

**KENSINGTON TALMADGE PLANNING GROUP  
REGULAR MEETING  
JANUARY 13, 2010**

A regular meeting of the Kensington Talmadge Planning Group (KTPG) was called to order by Chair Tom Hebrank on January 13, 2010 at 6:33 pm in the Kensington Community Church located at 4773 Marlborough Ave., San Diego, CA 92116.

Members present: Tom Adam, Shauna Pribyl, Tom Hoyt, David Moty, Fred Lindahl, Gail Greer, Bob Coffin, Guy Hanford, Daniele Laman, Frank Doft, and Tom Hebrank.

Members absent: Sherry Hopwood, Jeri Dilno, Kevin Kelly and John Garrison.

Also present: Parke Troutman, Kristin Kvernland and numerous members of the public.

**MODIFICATIONS TO THE ADOPTION OF AGENDA**

A motion was made by D. Moty, seconded by F. Doft and unanimously approved to accept the agenda as proposed.

**MINUTES**

Review and approval of the December 2009 minutes were tabled until the February meeting.

**TREASURERS REPORT**

On behalf of Treasurer S. Hopwood, Chair T. Hebrank presented the Treasurer report for December 2009. As of December 1, 2009 there was 380.99 in the KTPG bank account. Deposits consisted of the October and December donations in the amount of \$35.00 and \$36.00 respectively. There were no disbursements in the month of December. The bank balance as of December 31, 2009 was \$451.99.

## **PUBLIC COMMUNICATIONS**

Various members of the public were present and the following non-agenda comments were made:

R. Anderson – Voiced a life safety concern over a chain link fence along Fairmont Avenue as you approach Meade. It is his opinion that the fence is failing due to erosion.

J. Roberro – Her father slipped and was hanging onto chain link fence mentioned by R. Anderson. Several neighbors have placed calls to the city requesting that the city stabilize the eroding hillside. T. Hebrank requested that she send an email to him with some details so he can forward it to the city. B. Coffin requested that the email contain the names, addresses, and numbers of her neighbors who have previously contacted the city.

### **CITY/GOVERNMENT INFORMATION ITEMS**

- i. **Todd Gloria, City Councilmember** District 3 – Nobody from the Councilmember’s office was present at the meeting due to a conflicting event – the State of the City Address.
- ii. **City Planning Office** – Nobody from the City Planner’s office was present at the meeting due to a conflicting event – the State of City Address.

### **NON-SUBCOMMITTEE INFORMATION ITEMS**

**1 in 10 Community Garden Group** – Presented by P. Troutman and K. Kvernland of the 1 in 10 Coalition requested support of the KTPG for simplifying the process of getting a permitted community garden. Two handouts were distributed to the group. The spokespersons state the current process for getting a community garden is very onerous. According to K. Kvernland a recent effort to get a permit by International Rescue Committee (IRC) cost \$46,000 of which \$20,000 was direct billing from the city. After the IRC complained about the process the Land-Use and Housing Subcommittee requested that the Development Services Department streamline the process. Development Services responded by saying that they couldn’t make it easier. The presenters are requesting that obtaining a Community Garden Permit become an administrable process. The city is requesting that the process become a Limited Use Permit from a Land Use Permit.

Make the process a limited use permit derived from a land use permit is consistent with other cities around our county and around the nation. Of the other cities within San Diego County only Santee requires a Conditional use Permit for a community garden. Of the 9 other most populated cities in the country only 1 requires a Conditional Use Permit for a community garden. The following questions and comments were raised: At the recent CPC meeting where the process was discussed the city put a moratorium on community gardens because of the drought situation; a recommendation as made that those who have not been to a community garden should visit one; water for the garden is paid for by the members; there are viable lots; the presenters will be made to convert the lot at the corner of Edgware and Adams Avenue into a Community Garden once the water/sewer project is complete. Neighborhood Facilities & Historic Resources Subcommittee will be reviewing the request for support in more detail and making a recommendation to the KTPG.

### **SUBCOMMITTEE INFORMATION ITEMS**

**KMAD update** – T. Hebrank asked members of the Kensington Maintenance Assessment District (KMAD) Subcommittee (KMADS) to raise their hands and identify themselves. To date the subcommittee has set up a timeline for forming a KMAD and received some guidelines from those that formed the Talmadge Maintenance Assessment District (TMAD). KMADS received a presentation on the various streetlights within Kensington and some information on the Golden Hill lawsuits. The KMADS will be discussing whether or not to include the business district in the KMAD boundary, whether or not to be self-managed or city managed, and the costs associated with a KMAD. After the KMADS has recommended guidelines to the KTPG and if the KTPG approves the KMADS recommendation, then the city engineer would draw boundary lines and the city would conduct a neighborhood vote for or against the KMAD. A KMAD couldn't even be approved by City Council until April 2011. The proposed boundary lines are Meade Avenue on the South, I-15 on the West, Fairmont Avenue on the East, and natural Mission Valley Canyon wall boundaries on the North. The subcommittee has established 3 levels of priorities (first priority, second priority, and business one) to recommend to the full KTPG. First priority items include tree trimming, street light replacement, Kensington sign maintenance, sidewalk repairs, and the addition streetlights where streetlights do not currently exist. Second priority and business zone items include a newsletter fund, street sweeping, playground maintenance, landscape maintenance, open space maintenance, hardscape maintenance, up lighting on median &

right-of-way landscaping, litter removal, security services, graffiti removal, trash can pick-up, tree planting, landscape irrigation, tree gates, information kiosk, benches, welcome sign, utility box painting, bus shelters, maintenance of stone pillars, sidewalk steam cleaning, banner installation/removal and seasonal decorations. The following questions and comments were raised.

1. S. Mckinsic – Will the civil engineer change the proposed boundaries? No. Will voters be given both pros and cons of a KMAD before voting? Yes, it will be a standard ballot similar to what you see during a November election. Are non-working lights to be replaced or does the KMAD want to replace all that are non-historical? Each area will need to establish the lights that it wants.
2. G. Greer – If a resident has questions and has been unable to attend the KMAD meetings, then does the resident email T. Hebrank, Chair of the KMADS? Will a KMAD have the ability to prevent individual homeowners personal wishes regarding colors of houses, trees planted in the homeowner’s yards, etc.? No.
3. F. Lindahl – gave a detail summary of the projects that TMAD has undergone and intends to undergo in the future.
4. S. Pribyl – Advises that the KMADS should be cautious about including “security service” as it will bring unwanted liability onto the community.
5. B. Coffin – Lets the community know that at \$80.00 per parcel, per annum the community would have \$150,000 per year. In addition, he lets the community know that 51 percent of the eligible votes must vote in favor of MAD to establish a KMAD.
6. R. Riebli – How long did it take TMAD to install lights from the 1<sup>st</sup> assessment collected? 10 years, to take advantage of the utility undergrounding program.
7. F. Lindahl – Suggested that signage, pillars, banners, electronic media, and cutting cement be added to the priority list. Also, state that the TMAD is assessed \$88 per year.
8. G. Greer – Verifies that the city representatives’ stated that should a KMAD be formed it would need to pay back the initial sums of \$30,000 to \$50,000. Such amounts would amount to \$25 of the initial year’s assessment.

9. It was also noted that fees can go up each year, if city managed then administrative fees would be \$7,000 to the Parks and Recreation Department, people who have no lights would be paying more than those with lights until all areas have lights, and further information is available at [www.ktpg.org](http://www.ktpg.org).

### **NON-SUBCOMMITTEE ACTION ITEMS**

**Expenditures** – A motion is made by B. Coffin, seconded by D. Moty, and unanimously approved to issue a check for \$150, which is the equivalent of six month's use of the Kensington Community Church.

**Elections subcommittee** – A motion was made by T. Hebrank, seconded by B. Coffin, and unanimously approved to appoint D. Moty, K. Kelly, and Darlene Love to the Ad Hoc Elections Subcommittee. The same motion approved that D. Moty would act as the Elections Subcommittee Chair.

### **SUBCOMMITTEE ACTION ITEMS**

**Neighborhood facilities & Historical Resources Subcommittee (NFHRS)** – The NFHRS did not hold a meeting in December; thus, no presentation was made.

**Project Review Subcommittee (PRS)** – On behalf of the PRS, the subcommittee Chair, T. Adam, made the following presentation:

1. Aldine Drive Slope Restoration – A City of San Diego Project Engineer was invited to present on elevation of height of retaining walls at pilasters but was unable to attend. The community was updated on the project. Eighteen questions from PRS were sent back to city. The PRS received a listing of elevations at the top of the wall and that information was distributed to the KTPG. The question regarding the plant pallet has not yet been answered. PRS hopes that by the time it has its next meeting PRS will have answers to the questions. There is no update on timing.
2. Information Items – None

**Transportation and Safety Subcommittee (TSS)** – On behalf of the TSS, the subcommittee Chair, B. Coffin, made the following presentation:

1. Input from community or board about cell phone towers – B. Coffin is on the task force to develop standardized guidelines about the cell towers. All public meetings are held every two weeks on Wednesday from 8am to 10 am at 1222 First Avenue in downtown San Diego. Please send public input to B. Coffin.
2. Crosswalk at Adams & Kensington Drive – Gave a recap of events that led up to the request for a crosswalk. After contacting the city, it was determined that the city will evaluate the request. It was noted that the city is not in favor of adding a crosswalk unless there is a streetlight added to the same intersection. A concern was raised over the addition of a streetlight causing further congestion along Adams Avenue. The traffic division will be coming back to the TSS with a proposal. A cautionary comment was received from the public about the traffic division's requests because in the public member's opinion, 100 percent of traffic engineers favor flow over stopping traffic to allow pedestrians.

**Membership & Communication Subcommittee (MCS)** – The MCS did not hold a meeting in December; thus, no presentation was made.

### **KTPG LIASON COMMITTEE REPORTS**

**Talmadge Maintenance Assessment District (TMAD)** - No presentation.

**Community Planners Committee (CPC)** – No presentation was made.

### **City Heights Redevelopment PAC (CHRPAC)**

1. Election of officers was held on December 14, 2009 and F. Lindahl was elected as Vice Chair.
2. The CHRPAC is putting aside \$4 million to install lights and sidewalks.
3. Re-appropriating funds for a code enforcement officer to make sure that foreclosed homes and businesses are following code.
4. The CHRPAC received a request from Fairmont 26 to install a 26 unit mixed use project for moderate income individuals. The project is located near Myrtle Ave. and is approximately \$3.2 million project.
5. Working to bring the Silverado Ballroom located at Euclid & University back to its glory.

6. F. Lindahl attended the January 8, 2010 groundbreaking of the City Heights project consisting of a 92 unit mixed use project that will contain 290 parking spaces. The project is valued at \$75 million.
7. The CHRPAC is considering a 150 unit senior apartment building.

### **ADJOURNMENT**

#### **Agenda for upcoming KTPG meeting -**

1. Aldine Slope
2. Community garden
3. Kensington sign update
4. Cell tower in Talmadge
5. Crosswalk at Adams Avenue and Kensington Drive
6. Elections subcommittee
7. Communications subcommittee may be ready to present a recommendation regarding noticing requirements.

**A motion is made by B. Coffin, seconded by D. Moty and unanimously approved to adjourn the KTPG meeting at 8:20 pm. The next meeting will be held on Wednesday, February 10, 2010 at 6:30 pm at the Kensington Community Church.**

Submitted by, Shauna Pribyl, on February 10, 2010.

I, Shauna Pribyl, am the Secretary of the Kensington Talmadge Planning Group and I hereby certify that these minutes were approved by the Kensington Talmadge Planning Group on \_\_\_\_\_, 2010.

Shauna Pribyl, Secretary

\_\_\_\_\_  
Date