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September 12, 2012

Meeting Minutes

Call to Order, Roll Call, Introductions:

Members present at the start of the meeting: Bob Coffin, Frank Doft, Guy Hanford, Sean Harrison, Kevin Kelly, Daniele Laman, Richard Lesser, Fred Lindahl, David Moty, Ann Pease, Keith Roudebush, Elvia Sandoval,

Members absent: John Garrison, Sherry Hopwood, Ken Horsley

A regular meeting of the Kensington Talmadge Planning Group (KTPG) was called to order by KTPG chair David Moty on September 12, 2012 at 6:30pm in the Franklin Elementary Auditorium (4481 Copeland Ave., San Diego, CA, 92116). In the absence of the Secretary, the minutes were recorded by various members of the planning group.

The agenda was approved with no objections. No minutes were available from the July 2012 meeting for approval. Fred Lindahl presented the treasurers report.

Non-Agenda public comment:

Community member Tom Hebrank announced that he was holding an event to introduce Carl DeMaio to the neighborhood at the home of Bob Coffin. Bob Coffin stated that the event was to establish a relationship with a mayoral candidate and improve his understanding of the undergrounding issue.

Daniel Hazard, representative from Congresswoman Susan Davis' office stated that she was introducing a bill for the protection of wildlife.

Gretchen Pattengill commented on the effects of changing the direction of Park Place.

Mark Daddario commented on drainage issues along the Talmadge side of Aldine Drive, and the new drainage pipe coming down the hillside from the Kensington side of Aldine Drive. The work has exposed an enormous boulder which now sits at the top of the drainage gully.

Boardmember Bob Coffin commented on the drain pipe.

Boardmember Sean Harrison, chair of the Transportation subcommittee stated that he would make inquiries about the drain pipe.

Note: During the discussion of the drain pipe and drainage along Aldine Drive, a breakdown in decorum occurred. A member of the public was asked to leave the meeting.

Non-Subcommittee Action Item:

Kensington Memorial Day Parade Letter of Support

The board unanimously approved a letter of support for the 2013 Kensington Memorial Day Parade sponsored by the Kensington Social and Athletic Club. Since this is a decade's old event, some board members commented on the advisability of a letter offering support in perpetuity.

Capital Improvement Project Budgeting Process:

David Moty discussed recent changes in the role of planning groups with the development of the City's Capital Improvement Program. In late July, the CPC received information that the City was considering seeking advice from the planning groups before development of City Staff's proposals for the Mayor's budget. The budget comes out in April of the year, therefore the requirement is for the planning groups to have their input ready by November 7. Sean Harrison stated that each community has differing needs so he recommended holding two separate subcommittee meetings, one focusing solely on Talmadge, and one focusing solely on Kensington. (Secretary's note: At the meeting the dates of September 19, and 26 were suggested as the meeting dates, however, because of scheduling conflicts with the school, the actual meetings were September 26, and October 3). Daniele Laman recommended the inclusion of the existing Needs List which has been compiled by City Staff as part of the information packet sent out to the committee members. City Planner, Michael Prinz agreed to supply this data.

Master Pedestrian Plan

Michael Prinz, assigned planner to the Kensington-Talmadge Planning Group, discussed the City's Master Pedestrian Plan. Development of the plan began in 2008, with phases 2 and 3 encompassing 7 different communities. Phase 4 would encompass the next 7 communities, including Kensington-Talmadge. Community member Joan Fitzsimon brought up the role of WalkSanDiego in the development of this plan, and the usefulness of hearing a presentation from them.

Project Review Subcommittee YMCA Project

Representatives from the YMCA described the community outreach which led to the development of their project plans. 17 Community meetings, 600 surveys received. Community's top desires: aquatics, childcare, fitness, soccer arena, demonstration kitchen, education, and community center which could be used as a "third place," a community meeting location.

The project will require a \$24.6 million capital campaign. \$5 million will be sought from Proposition 84 funds. Price Charities has offered to contribute 50 cents for every dollar raised, up to \$3 million.

Project architect, Dean Smith, stated that the existing parking structure will be demolished, and replaced with a more efficient, smaller footprint parking structure which will actually provide more parking.

The subcommittee approved the project unanimously with two conditions, relocation of the existing utility boxes from the sidewalks, and a medium broom finish on the replaced sidewalks to lessen glare.

The YMCA agreed to the medium broom finish, and would accommodate the utility boxes on their property if the City supported their relocation.

Keith Roudebush questioned whether the utilities will have issues with access to their boxes. He also asked if there would be more lighting for the bus stop.

Daniele Laman asked about the height of the light poles. Response was 30 feet.

Fred Lindahl asked what is a splash pad? Response was that it is a shallow water feature which shoots jets of water.

Joan Fitzsimon suggested evergreen trees for the shade canopy.

Dixie Blake expressed concern about increased skateboard activity, and suggested skateboard lockers for those who ride their boards to the YMCA.

Tricia Webb expressed concerns about night time security. Perimeter fencing and lighting were a concern for neighbors. She also suggested cameras surveillance for the site.

Elvia Sandoval expressed concern about adequate lighting.

Kevin Kelly complimented the development team for their willingness to actively listen to the concerns of the neighborhood, for participating in a co-operative manner.

The motion from the subcommittee was modified to include Fred Lindahl's suggestion for direct references to the language from the 2008 General Plan.

The motion as amended was approved 12-0.

The motion:

Recommend the Planning Commission and the City approve the plans for the YMCA at 4300 El Cajon Blvd. along with Conditional Use Permit, vacation of the existing utility easements, and the Project Development Permit with the four requested deviations for the trash enclosure, transparency, setbacks, and offsetting planes, with the following conditions:

- 1) Request the city direct the utility providers to relocate the existing utility boxes on Meade and Fairmount Avenues. The boxes should be moved far enough onto the YMCA's property to allow for landscaping on the public side and to bring the utilities into compliance with the 2008 General Plan's Mobility and Urban Design Elements (see pages ME-9 & UD-15). The YMCA shall grant easements to the utility companies to allow for this if the utilities will not underground the boxes in the public Right-of-Way.*
- 2) Request the sidewalk be textured with a medium broom finish.*

Transportation & Neighborhood Facilities

Traffic Calming Pylons on Adams Avenue

Sean Harrison discussed the City's proposal to install 11 flexible pylons along Adams Avenue near SR-15 and Ponces Restaurant. The subcommittee viewed this as an interim solution, and recommend review six months after installation. A more permanent solution might be the installation of an asphalt berm. Richard Lesser suggested the installation of a freeway barrier such as a K-rail. Kevin Kelly commented that many people crossed the road there from the south parking lot on Adams Avenue to reach Ponces Restaurant on the north side. The City has two reported accidents in this location. There was board discussion on the types of the pylons to be installed, who recommended them, with general

agreement that the location was dangerous and accident prone. However, concern was expressed about the appearance the pylons and whether they would prove effective.

The motion was approved 12-0.

The motion:

The KTPG supports the interim traffic calming measures (pylons) on Adams Avenue near the overpass over SR-15 with their effectiveness to be reviewed six months after installation.

Redirection of Park Place from west to east

The Transportation Subcommittee discussed the merits of redirecting Park Place from westbound one-way to eastbound one-way. However, this was an information item only. Such a change would require petitioning the affected parcels on Park Place which is only six, one of which is the City's Kensington Branch Library. Four parcels would need to be in support of the change. One of the benefits that might accrue from this change would to allow northbound traffic on Kensington Drive seeking to turn left onto Adams Avenue to use the existing light at Marlborough and Adams to make a safe left turn.

William Budd, a property owner near this location, expressed his opposition to this change. Dixie Blake stated her belief that if the change were made, it would make turning left from Park Place to Marlborough dangerous.

Bylaws

Guy Hanford discussed the benefits of always having business representation on the board, and suggested designating a board seat for a business owner or operator. He also reminded the board that he would be termed out at the next election.

David Moty brought up for the board's consideration the idea of reducing the board size from 15 to 13. Such a move might allow for more competitive elections, allow board members to step down without leaving vacancies, and perhaps might make the meetings move faster. David Moty stated that while he was uncommitted on the idea, he did want the board to consider it thoughtfully.

Undergrounding

Bob Coffin reminded the community that a Utility Undergrounding Workshop sponsored by the utilities was scheduled for 6 pm, September 24, at the Santa Fe Room in Balboa Park.

CPC/Liaison Reports

David Moty reported that the CPC unanimously approved the CPC's letter to the City Auditor which offered guidance on which issues about undergrounding merited their attention.

The Talmadge Block Party will be held October 6th at the intersection of Lucille Drive and 49th Street.

The meeting was adjourned at 8:45 pm.