

# Kensington-Talmadge Planning Group



P.O. Box 16391, San Diego, CA 92176

[www.ktpg.org](http://www.ktpg.org)

## Regular Meeting Minutes – Final (Approved 2011 May Meeting)

2011-04-13

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## PARLIAMENTARY ITEMS

### CALL TO ORDER, ROLL CALL AND INTRODUCTIONS

[Secretary's note: This was the first meeting since the 2011 KTPG elections. Accordingly, the KTPG officer positions had not yet been selected at the beginning of the meeting. Per the KTPG bylaws governing this circumstance, the longest serving member serves as chair until a chair is elected. In this case that was David Moty. John M. Garrison had previously been serving as Secretary and he continued acting in that capacity to start the meeting. More information is in the KTPG bylaws at <http://www.ktpg.org/resources/KTPG%20By-Laws%20Amended2009-12-02.pdf>]

A regular meeting of the Kensington Talmadge Planning Group (KTPG) was called to order by Acting KTPG chair David Moty on April 13, 2011 at 6:33 in the Franklin Elementary Auditorium (4481 Copeland Ave., San Diego, CA, 92116). The minutes were recorded by Acting KTPG Secretary John M. Garrison.

**Members present at the start of the meeting:** Bob Coffin, David Moty, Frank Doft, Daniele Laman, Fred Lindahl, Gail Greer, Guy Hanford, John M. Garrison, Kevin Kelly, Sean Harrison, Sherry Hopwood, Ann Pease, Elvia Sandoval

**Members absent:** Pam Hubbell, Keith Roudebush

**Also present:** Dion Akers (from Council Member Todd Gloria's office), Daniel Hazard (Senior Community Representative for Susan A. Davis, Member of Congress, 53rd District, California), Several representatives of the Copley YMCA, and approximately 40 members of the public

### MODIFICATIONS TO AND ADOPTION OF AGENDA (ADDITIONS / DELETIONS TO AGENDA)

A motion to approve the agenda with no changes was made by Sean Harrison and seconded by Frank Doft. The motion was approved 13-0.

### APPROVAL OF MINUTES – MINUTES FROM PRIOR MEETING(S)

A motion to approve the March, 2011 minutes was made by Frank Doft and seconded by Fred Lindahl. The motion was approved 10-0-3. Daniele Laman, Sherry Hopwood, Gail Greer abstained.

### TREASURER'S REPORT – REPORT FROM PRIOR MONTH

**Starting Balance:** March 1, 2011 - \$356.13

#### Income

Donations: \$26.00

Refund from Kensington Community Church - \$75.00



Check #3098 to SDUSD for meeting 1-year of meeting hall rental was returned to us and voided per Tom Hebrank, KTPG chair - \$120

Total Receipts \$221.00

**Expenditures:**

Check #3099 to SDUSD for updated rental of hall for 1 year-- \$10.00

Check #3100 to SDUSD – VOIDED

Check #3101 to Benjamin Elementary as a donation per Tom Hebrank - \$120.00

Total Disbursements \$130.00

**Ending Balance:** \$447.13

#### COMMUNITY FORUM / NON-AGENDA PUBLIC COMMENT

Nick Felfe mentioned that he would like to have the KTPG member contact information listed on the web site.

A community member mentioned that after 2 years of trying to get the Kensington sign replaced, two of the lights are out and need to be repaired or replaced. Another community member said that this is because those two lights were the wrong color, and the Kensington-Talmadge Community Group (who owns the sign) had been withholding payment to the sign restoration company until the problem was fixed.

Daniel Hazard (Senior Community Representative for Susan A. Davis, Member of Congress, 53<sup>rd</sup> District, California), mentioned that Rep Davis was not in favor of the funding cuts which were agreed to as part of the bipartisan agreement to produce the 2011 federal budget and avert a government shutdown.

Sherry Hopwood mentioned she was contacted by some residents in Kensington. There have been a lot of break-ins and these community members have formed a Google Group to spread information about criminal activities in the community. Some discussion ensued about recent break-ins. It was reported that at least one suspect has recently been apprehended. Police believe this suspect is responsible for many, but not all of the break-ins.

Sean Harrison – tomorrow night here at Franklin Elementary there will be a PTA meeting and they will be having an election. You don't have to be a parent to be involved.

John M. Garrison – explained that the City has replied to the KTPG conditions we attached to our approval of the Aldine Slope Restoration project. The City seems to be over-ruling most of the stipulations voted on by KTPG. We have not had an opportunity to present this formally to the public because of timing issues. For example, relevant subcommittees did not have a meeting in February. We scheduled it for the March regular KTPG meeting, but the item on Aldine and Monroe ran so long that we did not get to it. We do have the documents posted on our website at <http://www.ktpg.org/projects/Aldine-slope/Aldine1.htm>

#### NON-SUBCOMMITTEE ITEMS



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## ACTION ITEM: ELECTION OF 2011 – 2012 KTPG OFFICERS

[Secretary's note: Per the KTPG bylaws, the chair of the election subcommittee is responsible for conducting the annual KTPG election and also seeking candidates from the KTPG board to run for the KTPG officer positions.]

Sean Harrison, Chair of the Election Subcommittee announced that there are 4 KTPG offices (Chair, Vice-Chair, Treasurer, and Secretary), and that each office had one person who had stepped forward expressing an interest in taking that position.

- Chair - David Moty
  - Sean Harrison asked if there were any other candidates wanted to declare their interest and no other candidates came forward.
  - The KTPG elected David Moty as Chair 13-0.
- Vice-Chair - Bob Coffin
  - Sean Harrison asked if there were any other candidates wanted to declare their interest and no other candidates came forward.
  - The KTPG elected Bob Coffin as Vice-Chair 13-0.
- Treasurer – Fred Lindahl
  - Sean Harrison asked if there were any other candidates wanted to declare their interest and no other candidates came forward.
  - The KTPG elected Fred Lindahl as Treasurer 13-0.
- Secretary – John M. Garrison
  - Sean Harrison asked if there were any other candidates wanted to declare their interest and no other candidates came forward.
  - The KTPG elected John Garrison as Secretary 13-0.

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## INFORMATION ITEM: PEARSON FORD SITE

[Secretary's note: Generally, KTPG requests audience members to fill in a speaker slip in order to be recognized to ask questions or comment on the agenda items. This helps us maintain the orderly flow of the meeting (e.g. everyone gets a chance to be heard) and it also helps us to record who spoke, and what concerns they raise. At this meeting, we did not require speaker slips for this item. Accordingly, the secretary was still able to catch most of the questions, but not the names of the speakers. As a reminder, our meeting notes are never an exact transcript of what was said; rather they are meant to give a general sense of the points raised and the overall direction of the discussion]



There was a presentation from several representatives of the Copley Family YMCA including: Leticia Leos, the Copley Y Executive Director [she can be reached at (619) 283-2251 or [lleos@ymca.org](mailto:lleos@ymca.org)], Kristen Bryne [[Kristen@mjemarketing.com](mailto:Kristen@mjemarketing.com)], Tim Barry, a member of the Copley Y board, and Steve Totten, who is from the Y's corporate office:

Approximately 380 members within Kensington and Talmadge are members of Copley YMCA. Within the last year or so we have been approached by Price Charities to develop a new YMCA on the site formerly occupied by the Pearson Ford Dealership. We would like to create a state-of-the-art YMCA. We are in the initial phase of consideration. We'd like to let you know what our tentative plans are and get your input.

The Copley YMCA began service the community in 1946.

They have met with the Mayor of San Diego, Jerry Sanders, and City Council Member Todd Gloria to tell them about the plans.

They will be applying for a Proposition 84 grant – this is a state grant for people who are underserved by parkland and recreational facilities. As part of this, they will be doing outreach to residents within a  $\frac{1}{2}$  mile radius around the site. They will be asking for more than \$4 million; the maximum grant possible is \$5 million.

The City says according to code they need a minimum of about 250 parking spaces. They believe they will have 270 to 280 on-site, plus there is street parking along the perimeter. Their current site near Landis and SR-15 is about 1 acre and they have about 100 parking spots, plus they are able borrow about 30 spots from a nearby school during certain times of the day. The new site is much larger, at about 3  $\frac{1}{2}$  acres.

Q: Will the sports court be lit? A: Yes.

Q: What type of security will be provided? A: That is not known yet, but it is anticipated that the perimeter would be fenced.

Q: The parking on the perimeter, will that be metered? A: It currently is not metered.

Q: You mentioned that at your current facility, there is not enough parking at peak hours. How many people are we talking about, and will there be enough to accommodate not only today's membership but growth? A: Today we have less than 100 parking spaces, this would be more like 280. Our existing facility is 29,000 sq ft plus the gymnasium, which is \_\_\_\_.

Q: What about the land across the street (the area bounded by Meade, Fairmount, 44<sup>th</sup> and El Cajon Boulevard)? A: That was not part of the gift.

Q: On the soccer field, have you thought about putting the soccer field on the parking structure? A: Yes, we have, but the top of the parking garage is parking and it has the most parking, approximately 100 spaces. Also, there would be concerns about having lights for the field mounted that high, and needing netting to stop soccer balls.

Audience comment: I would say that you need the netting anyway, otherwise soccer balls are still likely to make their way out into the street.



Q: What about getting people to come without needing cars. There are a lot of busy streets around there. Will there be any bridges to allow people to cross safely? A: At this time bridges are not part of the plan.

Audience comment: Part of our community plan is to be pedestrian friendly, I would encourage you to do anything possible to make it pedestrian friendly.

Q: On 43<sup>rd</sup>, there are apartments directly across the street, so the street parking is often utilized, just to let you know. Also, would you consider sharing parking with neighborhood businesses if your parking is underutilized? A: Hopefully there won't be a time that the parking will ever be underutilized. We plan to fully use our facility with programs.

Q: Will you keep your current site? A: Our lease with the city for the existing site runs through 2020. We have the non-Copley youth facility (the gym) and then the main facility. Our plan is to continue operating the gym through 2020 – we have a grant to operate that for at-risk youth. We don't plan to operate the other facility ourselves, but may work with another organization. Or we may tear down that facility and put in a skate park or something. It is city property and the uses are limited.

Q: Is there any intention to have your facility be a joint-use facility with any other entity that might use your facility? A: We do a lot of partnerships, but our goal is really to maximize that facility so we expect to use it to its capacity. We do have collaboration with Hoover High, and that may expand with the new facility.

Q: What hours of operation? A: Currently 6am-10pm M-Th, different hours on the weekend. Hours may expand in the new facility.

Kelly Waggoner – my questions are related to infrastructure and also crime. On your website you say that you hope to more than double your membership with this facility. One of our concerns is with ingress and egress to ensure access. Also we have seen lots of problems with security, especially break-ins. So I'd encourage you to consider carefully things like security cameras, murals to deter graffiti, etc.

Q: On this survey form you handed out, there is no address to mail it into. A: We can take them tonight if you fill them out. Q: Well, it is a very long survey. It would be better if we could mail it to you. A: You could scan it and email it to us or send it by post to 3901 Landis, San Diego, Ca.

Q: Can you explain more about Prop 84? A: The grants are based on a 100 point system with factors such as how many parks are within a half mile, what is the residential income within a half mile, etc.

Ann Pease – have you obtained permission from the City of San Diego to count on-street parking? A: We are not planning to count the on-street parking to meet our minimum. They are saying we need about 250 and we already have 280. The 53 street parking spaces are in addition.

Q: Can you share when the gift was given to you and how long you have been planning this? A: About 6 months. Q: You said that you are seeking early input from us, but it seems like some things have been decided, for instance the decision to use the site for a YMCA. A: We represent the YMCA, so we really got involved at the point that we got the gift from Price Charities. You would have to speak to them about the process by which they decided to gift the land to us.

Frank Doft – will this comply with the ADA, including the pool? A: I believe it is required to do so, yes.



John M. Garrison – Can you explain more about Prop 84? For instance, what is the timeline of the process? And how does that money tie into your plans. What happens if you don't get the Prop 84 money, can you still build? A: I think Prop 84 goes through state parks. Applications must be made by July; we would hear by end of the year. It is all-or-nothing so we either get \$0 or we get what we ask for. My plan is to raise money as if we won't get the grant. We will meet with the city in the next month to begin the permitting cycle. Our goal is to open the facility in 2014. We anticipate needing 12-18 months for permitting and 12-18 months for construction, so we need every bit of that time to open by 2014.

John M. Garrison –What about traffic and average daily trips (ADTs)? Do you have numbers yet for what the site will generate, and how that compared to the old Person dealership? A: No, we don't know what the projected ADT numbers are for the site yet, and I doubt they are available for the old Pearson dealership. John M. Garrison: I wouldn't be so sure about that. It is very possible that the city did a survey for some reason, for instance to consider putting in or changing a traffic light. Also, the City has look-up tables and so they could use those to estimate what a car dealership of a certain size is expected to generate. It would be "apples to apples" since those are the same tables they would use to estimate your traffic. Daniele Laman – there should be some figures available because Pearson expanded and they needed a permit for that and that should have required some sort of traffic study.

Daniele Laman – it could take much longer if you need an EIR. A: I don't know that we need an EIR, that is why we are getting a consultant to advise us on that point.

Daniele Laman – what does the front façade look like? A: We are still working on that. Daniele: Could you consider looking at the historical photos of Pearson Ford and see if some of that look could be incorporated. A: We haven't considered that.

Fred Lindahl – is one of the pools Olympic size? A: 25m x 25m. Fred: Because Hoover High doesn't have a pool, and it would be great if they can use it for water polo, etc. A: Yes, I would love to see a pool that is 25m x 25m and 7 feet deep that could be used for water polo.

Fred Lindahl: I would encourage you to go beyond  $\frac{1}{2}$  mile, because the  $\frac{1}{2}$  mile radius is not going to hit that many actual residents. There are a lot of businesses, the current empty Pearson site, etc. Even fewer of the residents will be property owners since there are a lot of apartments in that area. A: These are two separate things. Our marketing survey is much larger than  $\frac{1}{2}$  mile. The Prop 84 radius is set by the state at  $\frac{1}{2}$  mile. Prop 84 money targets low-income areas that are underserved with respect to parkland and recreational resources. The process requires 5 community meetings. Part of the goal of those meetings is to communicate our plans, and part of the goal is seeking input within the  $\frac{1}{2}$  mile radius. This meeting serves as one of the qualifying meetings within the 5 needed meetings.

John M. Garrison – I would like to second what an audience member said: we would encourage steps to make it part of a walkable community, including possibly pedestrian bridges as appropriate. Also, if it turns out that a pedestrian bridge over 43<sup>rd</sup> street would make sense, it could potentially be constructed in such a way that it welcomes people to the community as they drive in on 43<sup>rd</sup>. I'm thinking of the way that the Kensington neon sign welcomes people into the Kensington commercial district.

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#### ACTION ITEM: RATIFICATION OF CHAIR'S SELECTION OF SUBCOMMITTEE CHAIRS



[Secretary's note: The KTPG bylaws specify "...Pursuant to the purpose of the Kensington-Talmadge Planning Group as identified in Article II, Section 1, the planning group has established the Project Review Subcommittee as a standing subcommittee, which will meet for regularly scheduled and noticed monthly meetings, unless canceled. Various ad hoc subcommittees will be created, as needed, to address a particular planning group or operational matter, such as the Election Subcommittee.... The Project Review Subcommittee shall consist of a minimum of three subcommittee members appointed annually by the newly elected Chairperson of the Kensington-Talmadge Planning Group, subject to confirmation by a majority vote of the elected planning group members. Appointments shall be made after the election of officers at the regular April meeting... Subcommittees shall contain a majority of members who are members of the planning group. No more than two less than a quorum of the total currently elected Kensington-Talmadge Planning Group Members may serve on any subcommittee.]

Newly elected KTPG chair David Moty said that he planned to have 4 subcommittees and that he was nominating the appointment of their chair persons as follows:

- Project Review – Ann Pease
- Transportation and Safety – Sean Harrison
- Membership and Communications – John M. Garrison
- Undergrounding - Bob Coffin

A vote was held and the nominations for chair persons were approved 13-0

With the chairs selected, it was time to ask which KTPG members would like to serve on each subcommittee. Per the bylaws (as explained above) the number of elected members on each subcommittee has a bearing on how many non-elected members may join the subcommittee. Once that was known, the public was polled to see who was interested in joining each subcommittee. In most cases, the number of available slots allowed KTPG to accommodate everyone to join each subcommittee they wished. The 2 exceptions were that Guy Hanford ended up choosing between two subcommittees due to overlapping time-slots, and there was not enough space on the Undergrounding subcommittee to accommodate all the members of the public. In the latter case, David Moty nominated people whom he knew had already been active on the topic. After this process, David Moty put forth the following nominations for approval by the KTPG:

- Project Review
  - Elected members: Ann Pease (chair), John M. Garrison, Kevin Kelly, Daniele Laman, Fred Lindahl
  - Members from the public at large: Joan Fitzsimons, Dave Swietlik, Paul Desrochers, Roger Utt
- Transportation and Safety
  - Elected members: Sean Harrison (chair), Elvia Sandoval, Gail Greer, Fred Lindahl
  - Members from the public at large: Joan Fitzsimons, Roger Utt
- Membership and Communications



- Elected members: John M. Garrison (chair), Frank Doft, Pam Hubbell, Gail Greer,
- Jeanie Camp
- Undergrounding
  - Elected members: Bob Coffin (chair), Frank Doft, Guy Hanford, Sherry Hopwood, Pam Hubbell, Keith Rodebush
  - Nick Felfe, Don Taylor, Bill Bamberger, Cecelia Garr, Betty Wooley

The term of all these subcommittees is to run the full year, or as voted otherwise by a later action of the KTPG. The subcommittees would have the following regular meeting times, although meeting times can vary and subcommittees may skip meetings if they have no pressing business:

- Communications – 6:00pm on the 4<sup>th</sup> Wednesday of each month
- Transportation – 6:00pm on the 4<sup>th</sup> Wednesday of each month
- Project Review 7:00pm on the 4<sup>th</sup> Wednesday of each month
- Undergrounding – 7:00 on the 4<sup>th</sup> Wednesday of each month

The motion was approved 13-0.

[Secretary's note: Subcommittee meeting agendas are posted at the Kensington branch of the San Diego public library at least 72 hours ahead of the meeting. Interested parties are also able to register with the City to receive e-mail notifications. Finally, an agenda is posted to the KTPG website.]

## SUBCOMMITTEE REPORTS

None (With the elections and the seating of a new board, no subcommittees met in March.)

## KTPG LIAISON COMMITTEE REPORTS

TMAD – Fred Lindahl – we looked at new ground cover for the traffic calming circle, we are working with Parks and Recreation to do a tree study and come up with a tree trimming schedule.

Community Planners Meeting – David Moty – community gardens issue, we really wanted to come up with a process 1 ½. A process 1 involves no community input and no fees. A process 2 involves community input but also requires fees. We would like to create some sort of process that is a 1 ½ process so there can be community input and yet require no fees. So that is what we voted to recommend.

## AGENDA FOR THE NEXT KTPG MEETING

David Moty asked the KTPG to put forth suggestions on topics that should be covered at the next KTPG meeting:



Daniel Laman – would like to have a presentation from Price Charities - What is Price Charities thinking about doing with the other part of the land that was previously owned by the Pearson dealership

Sean Harrison – would like to have someone from the Franklin elementary – community outreach. There was some discussion about how this would relate to the purpose of the KTPG.

John M. Garrison – would like the City to present to us explaining why they are not following the conditions approved by the KTPG on the Aldine Slope Restoration project. But we shouldn't do it if I am the only one who cares - only if the community is interested. Several members of the community and several board members said they were interested in this.

David Moty - Bruce Coons of SOHO – has requested to present on the Balboa Park plan and what Mr. Jacobs has proposed. He has a slide show. Several members of the KTPG said they were interested in this if it could be kept short.

Whether and which subcommittees meet in April will be announced through the usual notice process.

## ADJOURNMENT

Dave Moty adjourned the meeting at 8:11pm.