

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
REVISED MINUTES OF THE MEETING OF NOVEMBER 20, 2025
PUBLIC UTILITIES DEPARTMENT
METROPOLITAN OPERATIONS COMPLEX II
9192 TOPAZ WAY
SAN DIEGO, CA 92123
HYBRID HEARING**

CHRONOLOGY OF THE MEETING

Chair Byers called the meeting to order at 1:05PM. Chair Byers adjourned the meeting at 4:00PM.

ATTENDANCE DURING THE MEETING:

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

City Staff

Lauren Hendrickson, Deputy City Attorney – present
Kelley Stanco, City Planning Department – present
Suzanne Segur, City Planning Department – present
Shannon Anthony, City Planning Department – present
Alvin Lin, City Planning Department – present
Megan Walker, City Planning Department – present
Kelsey Kaline, City Planning Department – present
Audrey Rains, City Planning Department – present

Note: All decision-makers attended the meeting in person. Staff and members of the public attended both in person and virtually.

ANNOUNCEMENTS/PUBLIC COMMENT

Seonaid McArthur, Chair of the La Jolla Historical Society Landmarks Committee, commented that 1424 Olivet Lane is eligible under Criterion B and C with testimony as to its significance.

Ione Stiegler also commented that based on Seonaid McArthur's testimony that the Board should ask that the Olivet property should be brought before the HRB Board.

Heather Crane, member of the La Jolla Historical Society, commented that the La Jolla Historical Society submitted a letter to City Staff about the potential significance of 1424 Olivet Lane during the preliminary review process and testified to missing significance and evidence about the property.

Janet O'Dea commented that Chair Byers spoke at the Planning Commission meeting about Preservation & Progress in early November and commented that it may have influenced the Planning Commission's decision. Requests a clarifying letter from the HRB Board.

BOARDMEMBERS COMMENT

Chair Byers commented that she did attend the Planning Commission meeting and was asked to provide clarifying comments about the HRB Board and Preservation & Progress Package A and encouraged everyone to watch the recording.

2nd Vice-Chair Cortez indicated that he was at the Planning Commission hearing and thought Chair Byers represented the HRB appropriately.

Boardmember Sofia indicated that she is in support of Chair Byers providing background to the robust conversations that occurred in Policy Subcommittee and at the October HRB hearing.

CONFLICTS OF INTEREST

None.

EX PARTE COMMUNICATIONS

None.

FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION/INVOCATION OF WAIVER

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Prior to the November 20, 2025 hearing, items 3 and 7 were withdrawn at the request of the applicant.

REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA

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 #3 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 2651 Jonquil Drive

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

TESTIMONY RECEIVED:

None.

BOARDMEMBER COMMENT:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR 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 #3 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, AND ITEM 9- COSSITT COTTAGE #1/ IRVING GILL HOUSE LOCATED AT 3729 EIGHTH AVENUE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember

Sofia. The motion passed by a vote of 8-0-0 with Chair Byers, Vice-Chair Taylor, 2nd Vice-Chair Cortez, and Boardmembers Farley, Friedberg, Miller, Sofia, and Provence voting yes, and Boardmembers Cumper, McCullough, and Woods absent.

APPROVAL OF THE AGENDA

Item 2: 2660-2666 FIRST AVENUE

No Board Motion needed as only one item is on the discussion agenda.

APPROVAL OF THE MINUTES FOR OCTOBER 23, 2025

BOARD ACTION:

MOTION BY BOARDMEMBER FRIEDBERG TO APPROVE THE MINUTES FOR OCTOBER 23, 2025. Second by Vice-Chair Taylor. The motion passed by a vote of 8-0-0, all attending Boardmembers voting yes, and Boardmembers Cumper, McCullough, and Woods being absent.

STAFF REPORT

Staff Report given by Deputy Director Kelley Stanco who reported out that Preservation & Progress Package A was passed unanimously at Planning Commission. The package will be brought before the Land Use and Housing Commission in January and City Council in February.

Subcommittee Report Out

POLICY & ARCHAEOLOGICAL AND TRIBAL CULTURAL RESOURCES

The next regularly scheduled meeting of the Policy Subcommittee will be held on December 8th in the large conference room on the 5th floor of the City Administration Building.

Please visit the City's website for more information on the Archaeological and Tribal Cultural Resources Subcommittee.

DESIGN ASSISTANCE

The next meeting of the Design Assistance Subcommittee scheduled to be held on Wednesday December 3rd at 4 p.m. in the large conference room on the 5th floor of the City Administration Building.

DISCUSSION 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.

Staff Report by Suzanne Segur**WRITTEN PUBLIC COMMENT RECEIVED:**

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 1- LA ESTRELLA DEL MAR LOCATED AT 306 SEA LANE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Sofia. The motion passed by a vote of 8-0-0 with all attending Boardmembers voting yes and Boardmembers Cumper, McCullough, and Woods absent.

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.

Staff Report by Alvin Lin**WRITTEN TESTIMONY RECEIVED:**

In favor: None

In opposition: Vicki Estrada, Todd Pittman, Jennifer Luce

TESTIMONY RECEIVED:

In favor: Jennifer Ayala (ceded time by Daniel Bertao, Adam Pevney, Mariala Toetz, Johnny Vo, Ismael Florez, Chris Almeida, Iridian Vasquez, Esteban Palencia, Rosemary McCartney, Brittany Hawkins, Zalema, Monteor, Kevin Lachvelle, Richard Needham, Leah Kebeolo, Paula Brim, Dale Squires) Heather Riley (ceded time by Alex Baracchini, Nick Bea, Meredith Rickers) Sharon Gehl (ceded time by Jeff Benson) Reggie Smith (ceded time by Jay Vidal), Steve Gardner

In opposition: lone Stiegler and Scott Moomjian (ceded time by Meg Goldstein, Allen Goldstein, Teri Johnson, Jay Warren, Gretchen Leonard, Tim Darling, Peter Kempson, Ron May, Pam Molohon, Norma

Fernandez, Allen Marshall, Jennifer Banta, Ian Matland, Jeanie Rollins, Tina File, John Lamb) Roy McMackin, Paul McSweeney, Heather Gordon, Vicki Estrada, Bruce Coons, Eliot Feltstein

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR TO MOVE STAFF'S RECOMMENDATION AND NOT DESIGNATE UNDER ANY ADOPTED HRB CRITERIA. Seconded by Boardmember Sofia. The motion passed by a vote of 6-2-0 with Boardmembers Friedberg, Cortez, Sofia, Farley, and Vice-Chair Taylor and Chair Byers voting yes, Boardmembers Miller and Provence voting no, and Boardmembers Cumper, McCullough, and Woods being absent.

ITEM-3 THIS ITEM HAS BEEN WITHDRAWN FROM THE AGENDA AT THE REQUEST OF THE APPLICANT

ITEM-4 BENJAMIN AND LOIS TORGERSON/ BENJAMIN 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.

Staff Report by Audrey Rains**WRITTEN PUBLIC COMMENT RECEIVED:**

None.

TESTIMONY RECEIEVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 4- BENJAMIN AND LOIS TORGERSON/BENJAMIN TORGERSON SPEC HOUSE #1 LOCATED AT 3575 ALABAMA STREET TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Sofia. The motion passed by a vote of 8-0-0 with Chair Byers, Vice-Chair Taylor, 2nd Vice-Chair Cortez, and Boardmembers Farley, Friedberg, Miller, Sofia, and Provence voting yes, and Boardmembers Cumper, McCullough, and Woods absent.

ITEM-5 ELMO AND ANGELINE CRABTREE SPEC HOUSE #3

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 #3, 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.

Staff Report by Kelsey Kaline**WRITTEN PUBLIC COMMENT RECEIVED:**

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 5- ELMO AND ANGELINE CRABTREE SPEC HOUSE #3 LOCATED AT 4192 ROCHESTER ROAD TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Sofia. The motion passed by a vote of 8-0-0 with Chair Byers, Vice-Chair Taylor, 2nd Vice-Chair Cortez, and Boardmembers Farley, Friedberg, Miller, Sofia, and Provence voting yes, and Boardmembers Cumper, McCullough, and Woods absent.

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.

Staff Report by Alvin Lin**WRITTEN PUBLIC COMMENT RECEIVED:**

None.

TESTIMONY RECEIVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 6- OTTO AND NETHA KIESSIG HOUSE LOCATED AT 2954 CHATSWORTH BOULEVARD TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Sofia. The motion passed by a vote of 8-0-0 with Chair Byers, Vice-Chair Taylor, 2nd Vice-Chair Cortez, and Boardmembers Farley, Friedberg, Miller, Sofia, and Provence voting yes, and Boardmembers Cumper, McCullough, and Woods absent.

ITEM-7 THIS ITEM HAS BEEN WITHDRAWN FROM THE AGENDA AT THE REQUEST OF THE APPLICANT

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.

Staff Report by Megan Walker

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIEVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR FOR ITEM 8- JOHN AND MATTIE WHITE/ BENJAMIN TORGERSON HOUSE LOCATED AT 2651 JONQUIL DRIVE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. The motion passed by a vote of 8-0-0 with Chair Byers, Vice-Chair Taylor, 2nd Vice-Chair Cortez, and Boardmembers Farley, Friedberg, Miller, Sofia, and Provence voting yes, and Boardmembers Cumper, McCullough, and Woods absent.

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.

Staff Report by Kelsey Kaline

WRITTEN PUBLIC COMMENT RECEIVED:

None.

TESTIMONY RECEIEVED:

None.

BOARD ACTION:

MOTION BY VICE-CHAIR TAYLOR ITEM 9- COSSITT COTTAGE #1/ IRVING GILL HOUSE LOCATED AT 3729 EIGHTH AVENUE TO BE PLACED ON THE CONSENT AGENDA AND TO MOVE STAFF'S RECOMMENDATION ON THE CONSENT AGENDA. Seconded by Boardmember Sofia. The motion passed by a vote of 8-0-0 with Chair Byers, Vice-Chair Taylor, 2nd Vice-Chair Cortez, and Boardmembers Farley, Friedberg, Miller, Sofia, and Provence voting yes, and Boardmembers Cumper, McCullough, and Woods absent.

ADJOURNMENT 4:00 PM