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County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES

HISTORIC SITE BOARD

April 18, 2011

Approved 7/18/11

Time: 6:30 PM

**Location: 5201 Ruffin Road, Suite B,
Planning Commission Board Room**

(NOTE: The minutes are a summary of the HSB meetings. Recordings of the meeting are available upon request. Comments are welcome.)

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
6:30 pm

- **Members Present:**
Scott Moomjian
Carmen Lucas
Jim Royle
Vicki Estrada

Staff Present:
Donna Beddow
Gail Wright

Members Absent: Helen Ofield, Margie Warner, Paul Johnson
Staff Absent: Diane Buell

- **Other General Information:** none

B. Conflict of Interest Declaration: None for tonight's agenda; however, Scott Moomjian wants the record to show that he served as a sub-consultant in 2004 for the County relating to a historical evaluation of the warehouse building adjacent to the historic Star Building (Item 3).

However, because the discussion on Item 3 principally involves the Star Building and is not an Action item, he did not believe recusal was necessary.

C. Approval of January 24, 2011 Board Minutes

Approval of the January 24, 2011 Board Minutes; Motion by Jim Royle to approve minutes; 2nd by Vicki Estrada; motion carried 4-0-0 (3 absent).

D. Reports:

- Julian Survey Update – Donna Beddow: no change in status

E. Announcements

- Reappointment: Scott Moomjian has been reappointed by District 4 (Ron Roberts) to the Historic Site Board for a term to expire January 5, 2015.
- San Diego County Archaeological Society: April 26, 2011, 7:30 PM Lecture: The World-War II Bunkers at Border Field State Park: Three 70-year-old sentinels, concrete bunker base-end stations, still stand guard over our coast at Border Field State Park. Local archaeologist Scott Wolf will discuss their historic use, current conditions and potential hazards, as well as other issues in dealing with cultural assessment of military historic resources.
- San Diego Archaeological Center: The Center has on-going programs, lectures and other activities. Check out their schedule at: <http://www.sandiegoarchaeology.org/>
- Save Our Heritage Organization (SOHO): SOHO has been working to protect San Diego's past since 1969 with on-going programs and activities related to the history of San Diego and the preservation of symbols of that history. Their programs and activities can be found at: <http://sohosandiego.org/>
- Fort Guijarros Museum Foundation: Annual meeting, May 14, 2011; Point Loma Hervey Branch Library, 3701 Voltaire Street, San Diego, 92106

F. Formation of Consent Calendar: No consent items.

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

- A. Public Comment:** Non-agenda items. None
- B. Presentation:** Paul Johnson – Recent changes to the Historic Building Code: Postponed until the July 18th meeting due to Board member absence
- C. Presentation:** Donna Beddow – Processing Mills Act Applications; Brief report to let the board members know that the deposit for Mills Act applications will increasing to \$2500 (pursuant to Board of Supervisors action) to reflect the actual cost for staff to process a Mills Act application.

ACTION ITEMS:

No Action Items were docketed on the April 18, 2011 Agenda

DISCUSSION ITEMS:**ITEM 3 - NOTICE OF PREPARATION (NOP) FOR THE CEDAR AND KETTNER PROPERTY DEVELOPMENT PROJECT (STAR BUILDING)**

Project Applicant: County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, California 92123

Project Location: The project site is located within the city block bounded by Beech Street (south), Kettner Boulevard (east), Cedar Street (north), and the railroad right-of-way (west), within the City of San Diego.

Description: The County General Services representative Dahvia Lynch and consultant Alyssa Muto with BRG Consulting discussed the proposed project, a part of which is the demolition of existing structures on site, including the three-story Star Builders Supply Company building (commonly known as the "Standard Sanitary Manufacturing Company" or "Star Building"), a City-designated historic structure. It was stated that the proposed demolition is necessary to ensure that the parking structure is sited and constructed in a manner that supports both existing and projected needs for County operations and activities.

The County of San Diego Department of General Services is the Lead Agency and is requesting public input regarding the preparation of a Draft Environmental Impact Report (EIR) for the proposed Cedar and Kettner Property Development Project (Project) pursuant to the California Environmental Quality Act (CEQA). This NOP is to solicit input as to the scope and content of the Draft EIR. (The NOP is attached.)

Today's Action: This project is a discussion item on our agenda; therefore the HSB cannot take any action at this meeting. However, based on the discussion, individual Board members can respond individually to the NOP. This item will likely be brought back to the Board when the EIR goes out for public review. Action can be taken at that time.

Meeting Notes: Two members of the public requested to speak: Mr. Bruce Coons and Mr. Dan Soderberg. Both spoke in opposition to the demolition of the Star Building. Their comments included:

- The Star Building is one-of-a-kind in San Diego;
- The building, constructed in 1911, was registered by the City of San Diego as a Historic Building on December 11, 1991.
- The building has been completely restored and retrofitted by the County
- This building must be incorporated into any proposed plans for city block owned by the County.

Comments by the Board members Carmen Lucas, Vicki Estrada, Jim Royle and Chairman Scott Moomjian reflected the same concerns as the public speakers. Board consensus showed that they were very concerned with the proposed demolition of the Star Building for a parking lot. Other comments by the Board:

- Previously proposed County projects would have preserved the Star Building
- The Star Building was owned by the County when it was landmarked, and the landmarking was accomplished with the County's support
- No site plan or detailed aerial or street-view photographs were available to allow understanding the whole of the project
- The project should start from the premise that the Star Building should be preserved and demolition as the 'least desirable alternative'
- Alternatives normally do not get the environmental scrutiny that the preferred project gets; therefore preserving the Star Building should be the 'preferred project'.
- Future presentations should include clear aerials identifying existing structures.
- Tearing down a historic building for a parking lot should not be considered unless there are compelling reasons to justify demolition and mitigation measures which would reduce the impact to a level below significance.

ITEM 4 – K9 FORENSICS

Description: Carmen Lucas began the presentation of a video titled "*Institute for Canine Forensics*" that discussed Canine (K9) Forensics as a tool to locate subsurface human remains. However, due to technical difficulties, the presentation was postponed tentatively until the July 18th meeting.

ITEM 5– FUTURE AGENDA ITEMS

- Next meeting will take place on July 18, 2011
- Presentation by Paul Johnson: "Recent Changes to the Historic Building Code"
- K9 Forensic Dogs - Video
- No HSB Project Review Committee Meeting(s) currently scheduled.

ITEM 6– ADJOURNMENT


8:00 PM

APPROVAL OF BOARD MINUTES:



 Chairman, Scott Moomjian

July 18, 2011



 Vice-Chairman, Jim Royle

July 18, 2011

**NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

The County of San Diego is the Lead Agency requesting public input regarding the preparation of a Draft Environmental Impact Report (EIR) for the proposed Cedar and Kettner Property Development Project (Project) pursuant to the California Environmental Quality Act (CEQA). This Notice of Preparation is to solicit input as to the scope and content of the Draft EIR.

Project Title: Cedar and Kettner Property Development Project

Project Applicant: County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, California 92123

Project Location: The project site is located within the city block bounded by Beech Street (south), Kettner Boulevard (east), Cedar Street (north), and the railroad right-of-way (west), within the City of San Diego. (APNs 533-322-04, -05, -06, -07, -08, -09, and -10)

Project Description:

The proposed project is a County of San Diego initiated two-phase project for the redevelopment of the Cedar and Kettner Property, within the Centre City community of the City of San Diego. The phased project would begin with removal of the existing on-site structures and construction of a parking structure, followed by the future development of a mixed-use mid- to high-rise tower. Phase 1, which consists of the removal of the existing structures onsite and the construction of the parking structure, is intended to provide parking associated with the staffing at the County Administration Center (CAC) and parking for future additional development on the site under Phase 2. All of the parking spaces would be available for public parking on a fee basis during the evening and on weekends and holidays.

Conceptual plans for the proposed parking structure include an estimated 600 to 1,100 spaces within approximately three levels below existing grade and seven levels above grade. Driveway access to the structure would be from Cedar Street and Beech Street. The parking structure development would reference the Centre City Planned District Ordinance Development Regulations and Urban Design Regulations as guidelines for design.

Demolition of existing structures, including the three-story Star Builders Supply Company building (commonly known as the "Standard Sanitary Manufacturing Company" or "Star Building"), a City-designated historic structure, is necessary as part of Phase 1 to ensure that the parking structure is sited and constructed in a manner that supports both existing and projected needs for County operations and activities.

Phase 2, while conceptual at this time, is the construction and operation of a mid- to high-rise tower for office, commercial, or residential use, or a mixed-use development. The County of San Diego intends to pursue a private development opportunity or partnership on this site to meet the market

demands within the next ten years. The Phase 2 structure could range between a mid-rise building across the majority of the site to a high-rise tower on a reduced footprint located for maximum view potential. The Centre City Planned District Ordinance, including the Little Italy Sun Access Overlay District, require View Corridor Setbacks and Stepbacks, and provide FAR Bonus regulations. These guidelines will be referenced for development of building siting and the building envelope.

Earthwork for Phase 1 will consist of cut and fill of an estimated 50,000 to 70,000 cubic yards of material for the parking garage. Additional excavation will likely be required for the development of Phase 2.

Probable Environmental Effects:

Probable environmental effects that will be analyzed in the Draft EIR include: aesthetics, air quality, cultural resources, geology/soils, greenhouse gases, hazards and hazardous materials, hydrology/water quality, land use/planning, noise, public services, transportation/traffic, and utilities/service systems. These issues will be analyzed to determine their level of significance (i.e., no impact, less than significant, less than significant with mitigation incorporated, or significant and unmitigable). The Draft EIR will include identification of any potential mitigation measures that would avoid or reduce impacts to below a level of significance.

Public Review Period:

The 30-day public review and comment period for this NOP is Tuesday, March 29, 2011 through Wednesday, April 27, 2011. Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but not later than **Wednesday, April 27, 2011** (postmarked). Please send your written comments on this Notice of Preparation, with the name of the project, directly to Alyssa Muto via email, or by mail to the attention of Alyssa Muto at: BRG, Inc., 304 Ivy Street, San Diego, CA 92101.

Public Scoping Meeting:

A public scoping meeting for this NOP and associated Draft EIR has been scheduled for:

Wednesday, April 20 4pm-5:30pm
County of San Diego Administration Center, Tower 6
1600 Pacific Highway
San Diego, CA 92101

For additional information please contact Alyssa Muto at (619) 298-7127 or by email at alyssa@brginc.net.

Enclosures