

Kensington-Talmadge Planning Group



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

www.ktpg.org

Regular Meeting Minutes Final

2013-03-13

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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 acting KTPG chair David Moty on March 13th, 2013 at 6:37pm 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, John M. Garrison, Guy Hanford, Kevin Kelly, Sean Harrison, Sherry Hopwood, Ken Horsley, Daniele Laman, Richard Lesser, David Moty, Keith Roudebush, Elvia Sandoval

Members absent at the start of the meeting: Bob Coffin (who arrived by 7:00pm) and Ann Pease

Also present: Chris Pearson from City Council Member Marti Emerald’s staff, Rachel Gregg from Toni Atkins (State Assembly) office, and approximately 60 members of the public.

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

David Moty asked if there were any modifications to the agenda. Hearing none, the agenda was approved.

APPROVAL OF MINUTES – MINUTES FROM PRIOR MEETING(S)

David Moty asked if anyone had any questions of the February, 2013 minutes. After some discussion the minutes were approved unanimously.

TREASURER’S REPORT – REPORT FROM PRIOR MONTH



Fred Lindahl, the KTPG Treasurer gave a report:

Starting Balance: \$340.94 – February 1, 2013

Ending Balance: \$ 395.94 – February 28, 2013

An expense for approximately \$60 is outstanding for signs promoting the election. Richard Lesser printed those signs and will be submitting the receipt for reimbursement. The expense was approved at the February 2013 meeting. Franklin PTO had not cashed their \$100 donation check yet. If the \$60 and \$100 are deducted from the balance we would be at \$235.94.

COMMUNITY FORUM / NON-AGENDA PUBLIC COMMENT

Chris Pearson – from Councilmember Emerald’s office – mentioned that the Councilmember has sent a letter, at KTPG’s request to the City asking for a 4-year extension to the moratorium on Undergrounding in Kensington.

Gail Hon – Price Charities – Price Charities has officially passed ownership of the former Pearson Ford site to the Copley YMCA. Construction is expected to start very soon, probably with the destruction of the parking garage.

Rachel Gregg from Toni Atkin’s office mentioned her office had received public commentary about the risks in restarting the San Onofre Nuclear Reactor.

Dixie Blake – thanked those who came for the tree planting along Franklin.

Sean Harrison – spoke in favor making room on the April agenda for the subject of outdoor seating for a neighborhood establishment.

Sean Harrison – mentioned that the alley behind the Ken Cinema is in need of repair. Chris Pearson mentioned that he was there today and that repairs are underway.

Guy Hanford – congratulated Chris on how well he has worked with the community in getting that alley repaired.

NON-SUBCOMMITTEE ITEMS

ACTION ITEM: APPROVAL OF KTPG CHAIR’S ANNUAL REPORT

David Moty – introduced the Annual Report we are required to make to the City. He commented that the report made for scintillating reading. He asked for a motion to approve it with the proviso that he can modify it to include the results of tonight’s election.

Frank Doft – made a motion to approve the annual report with the proviso that David Moty can modify it to include the results of tonight’s KTPG election. Daniele Laman seconded the motion.

The motion passed 14-0.

[Secretary’s note: The DRAFT Annual Report is attached here as Exhibit B.]



ACTION ITEM: PLAZA DE PANAMA

David Moty – Introduced the guest speaker.

Dionne Carlson – North Park Planning Committee – seeking us to join with them in opposing an amendment to the City Municipal Code that would endanger historic preservation.

The Council President and the City Attorney are now exploring the possibility of modifying the City Municipal Code to allow this project to go forward. We in North Park are very concerned about this.

Sean Harrison – asked who the proponent was. The answer was that Todd Gloria, the Council President, and the City Attorney have both been quoted in the press as saying they are in favor of making the changes.

Vicki Granowitz (Chair of the North Park Planning Committee) - they did also discuss this in closed session with the City Attorney. We understand that in the closed session the City Attorney was asked to explore options.

Kevin Kelly – I do have a question on the timing. I don't think anyone would argue the historicity of Balboa Park. But I am concerned about a blanket statement given that we don't know what changes they are proposing to make, or what other things they may have run into in other projects.

John M. Garrison – I have been following this closely. I share Kevin Kelly's concern about voting to oppose something before it is even proposed. We don't know what they are going to put forward. At the same time, they are going to want to move very quickly on this. They want to get the project done by the Centennial in 2015 so they will try to push this through as fast as they possibly can if they find a way to do so.

John M. Garrison – **made a motion** stating that we are opposed to altering the Municipal Code Section 126.0504(i) to either weaken its protection for historical resources in general, or to create an exception for the Plaza de Panama project in particular. The motion was seconded by Daniele Laman.

Bob Coffin – Asked what their meeting and reading requirement was.

Vicki Granowitz (Chair of the North Park Planning Committee) - Two readings are required, and they have done two readings inside of 10 days on other projects.

Daniele Laman – asked if the speakers are attending other planning groups, and the answer was yes.

Daniele Laman – asked what the point of changing the Municipal Code would be since the person providing the funding has said he is removing the funding. The answer was that the donor has withdrawn funding before and the City has convinced him to restore it. So, they are hoping to have the funding restored again if they can change the law.

Sean Harrison – I am a developer by trade, and I would love to get rid of CEQA, but in this case I totally support the motion on the floor.

Bob Coffin – have you spoken to Councilmember Marti Emerald, who was a vote for the project originally. The only vote in opposition was Sherry Lightner. And there are two new members since the vote.



Kevin Kelly – I think everyone’s statements are well taken. But I do feel uncomfortable voting on something without having a City representative here, or at least extending an invitation to them. For all I know the City may make your case for you by making a completely unpersuasive argument. I do appreciate that we could lose our ability to act if we delay this even by one month.

Sean Harrison – I understand where Kevin Kelly is coming from.

Bob Coffin – I would like to have some wiggle-room by saying something like “we don’t want to change it at this time”.

The question was called.

John M. Garrison – **re-read the motion** stating that we are opposed to altering the Municipal Code Section 126.0504(i) to either weaken its protection for historical resources in general, or to create an exception for the Plaza de Panama project in particular. The motion was seconded by Daniele Laman.

In favor – Bob Coffin, Frank Doft, John M. Garrison, Guy Hanford, Sean Harrison, Sherry Hopwood, Ken Horsley, Daniele Laman, Fred Lindahl, David Moty, Keith Roudebush, Elvia Sandoval **Opposed** – Kevin Kelly **The motion passed 12-1**. Richard Lesser was out of the room supervising the counting of the KTPG election ballots and did not vote.

SUBCOMMITTEE REPORTS

ELECTIONS

ACTION ITEM: CONDUCTING THE 2013 KTPG ELECTIONS

Richard Lesser – Chair of the elections subcommittee (tayser@cox.net) Richard Lesser introduced the election process. He confirmed that everyone eligible had received a ballot and that everyone understood the instructions on how the election would work. Then he introduced the candidate forum for them to give their candidate statement:

- Kelly Waggoner – I have been a resident of Talmadge for about 12 years. I also owned a law office in Kensington for about 6 years, so I know both neighborhoods. I was the chair of the somewhat informal Talmadge Community council for about 4 years and I have also been serving on the Talmadge Maintenance Assessment District. I am passionate about improving our community. And when I say that I see the two neighborhoods as an integrated community because I know people frequent establishments in both. I have also been very active in the Talmadge Watch to help prevent crime in the community. I believe when we have projects that come before the board it is important to look at them from a safety standpoint. I am also passionate about communication. It is important that when an action item is taken that people have ample notice and ample time to consider and respond to that.
- Don Taylor – I have been a resident of Kensington for about 20 years. I had my own business for several years but I am now retired. I have been working on a number of community issues including getting a better solution for Undergrounding, and in preserving our historic streetlights. While there are unique



features about each of Kensington and Talmadge, I agree with Kelly that Kensington and Talmadge are linked together and have more power together.

- Elvia Sandoval – I live in Talmadge and I have been involved in bringing awareness and City focus to traffic safety issues. I have been active in promoting solutions such as reverse-angled parking, speed bumps, and other traffic calming measures. I am currently participating in Joan Fitzsimons' efforts to get a Cal-Trans grant. All of these projects are to promote community safety, walk-ability, and culture. Please drive safely and please give the right of way to pedestrians and cyclists so that they feel welcomed in our neighborhood.
- Keith Roudebush – I got involved in KTPG due to a Saturday meeting with our City Councilmember Todd Gloria and a community member brought a photo album showing some of the problems happening with Undergrounding. I've been a member of the Kensington 10 trying to get a better solution for this. Since I've been on KTPG I have continued my work with the group trying to get a better solution for Undergrounding. Talmadge was really sold a bill of goods and didn't get a good project. We are now working with other communities still to receive undergrounding, such as La Jolla, to try to get a better solution from the City and the Utilities.
- Ann Pease – Richard Lesser read a statement from Ann Pease: I apologize for not attending tonight, but I have had a much slower recovery than I expected from my surgery, and have suffered a recent setback. However, with a little bit more time I hope to be up to speed. In my previous life, I worked for the City of Chula Vista Development Services Department which has given me useful experience to serve on this board and chair the Project Review subcommittee for the past 2 years. I would enjoy continuing to work for our community and this board for the next two years.
- David Moty – I am David Moty, current chair of the planning group. I believe that a healthy community needs a healthy commercial center at its heart. Kensington has a healthy commercial center that has benefited and protected this community for years. For a healthy Kensington community, I support a good undergrounding program that betters the community, not a program that damages it. Also, the Kensington business area needs to be lively, without being rambunctious. Talmadge needs a healthy commercial center. I support the creation of a commercial center for Talmadge that can become a community gathering spot. Maybe it's because I've had enough meetings with various groups making this same point over and over, but in April, meetings are coming where the neighborhood and planning professionals can give some life to this vision.
- As chair, I have also worked to seek out grants for Kensington and Talmadge to support our community goals. Last fall we made a first attempt which didn't succeed, but this winter we made a second attempt that has gained traction with the city and will be sent to Caltrans. Along with these grant opportunities, we have bike paths coming from SANDAG, the City's pedestrian plan, the Rapid Bus line, and the Interstate 8 corridor study from Caltrans. These all need our careful and patient attention. There are a lot of opportunities here that we need to knit together to protect our community character, and the historic charm that we love... and in a few places, redo some things we don't love.
So, about me
- I've lived 20 years in Talmadge



- Served 6 years on the Kensington-Talmadge Planning Group
- 3 years as Vice Chair, 2 years as Chair
- For 5 years I've represented us on the citywide Community Planners Committee, including chairing their Undergrounding Subcommittee.
- I have served on the Talmadge Maintenance Assessment Board
- And I currently serve on the Talmadge Patrol Board.

I want to keep working with you and the planning group on these shared goals for our Kensington and Talmadge communities.

- Fred Lindahl – development director for a local non-profit providing services for disabled children and results. I have been a community advocate to Mid-City for the last 15 years. I serve as the chair for the Talmadge Maintenance Assessment District. I am extremely passionate about the preservation and enhancement of our community. I have had the pleasure of serving on this group for the last four years.
- Daniele Laman – I have been a resident of Talmadge for 17 years, having not moved far from where I grew up in Normal Heights. I have been involved in Mid-City parks and Little League Rec-Council. I served on the planning group for approximately 10 years, took a one-year sabbatical, and have been back now for four years. I think I have a total of 30 years experience on planning boards.
- Frank Doft – I first moved to the community when my wife and I purchased a house in Talmadge in 1987. I have been thinking back to that time and reflecting on how some of the concerns from that time are still with us today. We moved to Kensington in 1997 and feel really fortunate to live in such a good community. I want careful and considered growth, and I want to see a quality Undergrounding project done. I want to thank the members of the audience for coming, and for your work in the community, because without you we couldn't accomplish anything.

At 8:44 –Richard Lesser stated that the ballots had been counted. He thanked Sean Harrison and his wife Cristy for printing the ballots

David Moty – thanked Kevin Kelly for his service. Kevin Kelly's term has ended and he elected not to run for re-election

Richard Lesser announced The newly elected members: Frank Doft, Danielle Laman, Fred Lindahl, David Moty, Ann Pease, Keith Roudebush, Don Taylor, and Kelley Waggoner

[Secretary's note: more information is at <http://www.ktpg.org/subcommittees/elections/2013/index.htm>]

COMMUNICATIONS

INFORMATION ITEM: GOOGLE GROUP

Subcommittee chair John M. Garrison – explained that the Communications subcommittee has created a Google Group. It is at <https://groups.google.com/forum/?hl=en&fromgroups=#!forum/ktpg-news> and it is linked from the KTPG website. This will allow us another communication method with the community. We intend to use it for things such as distributing the agendas and special announcements. People may read the notices without signing



up for anything. Or, if they do sign up on the Google Groups page, they can elect to have the notices delivered to their email address.

An audience member asked if whoever posts to the KTPG Google Group could also post to the Talmadge Google Group. John M. Garrison mentioned that he didn't see a problem with that and would plan to do so.

UNDERGROUNDING

Bob Coffin – Chairman of the Undergrounding subcommittee – Has been meeting with some leaders in the City to see if we can get some movement.

[More information on Undergrounding is at <http://www.ktpg.org/projects/undergrounding/index.htm>]

PROJECT REVIEW

ACTION ITEM: TENTATIVE MAP WAIVER TO PROCEED WITH A CONDOMINIUM CONVERSION AT 4704 WINONA AVENUE

David Moty – observed that this agenda item was published as being for 7:30, and it was now 7:40 but the applicant was still not present.

Daniele Laman – made a motion to postpone this item to a later meeting. John M. Garrison seconded the motion.

The motion passed 14-0.

TRANSPORTATION AND NEIGHBORHOOD FACILITIES

INFORMATION ITEM: KTPG APPLICATION THROUGH THE CITY FOR A CALTRANS COMMUNITY BASED TRANSPORTATION PLANNING GRANT

Sean Harrison – mentioned that the City had forwarded the grant application that KTPG approved.

Joan FitzSimons – explained that the grant had now been expanded to cover the watershed so that it is eligible for an environmental justice study. Fairmont would become a green belt with room for bicycles and pedestrians.

Sean Harrison – there was a discussion in the subcommittee that within the last year we had discussed the canyons along Fairmont and how most of the residents along those canyons had no desire to have anyone in them. We are keeping our eyes on the prize of making sure that nothing is done to promote people using the canyons for recreation.

LIAISON REPORTS

Community Planners Committee - CPC – David Moty – The mayor is tentatively planning to attend on March 26th. I will bring up the issue of a City-wide task force on Undergrounding. Regarding the Environmental Justice grant, there is a competing San Diego grant in Otay Mesa. Note – May 18 – 8:00am to noon – Community Orientation



Workshop at the County Operations Building on Topaz Way. There is also an alternative online training. The City Planning office is looking into the role that City Planning groups play in the Capital project planning process and City Council policy 800-14. 800-14 is geared more towards the rehabilitation of facilities as opposed to bringing new facilities into the process.

Talmadge Maintenance Assessment District - Fred Lindahl - Gave an update about lighting in Talmadge.

ADJOURNMENT

David Moty adjourned the meeting at 8:47 pm.

APPENDIX A – TREASURER’S REPORT

Kensington-Talmadge Planning Group
Treasurer’s Report for February, 2013

Report of the Treasurer of the
Kensington-Talmadge Planning Group
February 1, 2013 – February 28, 2013

Balance on hand February 1, 2013.....	\$340.94
Donations from January’s meeting.....	\$55.00
Total Receipts	<u>\$55.00(+)</u>
Sub Total.....	\$395.94

Total Disbursements **\$0.00 (-)**

*** 2/13/13 Board approves \$50.00 expenditure to advertise Board elections.
*** 2/13/13 Board approves \$100.00 donation to Franklyn Elementary School.

Balance on hand February 28, 2013_____ **\$395.94**

**** Ken-Tal PO Box expenditure due each October (approximately \$120.00)

Fred J. Lindahl III
Treasurer



APPENDIX B – KTPG ANNUAL REPORT

Annual Report of the Kensington-Talmadge Planning Group April 2012 - March 2013 www.ktpg.org

Introduction

The following is the Annual Report of the Kensington-Talmadge Planning Group (KTPG). For the period covered the officers were David Moty, Chair; Robert Coffin, Vice-Chair; John Garrison, Secretary; Fred Lindahl, Treasurer. The planning group maintained a standing subcommittee for Project Review and the following ad hoc subcommittees: Bylaws, Communications, Elections, Transportation & Public Facilities, and Undergrounding.

Administrative Issues

Eleven meetings of the full board were held during the twelve months from April 2012 through March 2013. No meeting of the full board was held in August of 2012. There is no differentiation made in membership between residents, property owners, or business or non-profit owner/operators, nor are there any seats specifically assigned for large institutional entities.

At the January and February meetings of the planning group several by-laws amendments were approved by the board. One of these amendments would establish a subcommittee to advise the City on the maintenance assessment districts proposed for Kensington. Because this amendment would authorize the formation of a subcommittee comprised of a majority of non-boardmembers, it will require approval by the City Council. These bylaws amendments will be submitted to staff coincident with this annual report. Otherwise, there were no changes approved by staff to the planning group's [by-laws](#) during the period covered by this report.

Community Plan Preparation and Implementation

During the period covered by this report, the Kensington Talmadge Planning Group did not participate in any community plan updates or amendments, land use rezones, or provide input for any public facilities financing plan. However, at the request of the City, the planning group did make recommendations on prioritizing the City's Capital Improvement Projects list for the community. The planning group held two subcommittee meetings in September and October focused on this issue, and approved the list by a 9-1-2 vote at the October 2012 board meeting.

Special Projects

At the April 11, 2012 meeting, the KTPG voted 13-1-1 to support dedicating open space parcels P616RU and Q606RU in Kensington. The planning group voted 10-4-1 to support dedicating open space parcel P605RU in Talmadge.



At the June 13, 2012 meeting, the KTPG voted 11-4 to support the creation of the Little Saigon Cultural and Commercial District while at the same time including a list of issues which the planning group hoped would be addressed by the businesses and property owners within the proposed district.

At the December 12, 2012 meeting, the KTPG voted 13-0 to support Reverse Angle Parking along the 4400 block of Euclid Avenue, and voted 13-0 to support Right Turn Only traffic control signs at Monroe Avenue and 47th Street.

At the February 13, 2013 meeting, the KTPG voted 14-0 to support the planning group's submission as a subapplicant to the City for a Caltrans Planning Grant focusing on intermodal transit on Fairmount Avenue, and its connection to the Grantville Trolley, I-8 Interchanges, Fairmount/Montezuma interchange, Aldine Drive connector, and El Cajon Boulevard and Fairmount intersection.

On February 13, 2013 the KTPG voted 11-3-0 to request Councilmember Emerald to continue the existing moratorium on the formation of Utility Undergrounding districts in Kensington.

This represents a continuation of our interest in this issue as shown by our June 13, 2012, participation in a City Land Use & Housing committee meeting on the topic, and our participation in a September 24, 2012 workshop with the utility companies and City staff.

Summary of Project Review

Copley/Price Family YMCA: 4400 block of El Cajon Boulevard between 43rd Street and Fairmount Avenue - On April 13, 2011 the board heard an initial presentation from Tim Barry of the Copley YMCA Board with an updated presentation on October 12, 2011. The item was further discussed at the April 27, 2011; February 22, 2012; April 25, 2012; May 23, 2012; June 27, 2012; July 25, 2012; and August 22, 2012 Project Review subcommittee meetings. The project was approved by a 12-0 vote at the September 12, 2012 KTPG board meeting with two conditions: the application of a medium brush finish to the new sidewalk, and the removal of all utility boxes from the public right-of-way.

At the February 13, 2013 meeting, the KTPG voted 14-0 to support the vacation of the paper street located at the intersection of 52nd Street and Contour Avenue after receiving input from the City's Parks and Recreation Department that the parcel in question would not be suitable for a pocket park.

Planning Group Objectives

As stated in our 2012 Annual Report, while community plan updates may be many years away, the KTPG would like to begin identifying flaws and needed corrections to our current adopted community plan. As an alternative to a plan update, we have raised the possibility of a community plan amendment with our elected representatives and city staff.

If the proposed MAD(s) for Kensington are approved by the affected property owners, the planning group will initiate its role as the formal advising body.

David K. Moty

Chair, Kensington-Talmadge Planning Group
San Diego California.