

First Name	Last Name	Meeting Date	Agenda Item Number	Position	I would like to speak on the item during public testimony.	Comments	Attachments
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**NON-AGENDA PUBLIC COMMENT**

Linda	Redenbaugh					It's criminal to consider tearing down this sweet house to further destroy the character of Mission Hills. I can't imagine anyone in their right mind wanting to do so, except for the people who would destroy our city for a buck. Native San Diegan	
Sandy	Zelasko	10/26/2023				DO THE RIGHT THING FOR HISTORY! Of the seven recommendations from the IBA Report, I agree with four of them, numbers 2, 3, 4, and 7. The three we do not agree with, numbers 1, 5, and 6, represent serious threats against San Diego's historic resources. Supporting Documents (Limit:	

**ITEM 1**

Michael	Tristani	10/26/2023	1	In Support of Item		PLEASE do not alter the Historic Resources process for properties in San Diego. I am in support of the preservations community's recommendations. WE NEED HISTORIC DESIGNATION AS IT IS.	
Patricia	Desrosiers	10/26/2023	1	In Support of Item		Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles.	
Laura	Dennison	10/26/2023	1	In Support of Item		I believe that Historical Designations are important for big cities like San Diego, because they are an architectural link to the past. If you visit Chicago, the historical tour is amazing. I truly believe that San Diego has many historical treasures. Please don't gut the ability of the Historical Resources Board to designate and oversee San Diego's architectural history. Please support the recommendations #2, #3, #4 and #7. The other recommendations (#1, 5 & 6) do not further the Board's mission: please reject them.	

Anne	Farrell	10/26/2023	1	In Support of Item		<p>I fully support SOHO's comments to the HRB on the IBA report, noting that I am in support ONLY of recommendations 2,3, 4, and 7. Our family owns a John Lloyd Wright home in La Jolla that is one of his most important works of architecture. Had we not pursued historic designation, it is likely the 1948 house would have been leveled long ago, replaced by a banal, bland, gigantic house with a big ocean view. Of the seven recommendations from the IBA Report, I agree with four of them, numbers 2, 3, 4, and 7. The three I do not agree with, numbers 1, 5, and 6, represent serious threats against San Diego's historic resources. Your inaction has already resulted in the loss of vital historic resources, including the beloved cottage in Mission Hills. Please work to strengthen, not loosen, the rules for historic preservation. Once these precious resources are gone, they are gone forever and they diminish the character and history of San Diego.</p>
Anna	Palmer	10/26/2023	1	In Support of Item		<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles.</p> <p>Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism.</p> <p>An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners. The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses.</p>
Liisa	Beckman	10/26/2023	1	In Support of Item		<p>An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p>

Howard	Blackson III	10/26/2023	1	In Support of Item		This IBA review is very good on identifying the issues with processing projects through our Historical Resources review processes. However, the recommendations are not as good and seem to be as unpredictable as the current process being analyzed/reviewed. Please consider focusing new historic preservation tools, such as Transfer of Development Rights (see City of Miami21 code), on our Transit Priority Area corridors, and do not make sweeping citywide changes. Our new city/state housing crisis policies and regulations are focused on building on transit corridors, and today's historical resources conflicts are on these same corridors. Consider using a pilot project program to test changes to the code incrementally, which is cheaper, faster, and easier to adjust. Thank you.	
Janet	O'Dea	10/26/2023	Item 1	In Opposition to Item		In general, the report is incomplete and appears to be biased toward building and scapegoating historic preservation as an impediment to more building. There are some costs examined but the benefits, which, are harder to quantify don't appear to have been considered. Further, there are a lot of buildings in the city but only minuscule percentage are eligible to be historically designated (less than 5%). So if more housing is the goal, more protective measures are needed in order to reserve the historic assets within the city that define the city's identity. Other factors such as the environmental impacts of demolition of historic buildings that were made using old-growth wood and handcrafted materials have not been given any significant analysis. It appears that the analyst is unfamiliar with the rare inherent qualities that make a building worthy of landmarking. Such as its design, materials, location, setting, and feeling. Affordable housing issues require the enforcement of better management for the benefit of citizens instead of demolition and sacrificing the historic properties of the city that ..." create a connection between the public and the community's heritage, enhance the cultural richness of the community, and strengthen community identity.	<a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/recommendations_analysis_review_copy.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/recommendations_analysis_review_copy.pdf</a>
Maggie	McCann	10/26/2023	1	In Opposition to Item		The one thing the IBA got right is that the current Historic Resources Review and designation process does not adversely impede developers' ability to build. What the report got glaringly wrong is the fiscal impact of the Mills Act program. The Mills Act generates additional tax revenue from the properties surrounding a designated historical resource for a net increase, not a net loss.  Per the Narwold report, under the Mills Act, the overall taxable basis for the neighborhood increases by \$1.8 million for each historical home. Studies show that local governments might expect a net tax revenue gain of \$14,000 per house per year. -Historic Designation and Residential Property Values, INTERNATIONAL REAL ESTATE REVIEW, 2008 Vol. 11 No. 1: pp. 83 – 95; Andrew Narwold, Professor of Economics, School of Business Administration, University of San Diego  This is just another developer grab based on nothing.	<a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/narwold.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/narwold.pdf</a>

Susan	Bugbee	10/26/2023	1	In Opposition to Item		Of the seven recommendations from the IBA Report, I do NOT agree with, numbers 1, 5, and 6, which represent serious threats against San Diego's historic resources. Because historic designation is separate from the land use decision, determination of whether a building is historic is based solely on the criteria for historic designation and should not factor in proposed future use. Introducing concepts like future development or other priorities into the determination injects politics into the process and creates more uncertainty as political whims change over time. •The Mills Act is San Diego's sole incentive that makes existing housing more affordable for middle- and low-income families. The city should be considering ways to expand historic districts to include communities that have previously been underrepresented in historic preservation. •Historic preservation is also subject to CEQA, and the city cannot ignore the established criteria of the California Register standards without inviting litigation.	
Dean	Glass	10/26/2023	1	In Opposition to Item	X	The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas or poorly planned areas do not, which undoubtedly has a positive impact on the City's tax revenues.	
Robin	Lakin	10/26/2023	1	In Opposition to Item		Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism.	
Bryan	Auerbach	10/26/2023	1	In Opposition to Item			<a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/responsestoibareport_points_1.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/responsestoibareport_points_1.pdf</a>
Jennifer	Wright	10/26/2023	1	In Opposition to Item		Please do not change current HRB policy. The proposed report's recommendations are not only unsubstantiated, but bad policy.	

Cecelia	Conover	10/26/2023	1	In Opposition to Item	Dear HRB Members, Historic Preservation is a critical component of San Diego's identity & history and the City should continue to have the current well thought out ordinances going forward so that future generations can appreciate our unique history, architectural styles and rich details. Please don't weaken the historic preservation ordinances, especially at this time when we need to retain our strongest sense of community as we are being inundated with massive, dense, soul-less housing that does not contribute to any sense of character or human appeal. Projects destined to look worse as they age instead of creating a sense of place or neighborhood. Thank you, Cecelia Conover San Diego resident since 1980 / Kensington resident since 1992
Penelope	Perryman	10/26/2023	1. Report from the Office of Independent Budget Analyst	In Opposition to Item	The best cities in the world are the ones that have taken care to protect their historic areas. San Diego is in jeopardy of destroying our historic neighborhoods and buildings. Once these are gone they can not be replaced. Please be responsible and support San Diego's Preservation Ordinance. Do not allow the ordinance to be weakened by the IBA report recommendations. Our city needs to be protected from bad development. Thank you.
Alex	Zukas	10/26/2023	1	In Opposition to Item	Recommendation 1 conflates the designation of a historic resource with the decision of how the property should be used going forward (including preservation, adaptive reuse, relocation, or demolition). Because historic designation is separate from the land use decision, determination of whether a building is historic is based solely on the criteria for historic designation and should not factor in proposed future use. Introducing concepts like future development or other priorities into the determination injects politics into the process and creates more uncertainty as political whims change over time. Recommendation 6 would restrict historic designation. Historic preservation is also subject to CEQA, and the city cannot ignore the established criteria of the California Register standards without inviting litigation. The IBA Report recommends a "higher designation standard" so that only properties "truly worth preserving" are designated and recommends that the criteria be reassessed and re-written with precision. This recommendation would be without legal or factual support. The report acknowledges that the City's criteria are not significantly different from those of other jurisdictions and fails to provide any evidence supporting that these criteria as written are overly broad or vague, such as legally binding precedent striking down similar language.

Arnie	Schoenberg	10/26/2023	1	In Opposition to Item	I'm concerned that the recent IBA report recommendations will weaken historic preservation if followed and negatively impact the tourist revenues that San Diego relies on. As short-term rentals continue to increase and tourism is decentralized, the historic character of our neighborhoods will become even more of a asset, and serveral of the IBA's recommendations are shortsighted. I concur with Save our Heritage's criticisms of recommendations #1, #5, and #6, and ask the Board to please disregard them.
Jacoba	Dolloff	10/26/2023	1	In Opposition to Item	<ul style="list-style-type: none"> <li>• Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles.</li> <li>• Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism.</li> <li>• An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</li> <li>• The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses.</li> </ul>
Dorothy	Patterson	10/26/2023	1	In Opposition to Item	Please don't revise the preservation ordinance. So many of our historical homes are being destroyed in the name of affordable housing. These homes are what our neighborhoods are about. We need to keep them. Very few the "affordable housing" units are actually that.

Don	Wood	10/26/2023	1	In Opposition to Item	<p>I have serious concerns with the IBA report regarding historic districts. My concerns are with only three of the reports recommendations, so I do not oppose them all.</p> <p>Of the seven recommendations from the IBA Report, I agree with four of them, numbers 2, 3, 4, and 7. Your board should consider adopting them. I oppose recommendations numbers 1, 5, and 6, as they represent serious threats against San Diego's historic resources. Your board should reject them. Thanks for this opportunity to comment on this item.</p>	
Heather	Crane	10/26/2023	1	In Opposition to Item	<p>In opposition to IBA #'s 1, 5, and 6 as they represent serious threats against San Diego's historic resources. Recommendation #1 rebuttal: Recent community plan updates and other citywide zoning changes have not been accompanied by any proof that destruction of existing housing stock, particularly smaller homes combined with tax relief provided by the Mills Act, produces more affordable housing. Recommendation #5 rebuttal: The Mills Act is San Diego's sole incentive that makes existing housing more affordable for middle- and low-income families. The city should be considering ways to expand historic districts to include communities that have previously been underrepresented in historic preservation. Recommendation #6 rebuttal: While it is certainly important that clear criteria are crucial to a successful preservation ordinance, the current language meets this standard and is not so vague or broad as to provide no basis to support a decision. In fact, California courts permit a certain amount of vagueness within local ordinances. <i>Novi v City of Pacifica</i>, 169 Cal App 3d 678 (1985).</p>	

Christie	Dunning	10/26/2023	1	In Opposition to Item	<p>Architecture is our most public art. Preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse naturally adheres to San Diego's General Plan's Urban Design Element principles. Preservation work improves the ratio of labor to materials, with higher labor rates than new construction: a win-win by minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism. An important benefit not mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower housing expenses for homeowners. The IBA Report doesn't acknowledge data that local historic districts provide strong economic value to communities by attracting residents, restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas/poorly planned areas don't, creating a positive impact on City's tax revenues. I support the preservation community's recommendations on items 2 3 4&amp;7</p>	
Barbara	Gatti	10/26/2023	1	In Opposition to Item	<p>In support of the following recommendations from the IBA Report: numbers 2, 3, 4, and 7. In opposition of recommendations numbers 1, 5, and 6, because they represent serious threats against San Diego's historic resources.</p> <p>Recommendation 1 conflates the designation of a historic resource with the decision of how the property should be used going forward (including preservation, adaptive reuse, relocation, or demolition). Because historic designation is separate from the land use decision, determination of whether a building is historic is based solely on the criteria for historic designation and should not factor in proposed future use.</p> <p>5: The Mills Act is San Diego's sole incentive that makes existing housing more affordable for middle- and low-income families. The city should be considering ways to expand historic districts to include communities that have previously been underrepresented in historic preservation.</p> <p>Recommendation 6 would restrict historic designation. San Diego's discretion to define historic designation criteria is limited. In particular, the city can provide more liberal criteria than state and national programs, but it cannot be more restrictive. As a result, the city could modify designation under Criterion A, but would be limited in the changes that it could make to other criteria.</p>	



Mary	Johnson	10/26/2023	1	In Opposition to Item	<p>An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p> <p>The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas or poorly planned areas do not, which undoubtedly has</p>
Patty	Carlson	10/26/2023	1	In Opposition to Item	<p>I feel it is very important to preserve our historical neighborhoods. Architecture is one of the most public art forms and our community has done much to preserve the beauty and culture of our neighborhood. We need the beauty and heritage to enrich our lives and inspire possibilities for others.</p>

Janet	O'Dea	10/26/2023	1	In Opposition to Item	<p>San Diegans deserve a robust historic preservation program. See the attached article 24 Reasons Historic Preservation is Good for Your Community by Place Economics, Jan. 2020 Here are the top 10 - not enough room to list all 24 and each is explained in the article attached. Top 10---</p> <ol style="list-style-type: none"> <li>10. Housing attractive to Millennials</li> <li>9. Jobs in Knowledge and Creative Categories</li> <li>8. Start-ups/New Business Development</li> <li>7. Small Business Incubators</li> <li>6. Strength in Up and Down trending Markets</li> <li>5. Lower Foreclosure Rates</li> <li>4. Property Values</li> <li>3. Heritage Tourism</li> <li>2. Neighborhood Revitalization</li> <li>1. Jobs</li> </ol> <p>-- The IBA mentioned some on this list including: 13 Environmental Responsibility - yet 25% of our waste is Construction debris and we don't up-cycle materials 18 Attractors for Growth, and 23 Neighborhood Stability and Community Engagement, Another hot topic is reason 20. 20. Tax Generation. Though not mentioned in the article. The study that pertains locally is entitled "Historic Designation and Residential Property Values" and coauthored by Andrew Narwold's and USD colleagues, professor of economics Jonathan Sandy and associate professor of real estate Charles Tu, Showing the benefit of higher taxes surrounding historically designated properties/districts. Some benefits can be measured, but beauty and soul are left out.</p>	<p><a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/httpswww.placeeconomics.comwp-content/uploads/2020/01/city-studies-wp-online-doc.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/httpswww.placeeconomics.comwp-content/uploads/2020/01/city-studies-wp-online-doc.pdf</a></p>
Susanne	Friedrich	10/26/2023	1	In Opposition to Item	<p>I am a community engagement ambassador for San Diego Tijuana World Design Capital 2024 . History resources neighborhoods and buildings and art are the primary identity of San Diego . We must preserve and enhance historic communities and buildings at the same as creating new architecture.</p> <p>Don't thoughtlessly destroy the quality of existing life by over building in 1 area . Uptown is an example of too much growth in a small area that cannot absorb the impact . Historic buildings and neighborhoods are the reason people want to congregate in these areas . Please consider adaptive reuse before giant high rises . I do not want to evacuate from a high rise the next time we have a significant earthquake. Height limits were put in place for a reason . We are not flat city .</p> <p>The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas or poorly planned areas do not, which undoubtedly has a positive impact on our lives</p>	

Lisa	Mortensen	10/26/2023	Item 1	In Opposition to Item	Here we go again, fudging facts and truth to have a wholesale take over by Todd Gloria and City Hall to completely rip apart all zoning regulation and property rights. This will only serve to degrade our communities but enrich the developers, Todd Gloria, and HIS city hall. (Fraud) Todd Gloria's City Hall is pay to play while the citizens are completely locked out. This will change in2024 with all new elected officials, city hall hall will once again be open to us all. Dump Gloria!!	
Juliana	GarciaDelgado	10/26/2023	1	In Opposition to Item	<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles.</p> <p>Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism.</p> <p>An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p> <p>The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses.</p>	
Linda	Canada	10/26/2023	1, containing recommenda tions of the Independent Budget Analyst, some of which I support, and others of which I oppose	In Opposition to Item	I am opposed recommendations numbered 1, 5, and 6 from the Independent Budget Analyst's Report, and agree with numbers 2, 3, 4, and 7. San Diego is home to a great number of historic resources which have already been recognized, and many more which have yet to be identified. It is so important that there be coordination between the criteria and rules which have been used in the past so that the public understands and can support the continued identification and support for historically significant buildings and landscapes, and the link the people and professionals affiliated with them.	

Ronald V.	May	10/26/2023	1	In Opposition to Item	The Andrew Narwold report nearly 20-years ago proved Historical Designation of buildings in San Diego increased property values by 3.8% and has a halo effect of increasing surrounding non-designated properties also 3.8%, thus each time a non-designated house within the halo effect sells, the State of California, County of San Diego, and City of San Diego reaps greater Property Tax that far offsets the loss on Mills Act properties. I highly recommend the HRB direct the Independent Budget Analyst to apply the same investigative methodology to see if this property tax increase has persisted for 20-years since the first analysis. This methodological Test can prove that protecting historical buildings is a money-making operation for the City of San Diego. I ask the HRB to direct that new study of the Narwold Methodology.
Lisa	Stone	10/26/2023	1	In Opposition to Item	<p>The Mills Act is San Diego's sole incentive that makes existing housing more affordable for middle- and low-income families. The city should be considering ways to expand historic districts to include communities that have previously been underrepresented in historic preservation.</p> <p>Historic preservation is also subject to CEQA, and the city cannot ignore the established criteria of the California Register standards without inviting litigation.</p> <p>The IBA Report recommends a "higher designation standard" so that only properties "truly worth preserving" are designated and recommends that the criteria be reassessed and re-written with precision. This recommendation would be without legal or factual support.</p> <p>The IBA Report incorrectly reports that criterion A is unique to San Diego, when in fact, the City of Redondo Beach's ordinance contains substantially the same language: See RDCMC 10-4.201(a) ("It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.")</p> <p>The IBA Report's criticisms are legally and factually baseless and, thus, the recommendation appears to be motivated by a fear that properties that are not historic are being designated historic. A recommendation based on fear should be rejected.</p>
Vivian	Bradley	10/26/2023	1	In Opposition to Item	<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles.</p> <p>Your focus is on tax revenues. Mine is the integrity and beauty of my City.</p>

Robert	Jasoy	10/26/2023	1	In Opposition to Item	<p>The history, character and architecture of historic areas must be preserved, Micro-Apartments ("MA") with no parking will not solve homelessness, which is clearly a mental health and drug addiction problem. In addition, MAs and zero-lot-line apartments in single family neighborhoods do not constitute affordable housing - they only destroy the character of historic neighborhoods.</p> <p>Oh, and will someone please fix the darn roads?</p>
Laurie	McLaughlin	10/26/2023	1	In Opposition to Item	<p>Maintaining San Diego's historical buildings and places is ESSENTIAL to making it an interesting and vibrant place to live. Many historical buildings were demolished in the gentrification of downtown. We need to guard what is left.</p> <p>I support Recommendations 2, 3, 4, and 7 and oppose Recommendations 1, 5, and 6.</p>
Rebecca	Grossenbacher	10/26/2023	1	In Opposition to Item	<p>San Diego has not taken advantage of its historic assets in promoting architectural tourism. Pasadena is a great example. Clearly the neighborhoods there provide homes for lower income residents. Tearing down old homes and replacing with new buildings does not provide affordable housing in fact the prices I see are just the opposite. Plus older communities attract restaurants, bars and boutique small businesses which in turn promote tourism. Look at north park and south park. They're desirable because they are older and more affordable. New construction promotes more carbon in our atmosphere. Reuse and repurpose is environmentally friendly. The politicians keep claiming the changes they're proposing are making san diego more compliant, but everything I see is just the opposite. Stop ruining our city!</p>
Susan	Dean	10/26/2023	Item 1 - IBA Report	In Opposition to Item	<p>WRT Recommendation 1 call for Systematic Evaluation of Costs/Benefits of Historical Preservation.</p> <p>Assigning systematic costs/benefits to historical preservation is ripe for exaggeration and abuse. We already know that this IBA report responds to accusations lobbied at historic preservation by a coalition of anti-preservation activists within and outside of City Hall. And the framing of this suggestion (a massive and costly development project is an "investment" and anything less than that project is a "cost") exposes how manipulative such analyses could and would become. Please do not insult the community with such bogus systematic analyses.</p>

Susan	Dean	10/26/2023	Item 1 - IBA Report	In Opposition to Item	<p>WRT Recommendation 1</p> <p>I respectfully disagree with this recommendation to degrade the historical designation process by including “other citywide priorities” in the decision process and then effectively moving designation decisions to the City Council. A historical designation is not a political decision – it is a facts-based evaluation that should be made by a deliberative body of experts in historic preservation. To insert politics into this evaluation/decision would irreparably corrupt this process and further erode public trust in institutions.</p> <p>If anything, the City should seek to strengthen the public’s trust in the HRB by making sure that it appoints board members who have demonstrated competence or knowledge in historical preservation.</p> <p>Politics and the City Council have their place in the process after the resource has been properly evaluated for historical designation by a competent HRB.</p>	
Soo	Hom	10/26/2023	1	In Opposition to Item	<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego’s General Plan’s Urban Design Element principles.</p> <p>Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism.</p> <p>An important benefit that wasn’t mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p> <p>The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses.</p>	

David	Marshall	10/26/2023	Item Number 1	In Opposition to Item	<p>Please include this letter in the meeting record:</p> <p>The IBA Report has several flawed and short-sighted recommendations; specifically numbers 1, 5, and 6, which are serious threats to San Diego's current and future historic sites.</p> <p>The Mills Act program should be maintained and strengthened. It helps make existing housing more affordable for middle- and low-income families.</p> <p>Preservation through adaptive reuse adheres to San Diego's General Plan's Urban Design Element principles and should be encouraged.</p> <p>Preservation work minimizes the environmental impact of new housing and benefits small construction and home repair businesses.</p> <p>Naturally occurring affordable housing (NOAH) i.e. historic homes, provide affordability to new homebuyers by maintaining inventory of smaller starter homes.</p> <p>The facts show that local historic districts provide strong economic value to communities via homeowners, restaurants, retail, and other small businesses. These help sustain the local economy in ways that newer areas or poorly planned areas do not.</p> <p>A comprehensive historical survey and historical district program should be developed to provide greater certainty to future development and help streamline the permit review process. The City has abandoned these programs in recent years and this needs to be corrected.</p> <p>Thank you.</p>		
Charles	Kaminski	10/26/2023	Item #1 IBA a report to HRB	In Opposition to Item	X	I hose in opposition although there are some recommendations I could possibly support yet there are at least 3 that are troubling and need to be further evaluated.	

Richard	Phillips	10/26/2023	1	In Opposition to Item	<p>The IBA's report regarding the request of Council President Elo-Rivera provides several conclusions and recommendations that historic preservation does provide significant public benefit. All public programs should be evaluated with caution not to "throw the baby out with the bathwater". The major issues seen with City of San Diego's historic presevation regulations are: 1) City is slow to act and sits on long-submitted applications for historic resources and districts, 2) many potentially historic and characteristic residential architecture is being mangled or lost with recent up-zoning &amp; incentivizing the replacement of older residential structures - many multi-family structures- to build profit-maximizing mico units, 3) older residential units have provided more affordable home-ownership opportunities in areas that were depressed increasing economic &amp; social benefits not just a corporations assest, and 4) politics should be left out of historic designation evaluations, designations and the historic resource board or other third, objective party make the decicion, NOT city council.</p>	
Rosalie	Northeimer	10/26/2023	One	In Opposition to Item	<p>I'm frustrated and dismayed at the decimating of our neighborhoods, particularly our older areas that contain craftsmen and other "older" homes. This is tantamount to destroying history, new isn't always better !</p> <p>I currently live in North Park where owners take care of and treasure their historical homes. When looking for a home I chose to live in this area because of the beauty, ambiance and essence of the area. Prior to moving I lived in another neighborhood that has with the same qualities: Kensington.</p> <p>I've seen some nightmarish construction and I can only feel sad. This is not the legacy to leave for our future generations.</p>	



Diane	Kane	10/26/2024	Agenda item #1	In Opposition to Item	X	<p>I support the Neighborhood Preservation Coalition analysis that the Independent Budget Analysts report is seriously flawed by lack of quantitative data or qualitative studies (surveys, questionnaires, case studies) to support its conclusions. Therefore, Recommendations 1 and 6 should be rejected. Recommendations 2, 3 &amp; 4 are part of the current Preservation Program, but could be improved with more staff and budgetary resources. Recommendation 5 should be amended to account for associated economic benefits of Mills Act contracts researched by Professor Andrew Narwold and his colleagues. Recommendation 7 is a terrific idea that should be pursued post haste. The Preservation Committee of the AIA is willing to assist in this endeavor.</p>	<a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/response_to_independent_budget_analyst.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/response_to_independent_budget_analyst.pdf</a>
Sande	Lollis	10/26/2023	1	In Opposition to Item		<p>Architecture is our most public art; preservation enhances the public environment for all. Preservation through adaptive reuse naturally adheres to San Diego's General Plan's Urban Design Element principles.</p> <p>Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. It's a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, San Diego has not taken advantage of its historic assets in promoting architectural tourism.</p> <p>An important benefit not mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p> <p>The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas or poorly planned areas do not, which undoubtedly has a positive impact on the City's tax revenues.</p>	

LINDA	FITTS	10/26/2023	1	In Opposition to Item	The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas or poorly planned areas do not, which undoubtedly has a positive impact on the City's tax revenues.
Julius	Brent	10/26/2023	1	In Opposition to Item	<p>Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism.</p> <p>An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p> <p>The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas or poorly planned areas do not, which undoubtedly has a positive impact on the City's tax revenues.</p>

Douglas	Scott	10/26/2023	1	In Opposition to Item	<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego’s General Plan’s Urban Design Element principles.</p> <p>Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism.</p> <p>An important benefit that wasn’t mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p> <p>The IBA Report fails to</p>	
Carol	Emerick	10/26/2023	1	In Opposition to Item	<p>1. Overall, Yes, expedite process of historic designation. Expedited historic preservation benefits everyone-developers and communities,</p> <p>2. Please maintain historic sites in all areas. “The Mayor’s Middle Income Housing Working Group found that “existing historic preservation criteria are generous and slow the pace of middle-income housing development”.” Page 2 Housing built in central neighborhoods is not middle income, affordable housing. Our history resides in our central neighborhoods, Uptown, downtown, Old Town, Barrio Logan and La Jolla. We need our historic ambiance that remains to remind us of past cycles of native life, revolution, renewal, hope, communities past and lessons learned for our future.</p> <p>3. Please document the value of emotional, social, and economic aspects of our history. “The City Council should be informed of the total annual General Fund revenue loss from the Mills Act program.” Page 20 The City Council should be informed of the revenue loss caused by failure to fine developers for code violations. See CPNO#235091-six years of inspections and administrative involvement with no fines collected. To understand benefits of historic preservation please read, Why Old Places Matter., How Historic Places Affect Our Identity And Well-Being by Thompson Mayes . Carol Emerick, Cleveland Heights, est. 1890</p>	

Priscilla Ann	Berge	10/26/2023	Item 1 IBA Report 23-18, dated July 18,2023, and titled "Response to Request for Analysis of Potential and Designated Historical	In Opposition to Item	X	<p>Mr. Chair and members of the Board. I am Priscilla Ann Berge, a resident of Kensington in San Diego.</p> <p>I am speaking in opposition to the IBA Report recommendation # 6. The City cannot interject its own "holistic priorities" into its Criteria to determine what is historic or not.</p> <p>The City of San Diego is a Certified Local Government and therefore the City's Designation Criteria must conform to the State and National Criteria. They do this now.</p> <p>The question of what is historic is its own question. Questions of development, with or without holistic priorities, come after the Criteria are applied, not with the Criteria.</p> <p>Not unless the City wants to be in violation of CEQA.</p> <p>Thank you.</p>	
Bruce	Coons	10/26/2023	1	In Opposition to Item		<p>Please see the attached letter from the Neighborhood Historic Preservation Coalition of:</p> <ul style="list-style-type: none"> <li>Golden Hill &amp; South Park Historical Society</li> <li>Heart of Kensington</li> <li>Historic Kensington</li> <li>La Jolla Historical Society</li> <li>Mission Hills Heritage</li> <li>North Park Historical Society</li> <li>Ocean Beach Historical Society</li> <li>San Diego LGBTQ Historic Sites Project</li> <li>Save Our Heritage Organisation</li> <li>Talmadge Historical Society</li> <li>University Heights Historical Society</li> </ul> <p>Thank you.</p>	<p><a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/nhpcibaletteroct24_23.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/nhpcibaletteroct24_23.pdf</a></p>

TERESA	VESSELS	10/26/2023	Number 1	In Opposition to Item	<p>Architecture defines a city. 18 years ago I looked at houses over the entire SD county. In my search I found North Park and fell in love with the blocks of beautiful old craftsman house. There was a real sense of place. Preserving historical homes and neighborhoods makes economic sense. I used to airbnb one bedroom of my house and many of my guests explained they liked to walk around to view the old houses. No one comes to look at new boxes of apartments.</p> <p>Historic homes can be adapted to other uses. In downtown Phoenix I saved a boarded up 1914 bungalow, restoring the house as a store and garden center helping to jumpstart the area. The building is still beautiful and a very popular restaurant. San Diego should strive to do more in this direction. Preserving resources not destroying them.</p>	
Victor	Scavarda	10/26/2023	1	In Opposition to Item	<p>I was born in San Diego. My grandfather arrived in San Diego in 1906 and graduated from SD High in 1913. So I am not a newcomer.</p> <p>The compelling reason to save existing structures is that architectural elements preserve the ambience and character of historic neighborhoods. I grew up in Kensington and Normal Heights and I have watched in dismay as beautiful large craftsman houses were demolished and replaced with non-descript apartments: block after block of the same monotonous landscape. While there is a need for affordable housing in San Diego (I certainly can't afford to live there) there should be a balance between the old and the new. Sadly, developers don't generally have the best interests of the community at heart when they propose a project. It took North Park a long time to recover from misguided development and caused needless suffering among the residents as the neighborhood declined in the '80's</p> <p>Thank you for the opportunity to express my opinion</p>	

Barrie	Staenberg	10/26/2023	1	In Opposition to Item		<p>Historic homes buildings &amp; neighborhoods give SD its famed character &amp; are one of the main draws that bring people and money to SD, &amp; they must be protected &amp; preserved. There are a lot of open areas in SD w/ empty lots for new multi-unit buildings. There is no need to disturb older areas or destroy historic, Mills Acted or potentially Mills Actable homes &amp; buildings , or to create terrible traffic congestion &amp; parking problems that multi-unit buildings in established historic neighborhoods bring.</p>	
Allen	Hazard	10/26/2023	1	In Opposition to Item	X	<p>The IBA report found that the city's preservation program does not unduly impede permit processing, but nonetheless made recommendations to weaken the city's historic resources ordinance. These recommendations are not supported by any rigorous empirical or data-driven studies to support the need for these measures! The IBA report is a classic case of misdirection by anti-preservation activists. It appears our mayor, some city council members are hell-bent on attacking and weakening our historic neighborhoods (less than 5% of housing is old) for their developer friends.</p> <p>An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p> <p>Historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas or poorly planned areas do not, which undoubtedly has a positive impact on the City's tax revenues.</p> <p>I am a professor emeritus, I give the IBA report a "D"</p>	

Allen	Hazard	10/26/2023	1	In Opposition to Item	X	<p>Recommendation 1 conflates the designation of a historic resource with the decision of how the property should be used going forward (including preservation, adaptive reuse, relocation, or demolition). Because historic designation is separate from the land use decision, determination of whether a building is historic is based solely on the criteria for historic designation and should not factor in proposed future use.</p> <p>Recommendation 2, agree, why not use community groups like SOHO, Mission Hills Heritage to assist with historic surveys. They have many older house experts who can volunteer.</p> <p>Recommendation 5, The city should be considering ways to expand historic districts to include communities that have previously been underrepresented in historic preservation.</p> <ul style="list-style-type: none"> <li>• The reduction of tax revenues due to the Mills Act must be considered in the larger context of increased tax revenues generated by maintenance and adaptive re-use of historic properties and historic districts. Historic designation of properties raises surrounding property values; historic districts attract more residents, tourists, and businesses that generate more tax revenues than newer areas or areas with poor city planning; re-use generates more economic growth, which again increases tax revenues.</li> </ul> <p>Send this IBA report back, I was a teacher, I give it a D-</p>	
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Brook	Empey	10/26/2023	1	In Opposition to Item	<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles. Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism. An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners. The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas or poorly planned areas do not</p>	
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Kesler	Randall	10/26/2023	1	In Opposition to Item	<p>Benefits of Historic Preservation</p> <p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego’s General Plan’s Urban Design Element principles.</p> <p>Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism.</p> <p>An important benefit that wasn’t mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p>	
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Chuck	Dunning	10/26/2023	1	In Opposition to Item	<p>The IBA Report's criticisms appear to be motivated by a fear that properties that are not historic are being designated historic. We have a friend who applied for historic designation for their Point Loma home. The process for them to achieve this designation was rigorous, time consuming and expensive. It required the aid of a special consultant. I see no basis for the allegation that the process is abused. A recommendation based on unfounded fear should be rejected.</p> <p>How significant is preserving historical homes relevant to the current need for affordable housing? Less than 1% of the lots in San Diego would qualify for historical designation under San Diego's current rigorous guidelines.</p> <p>The deliberation whether a property is historic is "siloed" for good reason: Introducing concepts like future development or other priorities into the determination injects politics into the process. Political winds and housing needs change over time. Yet, an unpreserved historical structure is lost forever.</p>	
Daniel	Soderberg	10/26/2023	1	In Opposition to Item	<p>In the IBA report, articles 2, 3, 4, and 7 make sense.</p> <p>A BIG NO however to 1, 5, and 6. Those are serious threats against San Diego's historic resources.</p> <p>Gutting the 45 year review and historic designation practices and protocols would be a serious mistake.</p>	

LAURA	HENSON	10/26/2023	Item - 1	In Opposition to Item	<p>Overall i want to thank the IBA for writing a report that is positive about historic districts. After working on a historic district for 2 years, I can attest to how rewarding the community building experience has been. I like 4 out of your 7 recommendations &amp; can support them whole heartedly (2,3,4, &amp; 7). I have great concern about Recommendation 5. I feel if the IBA had consulting with SOHO before writing this report this recommendation would have been different. Regardless of how much a home costs, the Mills Act is a great incentive for homeowners to maintain a historic resource, which is costly.</p> <p>I agree that an objective examination of the Mills Act needs to go beyond the consideration of tax revenue and consider how the Mills Act can enable home ownership for first time homeowners.</p> <p>The Mills Act is San Diego's sole incentive that makes existing housing more affordable for middle- and low-income families. The city should be considering ways to expand historic districts to include communities that have previously been underrepresented in historic preservation. I personally would like to share my knowledge &amp; experience to help this to occur.</p>	
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Judith	Machian	10/26/2023	#1 -- IBA Report	In Opposition to Item	<p>The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas or poorly planned areas do not, which undoubtedly has a positive impact on the City's tax revenues. See National Trust for Historic Preservation, Older, Smaller, Better: Measuring How the Character of Buildings and Blocks Influences Urban Vitality (May 2014)</p> <p><a href="https://cdn.savingplaces.org/2023/07/14/14/23/09/514/NTHP_PGL_OlderSmallerBetter_ReportOnly.pdf">https://cdn.savingplaces.org/2023/07/14/14/23/09/514/NTHP_PGL_OlderSmallerBetter_ReportOnly.pdf</a></p> <p>Place Economics, Twenty-Four Reasons Historic Preservation is Good for Your Community (January 2020)</p> <p><a href="https://www.placeeconomics.com/wp-content/uploads/2020/01/City-Studies-WP-Online-Doc.pdf">https://www.placeeconomics.com/wp-content/uploads/2020/01/City-Studies-WP-Online-Doc.pdf</a></p>	<p><a href="https://cdn.savingplaces.org/2023/07/14/14/23/09/514/NTHP_PGL_OlderSmallerBetter_ReportOnly.pdf">https://cdn.savingplaces.org/2023/07/14/14/23/09/514/NTHP_PGL_OlderSmallerBetter_ReportOnly.pdf</a></p> <p><a href="https://www.placeeconomics.com/wp-content/uploads/2020/01/City-Studies-WP-Online-Doc.pdf">https://www.placeeconomics.com/wp-content/uploads/2020/01/City-Studies-WP-Online-Doc.pdf</a></p>
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George	Machian	10/26/2023	#1 -- IBA Report	In Opposition to Item	<p>With respect to Recommendation #1. Considerations of other priorities or cost benefits analysis are not relevant to determining whether a property is historic. The deliberation whether a property is historic is "siloed" for good reason: Introducing concepts like future development or other priorities into the determination injects politics into the process and thereby creates more uncertainty as political whims change over time. Further, the IBA Report does not identify how the SDMC should be revised to allow City Council to overturn a designation on bases other than those currently listed. To the extent the report suggests that considerations of other priorities or costs and benefits should be considered on appeal, allowing this type of review injects politics into the process, reduces certainty in decision making, and hands broad authority to council-members who are non-experts on issues of historical structures with little time to devote to understanding preservation programs.</p>	
Helen	Ofield	11/1/2023	one (1)	In Opposition to Item	<p>You got it right the first time by maximizing use of existing infrastructure and reducing environmental impact. Don't blow it now. Ask yourselves, where would San Diego be without Balboa Park and its 11 museums, the nationally hailed SOHO, the charming neighborhoods full of historic sites, the Zoo, the beaches rife with adjacent historic sites like the Hotel Del Coronado? You'd be just another dot on the map, sans your reputation for beauty and history, both of which add up to money in the bank. Preservation is a joyous undertaking that brings communities together to work for the common good. You have that, but it's easy to lose, especially if you listen to nitwit bureaucrats at city hall, the mindless bean counters who can't see the forest for the trees. To quote President Biden, "don't."</p>	

Melinda	Myer	10/26/2023	1	In Opposition to Item	<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles.</p> <p>Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism.</p> <p>An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p> <p>The IBA Report fails to acknowledge data supporting how local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas encourage and sustain the local economy, having a positive impact on tax revenues.</p>	
Bjorn	Palenius	10/26/2023	1	In Opposition to Item	<p>The IBA is not independent! It is obviously done by the greedy developers who cares nothing about how all their overbuilding and cracker box housing will result in a bland "all look the same" structures! We have enough of tearing down anything, just to build housing! Just look at Hillcrest, were the entire east side of 6th Ave between Pennsylvania and Robinson is all gone! How can all this possibly be something good for San Diego? Sincerely, Bjorn Palenius University Heights</p>	

Richard	Bentley	10/26/2023	1	In Opposition to Item	<p>Recommendation 1: Historical preservation decisions should be made with consideration of other citywide priorities, and costs and benefits of historical preservation should be considered when making decisions affecting future development opportunities of historical resources. The San Diego Municipal Code (SDMC) could be revised to allow the City Council to overturn historical designation decisions on a broader basis.</p> <p>Recommendation 5: The full fiscal impact and cost recoverability of the Mills Act Program, and the potential to prioritize multifamily housing for property tax benefits, should be assessed.</p> <p>Recommendation 6: The City's historical designation criteria should be holistically evaluated to ensure that designation criteria are written with precision and apply to properties truly worth preserving. Recommendation 6 would restrict historic designation.</p>	<p><a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/responsestoibareportpoints.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/responsestoibareportpoints.pdf</a></p>
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Louise	Rehling	10/26/2023	1	In Opposition to Item	<p>HRB Members: While the Budget Analyst's Report on historical resources contains some recommendations that I support, especially regarding adaptive reuse (#7) and information gathering and sharing (#2, 3, &amp; 4), I strongly oppose other recommendations that would water down the effectiveness of our city's historic preservation program. As you consider this information item in anticipation of a future vote on its recommendations, please note these grounds for opposition.</p> <p>Recommendation #1 is the most problematic, because it is incompatible with an understanding of how historic properties and districts are and should continue to be defined: not in balance with other priorities (and politics!) but based upon historic criteria alone.</p> <p>Recommendation #6 could have a similar negative effect, allowing the city to restrict criteria that have proved meaningful and helpful here (and elsewhere) over the years, without negative effects. It would be backward to designate properties and districts based only upon architectural qualities and "famous name" associations, without considering their role in the life and aesthetics of the city.</p> <p>Recommendation #5 could damage our city's only program that makes in-place housing affordable to prospective first time and middle class homeowners. Mills Act designation is net positive for our tax base, not bad.</p>	
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Louise	Rehling	10/26/2023	1	In Opposition to Item	X	<p>HRB Members: While the Budget Analyst's Report on historical resources contains some recommendations that I support, especially regarding adaptive reuse (#7) and information gathering and sharing (#2, 3, &amp; 4), I strongly oppose other recommendations that would water down the effectiveness of our city's historic preservation program. As you consider this information item in anticipation of a future vote on its recommendations, please note these grounds for opposition.</p> <p>Recommendation #1 is the most problematic, because it is incompatible with an understanding of how historic properties and districts are and should continue to be defined: not in balance with other priorities (and politics!) but based upon historic criteria alone.</p> <p>Recommendation #6 could have a similar negative effect, allowing the city to restrict criteria that have proved meaningful and helpful here (and elsewhere) over the years, without negative effects. It would be backward to designate properties and districts based only upon architectural qualities and "famous name" associations, without considering their role in the life and aesthetics of the city.</p> <p>Recommendation #5 could damage our city's only program that makes in-place housing affordable to prospective first time and middle class homeowners. Mills Act designation is net positive for our tax base, not bad.</p>	
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Kristin	Harms	10/26/2023	1	In Opposition to Item	X	<p>On behalf of the University Heights Historical Society, we agree with the analysis of the Neighborhood Historic Preservation Coalition. Specifically, we oppose Recommendations 1, 5, and 6, which are flawed and short-sighted and represent serious threats to San Diego’s current and future historic sites. We support Recommendations 2, 3, 4, and 7, which will provide more certainty to homeowners, developers, and preservationists, and expand opportunities for affordable home ownership to first time homebuyers.</p>	<p><a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/hrb_letter-historic_preservation_ordinance_10-26-23.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/hrb_letter-historic_preservation_ordinance_10-26-23.pdf</a></p> <p><a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/housing-commission-report-affordable-housing-preservation-study.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/housing-commission-report-affordable-housing-preservation-study.pdf</a></p> <p><a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/national-trust-report-untapped-potential-for-reuse.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/national-trust-report-untapped-potential-for-reuse.pdf</a></p>
Joan	Telkes	10/26/2023	# 1	In Opposition to Item		<p>Preservation enhances the public environment to be enjoyed by all. San Diego should take advantage of its historic assets in promoting architectural tourism. Historic districts provide strong economic value to the city by attracting residents, restaurants, nightlife, retail specialty stores and many other small businesses.</p>	

Ronald	Telkes	10/26/2023	1	In Opposition to Item	<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles.</p> <p>Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism.</p> <p>Of the seven recommendations from the IBA Report, I agree with four of them, numbers 2, 3, 4, and 7. The three I do not agree with, numbers 1, 5, and 6 represent serious threats against the San Diego's historic resources.</p> <p>At some point in time, the Mayor and City Council must consider the quality of life in San Diego neighborhoods and not just the quantity of housing at all costs, no matter the consequences.</p>	
Jennifer	Macdonald	10/26/2023	1	In Opposition to Item	<p>I am a licensed architect who has contributed to 39 historic designation reports that have, or are in the queue to, come before the City of San Diego Historic Resources Board. As such I am distressed with some of the content of the Independent Budget Analyst (IBA) report. The IBA report found that the city's preservation program does not unduly impede permit processing, but nonetheless made recommendations to weaken the city's historic resources ordinance. Please see my full thoughts in the attached letter.</p>	<p><a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/jmacdonald_iba_report_public_comment_letter.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/jmacdonald_iba_report_public_comment_letter.pdf</a></p>

Laurel	Schwartz	10/26/2023	Item 1	In Opposition to Item	<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles. Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism. An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new home buyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners.</p> <p>The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses.</p>	
David	Swarens	10/26/2023	item 1 IBA report	In Opposition to Item	<p>IBA agrees that the process does not create a development bottleneck, although we all wish adequate staffing levels could speed things along. Sending Designations to the Council would create a bottleneck, and send environmental decisions to non specialists who would not generally be qualified to make determinations, and would make Cultural Resources the only environment considerations to be so treated. Requiring or allowing a "cost benefit" analysis (rec. 1) would destroy the integrity of this process, Treatment plans, mitigation, etc. apply to recognized resources- we don't decide if a wetlands or habitat area is a resource or not based on economics. Cultural Resources should have this same context. Incentives, such as the Mills act, are a significant element of the City Comprehensive Historic Preservation Plan-Each element contributes to the integrity of the whole. The formal goals of the program, as well as those of the General Plan and Community Plans deserve to be acknowledged and respected, and not cut and pasted to meet ideological pressures of the moment.</p>	

Sherri	Schottlaender	10/26/2023	Item 1	In Opposition to Item	<p>These staff recommendations seem as if they are very specifically designed to discourage and curtail historic designations, and cynically, we have to believe that that is to clear the--already ridiculously pro forma, pro developer, anti neighborhood--way for developers (many not from here, c.f. 820 Fort Stockton/"Little Red Bungalow" and the LA developer with no ties to this city who knocked down a historic bungalow without allowing the appeals process to go forward) to further erode what makes this city unique--its historic neighborhoods. With the watering down of the valuable work that neighborhood planning groups do and the gobsmackingly awful "ministerial projects" foisted on us, neighborhood residents already feel as if our voices no longer count for anything as decisions are made that will irrevocably alter our communities. Please respect us and honor the historical designation process as a vital tool to preserve what is left of San Diego's past. Thank you.</p>	
Deirdre	Lee	10/26/2023	1	In Opposition to Item	<p>Of the seven recommendations i do not support #1, #5, and #6.</p> <p>1. If the intent is to streamline processing and reduce costs, this measure is counterproductive. Allowing this type of review injects politics into the process, reduces certainty in decision making, and hands broad authority to councilmembers who are non-experts on issues of historical structures with little time to devote to understanding preservation programs. Recommendation 1 conflates the designation of a historic resource with the decision of how the property should be used going forward (including preservation, adaptive reuse, relocation, or demolition). Because historic designation is separate from the land use decision, determination of whether a building is historic is based solely on the criteria for historic designation and should not factor in proposed future use.</p> <p>5.The Mills Act is San Diego's sole incentive that makes existing housing more affordable for middle- and low-income families. The city should be considering ways to expand historic districts to include those underrepresented.</p> <p>6. Historic preservation is also subject to CEQA, and the city cannot ignore the established criteria of the California Register standards without inviting litigation. "Truly worth preserving"? —No legal or factual support.</p> <p>Thanks for listening, please.</p>	

Mat	Wahlstrom	10/26/2023	1	In Opposition to Item	<p>Back in 2018, the city auditor and the county Grand Jury were each induced to investigate the claim that "Community Planning Groups tend to delay hearing certain items as a method of restricting growth in their communities." Not only did neither substantiate this, but both blamed delays on the city itself for not providing CPGs needed staff, education and resources.</p> <p>Despite this, city leaders refused to implement those actual recommended changes, and instead called for a raft of restrictions that pro-developer critics of CPGs cynically claimed were made in response. And in February 2020, the City Council approved them.</p> <p>Sadly, this IBA report follows this same bad faith playbook.</p> <p>Although determining that historic preservation does *not* unduly impede permit processing, it nonetheless disregards this fact to reach the conclusion that the pro-developer partisans who prompted their investigation wanted anyway: to weaken the city's historic resources ordinance.</p> <p>Don't fall for it -- or think we're fooled by it.</p> <p>Categorically reject this report's recommendations 1, 5 and 6, and carefully consider the implementation of recommendations 2, 3, 4 and 7.</p>
Gail	Maher	10/26/2023	1	In Opposition to Item	<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles.</p>
Susan	Floyd	10/26/2023	1	In Opposition to Item	
Kirk	Burgamy	10/26/2023	Item 1	In Opposition to Item	<p>The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses. These areas incubate and sustain the local economy in ways that newer areas or poorly planned areas do not, which undoubtedly has a positive impact on the City's tax revenues.</p>

Sandy	Burgamy	10/26/2023	Item 1	In Opposition to Item		The reduction of tax revenues due to the Mills Act must be considered in the larger context of increased tax revenues generated by maintenance and adaptive re-use of historic properties and historic districts. Historic designation of properties raises surrounding property values; historic districts attract more residents, tourists, and businesses that generate more tax revenues than newer areas or areas with poor city planning; re-use generates more economic growth, which again increases tax revenues. Eliminating or reducing the incentive for maintaining historic properties (the Mills Act) could have the perverse effect of reducing tax revenues over time, as fewer people or developers will see the value in maintaining historic structures thereby eroding the historic areas of San Diego that cultivate economic growth.	
Stephanie	Pfaff	10/26/2023	1	In Opposition to Item		I am opposed to recommendations 1, 5 and 6.	
Shelly	Petersen	10/26/2023	1	In Opposition to Item		Historical neighborhoods are losing their character by allowing developers to dismantle historic structures one-by-one. San Diego is losing its history for financial gain. Historic designation processes need to be strong, not weakened by special interest concerns.	
Alana	Coons	10/26/2023	item 1	In Opposition to Item		<p>An objective examination of the Mills Act needs to go beyond the consideration of tax revenue and consider how the Mills Act can enable home ownership for first time homeowners.</p> <p>The Mills Act is San Diego's sole incentive that makes existing housing more affordable for middle- and low-income families. The city should be considering ways to expand historic districts to include communities that have previously been underrepresented in historic preservation. Adaptive reuse reduces demolition waste. The most environmentally sustainable building is one that is already built. Researching best practices in adaptive re-use ordinances and development of such an ordinance should be a priority for the city.</p> <p>Adaptive reuse is a natural mechanism for creating compatible infill development and should be leveraged as a mechanism for form-based code, as is being done in the example of Sacramento cited in the IBA Report.</p> <p>The City should be directed to model our re-use ordinance on the Los Angeles ordinance. See Untapped Potential: Strategies for Revitalization and Reuse, Oct 2017, National Trust for Historic Preservation, <a href="https://www.sohosandiego.org/images/untappedpotentialgreenlabuli.pdf">https://www.sohosandiego.org/images/untappedpotentialgreenlabuli.pdf</a></p>	

Jennifer	Machian	10/26/2023				Please see attached presentation.	<a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/oct_23_natl_district_presentation_final.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/oct_23_natl_district_presentation_final.pdf</a>
Linda	Korb	10/26/2023	item 1	In Opposition to Item	<p>Architecture is our most public art, and preservation enhances the public environment to be enjoyed by all residents. Preservation through adaptive reuse also naturally adheres to San Diego's General Plan's Urban Design Element principles. Preservation work improves the ratio of labor to materials, with higher labor rates than new construction. This is a win-win from the standpoint of minimizing the environmental impact of housing and benefiting small construction and home repair businesses. Unlike other cities in southern California, such as Pasadena and Santa Barbara, San Diego has not taken advantage of its historic assets in promoting architectural tourism. An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners. The IBA Report fails to acknowledge data supporting that local historic districts provide strong economic value to communities by attracting not only residents, but restaurants, nightlife, specialty retail, and other small businesses.</p>		
Vance	Chan	10/26/2023	1	In Opposition to Item	<p>It is important to preserve the architectural heritage of San Diego. Far too often the city appears to kowtow to developers and other big-money interests at the expense of our community neighborhoods. In addition to being embarrassing optics politically, these types of decisions reflect a growing insensitivity to the some of the best aspects of our history -- the character that helps make San Diego unique. We can be progressive and improve our way of life, and at the same time still keep the architectural reminders of how we got here.</p>		



Kara	Dotter	10/26/2023	1	In Opposition to Item	Our historic properties tell us who we are, where we've been, and where we're going. Keeping them viable through restoration and rehabilitation provides excellent housing stock, reduces resource and material consumption, puts less waste in landfills, and consumes less energy than demolishing buildings and constructing new ones. Historic preservation tourism brings money into the city, vast amounts more than is spent on the Mills Act. The Mills Act itself supports this tourism and makes homes affordable to middle- and low-income residents. San Diego's historic preservation criteria as they currently exist highlight the importance of properties, sites, and other features that define San Diego's cultural wealth. We are a unique city with a long, storied history, epitomizing the history of California and our Nation. Our existing historic preservation program and its criteria support this unique history, and are vital to recording and sharing that history.	<a href="https://www.sandiego.gov/system/files/webform/historical-resources-board/responsestoibareport_points_0.pdf">https://www.sandiego.gov/system/files/webform/historical-resources-board/responsestoibareport_points_0.pdf</a>
MARY	Brown	10/26/2023	1	In Opposition to Item	<p>An important benefit that wasn't mentioned in the IBA Report is that as naturally occurring affordable housing (NOAH), existing historic homes provide affordability to new homebuyers by maintaining inventory of smaller starter homes and reducing property taxes through the Mills Act. Together these provide lower total monthly housing expenses for homeowners</p> <p>I also request the IBA re-examine the real estate sales data against the designated houses and property tax date to re-examine the Andrew Narwold test report of 2004. Sufficient information on what historical designation did to property values, the halo effect to raise surrounding property values and the subsequent sale of those non-designated houses to determine if historical designation further increases value higher than the 3.8% in 2004 and how much the non-designated houses within the halo effect increased State, County, and City property tax revenues.</p>	
kenneth	perilli	10/26/2023	1	In Opposition to Item	I attended the last HRB meeting and was shocked at the irregularities I observed, specifically, the actions of a person in the audience who was representing the developer of a controversial project. This person was using his hands to signal certain Board Members, contributing to a recess at which time he went up and spoke to these Board Members. This suggests a "fix" in the voting by certain Members. A group of us alerted the City Attorney on site, and she promised to investigate and get back to us, which did not happen. This shocking event, taken along with the slow-walk of Historical Districts (with no adequate explanation as to why the delay), and the denuding of Community Planning Groups, as well as the appointment to the HRB of unqualified Members who are on record for maximum development, all point to the insidious undermining of established checks and balances regarding protections for historic resources. This Agenda item is simply the latest in a long list of cynical dirty moves to kowtow to development interests. Recommend the Board look at the report and vote NO on the item.	
JACK	Van den Akker	10/26/2023	# 1	In Opposition to Item	I have wide spread agreement the City is ruining the city as I know it. I am surer the polls will reflect this.	

**ITEM 2**

Clint	Daniels	10/26/2023	2	In Opposition to Item		This property should not be designated historic in the City of San Diego.	
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**ITEM 3**

Clint	Daniels	10/26/2023	3	In Opposition to Item		The Historic Resource Research Report was not posted online until the morning of October 25, less than 72 hours prior to the meeting of the Historic Resource Board. California Gov't Code requires all agenda materials be posted "at the time the agenda is posted pursuant to Section 54954.2 and 54956 or upon distribution to all, or a majority of all, of the members of a legislative body, whichever occurs first." Presumably, all members of the HRB had access to the HRRR either prior to the posting of the agenda or prior to the agenda posting in order to conduct your review of the property. By hearing this item while not adhering to posting requirements in California law, this item's designation may violate the Brown Act.	
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**ITEM 4**

Clint	Daniels	10/26/2023	4	In Opposition to Item		<p>This property should not be designated historic under Criteria B or C. The city's historic resource guidelines offer no objective standard to identify a person of historical significance and rely on the applicant to weave a compelling and subjective characterization of a prior resident. Criteria B also fails to consider the structural inequality in "becoming a person of historical significance." Because of structural inequality within our society, it is more than likely that a person of historical significance is White, straight, male, and wealthy. Similar to racial covenants, Criterion B perpetuates structural biases from our past and rewards them.</p> <p>Related to Criterion C, this property also has significant alterations as identified in the staff report. Simply dismissing them as "not significantly impair[ing] the integrity of design, materials, workmanship, or feeling" without discussion or objective standards is arbitrary and capricious.</p>	
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**ITEM 5**

Clint	Daniels	10/26/2023	5	In Opposition to Item		<p>This property should not be designated historic. By the applicants own admission, this property has had several modifications from its original construction. While both the staff report and the HRRR claim that the changes were done to Secretary of Interior standards, no proof is offered to support this claim in the staff report or HRRR.</p> <p>It is also preposterous that properties can be piecemeal designated. This property is being requested to be designated except for the 2020 rear addition. The rear addition is a majority of the built property and cannot be ignored when designating a property. Certainly when the applicant applies for Mills Act status if this board grants designation, the adjusted assessment will not exclude the rear addition.</p>	
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