



## **HISTORIC PRESERVATION COMMISSION AGENDA**

### **A Regular Meeting via Teleconference**

**Tuesday, October 5, 2021**

**5:00 p.m.**

**City Manager's Conference Room  
La Mesa City Hall  
8130 Allison Avenue  
La Mesa, California**

**Crystal Arnote, Commissioner  
Don Cary, Commissioner  
David Cline, Commissioner  
Carmen Pauli, Commissioner  
Tyler Rogers, Commissioner  
Curt Sherman, Commissioner  
Jan Wilcox, Councilmember**

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department, 8130 Allison Avenue, during normal business hours.

The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the Commission meetings, should contact the City's Americans with Disabilities Act (ADA) Coordinator, Rida Freeman, Director of Administrative Services, 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or [rfreeman@cityoflamesa.us](mailto:rfreeman@cityoflamesa.us).

### **IMPORTANT NOTICE REGARDING OCTOBER 5, 2021 HISTORIC PRESERVATION COMMISSION MEETING FORMAT IN RESPONSE TO COVID-19 PANDEMIC**

The La Mesa Historic Preservation Commission meeting scheduled for Tuesday, October 5, 2021, may be conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as amended by Assembly Bill 361.

The meeting may be viewed using the following Zoom Webinar options:

## Teleconference Meeting Webinar

[HTTPS://US06WEB.ZOOM.US/J/89474652550](https://us06web.zoom.us/j/89474652550)

Telephone (Audio only)

(669) 900.6833 or (346) 248.7799

Webinar ID: 894 7465 2550

Copy and paste the webinar link into your internet browser if the webinar link does not work directly from the agenda.

### **Public Comments for Items on the Agenda**

To provide oral public comments during the meeting, join the Zoom meeting by computer, mobile phone, or dial in number. On Zoom video conference by computer or mobile phone, use the “Raise Hand” feature. This will notify the moderator that you wish to speak during a specific item on the agenda or during non-agenda Public Comment. Members of the public will not be shown on video but will be able to speak when called upon. If joining the meeting using the Zoom dial-in number, you may raise your hand by pressing \*9. Comments will be limited to three (3) minutes.

### **Written Public Comments**

Members of the public who wish to make public comments may submit their comments by email to be read aloud at the Historic Preservation Commission meeting. Email comments must be submitted to [planning@cityoflamesa.us](mailto:planning@cityoflamesa.us) by 5:00 p.m. the day of the Historic Preservation Commission meeting and be no more than 300 words. Any language beyond the 300 words shall not be read during the Historic Preservation Commission meeting. The counting of words, for the purposes of public comment submissions, shall follow the same standards as set forth in Elections Code § 9 (see Attachment A). Please note in your email subject line either “public comment” for non-agenda Public Comment or the agenda item number related to the comment. All email comments shall be subject to the same rules as would otherwise govern speaker comments at the Historic Preservation Commission meeting. Form correspondence of identical content signed by different individuals shall be read aloud only once during the comment period. Immediately prior to the reading of such correspondence, the name of each

signatory shall be stated aloud.

Documents:

[ATTACHMENT A.PDF](#)

## **CALL MEETING TO ORDER**

## **ROLL CALL: LA MESA HISTORIC PRESERVATION COMMISSION**

## **COMMUNICATIONS**

## **HEARINGS**

- . **A. PROJECT NO. 2021-34 (MARKS) – CONSIDERATION OF A REQUEST TO DESIGNATE THE PROPERTY LOCATED AT 7256 WEST POINT AVENUE, APN 469-551-16-00 IN THE R1 (URBAN RESIDENTIAL) ZONE AS A HISTORIC LANDMARK AND TO ESTABLISH A PROPERTY PRESERVATION (MILLS ACT) AGREEMENT FOR THE SITE**

Documents:

[2021-34 REPORT WITH ATTACHMENTS.PDF](#)

## **BUSINESS ITEMS (ITEMS A - C)**

- . **A. HISTORIC PRESERVATION ORDINANCE AMENDMENT DISCUSSION**

Documents:

[HPC ORDINANCE UPDATE MEMO 2021-10-05 WITH ATTACHMENTS.PDF](#)

- . **B. HISTORIC RESOURCES INVENTORY UPDATE DISCUSSION**
- . **C, APPROVAL OF THE MINUTES OF A REGULAR HISTORIC PRESERVATION COMMISSION MEETING HELD SEPTEMBER 7, 2021.**

Documents:

[2021-09-07 MINUTES DRAFT.PDF](#)

## **INFORMATIONAL ITEMS**

## **ADJOURNMENT**

**State of California****ELECTIONS CODE****Section 9**

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9. (a) Counting of words, for purposes of this code, shall be as follows:
- (1) Punctuation is not counted.
  - (2) Each word shall be counted as one word except as specified in this section.
  - (3) All proper nouns, including geographical names, shall be considered as one word; for example, "City and County of San Francisco" shall be counted as one word.
  - (4) Each abbreviation for a word, phrase, or expression shall be counted as one word.
  - (5) Hyphenated words that appear in any generally available standard reference dictionary, published in the United States at any time within the 10 calendar years immediately preceding the election for which the words are counted, shall be considered as one word. Each part of all other hyphenated words shall be counted as a separate word.
  - (6) Dates shall be counted as one word.
  - (7) Any number consisting of a digit or digits shall be considered as one word. Any number which is spelled, such as "one," shall be considered as a separate word or words. "One" shall be counted as one word whereas "one hundred" shall be counted as two words. "100" shall be counted as one word.
  - (8) Telephone numbers shall be counted as one word.
  - (9) Internet Web site addresses shall be counted as one word.
- (b) This section shall not apply to counting words for ballot designations under Section 13107.

*(Amended by Stats. 2014, Ch. 697, Sec. 3. (SB 1253) Effective January 1, 2015.)*



DATE: October 5, 2021  
TO: Historic Preservation Commission  
FROM: Allyson Kinnard, Associate Planner  
SUBJECT: Historic Preservation Ordinance Amendment

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For discussion, comments received since the September 7, 2021 meeting are attached.

**Comments/Suggested Edits for Revisions as Proposed by Historic Preservation Commission at 9/7/21 Meeting**

**By: James D. Newland, Ex-Officio Commissioner**

CITY OF LA MESA, CA, CODE OF ORDINANCES  
Title 25 HISTORIC PRESERVATION

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25.01.050 Definitions

H. ~~Determination of~~ Historic Landmark Nomination Report refers to an application report submitted with documented evidence and assessment analysis to order to establish a property's eligibility for designation and listing on the City's register of designated landmarks and historic districts. [note: cut rest of definition]

L. Historic Eligibility Evaluation Report means a report prepared for the City by a third-party, qualified historic resources consultant providing a thorough and complete history of a property and a full analysis of the historic significance within developed contexts and its historic integrity to determine the property's eligibility as a historic property per the City's adopted historic designation criteria.

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N. Historic resource alteration permit means a permit approving a proposed alteration to a listed or potentially eligible historic resource or Historic District property.

Q. Inventory means the La Mesa Historic Resources Inventory, the original survey report prepared by SANDAG under direction of Dr. Raymond Brandes, and adopted on May 10, 1983, and any subsequent properties added, as an appendix to the Historic Preservation Element of the General Plan.

R. ...has been designated and listed pursuant to this Ordinance.

S. Noncontributing property means a property within a Historic District that does not possess the qualifications or characteristics of an eligible contributing resource, but...

U. ...to record the designation and listing of a historic landmark or Historic District property.

DD. Secretary of the Interior's Standards for Rehabilitation means the current publication of the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings (revised 2011) by the U.S. Department of the Interior, National Park Service.

G1. Review **Historic Landmark Nomination Reports** for applications in association with the nomination of a property as a historic landmark; or of **Historic Eligibility Evaluation Reports** in association with any project that includes **the alteration** or demolition of original **and character-defining** features of any structure that is 50 or more years old.

G2. ...to believe may be eligible **or potentially eligible**, for designation...

G3. Recommend to the City Council amendments, **including additions or deletions**, to the La Mesa Historic Resources Inventory.

**25.03.020 Historic Landmark Designation and Determination of Historical Eligibility Evaluation Procedures**

A **Historic Landmark Nomination Report** application shall be filed with the Planning Department in association with the nomination of a property **for the City's register of historic landmarks**.

A **Historical Eligibility Evaluation Report** shall be prepared in association with any project that includes **the alteration** or demolition of original **and character-defining** features of any structure that is 50 or more years old.

A. **Application of Procedures**

1. A **Historic Landmark Nomination Report** application involving private property must include the consent of the property owner.
2. A **Historical Landmark Nomination Report** application shall be submitted...
3. A **Historical Landmark Nomination** application or **Historical Eligibility Evaluation Report** fee shall be paid...
4. Upon determination that a **Historical Eligibility Evaluation Report** is needed to assess **environmental impacts to potential historic resources associated with a project**, the Planning Department shall **engage an unbiased, qualified third-party historic resources consultant for preparation of a Historical Eligibility Evaluation Report to be considered? for completeness** by the Historic Preservation Commission at a noticed public hearing.
5. Upon receipt of the **Historical Eligibility Evaluation Report from the historic resources consultant** shall set the application for public...
6. Planning Department staff may also complete a **Historical Eligibility Evaluation assessment of an over 50 year old property in which initial significance and historic integrity are assessed through due diligent research. If a preponderance of evidence shows that the property no longer retains integrity or historical or architectural significance, that the assessment could serve in lieu of requiring a complete Historical Eligibility Evaluation Report.**

[Note on #6 Trying to figure out how to address the “no chancers” –over 50 but remodeled or significantly altered, no outstanding architectural or historical significance that wouldn’t need a full report due diligence—this may be better found in Staff Policy or Procedures than the ordinance?]

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### **25.03.030 Historic District Designation Procedures**

- A. Any person or entity may request the designation of a geographic area of the City as a listed historic district by submitting a Historic District Nomination Report to the Commission. The Commission, Planning Director or City Council may also initiate such proceedings on their own motion.
- B. Any such request shall be filed with the Planning Department upon the prescribed Historic District Nomination form and shall include the following data:
  - 4. Statement with documentation of identified contributing structures and improvements within the district boundaries.
- G. ...decision. Such recommendation shall include the Historic District Nomination Report containing the following...
  
- J. If a property owner within a listed Historic District wishes to nominate their individual property to the City’s Historic Landmark register, they shall follow the procedures found in section 25.03.020.

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### **25.03.040 Certificate of appropriateness**

- A. For the purposes of this chapter, no person shall alter, relocate or demolish a listed historic landmark or contributing property in a historic district, through any alteration to...  
[Note: just trying to clarify, this doesn’t reference need for Inventory Properties or potentially eligible (over 50 years old)—just those listed and/or in a district boundary?]

END OF COMMENTS



September 20, 2021

Mayor Arapostathis and City Council  
City of La Mesa  
La Mesa City Hall  
8130 Allison Avenue  
La Mesa, CA 92101

Re: Historic Preservation Ordinance Update

Mayor Arapostathis and Councilmembers,

The Historic Preservation Commission (HPC) finalized and presented our recommendations for the historic preservation ordinance update at our meeting this month. At the meeting we were informed by staff that action is required by the La Mesa City Council to direct staff to assist in moving our recommendations forward. Without such action we were informed that staff would be prevented from devoting any time to this effort.

We are asking that the City Council formally direct staff to do the following:

- Review the ordinance update recommendations prepared by the HPC.
- Consult appropriate parties at the City to finalize, adopt, and implement an ordinance update that addresses HPC's three primary recommendations:
  1. Establishing a year trigger (of 50 years) for historical review of building permit applications.
  2. Requiring HPC review of all historical reports submitted to the City as part of this review process.
  3. Requiring that historical reports be prepared by a qualified un-biased 3<sup>rd</sup> part consultant.

We urge the City Council to take this action immediately to address the City's deficient review process for potential historical resources. Without such action we fear that the City is at risk for non-compliance with the California Environmental Quality Act (CEQA). Updating this important planning component to follow best practices is in the interests of all stakeholders for a streamlined, transparent, and lawful review process.

We thank you for your consideration and urge you to take action to address this important issue.

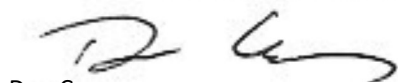
Thank You,



Carmen Pauli  
Chair of the Historic Preservation Commission  
Historic Preservation Ordinance Update Committee Member



Jan Wilcox  
Vice-Chair of the Historic Preservation Commission  
Historic Preservation Ordinance Update Committee Member



Don Cary  
Historic Preservation Commissioner  
Historic Preservation Ordinance Update Committee Member



Save Our Heritage Organisation  
Protecting San Diego's architectural and cultural heritage since 1969

Thursday, September 16, 2021

La Mesa City Council  
La Mesa City Hall  
8130 Allison Avenue  
La Mesa, CA 91942

Re: La Mesa Historic Preservation Ordinance amendment

Councilmembers,

Save Our Heritage Organisation (SOHO) commends the City, Historic Preservation Commission, and staff on the effort to move forward in establishing a historical review process. SOHO is in strong support of the draft ordinance developed by the Historic Preservation Ordinance Update Committee and urges Council to direct staff to begin the ordinance amendment process. SOHO finds the proposed historic review process for 50+ year properties to be a best practice that complies with the California Environmental Quality Act (CEQA).

SOHO has expressed concern in the past for La Mesa's review process of potentially historic resources, such as the Drew Roundhouse at Penske Ford Automotive and the Lloyd Ruocco commercial façade remodel at 8371 La Mesa Boulevard, which did not receive proper environmental review. Since decisions for potential historical properties is a discretionary and not a ministerial decision, La Mesa must comply with CEQA when making these decisions. Updating this important ordinance to follow best practices is in the interests of all stakeholders, because it will provide a streamlined and transparent review as well as comply with CEQA. SOHO supports the Committee recommendations including the 50-year threshold for a historic review process, larger HPC involvement, and to specify a city contract for the 3<sup>rd</sup> party consultant in preparing historic reports, as opposed to an applicant. This is a best practice, ensuring unbiased reports and a transparent process. In addition, updating the City's historical survey should remain a high priority so resources are recognized and documented.

SOHO is excited to support the City, HPC, and staff during the process to amend the Historic Preservation Ordinance and asks Council to direct staff to act.

Thank you for the opportunity to comment,

Bruce Coons  
Executive Director  
Save Our Heritage Organisation

Amie Hayes  
Senior Historic Resources Specialist

## Minutes of a Regular Meeting of the Historic Preservation Commission

September 7, 2021 5:00 p.m.

8130 Allison Avenue, La Mesa, CA

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

### 1. CALL TO ORDER

Chairman Wilcox called a regular meeting of the Historic Preservation Commission to order at 5:00 p.m.

### 2. ROLL CALL / ATTENDANCE

Members Attending: Chairman Wilcox, Vice Chair Pauli, Commissioners Arnote, Cary, Cline, Rogers, Sherman, and Ex-Officio Newland

Staff Attending: Associate Planner Kinnard, Community Services Director Sue Richardson

Absent: None

Visitors: Jian-Sen Wu – 4439 Parks Avenue  
Bruce Coons – Save Our Heritage Organization  
Amie Hayes – Save Our Heritage Organization

### 3. PRESENTATIONS

#### 3a. Collier Park/Spring House update

Ms. Richardson, Community Services Director, presented an overview of the Collier Park Renovation Project.

### 4. COMMUNICATIONS – None.

### 5. HEARINGS

#### 5a. Project No. 2021-25 (Giarratano) – Consideration of a request to designate the property located at 4646 Nebo Drive, APN 470-612-20-00 in the R1 (Urban Residential) zone as a historic landmark and to establish a property preservation (Mills Act) agreement for the site

Associate Planner Kinnard presented the staff report.

Commissioner Rogers recused himself from the discussion and vote.

The Commissioners discussed the list of planned Mills Act improvements.

Commissioner Wilcox made a motion to adopt a resolution recommending that the City Council designate the property known as the Roehr House, located at 4646 Nebo Drive, as a historic landmark per Criterion A and C, with additional conditions as discussed, and to establish a property preservation (Mills Act) agreement for the site. Commissioner Pauli

seconded the motion.

Aye: Arnote, Cary, Cline, Pauli, Sherman, and Wilcox  
Abstain: Rogers  
Nay: None  
Absent: None

Commissioner Pauli made a motion to adopt a resolution recommending that the City Council approve a Mills Act agreement for the property, with required improvements as listed below to be completed within five years from the date of agreement. Commissioner Sherman seconded the motion.

- Replacement of the roof with composition shingle siding similar to existing
- Install new weather insulation throughout the residence for improved energy costs
- Replace the front door with one more appropriate to the building's timeframe of 1911-1921
- Replace non-historic windows with period-appropriate wood windows
- Repair exterior wood and paint
- Upgrade electrical wiring and service

## 6. BUSINESS

### 6a. Historic Landmark Nomination Inquiry – 4439 Parks Avenue

Mr. Wu presented historic information for his property. The Commissioners discussed the present condition of the property as it related to any potential landmarking and recommended that Mr. Wu continue to research the home's history and original appearance. They also recommended that he consider engaging a consultant to research context that is appropriate to La Mesa and appropriate for landmarking.

### 6b. Historic Preservation Ordinance Amendment Discussion

Several months ago, Jan Wilcox, Carmen Pauli and Don Cary formed an ad-hoc Historic Preservation Commission sub-committee to address possible amendments to the Historic Preservation Ordinance. Commissioner Pauli presented an overview of their finalized proposal.

Ms. Pauli asked that the Commissioners review the proposed revisions to the Ordinance and forward their comments to Ms. Kinnard on Monday of the week prior to the next meeting.

Ms. Kinnard stated that staff could not move forward with the Ordinance update until direction is received from the City Council or City Manager.

### 6c. Historic Resources Inventory Update Discussion

Mr. Newland stated that work on the historic resources inventory update may begin in early May.

6d. Approval of the minutes from the May 4, 2021 meeting.

Chair Wilcox made a motion to approve the minutes as written. Commissioner Sherman seconded the motion.

Aye: Arnote, Cary, Cline, Pauli, Rogers, Sherman, and Wilcox  
Nay: None  
Abstain: None

6e. Election of Officers

Chairman Rogers made a motion to nominate Commissioner Pauli to be Chair. Commissioner Wilcox seconded the motion.

Aye: Arnote, Cary, Cline, Pauli, Rogers, Sherman, and Wilcox  
Nay: None  
Abstain: None

Commissioner Pauli nominated Chair Wilcox to be Vice Chair. Commissioner Sherman seconded the motion.

Aye: Arnote, Cary, Cline, Pauli, Rogers, Sherman, and Wilcox  
Nay: None  
Abstain: None

7. INFORMATION ITEMS

Mr. Newland mentioned that he had been contacted by a resident whose property has a bomb shelter. The La Mesa Historical Society is interested in locating others in the area.

Mr. Newland will discuss the 60 year history of Grossmont Center on Saturday, October 9<sup>th</sup> at 10 a.m. at "The Well" at Grossmont Center.

8. ADJOURNMENT

The meeting was adjourned at 6:49 p.m.

Respectfully submitted,  
Cheryl Davis  
Administrative Coordinator