

Appeal of HLAC Decision Regarding Changes to Juarez-Hosmer Adobe

Case No. 14APL-00000-00006

Board of Supervisors

July 1, 2014

Project Location / Permit History





Appeal Issues

- Inadequate justification for the demolition of a landmark
- Lack of opinion from adobe preservation specialist
- Lack of peer review
- Inadequate public notice
- No consideration for effect on historic landmark status

Additional Information

- Condition Assessment and Rehabilitation Plan – Nels Roselund, the Roselund Engineering Company
- Letter Addendum to May 2010 Phase 2 Cultural Resources/Historic Resources Study, 461 San Ysidro Road – Alexandra Cole, Preservation Planning Associates

Peer Review

- Garcia and Associates – June 3, 2014
- The review focused new reports and 2010 approved plan and included review of all relevant documents
- Conclusion – proposed means and methods by Roselund Engineering is rehabilitation in compliance with Secretary of Interiors Standards - Rehabilitation

Appeal Options

- Chapter 18A-7. Appeal from decision of Historic Landmarks Advisory Commission
- *The Board of Supervisors may confirm, modify, or set aside any or all such actions of the Historic Landmarks Advisory Commission.*

Staff Recommendation

- Deny the appeal, Case No. 14APL-000000-00006
- Modify the action by the HLAC from approval of a demolition/reconstruction plan to approval of a rehabilitation plan.
- Determine that the modified approval is exempt from CEQA pursuant to §15331