

**CITY OF SAN DIEGO  
HISTORICAL RESOURCES BOARD  
MINUTES OF THE MEETING OF SEPTEMBER 26, 2024  
PUBLIC UTILITIES DEPARTMENT  
METROPOLITAN OPERATIONS COMPLEX II  
9192 TOPAZ WAY  
SAN DIEGO, CA 92123  
HYBRID HEARING**

**CHRONOLOGY OF THE MEETING**

Vice-Chairperson Michael Taylor called the meeting to order at 1:05p.m. Vice-Chairperson Michael Taylor adjourned the meeting at 3:39 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tim Hutter – absent  
Vice-Chairperson Michael Taylor – present  
2<sup>nd</sup> Vice-Chairperson Kristi Byers – present  
Boardmember Joy Miller – present  
Boardmember Rammy Cortez – present  
Boardmember Courtney Ann Coyle – present  
Boardmember Carla Farley – absent  
Boardmember David McCullough – present  
Boardmember Mathew Winter – present  
Boardmember Ann Woods – present

City Staff

Jeanne MacKinnon, Deputy City Attorney – present  
Kelley Stanco, City Planning Department – present  
Suzanne Segur, City Planning Department – present  
Shannon Anthony, City Planning Department – present  
Bernie Turgeon, City Planning Department – present  
Alvin Lin, City Planning Department – present  
Megan Walker, City Planning Department – present  
Kelsey Kaline, City Planning Department – present  
Audrey Rains, City Planning Department – 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**

Johnny Rockslide voiced opposition on the pending permit for a 3-story ADU within the Valle Vista Historic District on Panorama Drive, indicating that it would change the feeling of the District and have a negative impact on the character and views.

Susan V. voiced opposition to the pending permit for a 3-story ADU within the Valle Vista Historic District and requested that the project be placed on the HRB agenda.

Marisa Martinez voiced opposition to the pending permit for a 3-story ADU within the Valle Vista Historic District and requested an update on the project.

Thomas Nelson voiced opposition to the pending permit for a 3-story ADU within the Valle Vista Historic District.

Charles Kaminski asked that the public and board be updated on the Citywide Historic Context Statement indicated on the City's website.

**BOARDMEMBERS COMMENT**

None.

**CONFLICTS OF INTEREST**

Vice-Chairperson Taylor disclosed that he has known the applicant of Item 3 but it would not influence his decision-making process.

**EX PARTE COMMUNICATIONS**

None.

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

Staff recommended that the Board waive the site visit for Item #3 under Factors 1 and/or 2 as the availability of access to the site was limited.

**BOARD ACTION:**

MOTION BY BOARDMEMBER CORTEZ TO WAIVE THE SITE VISIT UNDER FACTOR 2. Seconded by Boardmember Winter. The motion passed by a vote of 7-1-0 with Boardmember Coyle voting no and Boardmember Farley and Chair Hutter being absent.

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

None.

**REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA**

Boardmember Coyle requested Item 3, CA-SDI-22,936 be removed from the Consent agenda for discussion.

Boardmember Woods proposed Item 6, The Fox-Gaynes Realty Investment Company House at 305 W. Olive Street be named the Samuel and Pauline Fox House.

Item 5: The Sim Bruce Richards and Janet Hopkins Richards House II located at 955 Bangor Street

Item 6: The Fox-Gaynes Realty Investment House at 305 W. Olive Street

Item 7: The Anna and Stephen Roth House located at 1008 Johnson Avenue

**BOARD ACTION:**

MOTION BY SECOND-VICE CHAIRPERSON BYERS FOR ITEM 5 – THE SIM BRUCE RICHARDS AND JANET HOPKINS RICHARDS HOUSE LOCATED AT 955 BANGOR STREET, ITEM 6- THE SAMUEL AND PAULINE FOX HOUSE LOCATED AT 305 W OLIVE STREET AND ITEM 7- THE ANNA AND STEPHEN ROTH HOUSE LOCATED AT 1008 JOHNSON AVENUE TO BE DESIGNATED PER STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Coyle. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmember Farley and Chair Hutter being absent.

**APPROVAL OF THE AGENDA**

Item 1: Ethics Training

Item 2: The Property Located at 2265 Juan Street

Item 3: CA-SDI-22,936

Item 4: The Property Located at 637 Arenas Street

**BOARD ACTION:**

MOTION BY SECOND-VICE CHAIRPERSON BYERS TO TAKE THE AGENDA IN THE ORDER OF ITEM 1, 3, 2, AND 4. Seconded by Boardmember Miller. The motion passed by a vote of 7-1-0, with Boardmember Cortez voting no and Chair Hutter and Boardmember Farley absent.

**APPROVAL OF THE MINUTES FOR August 22, 2024**

MOTION BY BOARDMEMBER COYCLE TO APPROVE THE MINUTES. Seconded by Boardmember Cortez. The motion passed by a vote of 8-0-0 with all Boardmembers voting yea, with Chair Hutter and Boardmember Farley absent.

**STAFF REPORT**

**City Planning Department Report**

Kelley Stanco, Deputy Director

At recent Historical Resources Board meetings the Board has made separate requests for information items or training related to Accessory Dwelling Units on sites with historic resources or within historic districts, and on City regulations and processes related to permitting of projects in relation to historic resources and districts. Staff is working on a comprehensive information item about the City's Heritage Preservation Program, which will include these topics and others, and will provide a good baseline of information about the City's existing program as we begin to identify, develop and discuss updates to the Heritage Preservation program as part of Preservation and Progress. We expect to present this comprehensive information item at the October or November HRB meeting.

We are excited to announce that the City Planning Department has been selected by the State to receive a Certified Local Government Grant to begin preparation of the first comprehensive citywide historic context statement. While the City has many community-specific, architecturally-specific and culturally-specific context statements, the preparation of a Citywide context statement has been a long-identified need that we are excited to be undertaking. The grant will fund the first step of what is expected to be a multi-phase, multi-year effort to efficiently identify places of historic, architectural and cultural importance throughout the city. The \$40,000 grant will be managed by the Heritage Preservation section and will significantly leverage Department resources to complete "Phase 1" of the historic context statement. The Phase 1 effort will include compilation of past contexts and research materials, development of a methodology, public scoping and engagement, and identification of key development themes across the entire city. We will keep the Board and the public updated and will be launching a website for the effort in the coming months.

**Subcommittee Report Out**

**POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES**

The next meeting of the Policy Subcommittee will be held on Monday, October 14 at 3 p.m. in the large conference room on the 5<sup>th</sup> floor of the City Administration Building.

More information regarding Archaeological and Tribal Cultural Resources Subcommittee can be found on the Development Services website.

**DESIGN ASSISTANCE**

The next meeting of the Design Assistance Subcommittee scheduled to be held on Wednesday October 2 at 4 p.m. in the large conference room on the 5<sup>th</sup> floor of the City Administration Building.

**DISCUSSION ITEMS**

**ITEM-1 ETHICS TRAINING FOR THE HISTORICAL RESOURCES BOARD**

**Staff:** Ethics Commission Staff

The City of San Diego's Ethics Commission will provide a training session to assist the Historical Resources Board with a basic understanding of the City's Ethics Ordinance.

Ethics Training – Overview of the San Diego Ethics Ordinance, including discussions of laws relating to gifts and conflicts of interest, presented by Ethics Commission Staff.

**INFORMATION ITEM ONLY**

**NO ACTION WAS TAKEN BY THE HISTORICAL RESOURCES BOARD**

**ITEM-2 *Continued from August 22, 2024***

**2265 JUAN STREET**

**Applicant/Owner:** Lee Family Living Trust represented by Landmark Historic Preservation

**Staff:** Alvin Lin

Consider the designation of the property located at 2265 Juan Street, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-24-028

**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 2265 Juan Street under any adopted HRB Criteria.

**Staff Report by Alvin Lin**

**Testimony Received**

In Support: None

In Opposition: Kiley Wallace (ceded time from Sinjin Lee, Judith Lee, and Ben Segebart), Bruce Coons

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO DESIGNATE THE JOSEPH F. SINNOT HOUSE AS HISTORICALLY SIGNIFICANT UNDER CRITERION B AS A RESOURCE THAT IS IDENTIFIED WITH JOSEPH F. SINNOTT, A HISTORICALLY SIGNIFICANT PERSON, WITH A PERIOD OF SIGNIFICANCE OF 1935 TO 1971 AND RETAINS INTEGRITY FOR THAT ASSOCIATION. SPECIFICALLY, THE RESOURCE WAS SINNOTT'S HOME DURING HIS MOST PRODUCTIVE YEARS FROM 1935 TO 1971 WHILE AT SDG&E. SINNOTT WAS AN INNOVATIVE ENGINEER, LEADER, AND ULTIMATELY PRESIDENT OF SDG&E, OVERSEEING SIGNIFICANT EXPANSION TO MEET SAN DIEGO'S GROWING ENERGY DEMANDS. HE EXPANDED AND MODERNIZED REGIONAL INFRASTRUCTURE. SINNOTT INVESTED IN AND PIONEERED THE USE OF CLEAN ENERGY RESOURCES, COMBATING SMOG CRISIS IN SOUTHERN CALIFORNIA. THIS FINDING IS SUPPORTED FURTHER SUPPORTED BY THE HISTORICAL RESEARCH REPORT, MANY NEWSPAPER ARTICLES, AND WRITTEN AND ORAL EVIDENCE PRESENTED AT THIS DESIGNATION HEARING. Seconded by Second Vice-Chair Byers. The motion fails by a vote of 2-6-0 with Boardmembers Coyle and Winter voting yes and Chair Hutter and Boardmember Farley absent.

**ITEM-3**

**CA-SDI-22,936**

**Applicant:** TriPointe Homes represented by RECON Environmental, Inc.

**Owners:** TriPointe Homes, Donald and Rachele Winans Family Trust 10-06-99

**Staff:** Suzanne Segur

Consider the designation of the archeological site located within the Otay Mesa Community, Council District 8 as a historical resource. Report Number: HRB-24-031

**PROPOSED ACTION**

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

**STAFF RECOMMENDATION**

Designate CA-SDI-22,936 as a historical resource under HRB Criterion A.

**Staff Report by Suzanne Segur**

**Testimony Received**

In Favor: None

In Opposition: Carmen Lucas

**BOARD ACTION:**

MOTION BY BOARDMEMBER COYLE TO MOVE STAFF'S RECOMMENDATION. Seconded by Second Vice Chair Byers. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Chair Hutter and Boardmember Farley absent.

**ITEM-4**

***Trailed to October 24, 2024 Hearing***

**637 ARENAS STREET**

**Applicant/Owner:** Donald and Shelline Bennett represented by by Urbana Preservation & Planning, LLC

**Staff:** Megan Walker

Consider the designation of the property located at 637 Arenas Street, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-24-032

**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 637 Arenas Street under any adopted HRB Criteria.

**Staff Report by Megan Walker**

**Testimony Received:**

None.

**ITEM-5           SIM BRUCE RICHARDS AND JANET HOPKINS RICHARDS HOUSE II**

**Applicant/Owner:** Little Fur Family Trust 06-10-20 represented by Ginger Weatherford

**Staff:** Kelsey Kaline

Consider the designation of the property located at 955 Bangor Street, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-24-033

**PROPOSED ACTION**

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

**STAFF RECOMMENDATION**

Designate the Sim Bruce Richards and Janet Hopkins Richards House II located at 955 Bangor Avenue as a historical resource under Criteria B, C, and D with a period of significance of 1956-1983 for Criterion B and 1956-1957 under HRB Criteria C and D.

**Testimony Received:**

None

**BOARD ACTION:**

MOTION BY SECOND-VICE CHAIRPERSON BYERS TO DESIGNATE ON CONSENT PER STAFF'S RECOMMENDATION. Seconded by Boardmember Coyle. The motion passed by a vote of 8-0-0 with all Boardmembers voting yes and Boardmember Farley and Chair Hutter being absent.

**ITEM-6           FOX-GAYNES REALTY INVESTMENT COMPANY HOUSE**

**Applicant/Owner:** Lars Bell Trust 11-04-21 & Charlotte Randolph represented by IS Architecture

**Staff:** Suzanne Segur

Consider the designation of the property located at 305 West Olive Street, 92107, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-24-034

**PROPOSED ACTION**

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

**STAFF RECOMMENDATION**

Designate the Fox-Gaynes Realty Investment Company House located at 305 West Olive Street as a historical resource with a period of significance of 1932 under HRB Criterion C. The designation excludes the 1937 rear porch enclosure and addition, 1978 garage extension and the 1951 patio shade structure constructed outside of the period of significance.

**Staff Report by Suzanne Segur**

**Testimony Received**

None.

**In Opposition:**

None.

**BOARD ACTION:**

MOTION BY SECOND-VICE CHAIRPERSON BYERS TO DESIGNATE ON CONSENT PER STAFF'S RECOMMENDATION WITH A NAME CHANGE TO SAMUEL AND PAULINE FOX HOUSE. Seconded by Boardmember Coyle. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmember Farley and Chair Hutter being absent.

**ITEM-7**

**ANNA AND STEPHEN ROTH HOUSE**

**Applicant/Owner:** Jeremy Rapport Trust 10-09-18; represented by PanGIS, Inc.

**Staff:** Audrey Rains and Shannon Anthony

Consider the designation of the property located at 1008 Johnson Avenue, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-24-035

**PROPOSED ACTION**

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

**STAFF RECOMMENDATION**

Designate the Anna and Stephen Roth House located at 1008 Johnson Avenue as a historical resource with a period of significance of 1928 under HRB Criterion C. The designation is limited to APN 444-360-10-01 and excludes the 1932 addition to the home constructed outside the period of significance.

**Staff Report by Audrey Rains**

**Testimony Received**

None.

**In Opposition:**

None.

**BOARD ACTION:**

MOTION BY SECOND-VICE CHAIRPERSON BYERS TO DESIGNATE ON CONSENT PER STAFF'S RECOMMENDATION. Seconded by Boardmember Coyle. The motion passed by a vote of 8-0-0 all Boardmembers voting yes and Boardmember Farley and Chair Hutter being absent.