

Kensington-Talmadge Planning Group



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

www.ktpg.org

Regular Meeting Minutes – Final (Approved At June Meeting)

2012-05-09

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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 May 9, 2012 at 6:30pm in the Franklin Elementary Auditorium (4481 Copeland Ave., San Diego, CA, 92116). The minutes were recorded by acting 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, Richard Lesser, David Moty, Ann Pease, Keith Roudebush, and Elvia Sandoval

Members absent at the start of the meeting: Kevin Kelly

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 15 members of the public.

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



David Moty asked to add an item to the agenda, under the Undergrounding report to seek official support for planning group task force. John M. Garrison – seconded. The motion passed unanimously.

APPROVAL OF MINUTES – MINUTES FROM PRIOR MEETING(S)

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

David Moty asked if anyone had objections to approval of the April 2012 minutes as modified. John M. Garrison mentioned that he had two questions about the minutes regarding which way Bob Coffin and Frank Doft voted on two action items. After discussion, it was determined that the vote counts were correct as recorded in the draft minutes. Hearing no further objections, the minutes were approved.

TREASURER’S REPORT – REPORT FROM PRIOR MONTH

Starting Balance: April 1, 2011 - \$362.94

Income

\$0.00 – donations from April meeting

Expenditures:

\$0.00

Ending Balance: \$362.94

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.

Mr. Y. Benyamin of the City of San Diego gave a report on Water and Sewer Project Group Job 956. It is scheduled to begin in May 2013. [Secretary’s note: A map of this project is on the KTPG - [Water and Sewer Projects page \(http://www.ktpg.org/projects/water-and-sewer/index.htm\)](http://www.ktpg.org/projects/water-and-sewer/index.htm)]

NON-SUBCOMMITTEE ITEMS

DON TAYLOR – REPORT ON KENSINGTON LIGHTING MADS

Don Taylor gave a report on the submission of MAD applications to the City of San Diego, Parks & Recreation Department for Kensington Manor, Kensington Heights, and Talmadge Park.

Don Taylor gave a report on Kensington Park South MAD petition drive.



[Secretary's note: More information on the proposed lighting MADs is available at <http://www.ktpg.org/KMAD/lighting.htm>]

ACTION ITEM – KENSINGTON PARK NORTH MAD

Don Taylor reports that this area has exceeded the City's requirement of 30% of the residents responding in favor of a vote.

David Moty made a motion that KTPG support the creation of Kensington Park North MAD. The motion was approved by Sherry Hopwood. The motion was approved unanimously (14-0).

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”. LSF have been doing some work cleaning up the area. AECOM has been working on some designs for the district; they offered their support to the El Cajon Business Improvement District (BID). There will be a 200 page plan on the district.

David Moty – have you approached City Heights yet?

Kendrick Ton – yes, and they did approve a letter.

Sherry Hopwood – how big is the area being considered.

Kendrick Ton – I believe it is about 6 blocks.

Audience question: Is it marked by red-painted street lights?

Kendrick Ton – Yes.

Mark Daddario – I live on 42nd street and El Cajon Blvd. I welcome anything that will move the area in the right direction. It seems like there is a lot of blight going on there. Hopefully you get the backing of those stores there. I have repeatedly gone to the grocery store on the south side of El Cajon at 47th and El Cajon. There has been a forklift parked there for 3 years. There is always a dead fish smell from the live fish aquarium there.

Kelly Waggonner – Showed some pictures of the area. She said the blight is unbelievable in that area. She offered kudos to those who are working to clean up this area. She said, “My concern is with rebranding the area before it is cleaned up and made safe. I think that will taint the brand and make it difficult to recover from the bad perception. In one section, there are more restaurants of other ethnicities. A lot of the non-Vietnamese restaurants look better. For example the KFC, the Dominos, the Middle Eastern restaurants look better than many of the Vietnamese restaurants. There has to be a way to find a way for the owners and/or managers of those properties to take some ownership of how the area looks.”

Ken Horsley – If you are successful with your efforts, would you envision more Vietnamese businesses moving into the area, possibly from Kearney Mesa?



Kendrick Ton – I do see that as a possibility.

Ken Horsley – Is there a time limit for a property owner to fix graffiti on their property? [Secretary's Note: The Secretary did not catch a response to this question.]

Guy Hanford – Would this be a replacement to the El Cajon BID, by creating a new “Little Saigon BID”?

Kendrick Ton – That is a possibility, but right now we are doing it under the El Cajon BID.

Guy Hanford – There is money available in the BID. Are those business owners members of the BID in terms of being on committees, etc?

Kendrick Ton – In general they are not very fluent in English and they don't take part in community activities or political activities such as that. One of the LSF members is a member of El Cajon BID. So we do channel concerns to BID.

Guy Hanford – but you are considering the creation of a separate BID?

Kendrick Ton – I'm not ruling it out, but we haven't actively worked on doing that.

Sean Harrison – A while ago, some friends of mine and I did a food tour down that area. I had a \$2.35 sandwich that I would have easily paid \$20 for if the area looked nicer.

Bob Coffin – there is a proposed ordinance pending in San Diego that would force banks to take more responsibility for blighted properties that they own due to foreclosure. The hearing has been rescheduled to July.

Daniele Laman – How did you go about asking the business owners if they wanted this designation? What was their response? What response have you gotten from non-Vietnamese businesses?

Kendrick Ton – 2+ years ago we did a survey “Do you support the designation of this area (Y/N)?” There was a ~80%+ favorable response rate among the respondents. I don't remember what percentage replied. Most of the ones who did not support it seemed to be auto repair or auto parts stores.

John M. Garrison – do you have any deadlines coming up that drive a timeline?

Kendrick Ton – SANDAG smart growth plan has a deadline this summer. If we get our master plan done and submit it to that, we could win a \$2-\$3 million dollar grant. In the long-run we would like Price Charities to be a sponsor of the master plan.

David Moty – I propose that we send this to subcommittee to redraft the letter and bring that letter back in June, and then vote specifically on that letter.

Bob Coffin – Personally I think the letter is good as written.

Keith Roudebush – The thought that came to my mind is that there are 3 components to this: getting the landlords involved, putting some pressure on the business owners, maybe getting Price involved.

Question from the audience – would it make sense for the subcommittee to take a tour of the area, let people know you are interested in this.



Sean Harrison – I would just say that there should be a presentation to the public of some ideas of what the master plan should look like, so that there is some transparency.

David Moty – I think the problem is that they are asking for a support letter before they create the master plan.

Guy Hanford – Something I think I understood previously is that there may be a cultural thing that some people don't see this as an identified area and therefore don't want to really step up and take pride in the area. I do see some difficulties in supporting a letter if it makes sense culturally.

Keith Roudebush – I think it is important to get the whole group together.

Motion: David Moty made a motion to refer to KTPG Communications subcommittee to draft letter regarding the creation of a letter concerning Little Saigon district. Sean Harrison seconded the motion.

Sherry Hopwood – I think there is no doubt that we are going to send a letter. I do think it would be nice to have other representation from the area. But I hate to see us holding it up because I think we are going to support something anyway. I don't see what it is going to hurt to give him this letter.

Guy Hanford – Well, one gentleman from the audience made it sound like it can't get much worse.

Vote on the motion:

In favor: Frank Doft, Daniele Laman, Fred Lindahl, Guy Hanford, John M. Garrison, Sean Harrison, David Moty, Ann Pease, Keith Roudebush, Elvia Sandoval

Opposed: Sherry Hopwood, Ken Horsley, Richard Lesser

The motion passed 10-4.

[Secretary's note: The letter proposed by LSF is attached here as Appendix A. The KTPG Communications later voted approval of a different letter, which will be coming to KTPG for a possible vote on June 13, 2012. More information on this proposal can be found at: <http://www.ktpg.org/projects/saigon/>]

ACTION ITEM – THANK YOU LETTER TO MS. MARNELL GIBSON FOR WORK ON SECURING GRAFFITI PROTECTION FOR ALDINE WALL

The KTPG discussed a letter thanking Ms. Marnell Gibson for work on securing graffiti protection for the retaining wall installed during the Aldine Slope Restoration project.

[Secretary's note: The proposed letter is attached here as Appendix B. More information on the project can be found 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 visit subcommittee meetings or if they don't want to do that, they can send a recommendation to him via phone or email.

TRANSPORTATION AND SAFETY

Sean Harrison gave a subcommittee report: We voted Joan Fitzsimons as Vice-Chair/Secretary of the subcommittee. We also discussed some items we may want to take up in the current year:

1. The street south of Kensington Park, which is currently one-way East-West, reversing that direction
2. 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.
3. Beautifying the media on Fairmont as far down as we can.

John M. Garrison – do you have subcommittee minutes that I can post to the website?

Sean Harrison – yes, I will get you those.

Sherry Hopwood – I am wondering if this falls under our charter as the type of thing we can address.

Sean Harrison – that will be one of the matters for us to consider.

UNDERGROUNDING

Subcommittee chair Bob Coffin gave a report on undergrounding: There was a meeting of Land Use and Housing earlier today, May 9, 2012. He said that at the next meeting (June 13) he thinks we will be able to get a task force set up, with Joe ___ as the chair. We will have people appointed to that task force and they will do what is necessary to work with the utilities and the planning groups to come up with a set of rules for how Undergrounding goes forward.

David Moty – I will contact them to determine if the agenda will have an informational item or action item, and if it is an action item exactly what it will allow for.

ACTION ITEM: RE-AUTHORIZE UNDERGROUNDING SUBCOMMITTEE TO ACT ON BEHALF OF THE FULL PLANNING GROUP TO SEEK CREATION OF A TASK FORCE ON UNDERGROUNDING

David Moty made a motion we re-Authorize Undergrounding subcommittee to act on behalf of the full planning group to seek creation of a task force on undergrounding. Fred Lindahl seconded the motion. The motion was approved unanimously.

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



PROJECT REVIEW

Ann Pease gave a report: We elected John M. Garrison as vice-chair and secretary of the subcommittee.

INFORMATION ITEM: LILA DRIVE WIRELESS COMMUNICATIONS FACILITY

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, and 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

Several people from Copley YMCA showed some initial sets of plans. I admit that I jumped in early with some concerns about parking. At which point they showed an entirely different set of plans that addressed the parking concerns and looked better also.

David Moty – the new parking structure also shrinks the footprint of the buildings somewhat which results in more open space.

Ann Pease – it also has better landscaping so it was a win/win. One of the only remaining concerns what for more prominent signage, possibly neon. Not everyone agreed on that point. Bike parking was brought up. Some people wanted that inside the parking structure or inside the building itself.

Danielle – they did add bleachers to the soccer field.

David Moty – I would like mention the four City variances that might be needed:

1. Easement vacation – sewer lines through the middle
2. Fencing around trash enclosures
3. Conditional use permit for the soccer field
4. Lack of structural transparency along one street front. They may look to break that up with trees or solar panels or something to help mitigate the long blank wall feeling.

Ann Pease – I was impressed with the number



David Moty – after the meeting I did have a conversation with Dean Smith, the architect, about making the main entrance a significant architectural feature.

Joan Fitsimon – City Heights did like the second version.

Bob Coffin – what happened to the presentation they were giving us showcasing how nice it is that the parking structure existed already and they were going to be able to re-use that.

Ann Pease – there weren't as many spots in the parking structure as they thought there was, and it was requiring them to maintain some driveways. That wasn't originally parking, it was for car storage for an auto dealership, and the spaces were not wide enough to be used for public parking.

Sherry Hopwood – Have you received any alcohol use-permits? There seem to be three new permit requests in the area near the Kensington Vine.

Daniele Laman – It used to be that alcohol permits had to come to us, but apparently they no longer do.

David Moty – I will take that matter to CPC or to the City.

[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 – gave a report that the subcommittee is studying possible changes to the bylaws. Some of these changes might be needed in order for the KTPG to act as the governing body for Kensington lighting MADs, should one or more of them be approved by property owners and the City.

[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, As of Tuesday morning at 7:00am, there were 133 poles standing, 112 globes with finials, 66 that are awaiting SDG&E to come turn them on. It has been 10 years and we have a lot of grey hairs. I am trying to get in touch with our City Council person to schedule a lighting ceremony with us.

Guy Hanford – mentioned that the outdoor music festival on Adams was a success.

Bob Coffin – the KTCA is hosting a mayoral debate on Thursday May 17th. The members are trying to generate interest. Two candidates are on the schedule, Fulner and Fletcher.

Guy Hanford - There is a ticket fee and you get food from the Soup Plantation. I think 6:30 is the start of food, and 7:15 is the start of speaking. E-mail me at kenvideo@cox.net

Bob Coffin – I am hosting a function for Marti Emerald, Thur 5-7pm on May 24th at my house.



John M. Garrison – mentioned the need for some help with putting up and taking down the A-frame signs which go out on the day of KTPG meetings.

AGENDA FOR THE NEXT KTPG MEETING

David Moty – Thanks to everyone for getting through a very full agenda tonight. We will probably have a very full agenda again in June and July. The YMCA is going to be a really huge topic for us; it will be the biggest thing we have addressed in a generation.

ADJOURNMENT

Dave Moty adjourned the meeting at 8:45 pm.



May 9, 2012
Ms. Marnell Gibson
Deputy Director
Engineering & Capital Projects
Right of Way Design
600 B Street, Suite 800
San Diego, California 92101
Re: *Aldine Drive Retaining Wall*

Dear Ms. Gibson:

The undersigned are the members of the Kensington Talmadge Planning Group. For several years we and our predecessors have been working with your office and residents of the Talmadge and Kensington community to repla south side of Aldine Drive with one that would be more stable and more attractive.

Michael Handel oversaw the project and spent many hours at our planning group meetings explaining the design and erection process attended with over 100 interested residents at each meeting. Mr. Handel was always cordial, patient and helpful in explaining the project and answering countless questions. He also brought with him other well informed professionals to explain specific aspects of the removal and reconstruction process.

Mr. Handel also took the additional step of arranging for an anti the wall, taking into account that the wall is near areas o reoccurring tagging. This proven product makes it easier to remove any spray paint applied to the wall.

The result is a wall that is attractive, well designed and much appreciated by the homeowners whose homes were threatened by a failing slope and those residents who travel on Aldine Drive.

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replace the then existing retaining wall on the of the wall. These meetings were always well I anti-graffiti coating to be applied to of the City that are bedeviled by ened ce f

Ms. Marnell Gibson
Deputy Director
Engineering & Capital Projects
May 9, 2012

Page Two

We are very grateful to your department, Mr. Handel and other City employees who took the time to work with the communities involved in the project. It is an excellent example of the residents working with the City to achieve the best possible result for all concerned.



Cordially,
Robert Coffin Frank Doft
John Garrison Guy Hanford
Sean Harrison Sherry Hopwood
Ken Horsley Kevin Kelly
Danielle Laman Richard Lesser
Fred Lindahl David Moty
Ann Pease Keith Roudebush
Elvia Sandoval
cc: Mayor Jerry Sanders

Councilmember Todd Gloria





APPENDIX B – DRAFT LETTER OF SUPPORT FOR CREATION OF LITTLE SAIGON DISTRICT

May 9, 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". It is our sincere belief that the designation of the "Little Saigon Cultural and Commercial District" will improve the businesses along the El Cajon Blvd corridor, enhance cultural tourism in San Diego, and raise the standard of living for residents in the area.

Beginning in 1981, Vietnamese businesses began to populate storefronts along El Cajon Boulevard, clustering in the six-block stretch between Highland Avenue and Euclid Avenue. Today, a majority of the businesses within the boundaries designated by the proposed resolution are owned and operated by Vietnamese-Americans. Defining the area as a "Little Saigon Cultural and Commercial District" will validate the incredible perseverance, hard work, and dedication the residents of the district have shown over the past 30 years.

The entire stretch of El Cajon Boulevard from the I-15 to 54th street is in dire need of revitalization. By creating a thriving business sector and cultural asset, the "Little Saigon Cultural and Commercial District" will stimulate the needed development, and become a template for similar ethnic districts in the area, while giving the Vietnamese residents of San Diego a place to call their own.

The Kensington-Talmadge Planning Group is pleased to offer their enthusiastic support to the designation of the district, and welcome your contact with our group at kentalpc@yahoo.com with any questions or comments.

Sincerely,