego International Sports Arena, and he recused from any discussion and vote.

EX PARTE COMMUNICATIONS

NONE

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

NONE

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Mr. Scott Moomjian, on behalf of the property owners Daniel and Carrie Aisen, requested a 30-day continuance for Item 4 - 7960 La Jota Way to May 23, 2024.

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO CONTINUE TO A DATE CERTAIN OF MAY 23, 2024. Seconded by Boardmember Taylor. The motion passed by a vote of 8-0-0 with Boardmembers Cortez, Woods, Taylor, Byers, Farley, Coyle, Winter, and Chair Hutter voting yea with Boardmembers Cheng and McCullough absent.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

ITEM 3 - SAN DIEGO INTERNATIONAL SPORTS ARENA located at 3500 Sports Arena Boulevard

ITEM 5 - JOHN AND ELIZABETH SUCHY/CHARLES SALYERS HOUSE located at 4834 Marlborough Drive

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE FOR ITEM 5 - JOHN AND ELIZABETH SUCHY/CHARLES SALYERS HOUSE LOCATED AT 4834 MARLBOROUGH DRIVE TO BE DESIGNATED PER STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Vice-Chair Byers. The motion passed by a vote of 8-0-0 with Boardmembers Winter, Coyle, Farley, Byers, Taylor, Woods, Cortez, and Chair Hutter voting yea with Boardmembers Cheng and McCullough absent.

BOARD ACTION:

MOTION BY BOARDMEMBER CORTEZ FOR ITEM 3 – SAN DIEGO INTERNATIONAL SPORTS ARENA LOCATED AT 3500 SPORTS ARENA BOULEVARD TO BE DESIGNATED PER STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by 2ND Vice-Chair Taylor. The motion passed by a vote of 7-0-1, with Boardmembers Winter, Coyle, Farley, Taylor, Woods, Cortez, and Vice-Chair Byers voting yea and with Chair Hutter recusing and Boardmembers Cheng and McCullough absent.

APPROVAL OF THE AGENDA

Item 2 - Arnold and Choate's-North Florence Heights Historic District National Register Nomination

Item 6 - Selection of Historical Resources Board Chair

Item 1 - Selection of Historical Resources Board Vice-Chair and Second Vice-Chair

BOARD ACTION:

MOTION BY CHAIR HUTTER TO HEAR ITEM 2, THEN ITEM 6, AND FINALLY ITEM 1. Seconded by Vice-Chair Byers to the approval of the agenda. The motion passed by a vote of 8-0-0 with Boardmembers Winter, Coyle, Farley, Byers, Taylor, Woods, Cortez, and Chair Hutter voting yea with Boardmembers Cheng and McCullough absent.

APPROVAL OF THE MINUTES FOR MARCH 28, 2024

MOTION BY BOARDMEMBER COYLE TO APPROVE THE MINUTES. Seconded by Boardmember Farley. The motion passed by a vote of 8-0-0 with Boardmembers Cortez, Woods, Taylor, Byers, Farley, Coyle, Winter, and Chair Hutter voting yea with Boardmembers Cheng and McCullough absent.

STAFF REPORT

Kelley Stanco, Deputy Director from the Planning Department, just wanted to announce that the City Planning Department is working with the Development Services Department to bring forward fee adjustments. This includes the department's fees related to hourly project review, as well as the four Heritage Preservation fees. The Heritage Preservation fees – which include the Historic Resource Designation Nomination Fee, the Mills Act Application Fee, the Mills Act Monitoring Fee, and the Mills Act Enforcement fee, were first established in 2008 as fees intended to recover City costs associated with providing the service provided. The Historic Designation Nomination Fee has not been updated since 2008, and the three Mills Act Fees were last updated in 2015. None of the fees are currently cost-recoverable. Staff looked at the job classifications and time involved in providing each service, as well as staff costs and overhead rates. As a result of this analysis, the fees will be increasing as follows:

The Historic Resource Designation Nomination fee, which has not been adjusted since it was established 16 years ago, will increase from \$1,185 to \$3,366.

- The Mills Act application fee, which was last updated 9 years ago, will increase from \$471 to \$1,305.
- The Mills Act Monitoring fee, which is charged every 5 years and was last updated 9 years ago, will increase from \$234 to \$870.
- And the Mills Act Enforcement fee, which has not yet been charged to any property and was last updated 9 years ago, will increase from \$756 to \$1,935.

The fee waiver for low-income households is not changing and will remain available. Lastly, the fee adjustments will include a new fee to appeal actions by the Historical Resources Board to designate a resource to the City Council. The appeal fee will not be fully cost-recoverable but will be established at \$1,000, consistent with the fees to appeal a discretionary project approval or an environmental determination. Property owners seeking to appeal designation of their own property will be exempt from the new appeal fee.

The fee adjustments were reviewed by the Land Use and Housing Committee earlier this month and will be heard by the City Council in May, and it is anticipated that the fees will become effective in July.

Suzanne Segur, Senior Planner from the Planning Department, announced that a meeting of the Policy Subcommittee was held on April 8th, at which the Boardmembers discussed the nominations for the annual preservation awards. The discussion will continue at the May 13th Policy Subcommittee Meeting, which will be held at 3 p.m. in the large conference room on the fifth floor of the City Administration Building.

More information regarding the Archaeological and Tribal Cultural Resources Subcommittee can be found on the City's Planning Department website.

The next Design Assistant Subcommittee will be held on Wednesday, May 1st, at 4:00 p.m., and that has been canceled. Stay tuned for June's meeting.

DISCUSSION ITEMS

ITEM-1 SELECTION OF HISTORICAL RESOURCES BOARD VICE-CHAIR AND SECOND VICE-CHAIR

Note: This item was scheduled to be heard as the third discussion item

Description: Consider electing a Vice-Chair and Second Vice-Chair from among the sitting Boardmembers, consistent with the Board's adopted Procedures.

Proposed Action: Elect a Vice-Chair and Second Vice-Chair, consistent with the Board's adopted Procedures.

Staff Recommendation: Elect a Vice-Chair and Second Vice-Chair.

Staff Report by Suzanne Segur

ITEM WAS TRAILED TO MAY 23, 2024

ITEM-2 ARNOLD AND CHOATE'S-NORTH FLORENCE HEIGHTS HISTORIC DISTRICT NATIONAL REGISTER NOMINATION

Note: This item was heard as the first discussion item

Applicant: Mission Hills Heritage, represented by Architectural Resources Group

Owners: Various

Description: National Register of Historic Places Nomination of the Arnold and Choate's Addition-North Florence Heights Historic District located in the Uptown Community, Mission Hills Neighborhood, Council District 3. Report Number: HRB-24-016

Proposed Action: Review and make a recommendation to the California State Office of Historic Preservation on the National Register Nomination of the Arnold and Choate's Addition-North Florence Heights Historic District located in the Uptown Community.

Staff Recommendation: Recommend to the California State Office of Historic Preservation the listing of the Arnold and Choate's Addition-North Florence Heights Historic District with a period of significance of 1907-1950 at a local level of significance under National Register Criteria A and C and consider amending the nomination to expand the district boundary by incorporating the 24 properties identified in Table 1 of the staff memo dated April 17, 2024 and potentially change the contributing status of the 6 properties shown in Table 2 of the staff report with a caveat that the proposed classifications of all contributing and noncontributing resources may not be adequately

confirmed by staff due to the limited property-specific information and documentation requirements for National Register nominations.

Staff Report by Bernie Turgeon

Correspondence Received

In Favor: Received from William Anderson, Ann Kilrain, Janet O'Dea, Sally Stovall, Aileen Teage, David Roth, Patrick Stouffer, Rebecca Nieman, Christopher Carter, Elsie Arredondo, Danny Arredondo, Charles Leib, Allen Hazard, Robin Greene, Frank DeLouise, Davidde Burkhart, Jacque Lynn Foltyn, John DeSantis, Carol Emerick, Donald Padula, Kirk Burgamy, Mary Burgamy, Sherri Schottlaender, Celeste Williams, Priscilla Ann Berge, Lauren Carter, Susan Dean, Laura Henson, David Goldberg, and Karen Ebner.

In Opposition: Received from Ricardo Flores, Alan Fleishman, and Cooper McLaughlin.

Testimony Received

In Favor: Received from Andrew Goodrich and Barry Hager (ceded time to them by Donald Padula, Jaqueline Lynn Foltyn, Sharon Lieder, Lauren Carter, Betty Schmucker, Karen Ebner, David Nieman, Kiley Wallace), Susan Dean, Laura Henson, Scott Moomjian, Allen Hazard, Wesley Morgan, Bruce Coons, and Janet O'Dea.

In Opposition: Received from Alan Fleishman, Sharon Geil, Lori Saldaña, and Ricardo Flores.

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO RECOMMEND TO THE CALIFORNIA STATE OFFICE OF HISTORIC PRESERVATION THE LISTING OF THE ARNOLD AND CHOATE'S ADDITION-NORTH FLORENCE HEIGHTS HISTORIC DISTRICT WITH A PERIOD OF SIGNIFICANCE OF 1907-1950 AT A LOCAL LEVEL OF SIGNIFICANCE UNDER NATIONAL REGISTER CRITERIA A AND C AND CHANGE THE CONTRIBUTING STATUS OF THE 6 PROPERTIES AS SHOWN IN TABLE 2 OF THE STAFF REPORT AND THE PROPERTY AT 4128 IBIS STREET TO CONTRIBUTOR WITH A CAVEAT THAT THE PROPOSED CLASSIFICATIONS OF ALL CONTRIBUTING AND NONCONTRIBUTING RESOURCES MAY NOT BE ADEQUATELY CONFIRMED BY STAFF DUE TO THE LIMITED PROPERTY-SPECIFIC INFORMATION AND DOCUMENTATION REQUIREMENTS FOR NATIONAL REGISTER NOMINATIONS. Seconded by Vice-Chair Byers. The motion passed by a vote of 6-2-0 with Boardmembers Winter, Coyle, Farley, Byers, Taylor, Woods voting yea, and Chair Hutter and Boardmember Cortez voting no, and Boardmembers Cheng and McCullough absent.

ITEM-3

SAN DIEGO INTERNATIONAL SPORTS ARENA

Applicant: Midway Rising, LLC represented by ASM Affiliates

Owner: City of San Diego

Description: Consider the designation of the property located at 3500 Sports Arena Blvd, 92110, Midway/Pacific Highway, Council District 2 as a historical resource. Report Number: HRB-24-017

Proposed Action: Designate or not designate the property as a historical resource under adopted designation criteria.

Staff Recommendation: Designate the San Diego International Sports Arena located at 3500 Sports Arena Boulevard as a historical resource under Criteria A and B with a period of significance of 1966-1974, and Criterion C with a period of significance of 1966. The designation excludes the temporary

storage container, the temporary office building northeast of the arena and the additional structures located on the parcel including 4015, 4025, 4035, 4045, 4055, 4065, 3940, 3942, 3780, 3770 and 3760

Hancock Street and 3780, 3760, 3750, 3740. 3730, 3580, 3570, 3494, 3360, 3350, 3250, 3240 and 3220 Sports Arena Boulevard.

Staff Report by Suzanne Segur

Correspondence Received

In Opposition: Received from Noveed Safipour.

Testimony Received

In Favor: Received from Shannon Davis (ceded time to her by Emily Steele), Bruce Coons, and Allen Hazard.

In Opposition: Received from Lori Saldaña.

BOARD ACTION:

MOTION BY BOARDMEMBER CORTEZ TO DESIGNATE ON CONSENT PER STAFF'S RECOMMENDATION. Seconded by 2nd Vice-Chair Taylor. The motion passed by a vote of 7-0-1, with Boardmembers Winter, Coyle, Farley, Taylor, Woods, Cortez, and Vice-Chair Byers voting yea and with Chair Hutter recusing and Boardmembers Cheng and McCullough absent.

ITEM-4

7960 LA JOTA WAY

Applicant/Owner: Daniel and Carrie Aisen represented by IS Architectue

Description: Consider the designation of the property located at 7960 La Jota Way, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-24-018

Proposed Action: Designate or not designate the property as a historical resource under adopted designation criteria.

Staff Recommendation: Do not designate the property as a historical resource under adopted designation criteria.

Staff Report by Alvin Lin

Correspondence Received

In Opposition: Received from Ricardo Flores.

Testimony Received

In Favor: Received by Scott Moomjian.

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO CONTINUE TO A DATE CERTAIN OF MAY 23, 2024. Seconded by Boardmember Taylor. The motion passed by a vote of 8-0-0 with Boardmembers Cortez, Woods, Taylor, Byers, Farley, Coyle, Winter, and Chair Hutter voting yea with Boardmembers Cheng and McCullough absent.

ITEM-5 JOHN AND ELIZABETH SUCHY/CHARLES SALYERS HOUSE

Applicant/Owner: Jeffrey A & Jennifer E Calhoun represented by BFSA Environmental Services

Description: Consider the designation of the property located at 4834 Marlborough Drive, 92116, Kensington Talmadge Community, Council District 9, as a historical resource. Report Number: HRB-24-019

Proposed Action: Designate or not designate the property as a historical resource under adopted designation criteria.

Staff Recommendation: Designate the John and Elizabeth Suchy/Charles Salyers House located at 4834 Marlborough Drive as a historical resource with a period of significance of 1931 under HRB Criteria C and D. The designation includes the original detached garage.

Staff Report by Alvin Lin

Correspondence Received

In Opposition: Received from Ricardo Flores.

Testimony Received

In Support: Received by Jennifer Stropes.

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO DESIGNATION ON CONSENT PER STAFF'S RECOMMENDATION. Seconded by Vice-Chair Byers. The motion passed by a vote of 8-0-0 with Boardmembers Winter, Coyle, Farley, Byers, Taylor, Woods, Cortez, and Chair Hutter voting yea with Boardmembers Cheng and McCullough absent.

ITEM-6 SELECTION OF HISTORICAL RESOURCES BOARD CHAIR

Note: This item was scheduled to be heard as the second discussion item

Description: Consider electing a Board Chair from among the sitting Boardmembers, consistent with the Board's adopted Procedures.

Proposed Action: Elect a Chair consistent with the Board's adopted Procedures

Staff Recommendation: Elect a Chair

Staff Report by Suzanne Segur

ITEM WAS TRAILED TO MAY 23, 2024