

## **AGENDA**

### **SAN DIEGO COUNTY HISTORIC SITE BOARD REGULAR MEETING**

**Monday, April 18, 2016, 6:30 P.M.**

**COC Conference Center Hearing Room**

**5520 Overland Avenue, San Diego, California**

[www.sdcountry.ca.gov/pds/4Historic/main.html](http://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:**

1. Bonsall School House Update

###### **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 – DEWEY HOUSE; PDS2002-3911-02-005 (MAA); HISTORIC DELISTING**

**Applicant:** C.Sam Blick

**Location:** 6107 Mimulus, Rancho Santa Fe, Unincorporated San Diego County, CA  
(APN 266-232-09); Supervisor District 5 – Bill Horn

**Description:** This is a request for delisting of a historic residence in Rancho Santa Fe. The Historic Site Board recommended approval of historic designation and participation in the Mills Act Contract program for the Rancho Santa Fe Land Improvement Company Spec House #2 (RSF Spec House) on August 19, 2002. The Director of Planning and Land Use concurred with the recommendation and approved the RSF Spec House for historic designation and participation in the Mills Act Contract (contract) on November 20, 2002. The owner of record at the time of designation and implementation of the contract was Virginia Dewey. Ms. Dewey has passed away and her heirs have requested non-renewal of the Mills

Act Contract. Non-renewal of the contract was recorded on February 12, 2015. Therefore, the contract will terminate on February 12, 2025. Counsel (C.Samuel Blick) for the heirs is requesting delisting of the property in addition to non-renewal of the contract. Based on information provided at the June 29, 2015 Historic Site Board meeting, the Historic Site Board made a recommendation to deny the delisting of the Dewey House. Since that time, new and additional information has been provided by the applicant. Grounds for delisting is based on the additional and new information. Section IX of Ordinance 9493 (Local Register) provides the criteria that must be met in order for a resource to be removed from the Local Register.

**Today's Action:** Consider the additional and new information provided and make a recommendation to the Director of Planning & Development Services regarding the historic designation (de-listing) of the Dewey House.

**Staff Recommendation:** Staff recommends that the Historic Site Board make a recommendation of approval of the delisting of the Dewey House. Upon completion of staff's review of the new and additional information, it has been determined that the required findings can be made.

#### **ITEM 4 – HENRY AND MARTHA CHAPMAN HOUSE; PDS2015-MA-15-002**

**Property Owner:** Sophie Chen and His-Ping Wang

**Location:** 4003 Allen School Road, Bonita, CA  
(APN#593-280-04); Supervisor District 1 – Greg Cox

**Description:** The Henry and Martha Chapman House is a one-story, single-family residence. The residence was constructed in 1922 in the Craftsman style. The home retains the original roof elaborations indicative of the Craftsman style including the wide overhanging eaves, cross gables with overlapping gable tops, decorative triangular knee roof braces, open eaves with exposed rafters, and decorative slat lattice style attic vents. The residence also features wood shingled surfacing, large cobblestone chimneys and fireplace, dual porch decks, and multiple French doors connecting indoor and outdoor spaces. The property is associated with the early agricultural period of the Sweetwater Valley.

The applicant is requesting that this resource be found significant because the resource is associated with an important event – early agriculture in the Sweetwater Valley (Sweetwater Fruit Company) (Local Register criteria V(b)(1)) 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 Henry and Martha Chapman House and make a recommendation to the Director of Planning & Development Services regarding the placement of the Henry and Martha Chapman on the Local Register of Historic Resources and participation in the Mills Act program.

**Staff Recommendation:** Staff recommends placement of the Hamilton and Mary Carpenter House on the Local Register of Historic Resources as Landmark Number 2016-001 and participation in the Mills Act program. Staff finds this resource to be significant under the County's Local Register of Historical Resources Ordinance 9493 under criterion V(b)(1) and V(b)(3).

**ITEM 5 – ANDERSON HOUSE; PDS2016-MA-16-001**

**Property Owner:** Ricardo Ochoa and Bonnie Ochoa

**Location:** 3841 Sweetwater Road, Bonita, CA  
(APN#591-210-37); Supervisor District 1 – Greg Cox

**Description:**

The Anderson House is a two-story, single-family residence. The residence was constructed between 1901 and 1905 in the Queen Anne style for owners Maria and Theo Anderson. The original location of the residence was 1323 11<sup>th</sup> Avenue, San Diego. The residence was previously designated by the City of San Diego as HRB No. 461 for its embodiment of the distinctive characteristics of the Queen Ann style of Victorian architecture. It was relocated to its current location to avoid demolition. The current appearance of the structure resembles its original construction appearance and qualities including plan and massing, exterior design elements, and materials. The Anderson House is an example of Victorian domestic architecture and workmanship. In its current configuration, the applicant is requesting designation under V(b)(3) of the Local Register for its embodiment of Victorian domestic architecture, and specifically as a representation of a transitional Queen Anne and Free Classic style.

**Today's Action:** Consider the application for the Anderson House and make a recommendation to the Director of Planning & Development Services regarding the placement of the Anderson on the Local Register of Historic Resources and participation in the Mills Act program.

**Staff Recommendation:** Staff recommends placement of the Anderson House on the Local Register of Historic Resources as Landmark Number 2016-002 and participation in the Mills Act program. Staff finds this resource to be significant under the County's Local Register of Historical Resources Ordinance 9493 under criterion V(b)(3).

## **DISCUSSION ITEMS**

### **ITEM 6 – SUPERVISORY CONTROL AND DATA ACQUISITIONS IMPROVEMENTS FOR WATER AND WASTEWATER FACILITIES; SDCSD00081**

**Property Owner:** County of San Diego

**Department:** Public Works, Environmental Services Unit, Kimberly Jones

**Location:** Various Locations – Countywide

**Project Description:** The proposed project consists of new installations and upgrades to existing instrumentation and communication equipment for the Supervisory Control and Data Acquisition systems (SCADA) for San Diego County. The project involves work at 35 different San Diego County Department of Public Works (DPW) Water and Wastewater Management (WWM) facilities. These facilities include sewage treatment facilities, sewage pump stations (SPS), a water reclamation plant, a potable water treatment plant, potable water tanks, wells, and mountain repeater sites. The type of upgrade work proposed includes upgrades to electrical panels, sensor equipment, remote terminal unit cabinets, and/or installation of new radio systems depending upon the site location. Additional work proposed includes the installation of freestanding 9-meter (30-foot) towers with attached antennae, or 3-meter (10-foot) poles with attached antennae mounted on existing buildings. All work will occur within existing fenced facilities and previously disturbed areas. The project site locations are within the unincorporated areas of San Diego County.

### **ITEM 7 – FUTURE AGENDA ITEMS**

- Bonsall School House
- Next Meeting – July 18, 2016

### **ITEM 8 – ADJOURNMENT**