

AGENDA

SAN DIEGO COUNTY HISTORIC SITE BOARD REGULAR MEETING

Monday, January 27, 2014, 6:30 P.M.

COC Conference Center Hearing Room

5520 Overland Avenue, San Diego, California

www.sdcountry.ca.gov/pds/4Historic/main.html

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

Excused Absences

B. Conflict of Interest Declaration

C. Reports

District 3 Appointee – Kiley Wallace

D. Announcements

E. Formation of Consent Calendar

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment: Non-agenda items

B. Presentations

None

ACTION ITEMS

ITEM 3 – ELECTION OF HISTORIC SITE BOARD OFFICERS FOR 2014

Description: Every year, the Historic Site Board members nominate and elect officers for the calendar year.

Today's Action: Nominate and elect a Chairman and Vice-Chairman for the 2014 calendar year.

ITEM 4 – MERRIAM HOUSE; PDS2010-3911-10-005 (MAA)

Property Owner: Training Education & Research Institute (T.E.R.I.)

Location: 555 Deer Springs Road, Unincorporated San Diego County, CA
(APN#182-260-10); Supervisor District 5 – Bill Horn

Description: The Merriam House (aka La Mesita) is a Folk Victorian farm house that was constructed in 1889. The architectural design is indicative of the style typical during the agricultural highpoint for San Diego County. The structure is associated with Major Gustavus French Merriam and Florence Augusta Merriam. The Major was instrumental in the development of the Twin Oaks Valley and the region. Florence played a major role in San Diego County ornithology, as well as the ornithology of the western United States. The applicant is requesting that this resource be found significant because the resource is associated with the lives of a person important to the history of San Diego County (Local Register criteria V(b)(2)) and because the resource embodies the distinctive characteristics (architecture) of a type or period (Local Register criteria V(b)(3)).

Today's Action: Consider the application for the Merriam House and make a recommendation to the Director of Planning & Development Services regarding the placement of the Merriam House, including the adjacent mature pepper trees on the Local Register of Historic Resources.

Staff Recommendation: Recommend placement of the Merriam House on the Local Register of Historic Resources as Landmark Number 2014-001. Staff finds this resource to be significant under the County's Local Register of Historical Resources Ordinance 9493 under criteria V(b)(2) and V(b)(3).

ITEM 5 - WARNER CULTURAL TRUST; SITE PLAN WAIVER

Location: State Route 79, one-half mile north of Camino San Ignacio, North Mountain Subregional Plan Area, Unincorporated San Diego County (Pala), CA; (APN#137-091-02, 137-100-01); Supervisor District 5 – Bill Horn

Description: The Warner Cultural Trust (Preserve) is requesting a Site Plan Waiver for an "as-built" fence that was installed for the protection of the cultural preserve. The project is subject to Code Enforcement for the installation of the fence without permit. The property on which the fence was constructed is zoned with the Special Area "H" Designator (Historic) that requires Site Plan review. The 240 acre Preserve was established as part of the approval (July 20, 1983) of the Warner Springs Ranch Specific Plan - PDS2001-3810-83-04 (SP). The following findings must be made in order to support a Site Plan Waiver:

Zoning Ordinance Section 7156(b)

Where the Director finds the proposed development or improvement is minor in nature and the public purpose for which the Site Plan permit would normally be required will not be harmed by granting an exemption from said requirement. For purposes of this subsection, "minor in nature" may mean:

- *The proposed improvement is not visible from any street;*
- *There is no active code enforcement action on the property;*
- *No additional parking spaces will be required;*
- *An addition not exceeding 500 square feet in area;*

- *The replacement of an existing permitted sign(s) (like for like, and no increase in sign area);*
- *Replacement of windows/doors; re-stucco, re-roof or minor improvements to the façade of an existing permitted building(s); or*
- *Other similar improvements.*

Zoning Ordinance Section 5710(a)

If it is determined that the nature of the proposed project is such that subjecting it to the Site Plan review process would not materially contribute to district or landmark preservation objectives. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the applicable Historic District Review Board or the San Diego County Historic Site Board or both, as is specified in Section 5745...

Today's Action: Consider the Site Plan Waiver for the Warner Cultural Trust and make a recommendation to the Director of Planning & Development Services regarding the appropriateness of a waiver.

Staff Recommendation: The Decision by Planning & Development Services must take into account the recommendation of the Historic Site Board. As such, staff does not have a recommendation.

ITEM 6 – CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

Description: 2012-2013 Certified Local Government Annual Report prepared by staff and ready for HSB consideration.

Today's Action: Consider the Certified Local Government Annual Report and make a recommendation regarding submittal to the Office of Historic Preservation.

Staff Recommendation: Recommend approval of the 2012-2013 Certified Local Government Annual Report.

DISCUSSION ITEMS

ITEM 7 – MT. HELIX HISTORIC ROCK WALL

Description: Since the Mt. Helix Rock Wall Site Plan was considered at the October 21, 2013 Historic Site Board Meeting, additional research has been conducted that has changed the components of the Site Plan. Staff has researched the Rezone (REZ-77-21) and associated documentation and it has been determined that the "H" Special Area Designator only applies to the rock wall that was constructed by the Civilian Conservation Corps. The "H" Designator does not apply to the fence. Replacement of the fence is by right as long as the height of the fence is not increased and no new support structures are installed on and/or in the historic wall. Property owners are not permitted to install a new fence on top or behind the wall without processing the appropriate permits. Neither the fence nor the wall are subject to the "S" Special Area Designator. The Site Plan still applies to the mortar that is to be remediated.

ITEM 8 – 2014 HISTORIC SITE BOARD GOALS

Description: Review and set goals for the Historic Site Board for the 2014 calendar year.

Research

1. Expand the list of historic properties in the unincorporated area and identify those that are potentially eligible for the Mills Act. (HSB, Staff)
2. Compile a list of Master Architects, Master Builders, Master Landscape Architects, and Master Landscape Designers. (HSB, Staff)

Outreach

1. Develop outreach materials for distribution to interested individuals and organizations. Brochure with general information, site listing advantages, and procedures. (HSB, Staff)
2. Schedule presentations to interested groups. (HSB, Staff).
3. Update as necessary the Historic Site Board portion of the County's Web site. (Staff)

Other

4. Presentations and training at quarterly Historic Site Board meetings. (HSB, Staff)
5. Develop a plan to find a way to obtain additional support for Historic Site Board staff to support the Board. (HSB, Staff)

ITEM 9 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, April 21, 2014.

ITEM 10 – ADJOURNMENT