



THE CITY OF SAN DIEGO

Historical Resources Board

AGENDA

November 20, 2025, at 1:00 P.M.

Public Utilities Department

Metropolitan Operations Complex II (MOC2) Auditorium

9192 Topaz Way

San Diego, CA 92123

HYBRID

BOARD MEMBERS

- Kristi Byers – Chairperson
- Michael Taylor – Vice-Chairperson
- Rammy Cortez – 2nd Vice-Chairperson
- Lisa Cumper
- Carla Farley
- Dr. Eva Friedberg
- David McCullough
- Joy Miller
- Dr. Michael Provence
- Melissa Sofia
- Melanie Woods

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

Until further notice, Historical Resources Board meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Historical Resources Board will be in person and the meeting will be open for in-person testimony. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Historical Resources Board meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Historical Resources Board [webform](#), or via U.S. Mail of written materials, as follows:

THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET, OR SMARTPHONE IS:

<https://sandiego.zoomgov.com/j/1602297511>

TO JOIN BY TELEPHONE:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864.

When prompted, input **Webinar ID: 160 229 7511**

HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT:

In Person for Agenda Items and Non-Agenda Public Comment: Please fill out a speaker slip located at the entrance to the meeting room. Indicate the item you wish to speak on as well as other requested information. Then submit it to a staff member.

Via Virtual Platform for Agenda Items and Non-Agenda Public Comment: When the Chairperson introduces the item, you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the “Raise Your Hand” button on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Chairperson indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. ***Those participating virtually may NOT cede time to others participating in person or virtually.***

HOW TO PROVIDE WRITTEN COMMENTS:

For Agenda Items and Non-Agenda Public Comment: Submit using the [webform](#) indicating the comment type and agenda item number for which you wish to submit your comment. Comments received by 10:00 AM the day of the meeting will be distributed to the Historical Resources Board and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into written record for the relevant item. Please go to the Historical Resources Board [website](#) for further instructions.

Written Materials: Instead of submitting written materials as an attachment to the [webform](#), you may submit via U.S. Mail to Attn: Historical Resources Board 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via U.S. Mail must be received the business day prior to the meeting to be distributed to the Historical Resources Board.

Please Note: Documents related to the Historical Resources Board meeting agenda items which are distributed to the legislative body prior to the meeting are available for public review at the [City Administration Building, 202 C Street, Lobby, San Diego, CA. 92101.](#)

Late-Arriving Materials:

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to the Historical Resources Board meeting agenda items which are distributed to the legislative body prior to and during the meeting are available for public review at the [City Administration Building, 202 C Street, Lobby, San Diego, CA. 92101.](#) This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting.

Please note: Approximately one hour prior to the start of the Historical Resources Board Meeting, the documents will be available in the entrance of the HRB meeting location at the [Public Utilities Department, Metropolitan Operations Complex II \(MOC2\) Auditorium, 9192 Topaz Way, San Diego, CA 92123](#) in a binder labeled “Late-Arriving Materials”. Late-arriving materials received during the Historical Resources Board meeting are available for review by making a verbal request to Legislative staff.

HOW TO WATCH THE MEETING:

The public may view the meetings at their scheduled time on [YouTube](#) or within 24 to 48 hours of the meeting depending upon technical streaming issues.

GENERAL INFORMATION:

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-235-5224 or emailing HistoricalResourcesBrd@sandiego.gov at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.

Items Marked with Asterisks: Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information, please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/ceqa>.

Consent Agenda: The Board may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Historical Resources Board, and which Staff may modify prior to the vote by informing the Board verbally or in writing.

The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit the [webform request at least one hour](#) prior to the start of the meeting. Comments received by 10:00 AM the day of the meeting will be distributed to the Board and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

THURSDAY, NOVEMBER 20, AT 1:00 P.M.

ROLL CALL**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Board on items of interest within the jurisdiction of the Board. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by 10:00 AM the day of the meeting will be distributed to the Historical Resources Board and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the deadlines described above but before the item is called will be submitted into written record for the relevant item. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Board on any issue brought forth under "Announcements/Non-Agenda Public Comment."

BOARDMEMBERS COMMENT

- **General**
- **Ex Parte**

- **Conflicts of Interest**
- **Failure to visit designation site/invocation of waiver**

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA: Staff is recommending Items 1, 4, 5, 6, 8, and 9 to be placed on consent.

ITEM 1 – LA ESTRELLA DEL MAR located at 306 Sea Lane

ITEM 4 – BENJAMIN AND LOIS TORGERSON/BENJAMIN TORGERSON SPEC HOUSE #1 located at 3575 Alabama Street

ITEM 5 – ELMO AND ANGELINE CRABTREE SPEC HOUSE #2 located at 4192 Rochester Road

ITEM 6 – OTTO AND NETHA KIESSIG HOUSE located at 2954 Chatsworth Boulevard

ITEM 8 – JOHN AND MATTIE WHITE/BENJAMIN TORGERSON HOUSE located at 2651 Jonquil Drive

ITEM 9 – COSSITT COTTAGE #1/IRVING GILL HOUSE located at 3729 Eighth Avenue

APPROVAL OF THE AGENDA

APPROVAL OF THE MINUTES

- October 23, 2025

DIRECTOR'S REPORT

- **City Planning**
- **Subcommittee Report**

AGENDA ITEMS

ITEM-1 ***Continued from October 23, 2025***
LA ESTRELLA DEL MAR
Applicant/Owner: 306 Sea Lane LLC
Staff: Suzanne Segur

Consider the designation of the property located at 306 Sea Lane, 92037, La Jolla Community, Council District 1, as a historical resource. Report Number: HRB-25-048

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate La Estrella del Mar located at 306 Sea Lane as a historical resource with a period of significance of 1925-1928 under HRB Criterion C. The designation excludes the garage, 2005 second story addition and the kitchen and stair additions on the north façade constructed outside of the period of significance.

ITEM-2 ***Continued from October 23, 2025***
2660-2666 FIRST AVENUE
Applicant: Scott Moomjian
Owner: San Diego American Indian Health Center, Inc.
Staff: Alvin Lin

Consider the designation of the property located at 2660-2666 First Avenue, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-049

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Do not designate the property located at 2660-2666 First Avenue under any adopted HRB Criteria.

ITEM-3

PINGREE AND JUNE OSBURN BUNGALOW COURT

Applicant: CBRE represented by BFS Environmental Services, a Perennial Company

Owner: Gert Koppet Trust 03-12-96

Staff: Shannon Anthony

Consider the designation of the property located at 3749-3761 Fourth Avenue, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-052

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Pingree and June Osburn Bungalow Court located at 3749-3761 Fourth Avenue as a historical resource with a period of significance of 1924-1925 under HRB Criteria A and C.

ITEM-4

BENJAMIN AND LOIS TORGERSON SPEC HOUSE #1

Applicant/Owner: James Mamer & Jessica Puma

Staff: Audrey Rains

Consider the designation of the property located at 3575 Alabama Street, 92104, North Park Community, Council District 3, as a historical resource. Report Number: HRB-25-059

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Benjamin and Lois Torgerson Spec House #1 House located at 3575 Alabama Street as a historical resource with a period of significance of 1927 under HRB Criteria C and D. The designation excludes the 1957 and 2014 rear additions constructed outside the period of significance.

ITEM-5

ELMO AND ANGELINE CRABTREE SPEC HOUSE #2

Applicant/Owner: Riley Family 2009 Trust 02-18-09

Staff: Kelsey Kaline

Consider the designation of the property located at 4192 Rochester Road, 92116, Kensington-Talmadge Community, Council District 9, as a historical resource. Report Number: HRB-25-054

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Elmo and Angeline Crabtree Spec House #2, located at 4192 Rochester Road, as a historical resource with a period of significance of 1927 under HRB Criterion C. The designation excludes the detached ADU due to substantial alterations.

ITEM-6

OTTO AND NETHA KIESSIG HOUSE

Applicant/Owner: Anthony Mauriello & Taylor Harrell

Staff: Alvin Lin

Consider the designation of the property located at 2954 Chatsworth Boulevard, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-25-055

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Otto and Netha Kiessig House located at 2954 Chatsworth Boulevard as a historical resource with a period of significance of 1941 under HRB Criterion C. The designation excludes the 1960 addition, the 1972 addition, and the 1972 pool, all of which were constructed outside the period of significance.

ITEM-7

3223 MARLTON DRIVE

Applicant/Owner: Tomkins Family Trust 07-18-08

Staff: Alvin Lin

Consider the designation of the property located at 3223 Marlton Drive, 92104, Golden Hill Community, Council District 3, as a historical resource. Report Number: HRB-25-056

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Do not designate the property located at 3223 Marlton Drive under any adopted HRB Criteria.

ITEM-8

JOHN AND MATTIE WHITE/BENJAMIN TORGERSON HOUSE

Applicant/Owner: Joshua Louis Brown & Michelle Parks

Staff: Megan Walker

Consider the designation of the property located at 2651 Jonquil Drive, 92106, Peninsula Community, Council District 2, as a historical resource. Report Number: HRB-25-057

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the John and Mattie White/Benjamin Torgerson House located at 2651 Jonquil Drive as a historical resource with a period of significance of 1930 under HRB Criteria C and D. The designation excludes the 1984 rear addition constructed outside of the period of significance.

ITEM-9

COSSITT COTTAGE #1/ IRVING GILL HOUSE

Applicant/Owner: Prairies Edge CA, LLC

Staff: Kelsey Kaline

Consider the designation of the property located at 3729 Eighth Avenue, 92103, Uptown Community, Council District 3, as a historical resource. Report Number: HRB-25-058

PROPOSED ACTION

Designate or not designate the property as a historical resource under adopted designation criteria.

STAFF RECOMMENDATION

Designate the Cossitt Cottage #1/ Irving J. Gill House as a historical resource with a period of significance of 1911 under Criteria C and D. This designation excludes the garage built outside the period of significance.

ADJOURNMENT

NEXT SUBCOMMITTEE MEETING DATES (Subject to change with appropriate notice), see this link and scroll to the bottom of the page for more information [Historical Resources Board | Development Services | City of San Diego Official Website](#)