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## **Regular Meeting Minutes March 14, 2018**

### **I. PARLIAMENTARY ITEMS**

- The March 14, 2018 meeting of the Kensington-Talmadge Planning Group was called to order by Chairman Don Taylor at 6:30 PM.
- Board members present – Bill Adair, Ron Anderson, Sean Harrison, Ken Horsley, Daniele Laman, Darlene Love, David Moty, Bonnie New, Elvia Sandoval, Marilyn Sanderson and Don Taylor.
- Board Members not present: Ann Pease
- There were 63 community members who signed in/registered to vote.
- Approval of Agenda: Don Taylor advised that a brief discussion of California Senate Bills 827 and 828 would be added to this evening's agenda. David Moty moved to approve this modification to the agenda. **The vote to approve the modified agenda was unanimous.**
- Approval of Minutes: The February 7, 2018 minutes were **unanimously approved.**
- Treasurer Darlene Love reported a bank balance of \$321.61 as of March 1, 2018.

## II. COMMUNITY FORUM & NON-AGENDA COMMENT

- **Matt Yagyagan, representing District 9 Councilmember Georgette Gomez:**
  - Hire San Diego - A program which provides skilled training for impoverished persons. This program is still in the beginning stages and will take about two months to build out.
  - Anyone in the community with an outstanding water bill who requires assistance in resolving an unusually high charge, please contact Matt for assistance: [Myagyagan@sandiego.gov](mailto:Myagyagan@sandiego.gov)
  - Homeless Encampments: Recently there has been a higher than usual number of requests for Environmental Services to clean out abandoned homeless encampments. This has resulted in a backlog and could delay action following a 72-hour Notice to Evacuate.
  - The drain project on Rochester Road near Norfolk Terrace in Kensington has been 'fast tracked'. The City is also reviewing the drainage problems in Talmadge.
    - Follow-up items for Matt from Board members:
      - ◇ CIP priorities for District 9 to be forwarded to Don Taylor
      - ◇ Light at the Aldine Drive/Fairmount Avenue curve
      - ◇ Storm drains on Norfolk Terrace Drive pumping 24 hours/day during inclement weather
      - ◇ Definition of 'fast tracked' (re: drain projects)
- **Laura Ann Fernea, newly-named Executive Director of City Heights Community Development Corporation,** distributed a handout entitled 'Advocacy Works'
- **Javier Gomez, Field Representative for Assemblyman Todd Gloria,**
  - Assemblyman Gloria had requested \$1B for housing and homeless assistance. \$1.5B has been provided.
  - AB 2372 maintains that project heights will continue to be regulated by the underlying base zone and also permits developer impact fees to be calculated on a 'square foot' rather than a 'per unit' basis. AB 2372 also reduces parking requirements to .1 spaces per bedroom for all low income units.

### III. NON- SUBCOMMITTEE ITEMS

- Don Taylor notified the Board that, as of the February 7, 2018 KTPG meeting, Travis Fawcett and Deborah Sharpe have exceeded the maximum allowable number of absences (four non-consecutive absences in one year, per KTPG bylaws Article IV, section 1). Don moved to declare both positions vacant. Seconded by David Moty. **The vote to approve was unanimous.**
- A discussion of SB 827 and SB 828 was led by David Moty and Sean Harrison.
  - SB 827
    - This proposed Planning and Zoning statute would require that, when an applicant proposes a housing development within the jurisdiction of a local government, the City, the County or the City and County will provide the developer with a density bonus and other incentives, or concessions for production of lower income housing units. Incentives are also provided for the donation of land within a development if the developer, among other things, agrees to construct a specified percentage of units for very low or moderate-income households or qualifying residents.
    - Amendments proposed by Senator Scott Wiener would:
      - ◇ Make this bill ‘developer friendly’
      - ◇ Allow building as high as 85 feet within ½ mile of major transit stops., which would affect properties as far north as Canterbury Drive.
      - ◇ Provide for minimum height limits of 45 feet, which could yield very tall buildings.
      - ◇ Establish state mandated zoning, which would eliminate City and County zoning within ½ mile of a major transit stop.
      - ◇ Eliminate any City mandated parking requirements.
  - SB 828
    - This proposed Planning and Zoning statute would require that a City or County adopt a comprehensive, long-term general plan for the physical development of the City or County and any land within its planning boundaries. The proposed statute also requires that the general plan include a housing element and requires planning agencies to submit a draft of the housing elements to the Department of Housing and Community Development for review, as specified.
    - Proposed amendments by Senator Scott Wiener would require zoning to plan for a 200% projected increase in future population for the area.
  - Other Comments:
    - From Georgette Gomez’ office – The amendment for SB 827 does not meet Affordable Housing needs. Affordable Housing is defined as 120 percent under AMI.
    - From David Moty - This topic is on the Community Planners Committee agenda for the end of March.

## NON- SUBCOMMITTEE ITEMS (continued)

- Other Comments: (continued)
  - From Javier Gomez (Todd Gloria’s Office) – A bill goes through many committee revisions on its path.
  - From KTPG Board – There are no contingencies to build parks or address storm drain or infrastructure issues.
  - From Don Taylor - This issue will likely return as an Action Item on a future agenda.

## IV. SUBCOMMITTEE ITEMS

### ○ **Elections** - Chair: Don Taylor

- Qualifications and voting requirements were reviewed by Don Taylor. Each of the eight candidates was given an opportunity to introduce themselves and make a brief statement.
- The following candidates were listed on the 2018 KTPG ballot:

Bill Adair	Ken Horsley
Fred Lindahl	Darlene Love
George Palermo	Deborah Sharpe
Ralph Teyssier	Kelly Waggoner

- A recess was called to permit voters to cast their ballots. The meeting was again called to order at 7:15 PM by Vice-Chairman David Moty. The election polls closed at 8:00 PM.
- Election results were announced at 8:05 PM. The following seven (7) candidates were elected to the KTPG Board for a two-year term, beginning April 11, 2018:

Bill Adair	George Palermo
Ken Horsley	Ralph Teyssier
Fred Lindahl	Kelly Waggoner
Darlene Love	

- Officer and subcommittee appointments will be made at the April 11, 2018 meeting.

### ○ **Transportation** - Chair: Sean Harrison

- Did not meet due to lack of a quorum.

### ○ **Project Review** – Chair: Ann Pease

- Not Present

## **SUBCOMMITTEE ITEMS (continued)**

- **Communications** – Chair: Travis Fawcett
  - Not Present
- **Kensington MAD's** – Chair: Don Taylor
  - No meetings
- **Utility Undergrounding** - Chair-Sean Harrison
  - The subcommittee was updated at a meeting with the mission to locate accessible locations.

## **V. KTPG LIAISON REPORTS**

- **Historic Resources** – Bill Adair
  - 4541 East Talmadge Drive 92116 - Met criterion C for style.
  - The following properties did not qualify for historic criteria:
    - 4423-25 Central Avenue 92116
    - 4481 Estrella Avenue (church) 92115
    - 4755 Vista Lane 92116
    - 5140 El Cajon Boulevard (commercial) 92115
    - 4667 Winona Avenue 92115
    - 4680 West Talmadge Drive 92116
    - 4580 47<sup>th</sup> Street 92115
    - 4458-60 Copeland Avenue 92116
- **CIP & Planning** – David Moty
  - Did not meet due to lack of a quorum.
- **TMAD** – Fred Lindahl
  - No report

## **KTPG LIAISON REPORTS (continued)**

- **CPC – David Moty**
  - The City Planning Department has moved out of Downtown to a location on Aero Drive in the Kearny Mesa area.
  - Parks Master Plan, three-year process:
    - Learning Phase: current conditions, regional workshops with residents.
    - Exploring Needs & Priorities Phase: Review acreage standard, equivalencies.
    - Envisioning Phase: Workshop and Statement of Principles.
    - Implementing Phase: Review impact fees (levels), funding strategies (state grants & bonds).
    - Website for public input: <http://www.cityofsandiegoparksplan.com/>
  - Land Value Recapture – An alternative way to pay for infrastructure.
    - The fundamental principle is that every time the City ‘up-zones’ a parcel, or puts in a major piece of infrastructure, it gives value to landowners but doesn’t exact anything in return for the value invested or the regulatory relief given.
  - SB827 and SB828
    - Former Assemblyman Howard Wayne came to CPC to bring these two bills to our attention during Non-Agenda Public Comment.

**Meeting adjourned at 8:12 PM.**