

Kensington-Talmadge Planning Group



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

www.ktpg.org

Regular Meeting Minutes – Final (Approved 2014 Oct.)

2011-09-14

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PARLIAMENTARY ITEMS

CALL TO ORDER, ROLL CALL AND INTRODUCTIONS

A regular meeting of the Kensington Talmadge Planning Group (KTPG) was called to order by KTPG chair David Moty on September 14, 2011 at 6:35pm 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: Bob Coffin, Gail Greer, Guy Hanford, John M. Garrison, Kevin Kelly, Sean Harrison, Pam Hubbell, David Moty, Ann Pease, Elvia Sandoval

Members absent at the start of the meeting: Frank Doft, Sherry Hopwood, Daniele Laman, Fred Lindahl, Keith Roudebush (Daniele Laman arrived at 6:44pm., Fred Lindahl arrived at 6:49pm)

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, Jean Small (Principal of Franklin Elementary) and approximately 30 members of the public

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

A motion to approve the agenda with 2 changes (adding an information item from Communication and one from Transportation) was made by John M. Garrison and seconded by Kevin Kelly. The motion was approved unanimously.

APPROVAL OF MINUTES – MINUTES FROM PRIOR MEETING(S)

David Moty asked if anyone had any objections to approval of the July minutes. Some members said they had not seen those minutes so the approval of those minutes was deferred.

TREASURER’S REPORT – REPORT FROM PRIOR MONTH

The KTPG Treasurer was not present at the start of the meeting so the report from the Treasurer was skipped. KTPG Chairperson David Moty said that we previously had approved an expenditure of up to \$100 for new signs to advertise the meeting. Pam Hubbell spent \$112 for the new signs. Pam is OK with paying the \$12 herself.

COMMUNITY FORUM / NON-AGENDA PUBLIC COMMENT



Kelly Wagoner – I would like to add 4496 Euclid Avenue to the agenda for an upcoming meeting because it is a blighted property. This was referred to the Communications subcommittee to consider writing a letter.

Dion Akers – Restriping of Marlborough and Kensington – the transportation engineer said today that they are planning to restripe Marlborough, and that should happen within 30 days. Kensington will be done also. We will do the entire length.

___: with the narrowing of Aldine, have there been any complaints?

Dion Akers – I have not received any complaints for maybe 6 weeks. As far as I know they are on schedule.

Bob Coffin – with respect to Aldine Drive, I think everyone here noticed an appreciable reduction of traffic through Kensington and it seems to make very clear that a lot of the traffic is through traffic cutting through the neighborhood. I would like to suggest that the Metro authority consider permanently re-route the buses.

John M. Garrison – Dion, I sent you a notice several months ago about a program where cities around the nation can receive pieces of the World Trade Center.

Dion Akers – I don't know of any plans but I will look into it. Pacific Beach – Fire Station 21, Memorial Garden in the Federal Building

Danielle Laman – I'd like to get an update on getting a "no trespassing" sign at the entrance to Norfolk Canyon. I've been asking for that for six months.

Dion Akers – I don't have an update on that but I will look into it.

Daniel Hazard (Senior Community Representative for Susan A. Davis, Member of Congress, 53rd District, California) – the Congresswoman held a "job fair". Normally we are excited to see a lot of people show up at an event but in this case it is not that fortunate.

NON-SUBCOMMITTEE ITEMS

Secretary's note: These minutes are not an exact transcript of the meeting. They are intended primarily to record motions passed by KTPG, and secondly to provide a general sense of the discussion on the items. The Secretary records the name of the speaker if known by the secretary, or if the speaker has filled in a blue speaker form.

REPORT ON THE REDISTRICTING PROCESS

Tom Hebrank:

Redistricting happens every 10 years. This year, as a result of moving to the Strong Mayor system and approving the addition of a new City Council district, we went from District 8 to District 9. When the preliminary map came out, Kensington was moved into the new District 9, which was the new district designated as a Latino empowerment district centered around City Heights. I was very surprised to see us moved out of our traditional, historic associations with other similar communities.



I banded with other interested parties such as Bob Coffin to form the “Keep Kensington 3” group to try to get the map modified. We learned early on that if they accepted any tweaks to the map that they would be minor tweaks. So we realized we wouldn’t be able to move both Kensington and Talmadge. So, we decided to just focus on Kensington which with 5,000 people we felt they could move us.

In the end, we had 3 members that dug in their heels and said they would not support a final map that included Kensington in District 3.

We are about 3% of the ~140,000 people district but we are 33% of the expected turnout in a primary; and we do have a history of turning out in force. Some people expressed concern that we would be the 800 lb gorilla. I assured them that this would not be the case, that we would be the 850 lb gorilla.

David Moty - in the last general election about 3,600 from Kensington, and 3,600 from Talmadge voted, for a total of 7,237.

Bob Coffin :

We here in Kensington have reached out. For the entire time I have lived in Kensington, since 1967. Because of how we are situated, our tendency is to reach out the West because we do to the west. It is our closest grocery store, our post office, etc. I feel it made sense to Kensington to continue in District 3 and stay in the District to the West.

One of the members of the commission went to the extent to call the citizens of Kensington white racists, who wanted to throw everyone else out of the lifeboat.

It became clear to me that we should have started this process a year and half ago because that is what other communities were doing. By the time we jumped into it, it was already done.

We should have formed a subcommittee and we did not. We did not have much input. Our chair and one or two others went to some meetings and then came and made a report, but things were already far along by that point.

We spent dozens of hours on Aldine Slope; I don’t think we spent more than 15 minutes on the Redistricting Process.

We know it is going to be 10 years before this comes up again, or 8 years if we get involved early. But there will be other things that come up in the meantime, and we need to get involved in those things.

Another thing is that the discussions we did have on this came late in the meeting and some people had left because they came for a different action item, and other people were tired and ready to leave.

I think personally District 3 is our home and we should have stayed there.

John M. Garrison – I want to make sure I understand what you are proposing. You are saying we should ensure we have a good process for working on things like this:

1. Get involved early so we have opportunity make an impact.



2. Send things to subcommittee so that things can get a more thorough vetting. (and these 2 things somewhat go hand and hand because we need to get started early in order to have time to send something to subcommittee).
3. We should consider these items sooner on the agenda so that we have a bigger set of people present.

Bob Coffin – yes, and I think a 4th point is we should also be sending more people to outside events so that we could have more people involved in the process.

John M. Garrison – I think another thing would be to try to make our agenda as descriptive as possible, and wherever possible to present the actual letter we will vote on at the meeting and include it in the agenda, so that people can have as much info as possible about what we are voting on.

Fred Lindahl – this is kind of the second time I have seen the Redistricting scenario play out. This time around, I didn't quite feel that I could give up as much time as we did before. At the May meeting I did attend and I did say that Kensington and Talmadge should stay together and stay in District 3. I think in this case we wrote a letter but I wonder if it is really part of the charter of our group. Is it land-use vs. political. And I 100% believe that it needs to happen if we want it done. If you look at what other groups did they had maps, they had information on how areas had voted. They definitely put a lot of time into it and I think it would take over a year to pull it together.

Guy Hanford – I want to explain why I joined the Keep Kensington 3 group. I am greatly upset that the Adams Avenue Business District has been split up.

Kelly Wagoner – I want to say that I don't think this was David Moty's fault and that he didn't do anything to derail redistricting. I want to get that on the record. I think some people attacked him over this unfairly and I think the healing process needs to begin here.

___ - I think because we are a little more affluent and maybe a little more educated means we can provide leadership.

___ - I think spending any time over the next 10 years figuring out how to get back into District 3 would be a waste of time. I think we should spend the time trying to make District 9 the best district.

___ - I went to several of the meetings. One of the maps would have put the border right here at Monroe. I spoke to Tom Hebrank and he assured me that Franklin Elementary would be part of Kensington. I am looking forward to some synergy with City Heights in approving our school district. I think with the new Copley Y going in and some other organizations there is an opportunity to make a big difference.

Secretary's note: More info at <http://www.ktpg.org/projects/redistrict/index.html>

PRESENTATION ON KENSINGTON TERRACE PROJECT

Allard Jansen:

This project is planned to be North of Adams and East of Marlborough. We have been working on this for a long time and had the necessary city approvals but 4 things happened to put it on hold:

1. We had some neighborhood opposition



2. The project was too expensive, which means the neighborhood opposition really may have saved us from a bad project.
3. The economy took a big downturn
4. It became very hard to borrow money.

So we went to our lender and asked them what they would lend money against. They said:

1. Eliminate all office space. We have tons of office space vacant in the city.
2. Eliminate for-sale housing. We have a whole department dealing with foreclosures.
3. Minimize retail – but the partners feel strongly about preserving retail.
4. They did like apartments. People may not be able to buy housing today but they do still need a place to live.

The plan today includes: 34 units, 3 affordable, 12,500 square feet of retail on the bottom. Our other building in Kensington, just across Marlborough, the “Starbucks building”, has about 6,500 square feet. We eliminated underground parking saves \$35,000 per parking spot. It is now a classic “Santa Barbara style building”. In the residential units we are looking at recessed windows which is a classic element in Kensington, red roof tile accents,... This is not a replication of what we have across Marlborough. It looks very different from our other building.

This will have all ADA accessible, storage for each unit off the balconies, Caesar-tile in kitchens, spa-like bathrooms, docking stations for electronic equipment. Square footage of apartments is 950 to 1,000 square feet. These are 1 bedroom + a study and a large sort of great-room/living-room.

Currently, the zoning requires 64 parking units. We have 63 parking spots. We are required to provide a loading dock space, which takes up 4 spaces. We are hoping to coordinate deliveries to get those spaces back during the day. Our plan is to assign 34 spaces to the units and that will give us flexibility on the other 33. We would be able to use some of those during the day but say “residential parking” overnight.

We have talked to Ace parking about managing the parking for restaurants at night and they can also park

By taking out the office space we have been able to cut our about 40% of ADT; we went from about 2,500 in the first plan to about 1,500 now. When you do that analysis about the traffic you have to put in some assumptions about usage. We figured one low-turnover restaurant, one higher-turnover restaurant, one back, and then assorted retail. Even though we don’t have a sign out, we are still getting a lot of inquiries, but I can’t tell them when we will deliver the space so they go somewhere else.

Now, what value does this give to you as a resident?

- I can’t promise this, but I think it will improve our property values. We currently have a blighted corner.
- The sidewalks are a big deal. In Kensington, we have an 88 rating for walkability, which is one of the highest in the city. This will be improved further by the project.



- Ground level retail will bring more opportunities for the neighborhood
- Architecturally again, we are making it feel like a Santa Barbara community.
- I think it will help the existing retailers to have more people drawn into the neighborhood.

Bob Coffin – I heard you got your financing.

Allard Jansen – Yes, we got a letter from our bank. Actually we got 3 letters from 3 banks. All the banks we went to said “we get apartments and we know you can’t prelease the apartments.”. Two of them said “we want you to pre-lease 50% of the retail”. One bank said “we won’t ask you to do that because you have to give away a lot to those tenants.”

___ - what is the story on widening Marlborough. Is that still part of the plan.

Allard Jansen – our current plan I think has the curb moving 1 or 2 feet wider. We’d work with any of the subcommittees on parking and traffic there.

Sean Harrison – I saw in the exhibit that there are 2 spaces that could potentially be large retail spaces. What is the largest retailer that could fit in there.

Allard Jansen – 4,999 square feet. If I exceed that then I have to come back to this group and get permission. I don’t want to do that. We have to look after the residents we are leasing to and I doubt they want to live on top of a Vons.

Sean Harrison – have you looked at the impact on the Alley going north.

Allard Jansen – it is a tight alley and a tight corner to make.

Sean Harrison – but you do have traffic going north in that alley.

Allard Jansen – I don’t know what you mean; it is a public right-of-way.

John M. Garrison – are you asking if his garage entry/exit lines up with the alley? If so, it does not.

Sean Harrison – OK, yes, that is what I was wondering. I am glad it does not because in the school year there are 4-year olds who cross that alleyway.

Jeanie Camp – will there be a no-left turn on Edgeware?

Allard Jansen – we plan to design the project to encourage people turning right and going back towards Adams.

___ - do you still have to put a light at Adams and Kensington.

Allard Jansen – No we do not.

SUBCOMMITTEE REPORTS

PROJECT REVIEW



INFORMATION ITEM: UPDATE ON ALDINE SLOPE WALL PLANT PALETTE

Ann Pease –

We decided one of the main things we could affect on this project would be landscaping. If you have a 25-foot wall we felt it would be important to try to cover that with landscaping and in the existing plans only a very small amount is.

After long discussion, they appear to be possibly willing to discuss changing 1 of the 3 plants. But then I got an email from him saying that he had no further input on it so I don't know what that means.

David Moty – the Copley Y has asked about organizing something like a walking tour to look at existing architecture in the neighborhood to see what they might build upon.

TRANSPORTATION AND SAFETY

INFORMATION ITEM: NEW NEIGHBORHOOD WATCH SIGNS IN KENSINGTON

Bob Coffin showed a new Neighborhood Watch sign which is available to us if we want them; they cost about \$35 each.

Sean Harrison – it has been brought to my attention on numerous occasions that some residents would like to consider shutting down permanently of part of Aldine from Van Dyke to Fairmont. We will consider this in an upcoming subcommittee meeting.

Kelly Wagoner – how will this be noticed to the residents of Talmadge?

Sean Harrison – we are talking here about the Western portion, that starts in Kensington and comes down to Fairmont. But to answer your question we will follow the normal notification procedure by posting our agenda in advance of the public meeting.

UNDERGROUNDING

Bob Coffin mentioned that the subcommittee continues to work with our elected officials to seek a better outcome with respect to how undergrounding is done and how much of the equipment actually ends up underground.

Secretary's note: More info at <http://www.ktpg.org/projects/undergrounding/index.htm>

MEMBERSHIP AND COMMUNICATION

We are now getting 114 hits / day on the ktpg.org website. Please keep in mind that some of those hits will be web crawlers and the like. So it is useful to compare that number to another website. The same utility reports 39,000 hits / day for the City of San Diego.



We authorized an expense of up to \$100 to renew the website and it ended up costing \$54.86 to renew the website for 5 years; so we came in under budget.

KTPG LIAISON COMMITTEE REPORTS

CPC was dark in August.

TMAD was dark in August. We will be doing some tree planting on some streets (a minimum of 25, but probably more). In an upcoming meeting we will be talking about lighting and traffic patterns.

AGENDA FOR THE NEXT KTPG MEETING

David Moty - Copley YMCA has asked to present in October regarding their plans for building a new YMCA on the site of the Former Pearson Ford. That land was purchased by Price Charities, who are working with Copley on the new YMCA project.

Secretary's note: More info at <http://www.ktpg.org/projects/price/index.htm>

David Moty - Mario Reyes from the City has asked to present to KTPG on Undergrounding. Bob, do you want to have that in subcommittee or on the main agenda?

Bob Coffin – Thank you for the opportunity to send it to subcommittee but I think it is better to get him before the big group as soon as possible. I think he is tight with the subcommittee and I don't think he gives very informative answers, so we might as well get him very before the big

ADJOURNMENT

David Moty adjourned the meeting at approximately 9:00pm.