

Kensington-Talmadge Planning Group



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

www.ktpg.org

Regular Meeting Minutes – Final (Approved 2012 July Meeting)

2012-06-13

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PARLIAMENTARY ITEMS

CALL TO ORDER, ROLL CALL AND INTRODUCTIONS

[Secretary’s note: KTPG minutes are not an exact transcript of the meeting. They are meant to capture votes taken as well as a general sense of what discussion occurred on various items.]

A regular meeting of the Kensington Talmadge Planning Group (KTPG) was called to order by KTPG chair David Moty on June 13, 2012 at 6:30pm in the Franklin Elementary Auditorium (4481 Copeland Ave., San Diego, CA, 92116). The minutes were recorded by KTPG Secretary John M. Garrison.

Members present at the start of the meeting: Frank Doft, Daniele Laman, Fred Lindahl, Guy Hanford, John M. Garrison, Sean Harrison, Sherry Hopwood, Ken Horsley, Kevin Kelly, Richard Lesser, David Moty, Ann Pease, Keith Roudebush, Elvia Sandoval

Members absent at the start of the meeting: None.

Also present: Daniel Hazard (Senior Community Representative for Susan A. Davis, Member of Congress, 53rd District, California), Dion Akers (from the office of City Council Member Todd Gloria) and approximately 20 members of the public.

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

David Moty mentioned that he expected the meeting would need to run to 8:30pm, as opposed to 8:15 as listed in the agenda notice. He asked if anyone had any objections to approving the agenda with the modified end time. Hearing no objection the agenda was approved as modified.

APPROVAL OF MINUTES – MINUTES FROM PRIOR MEETING(S)

David Moty asked if anyone had any objections to approval of the May 2012 minutes as modified. Hearing no objections, the minutes were approved.



TREASURER'S REPORT – REPORT FROM PRIOR MONTH

Starting Balance: May 1, 2012 - \$362.94

Income

\$37.00 – donations from April meeting

Expenditures:

\$0.00

Ending Balance: \$399.94

COMMUNITY FORUM / NON-AGENDA PUBLIC COMMENT

Daniel Hazard (Senior Community Representative for Susan A. Davis, Member of Congress, 53rd District, California) gave a report on the representative's activities.

Ken Baer – mentioned two areas of sidewalk in Kensington that were removed by City work and not replaced. Sean Harrison, chair of the Transportation subcommittee, said he would look into it.

David Moty – mentioned that a historic home in Talmadge (4600 block of Constance) was destroyed. The HRB decided not to designate it as historic because they learned that flagstone was removed in 2005. But the flagstone was not original; it was added in the 1950s. So, Talmadge has lost a historic gem.

NON-SUBCOMMITTEE ITEMS

BOB COFFIN – LETTER THANKING M. HANDEL FOR WORK ON THE ALDINE WALL PROJECT

Bob Coffin – read a letter thanking Mr. M. Handel for his work on the Aldine Drive Slope Restoration project, especially for working with the community to ensure the wall received an anti-graffiti protection coating.

Bob Coffin made a motion that the letter be approved. David Moty seconded the motion, and it was approved unanimously.

[Secretary's note: More information on this project is at <http://www.ktpg.org/projects/Aldine-slope/Aldine1.htm>]

SUBCOMMITTEE REPORTS

MEMBERSHIP AND COMMUNICATION

Subcommittee chair John M. Garrison gave a brief report thanking the prior and upcoming members of the subcommittee. He mentioned that 9 different pages on the KTPG website (www.ktpg.org) had been updated in the past week (Meetings page, Subcommittees page, Undergrounding, AT&T Project page, Water & Sewer Group



page,...). He reminded everyone they can always come to subcommittee meetings or if they don't want to do that, they can send a recommendation to him via phone or email.

ACTION ITEM – CREATION OF LITTLE SAIGON CULTURAL AND COMMERCIAL DISTRICT ALONG EL CAJON BLVD BETWEEN HIGHLAND AND EUCLID AVENUES

Kendrick Ton– treasurer for Little Saigon Foundation (LSF), asked for a letter of support for a designated cultural and commercial district along El Cajon Blvd. between Highland and Euclid Avenues. They propose the area be designated the “Little Saigon Cultural and Commercial District”.

Kendrick Ton – The reasons to be designated are we can put up signage announcing the name. We can also get Google to put the name on Google maps.

John M. Garrison – the El Cajon Business Improvement District has already put up signs on the lamp posts saying “Little Saigon”.

Victor Wilson – there are enormous benefits to being designated. We think it will make it easier to get redevelopment dollars. And having it recognized on the map will generate a lot of interest. It already has, but making it official should increase that.

Kevin Kelly – is the designation normally afforded to an area that is redeveloping, or it is normal sort of applied as a final stamp.

Victor Wilson – that is an interesting question. This would actually be the first cultural area designation in San Diego. Little Italy is a commercial district. We think that the name will provide a catalyst for improvement and will give the businesses and the community a sense of ownership. Right now they straddle two community planning groups and they are immigrants. We think this would give them increased pride of ownership.

Ken Horsley – Let's say money did come in, what would you do with it?

Victor Wilson – OK, we have a business plan that includes things like improving lighting and safety. We have an idea on using \$2 or \$3 million in SANDAG funds.

Ken Horsley – I would love to vote “Yes” for this, but I have heard from a lot of members of the community and they were concerned about the issues included in letter ‘C’, such as graffiti control.

Elvia Sandoval – Is there going to be any sort of process in terms of people who are out of code compliance in terms of getting people to clean up their properties and give them a deadline?

Victor Wilson – Yes, I think this will not only highlight the good things but it will also shine a spot light on some of the things that need fixing, and bring attention to that.

Keith Roudebush – I asked the question last time about

David Moty – This area represents sort of the front door for Talmadge and it is maybe not the best front door right now. I would support anything that makes it a better front door. This is the first time we have been asked to act on something that has been a problem for decades. I couldn't support the letter as is. I would like to make a



motion to amend the letter from the subcommittee to include the issues from Letter C and to include language which expresses our desire that these issues be addressed expeditiously.

Ken Horsley seconded the motion.

Guy Hanford – I have a question that may affect how I will vote on the motion. In my walking the neighborhood, I felt that two of the worst offenders were Sin Lee and _____. Have you contacted those owners?

Kendrick Ton – We are not in close relations with Sin Lee, but we have started it.

Victor Wilson – that survey that we provided is two years old. We are doing a new study now.

Richard Lesser – to me we are getting down to the nitty-gritty. I think code compliance is a matter for the City. I think putting this up is just a hostage situation. You are in City Heights and they have supported it.

John M. Garrison – Actually, City Heights only covers half of the proposed area.

Kevin Kelly – Just on Richard's point, which is a valid point, but I think it is human nature that sometimes we behave in terms of external restraint or veneer. I think if teachers are dressed a certain way, the students respond in a certain way.

John M. Garrison – In my career in sales and marketing, I have had the opportunity to study branding: how strong brands are created, and how brands can be damaged. I have here a really good book on the subject. One of the lessons you can find in a book such as this one is the danger in trying to establish a brand before your product is ready. For instance, I once worked for a company that had acquired several other software companies. All the software had a different look and feel to it since it was developed independently by different companies, and very little of it interacted with each other. We wanted to have a unified brand so we rebranded all the software. But we made that change before the software itself was changed. Therefore the brand came to represent a hodge-podge of software that looked different and didn't interact. It would have been better to revise the software first and rebrand it only when it lived up to the unified brand. The lesson for this case is clear that if the area is promoted as Little Saigon while the graffiti and other problems are prevalent, then those will become known as the attributes of the brand. It would be better to improve the area and then launch the brand to denote the new image.

Sean Harrison – I don't remember how young I was, but I remember a time I went to the ballpark and there was a tremendous amount of branding going on in the area. I also remember a time in Little Italy where they did some rebranding and the businesses that didn't belong left, and those that belonged improved. I think that when the business owners see some of the changes being made that they will either get on board or they will leave. I think the hand-writing is on the wall. I don't think there is a need for us to push them to change. They are going to keep coming to us regardless of whether they come to us now or later.

David Moty re-read the amendment. The amendment is to say we support the designation, but we will list the items in draft letter C and say we look forward to their speedy resolution.

In favor of the amendment – Bob Coffin, Elvia Sandoval, Sherry Hopwood, Ken Horsley, Keith Roudebush, John M. Garrison, David Moty, Daniele Laman, Fred Lindahl, Guy Hanford, Kevin Kelly, Frank Doft.

Opposed – Richard Lesser, Sean Harrison, Ann Pedder Pease



The amendment passed 12-3.

Vote on the modified motion concerning the letter:

In favor - Bob Coffin, Elvia Sandoval, Sherry Hopwood, Ken Horsley, Keith Roudebush, John M. Garrison, David Moty, Fred Lindahl, Guy Hanford, Kevin Kelly, Frank Doft

Opposed – Richard Lesser, Sean Harrison, Daniele Laman, Ann Pedder Pease

The motion passed 11-4.

David Moty – I would like to say to those proposing this, you gotten a vote in favor of this and so now we hope you will be successful in your efforts to improve the area.

TRANSPORTATION AND SAFETY

Sean Harrison gave a subcommittee report.

ACTION ITEM: HAVING SOMEONE LISTEN TO WALK SAN DIEGO MEETINGS AND REPORT BACK TO US

Sean Harrison – there has been some discussion on the walkability of El Cajon Fairmont to 54th. This would potentially include some traffic calming and other improvements for making it easier on pedestrians. Walk San Diego was looking for a representative from KTPG to participate in some workshops. Elvia Sandoval volunteered and Joan Fitzsimons said she would go as well. Elvia and Joan would be listening and reporting back. They would not be speaking on behalf of Ken-Tal. We voted unanimous support for that as a subcommittee. There was some discussion on whether this person or persons would speak for KTPG. Sean Harrison clarified the motion to state that they would not speak for KTPG, but would be there only to observe and report back to our group.

The motion passed unanimously.

Upcoming items:

- We discussed the strip of property on Fairmont Blvd almost all the way to 8, which has never been improved. It falls in a nether-world of different planning groups and different community plans. We are looking at options for what can make it more aesthetically pleasing.
- Park Place, The street south of Kensington Park, which is currently one-way East-West, reversing that direction
- Some sort of berming or curb at the 15 on-ramp right before Ponces Mexican Restaurant and what is now a pizzeria to prevent people from breaking the law and crossing over

UNDERGROUNDING



Subcommittee chair Bob Coffin gave a report on undergrounding: There was a meeting of Land Use and Housing earlier today, June 13, 2012. This meeting included a vote on establishing a task force with Joe LaCava, chair of the Community Planners Committee, as the chair.

The meeting was a huge disappointment. The utility companies said things that do not align with our past experience in regards to their diligence in removing graffiti, their willingness to offer easements, and other matters.

The problem with the format of the meeting was that we were limited to 3 minutes on the most part, though we could pool our minutes by assigning them to someone else to speak on our behalf. When it came to the utilities they were held to no time limit, so it became a pro-utility monologue. LU&H Chair Zapf was eating up what the utilities were saying.

Todd Gloria gave a great presentation on our behalf. Sherry Lightner – supported us.

The motion was for the LUH to create a task force, or if they didn't have the jurisdiction to do so, to ensure that everyone gets a good solution.

Alvarez, for reasons that he didn't explain, did not support the motion. This surprised me because he represents some low-income areas and I would have thought that he would support getting fair treatment. He didn't really explain himself other than to say it was a complicated issue.

Zapf said a task force wasn't needed because there would be educational programs in the community.

I have attended those and they are a joke. I went to one at Hoover High School and there were about 200 community members there and no one knew why they were there, they just got a door hanger asking them to show up. Then they were shown blueprints of the neighborhood, not even individual properties so it is not a detailed map. Most of the community members there don't have a background in the issue. Three utility companies make a complex presentation and it is hard for anyone to understand or do anything about it.

And the utilities came out and said that they wouldn't participate in a task force, so that really killed it.

David Moty – Excuse me Bob, but I think that is a key point. They want to deal with groups of individual residents that don't have background in this; they don't want to deal with groups like this that are organized and informed on the issues.

John M. Garrison – Not only that, but by the time they come to the community with blueprints, it is too late. It is a fait accompli. They may give an impression of compromise by saying, "Oh we will move this a foot this way or that way", but no meaningful change.

Bob Coffin – so it was a stacked deck and a complete sham. The motion failed 2-2.

I think we need to lobby each person who is voting on this. We didn't go to meet with each one of these people beforehand and it didn't seem like their districts did either. Alvarez was just coming up to speed on this. I think that the mayor may have the right to do something on this outside of City Council. But it really isn't clear what the next steps are.

David Moty – Dion, do you have an idea how we should proceed?



Dion Akers – Councilmember Gloria was extremely disappointed that his motion didn't carry. At one point during the day he said that while he appreciated input, he felt we had already tried things like workshops and they didn't get us where we need to be. He wouldn't have been floating the task force if there wasn't a need for it.

David Moty – if those workshops are run by the utilities it is a non-starter.

Dion Akers – I agree completely. And also, the idea that these workshops are billed as educational is a concern. Many of you know a great deal about this issue.

Bob Coffin – I think we also need to video tape these proceedings to show how shallow they are. The City Attorney who was present said that in his opinion something like this couldn't go forward without the approval of PUC. I was waiving a 22-page legal decision in San Francisco where they went ahead with their own ordinance and there was no PUC approval to that. In that case, PUC didn't care. They said that it was between the City/County and the utilities.

Keith Roudebush – The one concern I have is the timelines we have sort of established for this project. If we don't get back together and do anything by like 1 August then I think the utilities could come and say they have had one meeting and they were ready to go.

Don Taylor – I want to second Bob in thanking everyone for a good showing today. I think it did have a good impact, even though it didn't get us to the result we need. But the utility companies keep saying "Well, we don't want to play." Even if the utilities don't play, if we come up with some guidelines we would like to put in place, maybe we need to take those guidelines to PUC. Also there was a representative from Scripps Ranch, and she was appalled at what has occurred in our communities. . They have a much better experience. They say when a box needs to go in, they come to the community with a list of available boxes, and ask which one they want, and where they want it to go. She didn't understand why other communities are not being treated the same as Scripps Ranch.

Ralph Riebli – One of the questions asked was whether anywhere in Southern California has them underground and they said "Yes, in downtown San Diego."

Daniele Laman – I have a question for Dion. Is it usual process for members of the subcommittee to see what is coming before them? And also, since it was a 2-2 tie, does it have to go back to the subcommittee or can you take it to the City Council and say, well this comes to you without a recommendation since it was a 2-2 tie.

David Moty – could a majority of the City Council pull it out of subcommittee by a 5-4 vote?

Dion Akers – there are 2 ways I know of that this could happen. One is if the Council President docket it. The other is if the full council gets a majority who asks for it to come. Since we know two people are against it already, I doubt we could get a majority to ask for it to appear.

Bob Coffin – Carl DeMaio says that he can bring this item forward under the strong mayor form of government, should he be elected mayor.

Sean Harrison – I happened to be delayed in an airport with Carl DeMaio's opponent so I discussed it with him. He didn't seem to be educated on the issue of Undergrounding, so I took the opportunity to educate him. I think we



need to corral the interested people and get them to campaign hard on this issue. I think we need to have more of an aggressive group.

John M. Garrison – I really appreciate the work that Todd Gloria and Dion Akers have done about this. I think we have to continue working with the City. But the utilities operate under the State with respect to Undergrounding and they have made it clear that they don't listen to anyone but the State. So, we need to take our case directly to the State legislature if we want any action.

PROJECT REVIEW

Ann Pease gave a report.

INFORMATION ITEM: LILA DRIVE WIRELESS COMMUNICATIONS FACILITY

Ann Pease - We have been discussing this for the better part of a year or longer.

In our recent discussions we have been asking about the potential to move the cell phone towers off the private residential property and onto the open space property north of the property boundary. That moves it further from the adjacent property owners. We had a meeting with the City planner, who said we would not have much chance of success with that proposal, but we will try that anyway. I will propose a draft letter about this for the subcommittee.

John M. Garrison – where are we with getting a 5-party meeting together with the property owner, the City, ATT, T-Mobile and KTPG

Ann Pease - One of the wireless providers (AT&T) involved in the property on Lilla Drive said they cannot participate at the next meeting but they did come to the meeting we had planned to devote to the YMCA. Their plans conflicted with the plans that T-Mobile were creating. This proved what we have been saying, that they need to put all their plans on one set of documents.

John M. Garrison – I would like to ask our chair, David Moty to help us with this. The subcommittee asked for something very reasonable, which is for all the parties interested in this parcel (AT&T, T-Mobile, the City, the property owner) to come to a subcommittee meeting. We approved a motion to that affect, and KTPG then approved it.

[Secretary's note: More information on this project is at <http://www.ktpg.org/projects/205425-ATT/ATT2.htm>]

INFORMATION ITEM: DISCUSSION OF YMCA PRESENTATION AT THE APRIL 25TH SUBCOMMITTEE MEETING

Ann Pease - There are concerns about several things with the recent plans:

- The amount of light from the soccer fields
- Parking, especially at times when the YMCA soccer fields and the Hoover High football fields are both in use.



- The façade, and the idea that it should have some significance and make a visual statement.
- The operating hours of the parking lot.
- The issue of signage, both the YMCA signage on the building and the signage we would like to see crossing an adjacent street, possibly a neighborhood sign. I mentioned that to them and the fact that several members of the subcommittee didn't like the low-key signage. They said they would like to stick with their normal, low-key signage.
- Access to the facility, isolated as it is, within a sea of major street crossings, and pedestrian crossing timings. These are largely City issues, but we just asked for the architects and planners to consider this in their workings with the City. We also talked about angled parking and whether it might help or not.

[Secretary's note: More information on this project can be found at:
<http://www.ktpg.org/projects/price/index.htm>]

BY-LAWS

Subcommittee chair Frank Doft – the subcommittee did not meet so there is no report.

[Secretary's note: The KTPG bylaws and other governing rules may be found at
<http://www.ktpg.org/about/about.htm>]

KTPG LIAISON COMMITTEE REPORTS

KMAD - Fred Lindahl – We are progressing in getting our lighting done, we have 81 lights currently energized. The have an additional 28 that we expect to get energized by the end of next week. Palm Engineering, which is a contractor, is now moving into additional areas placing footings, and those need to cure,. So, please go to the Eastern portion of Talmadge if you want to see some new lights. We have a new website. www.talmadge.org

Sean Harrison – there were some things said in the paper about possible redevelopment in the area. Do you know anything about that?

CPC – David Moty – officers were elected. Joe Lacava of LaJolla was elected chair, Landry Watson of Ocean Beach was elected Vice-Chair, and Doug Case of College was elected Secretary. We received a survey that KTPG members were asked to return asking how many were land owners, how many were involved in development, etc. We also received something from the Chamber of Commerce asking for support in basically creating a different facilities prioritization process outside of the planning groups. Needless to say there was no support at CPC for that.

Guy Hanford – the Kensington Flower Group did some nice work putting some nice plants in the tree wells along part of Adams Avenue in Kensington. They are going to do more of it as well.

AGENDA FOR THE NEXT KTPG MEETING



David Moty – We will be dark in August, as we don't have a place to meet. What I thought would be a busy meeting tonight did not turn out to be so, because we did not have many of the items ready. So at some point we will have to have a very busy meeting.

ADJOURNMENT

David Moty adjourned the meeting at 8:18 pm.



**APPENDIX A – DRAFT LETTER OF SUPPORT FOR CREATION OF LITTLE SAIGON DISTRICT AS
APPROVED BY THE COMMUNICATIONS SUBCOMMITTEE**

[SECRETARY's NOTE: This is the letter as approved by the KTPG communications subcommittee, but it got modified by the full KTPG.]

June 6, 2012

Councilmember Todd Gloria
202 "C" Street MS #10A
San Diego, CA 92101
Dear Councilmember Gloria,

The Kensington-Talmadge Planning Group is pleased to endorse the official designation of El Cajon Blvd from Highland Avenue to Euclid Avenue as the "Little Saigon Cultural and Commercial District". We applaud continuing efforts to create a thriving business sector and cultural asset in this community.

Sincerely,

David Moty
Kensington-Talmadge Planning Group Chairperson