

331
2/6

RESOLUTION NUMBER R- 311536

DATE OF FINAL PASSAGE FEB 06 2018

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DENYING THE APPEALS OF THE HISTORIC DESIGNATION OF THE VALLE VISTA TERRACE HISTORIC DISTRICT AND AFFIRMING THE DECISION OF THE HISTORICAL RESOURCES BOARD TO DESIGNATE THE PROPERTY AS A HISTORICAL RESOURCE.

WHEREAS, the Historical Resources Board (HRB) of the City of San Diego held a noticed public hearing on November 16, 2017 to consider the historical designation of the Valle Vista Terrace Historic District located at various addresses within the Historic District boundaries, which includes the 89 parcels addressed on Panorama Drive, Cliff Street, and the north side of Adams Avenue between 2060 and 2320 Adams, in the City of San Diego, County of San Diego, State of California; and

WHEREAS, the HRB designated the Valle Vista Terrace Historic District a historical resource and determined it is significant under HRB Criterion A as a special element of the City and University Heights' historical and architectural development. Specifically, the district is representative of the development of a streetcar suburb along Adams Avenue after San Diego Electric Railway Company's extension of the streetcar line in 1907. Its advantageous location near the transportation and recreational hub of University Heights was an important aspect of its historical development. Additionally, the subdivision was distinctive for its irregular lots, with a mix of "villa" lots for upscale residences with views overlooking Mission Valley, and smaller lots for more compact development of more modest, middle-class residences. In regard to architectural development, the Valle Vista Terrace Historic District reflects two important periods of residential development in greater North Park. The first

period, 1907–1929, is associated with the majority of architectural styles represented in the district, including Craftsman and Revival styles. The second period, 1930–1945, is associated with modern styles, including Minimal Traditional and Ranch styles. In contrast to other streetcar suburbs in San Diego, Valle Vista Terrace’s mixed lot sizes encouraged building of both grand and modest homes with varying degrees of architectural detail and character. The collection of houses reflects these important eras of development. The degree of integrity exhibited by the district contributors makes it one of the best unified examples of an early 20th century streetcar suburb in the community. The period of significance begins with the subdivision of lots in 1907, which was followed quickly by the completion of the first residence on Panorama Drive in 1908, and ends in 1942, the year that development in the district initially halted, marking the end of the original development of the district as a streetcar suburb; and

WHEREAS, the HRB determined the Valle Vista Terrace Historic District is significant under HRB Criterion C as a resource that embodies the distinctive characteristics of a variety of architectural styles dating to the first half of the 20th century, in both upper and working class expressions. Specifically, Valle Vista Terrace is distinctive for the collective significance of its contributors as a unique example of the residential architectural development of University Heights due to its location on a promontory with views of Mission Valley, the irregular shapes and sizes of its lots, its mix of grand and modest homes, its orientation surrounding Panorama Drive, its Mexican Fan Palm trees, and the representative examples of popular early 20th century architectural styles. The period of significance for Criterion C begins with the subdivision of lots in 1907, which was followed quickly by the completion of the first residence on Panorama Drive in 1908, and ends in 1950, the year that the last contributing property in the district was

constructed, marking the end of the original development of vacant lots in the district and the construction of contributing resources; and

WHEREAS, the HRB identified 67 properties as Contributing Resources to the Valle Vista Terrace Historic District and designated them under HRB Criterion F; and

WHEREAS, the HRB identified 23 properties as Non-Contributing Resources to the Valle Vista Terrace Historic District; and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site, for both contributing and non-contributing resources; and

WHEREAS, three appeals were filed by Kathleen Hay and David Hathaway, Marcy Alyn and Haleh Attarinejad; and

WHEREAS, on appeal the City Council may by resolution affirm, reverse, or modify the determination of the HRB; and

WHEREAS, on appeal the City Council may reject the HRB's designation of a property as a historical resource on the basis of factual errors in materials or information presented to the HRB violations of bylaws or hearing procedures by the HRB or individual member, or presentation of new information; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter required the City Council to act as a quasi-judicial body where a

public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the appeals are denied.

BE IT FURTHER RESOLVED, that the HRB decision to designate the Valle Vista Terrace Historic District as a historical resource (Register of Designated Historical Resources as **Site No. 1281**) and determination that it is significant under HRB Criterion A as a special element of the City and University Heights' historical and architectural development is affirmed.

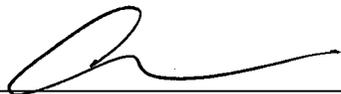
BE IT FURTHER RESOLVED, that the HRB decision that Valle Vista Terrace Historic District it is significant under HRB Criterion C as a resource that embodies the distinctive characteristics of a variety of architectural styles dating to the first half of the 20th century, in both upper and working class expressions is affirmed.

BE IT FURTHER RESOLVED, that the HRB identification of 67 properties (Exhibit A, on file with the City of San Diego Historical Resources Section) as Contributing Resources to the Valle Vista Terrace Historic District and designation under HRB Criterion F is affirmed. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Contributing Resources, and will be eligible for all benefits of historic designation.

BE IT RESOLVED, that the HRB identification of 23 properties (Exhibit B, on file with the City of San Diego Historical Resources Section) as Non-Contributing Resources to the Valle Vista Terrace Historic District is affirmed. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Non-Contributing Resources.

APPROVED: MARA W. ELLIOTT, City Attorney

By



Corrine L. Neuffer
Deputy City Attorney

CLN:jdf
02/08/18
06/25/18 COR. CPY
Or.Dept: Planning
Doc. No. 1683939_2

Exhibit A

HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
1281-01	2112	Adams Avenue	4381622700	BLK O*POR*	EIFLER RYAN K & WILLETTE MICHELLE 2112 ADAMS AVE SAN DIEGO CA 92116	5D1
1281-02	2120	Adams Avenue	4381622400	BLK O*LOTS 37 & 38*POR*	TIDEY SUSAN M (DP) & ALLEN FAYE (DP) 2120 ADAMS AVE SAN DIEGO CA 92116	5D1
1281-03	2128	Adams Avenue	4381622300	BLK O*LOTS 35 & 36*/EXC NLY 52 FT/*	BRODERICK JOHN LIVING TRUST 11-13-06 2128 ADAMS AVE SAN DIEGO CA 92116	5D1
1281-04	2206	Adams Avenue	4381621900	BLK O*LOTS 25 THRU 28*	LEKTORICH FAMILY 2006 TRUST 06-30-06 1517 10TH ST CORONADO CA 92118	5D1
1281-05	2220	Adams Avenue	4381621800	BLK O*LOT 24*W 1/2 LOT 23 & ALL*	BISCONTI LOUIS&MARY E TRUST 08-22-14 2220 ADAMS AVE SAN DIEGO CA 92116	5D1
1281-06	2226	Adams Avenue	4381621700	BLK O*LOT 23*LOT 22 & E 1/2*	A K R FAMILY TRUST 12-30-91 6424 AVENIDA CRESTA LA JOLLA CA 92037	5D1
1281-07	2230	Adams Avenue	4381621500	BLK O*LOTS 18 THRU 21*W 50 FT*	DURFEE JESSE L TRUST 11-13-00 2230 ADAMS AVE SAN DIEGO CA 92116	5D1
362; 1281-08	2242	Adams Avenue	4381621400	BLK O*LOTS 18 TO 21*E 50 FT OF W 100 FT*	EPPERLY FAMILY 2006 TRUST 07-19-06 2242 ADAMS AVE SAN DIEGO CA 92116	5S1; 5D1
1281-09	2320	Adams Avenue	4381503700	VL 384*ELY POR OF S 5 FT OF VL 383 & ELY POR OF	NGUYEN-CHIKI FAMILY TRUST 12-08-06 2320 ADAMS AVE SAN DIEGO CA 92116	5D1
581; 1281-10	2203	Cliff Street	4381620300	BLK O*LOTS 2 & 3*	MARTINEZ KEVIN J & MARISA L REVOCABLE TRUST 02-25-15 C/O LOUISE MACDONALD 2203 CLIFF ST SAN DIEGO CA 92116	5S1; 5D1
1281-11	2202	Cliff Street	4381610200	BLK P*LOTS 1 TO 4*/EXC E 61 FT/*	JENNINGS FAMILY TRUST 10-26-09 2204 CLIFF ST SAN DIEGO CA 92116	5D1
1281-12	2209	Cliff Street	4381620400	BLK O*LOTS 4 & 5*	MARTINEZ JASON E&KIMBERLY M 2209 CLIFF ST SAN DIEGO CA 92116	5D1
1281-13	2216	Cliff Street	4381610100	BLK P*LOTS 1 THRU 4*E 61 FT*	SOUTHWARD FAMILY SURVIVORS TRUST 07-24-89 2216 CLIFF ST SAN DIEGO CA 92116	5D1
1281-14	2219	Cliff Street	4381620500	BLK O*LOT 7*LOT 6 & W 1/2*	NEUMANN RUTH A TR 4737 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-15	2225	Cliff Street	4381620600	BLK O*LOT 8*E 1/2 LOT 7 & ALL*	HARRIS LORNA M 2225 CLIFF ST SAN DIEGO CA 92116	5D1
1281-16	2229	Cliff Street	4381620700	BLK O*LOT 10*LOT 9 & W 1/2*	DERUSSEAU EDWARD E & AUDREY P FAMILY TRUST 03-15-94 2229 CLIFF ST SAN DIEGO CA 92116	5D1

HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
524; 1281-17	2230	Cliff Street	4381612000	BLK P*LOTS 30 TO 34*POR*	STODDARD D H TRUST 09-01-16 2727 AZALEA DR SAN DIEGO CA 92106	5S1; 5D1
1281-18	2232	Cliff Street	4381612200	BLK P*POR*	THORSEN CYNTHIA J TRUST 12-14-15 2232 CLIFF ST SAN DIEGO CA 92116	5D1
1281-19	2235	Cliff Street	4381620800	BLK O*LOT 11*E 1/2 LOT 10 & ALL*	DERUSSEAU EDWARD E & AUDREY P FAMILY REVOCABLE TRUST 03-15-94 2235 CLIFF ST SAN DIEGO CA 92116	5D1
1281-20	2242	Cliff Street	4381612300	BLK P*POR*	BACHOFER KAREN V REVOCABLE TRUST 04-17-13 2242 CLIFF ST SAN DIEGO CA 92116	6Z
1281-21	2252	Cliff Street	4381612400	BLK P*POR*	KEEFE JAMES L 2252 CLIFF ST SAN DIEGO CA 92116	5D1
1281-22	4701	Panorama Drive	4381622800	BLK O*LOT 40*POR*	EDSON DANIEL & TIEKEN URSULA 4701 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-23	4704	Panorama Drive	4381500400	VL 368*(EX SLY 47 FT) VL 367 & SWLY 10 FT OF	EVANS JAMES T & BROWNSTEIN NANCY 4704 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-24	4705	Panorama Drive	4381622600	BLK O*LOTS 39 & 40*POR*	FEINGOLD ANNE TRUST 10-11-05 4705 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-25	4709	Panorama Drive	4381622500	BLK O*LOTS 37 & 38*POR*	HARRIS WILLIAM R 4709 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-26	4711	Panorama Drive	4381622200	BLK O*LOTS 35 & 36*NLY 52 FT*	LEELAND LAURENCE 4711 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-27	4712	Panorama Drive	4381500600	VL 369*SWLY H OF	ROBINSON 2002 TRUST 09-11-02 4712 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-28	4714	Panorama Drive	4381500700	VL 369*NELY H OF	BUCKLEY RONALD L&MARLENE A 4714 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-29	4715	Panorama Drive	4381620100	BLK O*LOT 1*S 35 FT /EXC E 11 FT/*	SHERWOOD DIANE 4715 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-30	4716	Panorama Drive	4381500800	VL 370*SWLY H OF	FROST SIMON D W & DRUMRIGHT LYDIAN 4716 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-31	4717	Panorama Drive	4381620200	BLK O*LOT 1*/EXC S 35 FT OF W 94.49 FT MEAS ON S LI/*	SMITH DENNIS G&LINDA ANN JOHNSON 4717 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-32	4718	Panorama Drive	4381500900	VL 370*NELY H OF	DUNN JOHN M 4369 ALTAMIRANO WAY SAN DIEGO CA 92103	5D1
1281-33	4724	Panorama Drive	4381501100	LOT IN VL 671* POR*	FORD JOHN C&DENISE L 4724 PANORAMA DR SAN DIEGO CA 92116	5D1

HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
1281-34	4727	Panorama Drive	4381610300	BLK P*LOTS 5 & 6*	EASTMAN/PAUL FAMILY TRUST 12-11-14 4727 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-35	4731	Panorama Drive	4381610400	BLK P*LOTS 7 & 8*	PARINI 2005 FAMILY TRUST 08-31-05 4731 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-36	4734	Panorama Drive	4381501500	VL 373*SLY H OF\	KEATING MICHAEL P 4734 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-37	4735	Panorama Drive	4381610600	BLK P*LOT 11*N 1/2 LOT 10 & ALL*	FAGAN YUNG TRUST 07-13-17 4735 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-38	4737	Panorama Drive	4381610700	BLK P*LOTS 12 & 13*	NEUMANN FAMILY TRUST 09-21-92 4737 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-39	4740	Panorama Drive	4381501800	VL 374*(EX NLY 10 FT & SLY 43 FT)\	BERGMAN WAYNE P & MICHELLE J 3233 BRANT ST SAN DIEGO CA 92103	5D1
769; 1281-40	4741	Panorama Drive	4381610900	BLK P*LOTS 16 & 17*	NELSON THOMAS L 4741 PANORAMA DR SAN DIEGO CA 92116	5S1; 5D1
1281-41	4744	Panorama Drive	4381501900	VL 375*N 10 FT OF VL 374 & WLY 615.60 FT OF\	LOVBERG RALPH H&ELLEN M LIVING TRUST A 11-05-92 4925 CANTERBURY DR SAN DIEGO CA 92116	5D1
1121; 1281-42	4747	Panorama Drive	4381611000	BLK P*LOT 18* POR*	LESLIE BRIAN P 4747 PANORAMA DR SAN DIEGO CA 92116	5S1; 5D1
1281-43	4750	Panorama Drive	4381502100	VL 376*(EX SELY 97.39 FT)\	RUEGG EDOUARD 2005 TRUST 07-14-05 4750 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-44	4751	Panorama Drive	4381611100	BLK P*POR*	EFFNER VAN T 2001 TRUST 06-29-01 1286 UNIVERSITY AVE #259 SAN DIEGO CA 92103	5D1
1281-45	4756	Panorama Drive	4381502300	VL 376*SELY 49.22 FT OF\	ZIEGLER JAMES TRUST 08-15-95 4756 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-46	4760	Panorama Drive	4381502400	VL 377*(EX ST OP) NLY POR OF\	MUENICH DIETER H 4760 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-47	4761	Panorama Drive	4381611300	BLK P*LOT 20*	GLASER BRUCE M TRUST 02-19-05 4761 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-48	4762	Panorama Drive	4381502500	VL 377*(EX ST OP) SLY POR OF\	CHRISTOPHER JANENE K 2011 TRUST 4762 PANORAMA DR SAN DIEGO CA 92116	5D1
1107; 1281-49	4769	Panorama Drive	4381611500	BLK P*POR*	JOHNS ROBERT B&LEAH K 4769 PANORAMA DR SAN DIEGO CA 92116	5S1; 5D1
1281-50	4770	Panorama Drive	4381502600	VL 378*(EX ST OP)\	SOUTHAM MERCY 4770 PANORAMA DR SAN DIEGO CA 92116	5D1

HRB Site #	St #	St Name	APN	Legal Description	Owned By	Status Code
1016; 1281-51	4773	Panorama Drive	4381611700	BLK P*LOTS 26 & 27*	LONG SUSAN 12 SAN RAPHAEL MONARCH BEACH CA 92629	5S1; 5D1
1230; 1281-52	4774	Panorama Drive	4381502700	VL 379*(EX ST OP) NLY 55 FT OF\	DENTON LIVING TRUST 04-28-08 4774 PANORAMA DR SAN DIEGO CA 92116	5S1; 5D1
1281-53	4775	Panorama Drive	4381611800	BLK P*LOTS 28 & 29*POR*	NERICCIO WILLIAM A & ROSALINDA 4775 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-54	4776	Panorama Drive	4381502800	VL 379*(EX ST OP & NLY 55 FT)\	BONN ERNESTINE G P O BOX 3784 SAN DIEGO CA 92163	5D1
1281-55	4778	Panorama Drive	4381502900	VL 380*(EX ST OP) NLY H OF\	HEFFLER CLIFFORD&CARMEN FAMILY TRUST 11-21-97 4778 PANORAMA DR SAN DIEGO CA 92116	5D1
675; 1281-56	4780	Panorama Drive	4381503000	VL 380*(EX ST OP) SLY H OF\	BUCKLEY DOUGLAS & KRISTIE 4780 PANORAMA DR SAN DIEGO CA 92116	5S1; 5D1
1281-57	4781	Panorama Drive	4381612100	BLK P*POR*	GROSS NANCY H REVOCABLE TRUST 05- 15-01 4781 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-58	4784	Panorama Drive	4381503200	VL 381*(EX ST OP & N 50 FT OF W 125 FT)\	FUCHS ANNA M 1681 BENEDICT CANYON DR BEVERLY HILLS CA 90210	5D1
538; 1281-59	4785	Panorama Drive	4381620900	BLK O*LOT 13*LOT 12 & N 1/2*	D&D FAMILY TRUST 09-16-12 4884 RIDING RIDGE RD SAN DIEGO CA 92130	5S1; 5D1
1281-60	4788	Panorama Drive	4381503300	VL 382*(EX ST OP)\	AKR FAMILY TRUST 12-30-91 6424 AVENIDA CRESTA LA JOLLA CA 92037	5D1
1281-61	4791	Panorama Drive	4381621100	BLK O*LOT 16*LOT 15 & N 1/2*	HADLEY BRIAN N 4791 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-62	4792	Panorama Drive	4381503400	VL 383*NWLY POR OF\	ALYN MARCY 4792 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-63	4793	Panorama Drive	4381621200	BLK O*LOT 17*S 1/2 LOT 16 & ALL*	HATHAWAY DAVID R & HAY KATHLEEN A 4793 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-64	4794- 4796	Panorama Drive	4381504200	VL 383*(EX ST)DOCS85- 167613&14 IN\	RINCK DAVID C/O ELIZABETH ANN HARROP 107 SEAWAY PL PORT LUDLOW WA 98365	5D1
1281-65	4795	Panorama Drive	4381621300	BLK O*LOT 20*/ EXC W 100 FT/ LOTS 18 & 19 & N 6 FT/EXC W 100 FT\	WOLFF JON C & MITCHELL NICOLE M 4795 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-66	4797	Panorama Drive	4381621600	BLK O*LOT 21*S 19 FT/EXC W 100 FT/ LOT 20 & /EXC W 100 FT/*	ATTARINEJAD HALEH 4797 PANORAMA DR SAN DIEGO CA 92116	5D1
1281-67	4798	Panorama Drive	4381503800	VL 384*WLY 71.91 FT OF S 5 FT OF VL 383&WLY 71.91 FT OF\	ROMANO ANTHONY J & LAURA D 4798 PANORAMA DR SAN DIEGO CA 92116	5D1

Exhibit B

HRB Site #	St #	St Name	APN	Legal Description	Owner Name	Status Code
1281-NC		Adams Avenue	4381504100	LOT 366*/EXC ST WID/ & /EXC NLY 64 FT/ VILLA*	CITY OF SAN DIEGO, REAL ESTATE ASSETS 202 C STREET SAN DIEGO CA 92101	6Z
1281-NC	2060	Adams Avenue	4381500200	VL 366*S 50 FT OF N 64 FT OF\	CITY OF SAN DIEGO, REAL ESTATE ASSETS 202 C STREET SAN DIEGO CA 92101	6Z
1281-NC	2138	Adams Avenue	4381622100	BLK O*LOTS 31 TO 34 INCL*	MINEO FAMILY TRUST 12-16-03 480 HORIZON HILLS DR EL CAJON CA 92020	6Z
1281-NC	2154	Adams Avenue	4381622000	BLK O*LOTS 29 & 30*	DOWLING DAVID D & JOSEPHINE C TRUST 01-31-04 6222 LAKE LUCERNE DR SAN DIEGO CA 92119	6Z
1281-NC	2224	Adams Avenue*	4381621700	BLK O*LOT 23*LOT 22 & E 1/2*	A K R FAMILY TRUST 12-30-91 6424 AVENIDA CRESTA LA JOLLA CA 92037	6L
1281-NC	4702	Panorama Drive	4381500300	VL 367*N 14 FT OF VL 366 & SLY 47 FT OF\	CITY OF SAN DIEGO, REAL ESTATE ASSETS 202 C STREET SAN DIEGO CA 92101	6Z
1281-NC	4706	Panorama Drive	4381500500	VL 368*(EX SWLY 10 FT)\	LOTT DIANE K, BERGER RONALD L, GRAHAM ANNA I 2161 CLEMATIS ST SAN DIEGO CA 92105	6L
1281-NC	4720	Panorama Drive	4381501000	VL 71*SWLY 75 FT OF\	CAPSTONE PROPERTIES I INC 501 W BROADWAY #2040 SAN DIEGO CA 92101	6Z
1281-NC	4726	Panorama Drive	4381501200	VL 372*NLY POR VL 371 & SLY 3 FT OF\	ANDRUSSON UNO & LIA TRUST 10-25-01 4726 PANORAMA DR SAN DIEGO CA 92116	5S3
1281-NC	4730	Panorama Drive	4381501300	VL 372*(EX SLY 33 FT) SLY 95 FT OF\	SPAKES JASON W 4730 PANORAMA DR SAN DIEGO CA 92116	6L
1281-NC	4732	Panorama Drive	4381501400	VL 372*(EX SLY 95 FT)\	SNYDER DOROTHY E TR (DCSD)/ C/O ELAINE WILSON 1501 VINE ST SAN DIEGO CA 92103	6Z
1281-NC	4733	Panorama Drive	4381610500	BLK P*LOT 10* LOT 9 & S 1/2*	HILLEBORN-SEYBOLD MERYTH LIVING TRUST 08-13-97 4733 PANORAMA DR SAN DIEGO CA 92116	6L
1281-NC	4736	Panorama Drive	4381501600	VL 373*(EX NLY 1.5 FT) NLY H OF\	DAVIS BERTHA M REVOCABLE TRUST 12- 17-13 4736 PANORAMA DR SAN DIEGO CA 92116	6Z
1281-NC	4738	Panorama Drive	4381501700	VL 374*NLY 1.5 FT OF VL 373 & S 43 FT OF\	CARPENTER MICHAEL 4738 PANORAMA DR SAN DIEGO CA 92116	6Z
1281-NC	4739	Panorama Drive	4381610800	BLK P*LOTS 14 & 15*	ANG EVELYN I 412 MARINE ST LA JOLLA CA 92037	6Z
1281-NC	4748	Panorama Drive	4381502000	VL 375*E 60 FT OF\	YOHN CHRISTOPHER & DENISE FAMILY TRUST 03-08-07 49 MISSOURI STREET #2 SAN FRANCISCO CA 94107	6Z

Exhibit B

HRB Site #	St #	St Name	APN	Legal Description	Owner Name	Status Code
1281-NC	4752	Panorama Drive	4381502200	VL 376*NWLY 48.17 FT OF SELY 97.39 FT IN\	NESTER STEPHEN W REVOCABLE 2012 TRUST 05-17-12 4752 PANORAMA DR SAN DIEGO CA 92116	6Z
1281-NC	4755	Panorama Drive	4381611200	BLK P*LOT 19*POR*	STRICKER-WESLEY REVOCABLE TRUST 4755 PANORAMA DR SAN DIEGO CA 92116	6Z
1281-NC	4767	Panorama Drive	4381611400	BLK P*LOTS 21 & 22*	CARR LAWRENCE R&RAMOS SARAH M 4767 PANORAMA DR SAN DIEGO CA 92116	6L
1281-NC	4771	Panorama Drive	4381611600	BLK P*POR*	VILLAREAL FAMILY TRUST 08-24-16 4771 PANORAMA DR SAN DIEGO CA 92116	6Z
1281-NC	4779	Panorama Drive	4381611900	BLK P*LOTS 29 30 & 31*POR*	TOTAH NADIM P JR REVOCABLE TRUST 06-11-02 4764 OLIVE DRIVE CONCORD CA 94521	6Z
1281-NC	4782	Panorama Drive	4381503100	VL 381*NLY 50 FT OF WLY 125 FT OF\	FUCHS ANNA M 1681 BENEDICT CANYON DR BEVERLY HILLS CA 90210	6L
1281-NC	4789	Panorama Drive	4381621000	BLK O*LOT 14*S 1/2 LOT 13 & ALL*	GRUBER DUANE E 4789 PANORAMA DR SAN DIEGO CA 92116	6L
*Shares a parcel with 2226 Adams Avenue, which is a contributing resource.						

Passed by the Council of The City of San Diego on FEB 06 2018, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage FEB 06 2018

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

(Seal)

By *Hy Buech*, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 311536