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www.MissionHillsHeritage.org

--A community organization dedicated to preserving the character, charm and historical resources of the Mission Hills neighborhood.

July 16, 2024

Historical Resources Board
City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101

Re: HRB Hearing Date: July 25, 2024
Request for Board to Direct Staff to Place Proposed Amendments to HRB Policy 4.1
and HRB Procedures on next Policy Subcommittee Agenda

Dear Chair Hutter and Board Members:

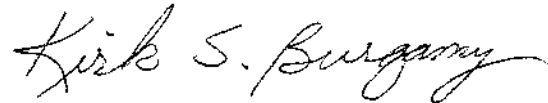
Please recall that in November 2023, this Board directed staff to place proposed amendments to Policy 4.1 and this Board's procedure's, relating to the listing of national register districts on the local register under criterion E, on the next Policy Subcommittee meeting agenda. Staff eventually put the matter on the March 2024 policy subcommittee meeting. At that meeting, Board Member Farley requested that staff provide a redline analysis of the proposed amendments. Staff indicated that it would do so and the matter would return by the June 2024 policy subcommittee meeting. Notwithstanding the subcommittee's direction to staff, that meeting was cancelled as was the July Policy Subcommittee meeting.

Because we have no indication from Staff that it intends to put the proposed amendments on a future Policy Subcommittee agenda, we have no other recourse than to ask this Board to once again direct staff to put the amendments on the next Policy Subcommittee agenda. The Policy Subcommittee can act in the absence of any recommendations from Staff: the plain language of the amendments speak for themselves, and the subcommittee members are fully capable of interpreting them without Staff's feedback.

In light of these events and our nomination of Inspiration Heights to the local register, pending since 2021, we can only surmise that the City has no interest in recognizing national register historic districts locally, despite its past precedent of doing so, as well as the clarity it would bring for homeowners and developers alike. The amendments are not a policy change and the City itself does not view the ongoing preservation in progress initiative as a reason to put off implementing amendments as needed, as demonstrated by its own recent amendments in February 2024.

As a reminder, no less than 10 preservation groups support these amendments. To date, the SHRC has recognized three national register districts in San Diego, and another is pending. The City, however, continues to stonewall despite its own analysts concluding in their IBA Report that a robust historic district program would benefit everyone. Local designation of national register districts is the only way to unlock the benefits of the Mills Act contract, and Staff has previously indicated that the Mills Act contract is the strongest incentive to preservation in the City's toolbox. As a Board bound to act in the interest of historic preservation, please direct staff to put the proposed amendments related to Policy 4.1 and this Board's procedures on the next Policy Subcommittee agenda.

Sincerely,

A handwritten signature in black ink that reads "Kirk S. Burgamy". The signature is written in a cursive style with a prominent flourish at the end.

Kirk S. Burgamy, President

NEIGHBORHOOD HISTORIC PRESERVATION COALITION

Advocating for measures that preserve our established neighborhoods and historic resources for future generations

Historical Resources Board
City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101

Re: HRB Hearing Date: July 25, 2024

Request for board to direct staff to place proposed amendments to HRB Policy 4.1 and HRB procedures on next Policy Subcommittee agenda

Dear Chair Hutter and Board Members,

The Neighborhood Historic Preservation Coalition is writing to you today in support of the July 16, 2024 letter from Mission Hills Heritage in regard to their request for the Historical Resources Board to direct staff to place proposed amendments to HRB Policy 4.1 and HRB Procedures on the next Policy Subcommittee agenda.

To date, the SHRC has recognized three National Register districts in San Diego, with another pending. However, the City continues to delay action despite its own analysts concluding in their IBA Report that a robust historic district program would benefit everyone. Local designation of National Register districts is the only way to unlock the benefits of the Mills Act contract, and staff has previously indicated that the Mills Act contract is the strongest incentive for preservation in the City's toolbox. As a board bound to act in the interest of historic preservation, please direct staff to place the proposed amendments related to Policy 4.1 and this board's procedures on the next Policy Subcommittee agenda.

Submitted by SOHO on behalf of the Neighborhood Historic Preservation Coalition.

La Jolla Park Coastal Historic District

Listed May 2024

National Register of Historic Places

National Park Service, U.S. Dept. of Interior

Status Report on Listed Resources

Prepared by the

La Jolla Historical Society Landmark Committee and

La Jolla Parks and Beaches, Inc.

July 2024

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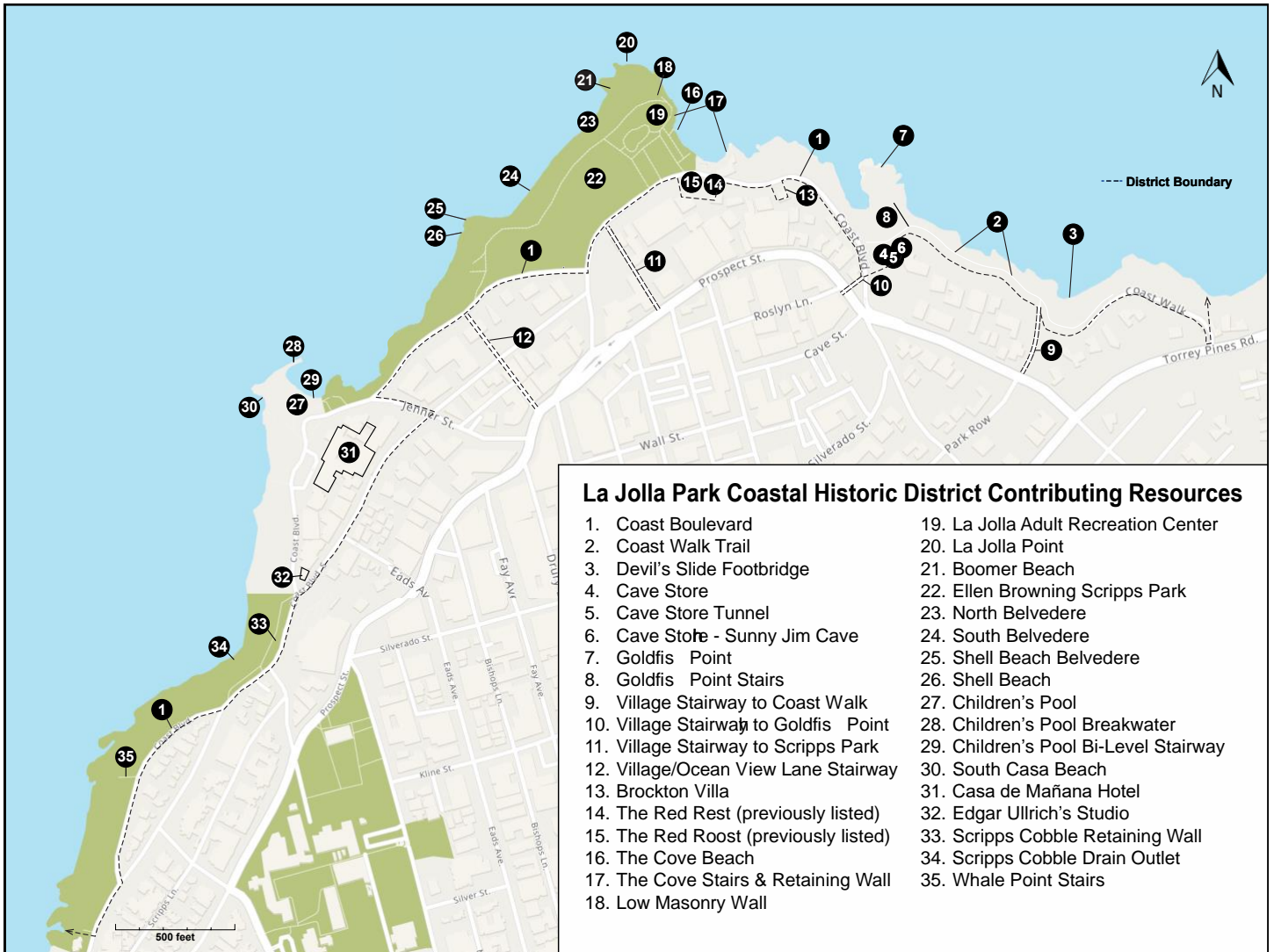
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 Melaleuca nesophila 23

 Washingtonia robusta 23

 Araucaria columnaris 23

Map of the La Jolla Park Coastal Historic District



Status of Listed Resources/Infrastructure

Numbers in the following table represent the identification number for the resource that is listed on the National Register.

LIST #		
1	<p>Coast Boulevard</p> <p>Approximately 2,000 feet of hazardous railing starting at Goldfish Point and running south to Children's Pool</p> <p>WOOD RAILINGS</p> <p>Sections needing repair</p> <ol style="list-style-type: none"> 1. West of Cave Store: 2. South of Shell Beach: <p>Termite damaged POSTS AND RAILS OPENINGS IN METAL FENCING INVITE INTRUSION ONTO BLUFF</p>	

Coast Boulevard
(cont)

Pocket Parks
Fencing
broken or non-
existent.



Landscape
spaces
(Coastscapes)
are not
maintained
and void of
plants.



Non-native
vegetation
that blocks
views.

17

**The Cove
Beach Stairs**

West Stairs

Cracking and erosion at base of stairs.



East Stairs

Failure of cement steps at sand; large and unsafe 2-3 ft drop-off and access to beach.

Cracks along the length of stairs and retaining wall.



18

Low Masonry Wall

Wall infrastructure is undermined and appears to be failing.



22

Ellen Browning Scripps Park

Landscaping and grass

BEFORE (2010)



JULY 2024

TODAY

Grass in poor condition, worn from vendor use and irrigation system appears to be broken.



Ellen Browning Scripps Park-cont.

Irrigation runoff/ rutting area along Coast Blvd walkway.

City currently has created CIP that is in planning phase to determine solution for this area.

(top right)
Pt. La Jolla at Boomer Beach- picnic and viewing area with dead grass and dirt.

(bottom right)
Pavilion shower runoff and poor drainage.

Broken irrigation/run-off north of Shell Beach Belvedere



Front entrance to Scripps Park looking west and north.

Heavily overgrown trees need City arborist care.

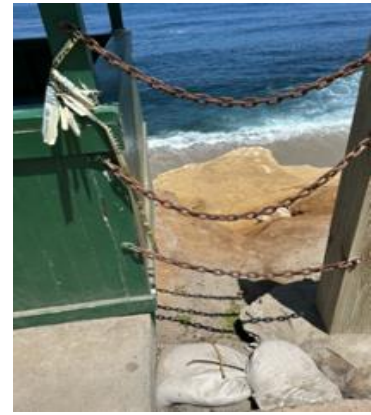


23

Boomer Beach
North
Belvedere

Run-off from
faulty
irrigation
undermining
the bluff ON
BOTH SIDES

**Belvedere
Closed**



25

Shell Beach
Belvedere

Run off from
faulty
irrigation
undermining
bluff on **both
sides of**
belvedere.



**Shell Beach
Belvedere**

Same broken
irrigation
flooding
SOUTH
FACING SIDE
of belvedere
AND GRASS
NORTH OF
BELVEDERE



26

Shell Beach

Stairs - Cracks
and failure
running the
length of both
sides of stairs
and retaining
wall.



27

The Children's Pool

In complete state of decay.



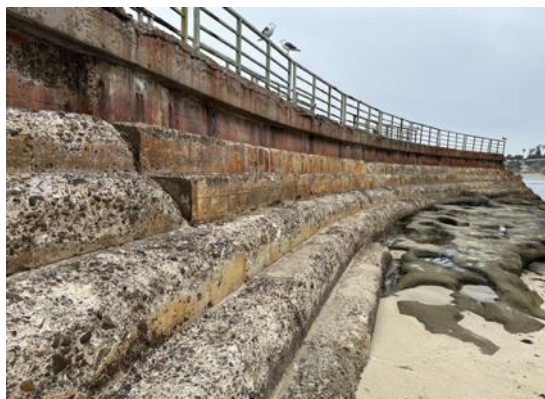
28

Children's Pool Breakwater

Entrance to sea wall blocked with rusty & worn, broken signs

Sea wall closed, railing failure.

Former stairs for sitting and enjoying beach unusable



CHILDREN'S
POOL
SEAWALL

(CONT.)





Children’s Pool Bi-Level Stairway

Entry to Grand Stair blocked by rusty redundant utility boxes



Jagged rusty elements protruding from stairs; broken composite section of former stair base strewn in sand creating dangerous conditions for people trying to get to beach



Broken sections of stair platform thrown onto beach – some sections protruding posing hazards to visitors.



30.

South Casa Beach

Poor drainage causing erosion and bluff collapse and slides.

Stairs to South Casa beach access failure and unable to use.

Closed

Former historic stairs at South Casa identified as “non contributors” due to worn condition – but still used by visitors.



33.

Cobble Retaining Wall

Significant runoff from Coast Boulevard onto footpath eroding bluff under wall.



35.



Whale View Point Stairs

Stairs are worn and broken, difficult and unsafe to use; cobble frame should be inspected and cleared of ice plant



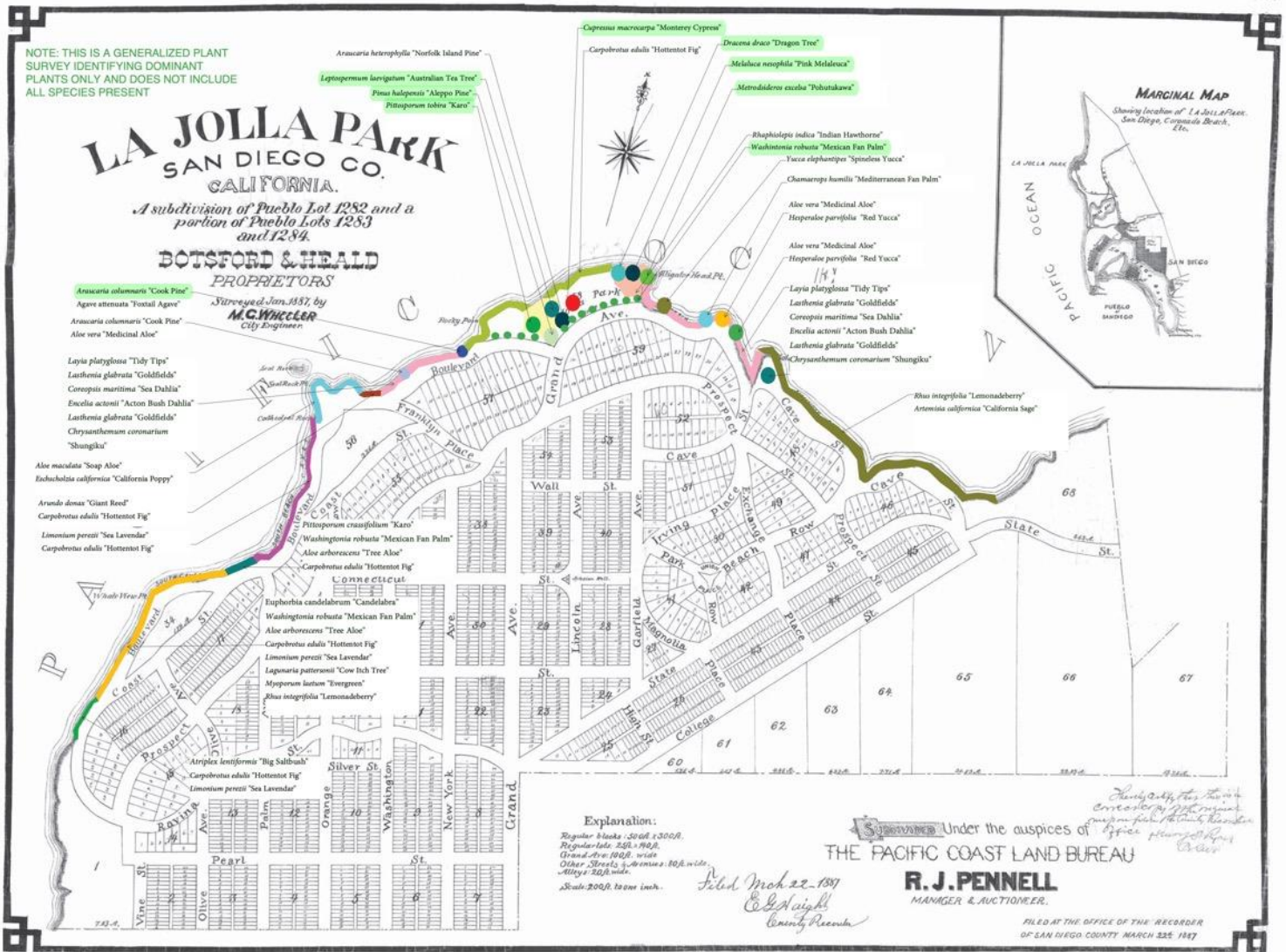


	Item	<i>Noncontributing Resources of Concern</i>		Notes
	<p>Wipeout Beach Stairs</p> <p>Pocket Beach below Cobble Wall -</p> <p>Stairs at bottom are failed and difficult to access beach.</p>			
	<p>Cobble Retaining Wall South Bench</p> <p>Runoff from Coast Blvd. causing erosion of bench support. Bench in poor and unsafe condition.</p>			

	<p>Invasive Vegetation</p> <p>Along the entire length of bluffs. Not maintained, overgrown, destabilizing bluffs in some areas.</p>	
	<p>Palm Trees</p> <p>Approximately 4 dead Palms along coastal bluffs</p>	





Part III. Map of Heritage Landscape

In 2021, landscape architect Jim Neri compiled the following map identifying generalized plant material. Highlighted in green is the heritage landscape material within the Historic District



Heritage Landscape Appraisal

The following assessment of heritage landscape was conducted by Martin Armstrong, PLA ASLA, American Society of Landscape Architects.

Resource	Photo	Notes
<p>Phoenix canariensis (Canary Island Date Palm)</p>		<p>Naturalized stand of palms that have served as a stabilization tree in the drainage area of the bluff. Some specimens have succumbed by Palm Weevil.</p> <p>Age 70+ years Health: 7 (1-10 scale) Value \$70,000/tree Est. replacement cost \$15,000</p>
<p>Pinus Torreyana (Torrey Pine)</p>		<p>Stand of native Torrey Pines that have served as the iconic backdrop to the Cave Store since its conception and a gateway element of the bluff portion of the trail.</p> <p>Age: 70+ years Health: 8 (1-8 scale) Value \$200,000 Est. Replacement Cost: \$20,000/tree</p>
<p>Yucca elephantipes (Spinless Yucca)</p>		<p>Specimen tree at the gateway to the Cove and lifeguard tower. In good health, but needs trimming of dead leaves.</p> <p>Age: 50+ years Health: 8 (1-10 scale) Value: \$35,000 Est. Replacement \$8,000.00 per tree</p>
<p>Dracena Draco (Dragon Tree)</p>		<p>North of Adult Rec. Ctr. Specimen Tree with well-maintained and in good health</p> <p>Age: 50+ years Health: 8 (1-10 scale) Value \$85,000 Est. Replacement Cost: \$25,000.00</p>

<p>Dracena Draco (Dragon Tree)</p>		<p>South of Adult Rec. Ctr. Specimen Trees one with a bad scar which should be better managed to improve longevity.</p> <p>Age: 50+ years Health: 8 (1-10 scale) Value \$85,000 Est. Replacement Cost: \$25,000.00</p>
<p>Melaleuca nesophila Pink Melaleuca</p>		<p>Unique windswept form giving the picnic and gathering area of area above Alligator Point a place for children to hide and play.</p> <p>Age 50+ years Health (9) scale (1-10) Value \$35,000 Est. Replacment Cost: \$1000/tree</p> <p>Maintenance needing attention of City arborist.</p>
<p>Washingtonia robusta (Mexican Fan Palm)</p>		<p>Iconic street level stand planted in 1920 by Walter Liebner. Both rows in good health.</p> <p>Age: 100+ years; younger trees planted in 2009. Health: 8 (1-10 scale) Value: \$45,000/tree Est. Replacement cost: \$15,000/tree</p>
<p>Araucaria columnaris (Cook Pine)</p>		<p>Specimen tree at southern gateway to Scripps Park.</p> <p>Age 50+ years Health 6 (1-10 scale) Value \$85,000 Est. Replacement Cost: \$25,000</p>