



## THE CITY OF SAN DIEGO

### Historical Resources Board

### AGENDA

March 28, 2024, at 1:00 P.M.

**Public Utilities Department**  
**Metropolitan Operations Complex II**  
**(MOC2) Auditorium**  
**9192 Topaz Way**  
**San Diego, CA 92123**

**HYBRID**

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#### BOARD MEMBERS

- Tim Hutter – Chairperson
- Kristi Byers- Vice-Chairperson
- Michael Taylor –2<sup>nd</sup> Vice-Chairperson
- Carla Farley
- David McCullough
- Courtney Ann Coyle
- Dr. Li-Rong Lilly Cheng
- Matthew Winter
- Dr. Ann Woods
- Rammy Cortez

#### PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

Until further notice, Historical Resources Board meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Historical Resources Board will be in person and the meeting will be open for in-person testimony. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Historical Resources Board meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Historical Resources Board [webform](#), or via U.S. Mail of written materials, as follows:

#### THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET, OR SMARTPHONE IS:

<https://sandiego.zoomgov.com/j/1617855117>

#### TO JOIN BY TELEPHONE:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864.

When prompted, input **Webinar ID: 161 785 5117**

**HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT:**

**In Person for Agenda Items and Non-Agenda Public Comment:** Please fill out a speaker slip located at the entrance to the meeting room. Indicate the item you wish to speak on as well as other requested information. Then submit it to a staff member.

**Via Virtual Platform for Agenda Items and Non-Agenda Public Comment:** When the Chairperson introduces the item, you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the “Raise Your Hand” button on your computer, tablet, or Smartphone, or by dialing \*9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Chairperson indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial \*6 on your phone.

**Please Note:** Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. ***Those participating virtually may NOT cede time to others participating in person or virtually.***

**HOW TO PROVIDE WRITTEN COMMENTS:**

**For Agenda Items and Non-Agenda Public Comment:** Submit using the [webform](#) indicating the comment type and agenda item number for which you wish to submit your comment. Comments received by 10:00 AM the day of the meeting will be distributed to the Historical Resources Board and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into written record for the relevant item. Please go to the Historical Resources Board [website](#) for further instructions.

**Written Materials:** Instead of submitting written materials as an attachment to the [webform](#), you may submit via U.S. Mail to Attn: Historical Resources Board 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via U.S. Mail must be received the business day prior to the meeting to be distributed to the Historical Resources Board.

Please Note: Documents related to the Historical Resources Board meeting agenda items which are distributed to the legislative body prior to the meeting are available for public review at the [Development Services Department Building, 1222 First Avenue, 1st Floor, San Diego, CA. 92101.](#)

**Late-Arriving Materials:**

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to the Historical Resources Board meeting agenda items which are distributed to the legislative body prior to and during the meeting are available for public review at the [Development Services Department Building, 1222 First Avenue, 1st Floor, San Diego, CA. 92101.](#) This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting.

Please note: Approximately one hour prior to the start of the Historical Resources Board Meeting, the documents will be available in the entrance of the HRB meeting location at the [Public Utilities Department, Metropolitan Operations Complex II \(MOC2\) Auditorium, 9192 Topaz Way, San Diego, CA 92123](#) in a binder labeled “Late-Arriving Materials”. Late-arriving materials received during the Historical Resources Board meeting are available for review by making a verbal request to Legislative staff.

**HOW TO WATCH THE MEETING:**

The public may view the meetings at their scheduled time on [YouTube](#) or within 24 to 48 hours of the meeting depending upon technical streaming issues.

**GENERAL INFORMATION:**

**Requests For Accessibility Modifications Or Accommodations:** As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-235-5224 or emailing [HistoricalResourcesBrd@sandiego.gov](mailto:HistoricalResourcesBrd@sandiego.gov) at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.

**Items Marked with Asterisks:** Those items with an asterisk (\*) will include consideration and adoption/approval of the appropriate environmental document. For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/ceqa>.

**Consent Agenda:** The Board may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Historical Resources Board, and which Staff may modify prior to the vote by informing the Board verbally or in writing.

The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit the [webform request at least one hour](#) prior to the start of the meeting. Comments received by 10:00 AM the day of the meeting will be distributed to the Board and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

**THURSDAY, MARCH 28, 2024 AT 1:00 P.M.**

**ROLL CALL****ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Board on items of interest within the jurisdiction of the Board. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by 10:00 AM the day of the meeting will be distributed to the Historical Resources Board and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the deadlines described above but before the item is called will be submitted into written record for the relevant item. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Board on any issue brought forth under "Announcements/Non-Agenda Public Comment."

**BOARDMEMBERS COMMENT**

- **General**
- **Ex Parte**
- **Conflicts of Interest**
- **Failure to visit designation site/invocation of waiver**

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

**REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:** Staff is recommending Items 1, 4, 5, 6 7 and 8 to be placed on consent.

**ITEM 1 – CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2022-2023**

**ITEM 4 – JOHN S. GRAVES SPEC. HOUSE #2 located at 4227 Jackdaw Street**

**ITEM 5 – DEAN AND LILLIAN DOBSON HOUSE located at 2618 Myrtle Avenue**

**ITEM 6 – ALWYN AND EMILY PATTERSON HOUSE located at 3783 Pioneer Place**

**ITEM 7 – PEAR AND HELEN PEARSON SPEC HOUSE #1 located at 4343 Trias Street**

**ITEM 8 – COMPOSITION OF THE HRB SUBCOMMITTEES**

**APPROVAL OF THE AGENDA**

**APPROVAL OF THE MINUTES**

- February 22, 2024

**DIRECTOR'S REPORT**

- **City Planning**
- **Subcommittee Report**

**AGENDA ITEMS**

**ITEM-1 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2022-2023**

**Staff:** Suzanne Segur

Consider the Draft Annual Report for transmittal to the State Office of Historic Preservation to meet the City's Certified Local Government (CLG) responsibilities and to the Mayor and City Council to meet the Municipal Code Section 111.0206 (d)(7) requirements. Report Number: HRB-24-008

**PROPOSED ACTION**

Review, comment and approval the Annual Reports.

**STAFF RECOMMENDATION**

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

**ITEM-2 SELECTION OF HISTORICAL RESOURCES BOARD VICE-CHAIR AND SECOND VICE-CHAIR**

**Staff:** Suzanne Segur

Consider electing a Board Chair, 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.

**ITEM-3**

**3232 DOVE STREET**

**Applicant/Owner:** Charles R & Megan H Freundlich represented by GPA Consulting

**Staff:** Megan Walker

Consider the designation of the property located at 3232 Dove Street, 92103, Uptown Community, Council District 3 as a historical resource. Report Number: HRB-24-009

**PROPOSED ACTION**

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

**STAFF RECOMMENDATION**

Do not designate the property located at 3232 Dove Street under any adopted HRB Criteria.

**ITEM-4**

**JOHN S. GRAVES SPEC. HOUSE #2**

**Applicant/Owner:** Richard A & Karen L Berglas represented by Landmark Historic Preservation

**Staff:** Arielle Truong and Shannon Anthony

Consider the designation of the property located at 4227 Jackdaw Street, 92103, Uptown Community, Council District 3 as a historical resource. Report Number: HRB-24-010

**PROPOSED ACTION**

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

**STAFF RECOMMENDATION**

Designate the John S. Graves Spec. House #2 located at 4227 Jackdaw Street as a historical resource with a period of significance of 1921 under HRB Criterion C. The designation excludes the 1985 and 2019-2020 additions and attached ADU constructed outside the period of significance.

**ITEM-5**

**DEAN AND LILLIAN DOBSON HOUSE**

**Applicant/Owner:** Charles R & Kimberly A Lenz represented by Landmark Historic Preservation

**Staff:** Alvin Lin

Consider the designation of the property located at 2618 Myrtle Avenue, 92104, North Park Community, Council District 3 as a historical resource. Report Number: HRB-24-011

**PROPOSED ACTION**

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

**STAFF RECOMMENDATION**

Designate the Dean and Lillian Dobson House located at 2618 Myrtle Avenue as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation includes the original detached garage.

**ITEM-6**

**ALWYN AND EMILY PATTERSON HOUSE**

**Applicant/Owner:** DreamTable LLC represented by Landmark Historic Preservation

**Staff:** Alvin Lin

Consider the designation of the property located at 3783 Pioneer Place, 92103, Uptown Community, Council District 3 as a historical resource. Report Number: HRB-24-012

**PROPOSED ACTION**

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

**STAFF RECOMMENDATION**

Designate the Alwyn and Emily Patterson House located at 3783 Pioneer Place as a historical resource with a period of significance of 1915 under HRB Criterion C. The designation excludes the detached two-story 1928 apartment building, the detached 2021 garage, and the 2021 two-story addition.

**ITEM-7**

**PEAR AND HELEN PEARSON SPEC HOUSE #1**

**Applicant/Owner:** Darren & Natalina Rettew represented by Legacy 106, Inc.

**Staff:** Suzanne Segur

Consider the designation of the property located at 4343 Trias Street, 92103, Uptown Community, District 3 as a historical resource. Report Number: HRB-24-013

**PROPOSED ACTION**

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

**STAFF RECOMMENDATION**

Designate the Pear and Helen Pearson Spec House #1 located at 4343 Trias Street as a historical resource with a period of significance of 1928 under HRB Criteria C and D. The designation excludes the 1969 addition. The designation includes the original garage with maid's quarters, the interior living room ceiling beams, and living room fireplace.

**ITEM-8**

**COMPOSITION OF THE HRB SUBCOMMITTEES**

**Staff:** Suzanne Segur

Consider ratifying one new appointment to the Policy Subcommittees, City-wide. Report Number: HRB-24-014

**PROPOSED ACTION**

Ratify the one new appointment to the Policy Subcommittee or do not ratify any or all of the appointment

**STAFF RECOMMENDATION**

Ratify the one new appointment to the Policy Subcommittee consistent with the assignment made by the Policy Subcommittee.

**ADJOURNMENT**

**NEXT SUBCOMMITTEE MEETING DATES (Subject to change with appropriate notice), see this link and scroll to the bottom of the page for more information [Historical Resources Board | Development Services | City of San Diego Official Website](#)**