

Minutes of a Regular Meeting of the Historic Preservation Commission

November 5, 2019 5:00 p.m.

City Manager's Conference Room, 8130 Allison Avenue, La Mesa, CA

1. CALL TO ORDER

Chair Wilcox called a regular meeting of the Historic Preservation Commission to order at 5:02 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

2. ROLL CALL / ATTENDANCE

Members Attending: Commissioners Cary, Pauli, Rogers, Sherman, Tolin, Ullah, and Wilcox, and Ex-Officio Newland by phone.

Staff Attending: Senior Planner Kinnard.

Absent: None.

Visitors: Edward Lopez representing Project No. 2019-28, and Frank Giarratano representing Project No. 2019-30.

3. DELETIONS FROM AGENDA /URGENT ADDITIONS None.

4. COMMUNICATIONS None.

5. PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

6. HEARINGS None.

7. BUSINESS

- a. **Project No. 2019-28 (REIG Asset Management)** – Consideration of a proposed accessory dwelling unit at 4576 Nebo Drive in the R1 (Urban Residential) zone. The William Murphy House is a contributing resource to the Date Avenue Historic District.

Senior Planner Kinnard provided a summary of the staff report.

Commissioner Ullah raised a question about the applicable findings for approval. Commissioner Sherman noted that the standard for review could differ depending on whether the project is attached or detached from a historic resource. A site's location in the historic district is another factor. Staff explained that two of the three findings listed in the staff report are required, per the code, but in this case the project could reasonably be found to meet all three.

Commissioner Wilcox asked whether the existing trees on the site would remain. Mr. Lopez said that the king palm could be kept, but the other trees in the area of work would be removed.

ACTION: Commissioner Sherman made a motion to approve the project, subject to the following additional condition:

The applicant shall trim all doors and windows in wood to match the size and detail of those in the existing house.

Commissioner Pauli seconded the motion.

Aye: Cary, Pauli, Rogers, Sherman, Tolin, Ullah, and Wilcox
Nay: None
Absent: None
Abstain: None

- b. Project No. 2019-30 (Giarratano)** – Consideration of a proposed accessory dwelling unit and garage at 4646 Nebo Drive in the R1 (Urban Residential) zone. The Roehr House is a contributing resource to the Date Avenue Historic District.

Senior Planner Kinnard provided a summary of the staff report. The applicant, Mr. Giarratano, asked questions about setback requirements.

There was discussion about the possibility of moving the existing garage. The applicant indicated that he intends to retain existing mature trees in place.

Commissioner Cary raised the issue of building scale relative to the existing house versus the historic district/neighborhood and there was discussion about ADU development standards and HPC's scope of review.

The applicant inquired as to the benefits of historical landmark designation, application/review process, and fees, and received general information.

ACTION: Commissioner Ullah made a motion to approve the project as shown on the draft Certificate of Appropriateness.

Commissioner Sherman seconded the motion.

Aye: Cary, Pauli, Rogers, Sherman, Tolin, Ullah, and Wilcox
Nay: None
Absent: None
Abstain: None

- c. Historic Resources Inventory Update**

There was discussion about data entry coordination. Commissioner Rogers asked about staff's process for keeping track of which records have been updated. Commissioner Ullah's students are currently conducting fieldwork and he expects to continue the project in the next semester. Ex-officio Newland provided an update on volunteer records research. It was suggested that a flyer be created for volunteers in the field to hand out in response to questions. No action was taken.

- d. Historic Preservation Ordinance Amendment**

In response to last month's assignment for each Commissioner to list three concerns and solutions to improve the historic preservation program, the following items were brought forward:

Pauli: 1) A year-specific trigger for review of building permit applications is needed.
2) HPC review of all historical reports submitted to the City is needed.

Ullah: 1) A year-specific trigger for review of building permit applications is needed.

- 2) Outdated language in the code related to initiating landmark designation procedures needs to be replaced.
- 3) To reduce time/cost burdens, assistance needs to be provided to staff in making staff-level determinations.

Sherman: 1) A lack of online presence for the City's historic preservation program needs to be rectified. A detailed list of website improvements to promote incentives and benefits of historic preservation was provided.

Cary: 1) A year-specific trigger for review of building permit applications is needed.
 2) To reduce time/cost burdens, assistance needs to be provided to staff in making staff-level determinations.
 3) Promoting and publicizing incentives and benefits of historic preservation needs to be improved.

Wilcox: 1) A year-specific trigger for review of building permit applications is needed.
 2) A trigger for review of alterations that do not require a building permit (e.g. window replacements) is needed.

Rogers: 1) A year-specific trigger for review of building permit applications is needed.

Ex-officio Newland commented on staff time/cost burdens, including the need for additional staff training, potential pitfalls of pursuing additional land use regulation, and the need for extended outreach to decision makers. Senior Planner Kinnard reminded the Commission of the Work Plan's limited scope towards furthering an ordinance update, provided insight into why there would be time and cost burdens associated with staff-level review, and outlined staff's limited authority to unilaterally move an ordinance amendment forward.

As a next step, staff will prepare a summary of the priority concerns. Commissioner Wilcox asked the Commissioners to return to the next meeting with a list of positives and benefits of implementing the desired changes. No action was taken.

e. Approval of the minutes from the October 1, 2019, meeting.

ACTION: Commissioner Pauli made a motion to approve the minutes of October 1, 2019.

Commissioner Ullah seconded the motion.

Aye: Cary, Pauli, Rogers, Sherman, Tolin, Ullah, and Wilcox
 Nay: None
 Absent: None
 Abstain: None

INFORMATION ITEMS

Commissioner Wilcox praised the La Mesa Historical Society on a highly successful Home Tour, which was held on November 2.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.



Respectfully submitted,
 Allyson Kinnard, Senior Planner