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[www.ktpg.org](http://www.ktpg.org)

October 10, 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, Sherry Hopwood, Ken Horsley, Daniele Laman, Richard Lesser, Fred Lindahl, David Moty, Ann Pease, Elvia Sandoval,

Members absent: John Garrison, Kevin Kelly, Keith Roudebush

A regular meeting of the Kensington Talmadge Planning Group (KTPG) was called to order by KTPG chair David Moty on October 10, 2012 at 6:30 pm 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 or September 2012 meeting for approval. Fred Lindahl presented the treasurer's report.

### **Non-Agenda public comment:**

David Moty discussed the absence of the Secretary who also functions as our webmaster, and asked Fred Doft if he had a password to the website. Frank Doft answered that no he did not.

Daniel Hazard, representative from Susan Davis' office spoke. Andrew Kenneley???, representative from Assembly member Marty Block spoke, and was asked by David Moty to which committees the Assembly member belonged.

Tim Taylor, representative from council member Marti Emerald's office introduced himself as the council members representative to the Kensington-Talmadge Planning Group, after the move to Council District 9 becomes official in December. He will also be the primary contact person for the neighborhood of Talmadge. He explained that another member of the council member's office, xxx Pearson??, would be the primary contact for Kensington. There was discussion about whether this would be the most efficient way to handle these duties given that the representative for Kensington wouldn't necessarily be attending the planning group meetings.

Sean Harrison discussed a recent rash of water meter reading errors in Kensington.

Sean Harrison also mentioned the formation of the Nextdoor Kensington email group, and that the planning group may want representation on that group.

Dion Akers, representative from council member Todd Gloria's office spoke about the Abandoned Property Ordinance. It is primarily focused on requiring mortgage holders on foreclosed properties to maintain them in a safe condition. Dion Akers also commented that next month, November, will be Todd Gloria's last month representing our community, and stated that Todd Gloria and Marti Emerald will be coming to the planning group to discuss issues with the community.

Bob Coffin asked Dion Akers about the status of Roger Utt's property at 4496 Euclid Avenue. The response was that it is still in the hands of the City Attorney's office.

Bob Coffin discussed the September 24<sup>th</sup> Workshop held with the utility companies in Balboa Park.

Elvia Sandoval stated that in Talmadge there have been four accidents on Aldine/Monroe during the month of September.

Allard Jensen reported that he has not yet secured financing for his project on Adams Avenue, but is still moving ahead with his plans.

### **Non-Subcommittee Action Item:**

David Moty presented the bill from the USPS for the rental of the planning group Postal Box. The amount had gone up to \$120 from \$96. David Moty made a motion to pay the bill, seconded by Fred Lindahl. The motion was unanimously approved.

### **Project Review Subcommittee**

#### **4481 Estrella Avenue Wireless Communications Facility**

Project is a Wireless Communications Facility located within the steeple of the Pare de Sufrir Church, 4481 Estrella Avenue. Land use zone is RM 1-2. As a condition for the project, the City is recommending removal of the existing sign on the church steeple which runs counter to code for residential areas. No one representing the applicant was present for the meeting.

The motion:

*Recommend approval of a Process 3 with Conditional Use Permit and a possible Process 4 for Planned Development Permit (deviation for height) for a wireless communications facility at 4481 Estrella Avenue (Project #257326) subject to the following conditions: 1) the signage currently applied to the tower must be removed as recommended by the City and 2) all other City conditions must be met.*

The vote was 11-1 with Daniele Laman voting no.

### **Transportation & Neighborhood Facilities**

#### **Restriping the 4400 Block of Euclid Avenue**

The item is to restripe the 4400 block of Euclid Avenue to allow for angled parking on both the east and west sides of the street. The cost of restriping the street would be paid for by the El Cajon Boulevard Business Improvement Association parking meter fund. The approximate cost would be less than \$3000. Signatures from affected property have been solicited, with 74.839% having signed. Sean Harrison distributed a letter based upon one written in 2004. David Moty offered a slightly altered letter

which was accepted by Sean Harrison, and updated in minor ways to include information offered by Fred Lindahl.

The motion:

*Approve letter of support for angled parking along the 4400 block of Euclid Avenue.*

The vote was 12-0 in favor.

## **Adams Avenue Bicycle Corral**

The Transportation Subcommittee had as a potential action item the installation of a bicycle corral on or near the Adams Avenue commercial district within Kensington as suggested by the Adams Avenue Business Association. Judy Elliot, director of the AABA had informed the subcommittee that bicyclists were most likely to use bicycle corrals when they were located in highly visible locations, and particularly in locations where the bicyclists themselves could keep watch over their vehicles. Sean Harrison reported that the subcommittee had an in depth discussion on possible locations for the corral, as they believed the initial idea of locating it on the street in front of Ponces Restaurant was not the best location. Other locations reviewed included across the street near the Ken Theater and/or Ken Video on the wide sidewalk in front of those businesses. Other suggestions included further east near Marlborough or Edgeware, or perhaps including it as a condition for the building of the Kensington Terrace project. However, the subcommittee did not take action, and no motion was brought before the full planning group

## **Capital Improvement Project Priority List**

Sean Harrison present the Transportation & Neighborhood Facilities Subcommittees work developing a priority list of capital improvement projects for the Kensington and Talmadge neighborhoods. Some of the projects are already in the City queue of projects, while other are already on the official Needs List. Other projects are new, expanded, or re-prioritized. The criteria by which projects were judged were safety, need, and aesthetics. The list as prioritized by the Transportation Subcommittee:

- #1 Aldine Drive Park with  
a Road realignment and other improvements  
1b Storm water improvements  
1c Bike path connecting Kensington and Talmadge (along Monroe to behind Hoover, connecting to Meade/YMCA)
- #2 Kensington Heights, Kensington Manor, Talmadge Park street light rewiring from current 5000v serial circuit to independent 110v system.
- #3 North bound Euclid to west bound El Cajon Blvd signal modification to direct more northward flowing traffic to Fairmount via El Cajon Boulevard instead of Aldine Drive.
- #4 Kensington Park and Kensington Place: Add street lighting on north/south roads.
- #5 Safety and refurbishment improvements to Kensington Park (play equipment, seating).

- #6 Euclid & Monroe intersection, add bulbouts (with illuminated sidewalk).
- #7 Fairmount Slope Erosion (east side of Fairmount between Meade & Aldine).
- #8 Kensington curb, gutter, sidewalks and alley aprons (e.g. Copeland Place, Kensington Drive, Van Dyke, and many other locations).
- #9 Rehabilitate Kensington Markers.
- #10 Aldine Bike Path (down between Adams/Van Dyke to Monroe underneath Fairmount). This was amended to include a sidewalk and slope erosion study as well.
- #11 Terrace Park improvements (e.g. bocce ball court or some other particular facility to drive usage to that park)
- #12 Fairmount Beautification from Meade Avenue to I-8, (to include 43rd & Meade NW corner)
- #13 47th & Monroe Traffic Circle

The subcommittee held two meetings to discuss capital improvement projects. The first, on September 26<sup>th</sup>, was focused solely on Talmadge. The second, on October 3<sup>rd</sup>, was focused on Kensington at the beginning and then folded the two lists together.

The planning group discussed the list with these as some of the issues of concern and perceived benefits:

- #1 The project would remediate the complete absence of park space in the neighborhood of Talmadge, allow for changes to the Aldine Drive – Monroe intersection to improve safety and recurring accidents, address ongoing drainage issues on Aldine, Monroe Avenue, Euclid Avenue, and for buildings on the 4400 block between 47<sup>th</sup> Street and Menlo Avenue, and to improve bicyclist safety for those bicycling to the prospective YMCA and to fill in a dangerous gap in the City’s bicycle master plan between SDSU and Park Boulevard.

Concerns raised included the need for eminent domain, more community input beyond the limited time frame offered by this first opportunity to offer input, and the need for design and planning before the project could progress.

- #2 Purpose was to separate rewiring from the City’s current undergrounding program, and the community’s current efforts to establish a maintenance assessment district. Street lighting should be properly maintained whether or not a MAD is established, or the undergrounding proceeds. Crime prevention and safety should not be dependent on either of these programs.
- #3 Relieve traffic burden, and safety issues on Aldine Drive by redirecting northbound traffic onto west bound El Cajon Boulevard by the installation of a dedicated left turn priority signal on the south side of El Cajon Boulevard. Aldine Drive is severely over-capacity. Excess flow needs to be directed onto those streets which can accommodate it.

- #4 Lack of lighting on the north and southbound streets in Kensington, south of Adams is a safety concern, and should be addressed.
- #5 Deteriorating equipment and inadequate fencing in the play area near a high traffic street is a safety hazard. Benches should be improved.
- #6 With the increased foot traffic generated by the soon to be opened business at 47<sup>th</sup> and Monroe, added protection for the pedestrians was thought to be an important safety consideration.
- #7 City ground clearance along the eastern side of Fairmount has started a pattern of erosion along the street that if left unchecked will eventually destroy yards, and eventually homes.
- #8 There are numerous gaps in the sidewalks of Kensington, gutters which are inadequate, and alley aprons which are deteriorating.
- #9 While essentially an aesthetic issue, there was concern that an important historic resource could be lost if maintenance is not done on them in the near rather than distant future.
- #10 The Aldine Bike path would provide connectivity to Kensington and for bicyclists heading into Mission Valley and the trolley stop. Daniele Laman recommend adding sidewalks and a slope erosion study to the Aldine Drive bike path, as building the bike path alone, or the bike path and sidewalk would require an erosion study anyway.
- #11 Add improvements to Terrace Park. The current park is an underutilized resource. To maximize its utility, specialty attractions, such as bocce ball court would draw residents to use it. Daniele Laman asked if the park was Caltrans owned, or City owned. Sean Harrison replied that it was City owned.
- #12 Beautification of Fairmount Avenue as it is one of the main entrance ways to the greater Mid-City community.
- #13 Traffic Circle at 47<sup>th</sup> & Monroe. The circle already exists on the official Needs List, however the subcommittee believed that if the #1 priority project was built, the need for the traffic circle might be eliminated. Community resident Susie Millett stated she believed the traffic circle should be included in #1, and then designed out if it proved to be unneeded.

Guy Hanford asked about improvements to the library, and whether or not they should be on the list. Friends of the Library board member Don Taylor stated that improvements to the inside are under consideration, while expansion of the buildings footprint is on hold while the historic tree issue is resolved.

Bob Coffin raised the issue of the recently constructed storm drain on Aldine Drive, and the lack of vegetation on the slope cut. Sean Harrison and David Moty said that they would contact the city on this issue rather than waiting for it to be processed through the Capital Improvement Project process.

Daniele Laman proposed a friendly amendment adding the sidewalk and erosion study to #10, the Aldine Bike Path. This amendment was accepted by the Transportation chair.

The motion:

*Approve the Capital Project priorities selected by the Transportation Committee at its October 3<sup>rd</sup> meeting as amended.*

The motion passed 9-1-2, with Sherry Hopwood voting no, and Ken Horsley and Frank Doft abstaining. Sherry Hopwood expressed opposition to the use of eminent domain. Ken Horsley expressed concerns about eminent domain, and the desire for further community input from the affected community members. Frank Doft wanted the issues involved to be studied further.

## **Undergrounding**

Bob Coffin presented a list of “Rules & Regulations” on the installation of utility fixtures in the public of right-of-way for use in Kensington, and that part of Talmadge which has not yet been undergrounded. The goal was to get a seat at the table.

Community member Don Rosenkrantz spoke to his disagreements with proposal. He believes #1 did not make sense, #9 should be re-written, #14 was weak, and #15 as relates to clustering may not work.

Ken Horsley expressed concerns about #17 and the moving of electrical panels. He expressed his concerns that in #1 it was clear that “withdrawal from the utility undergrounding at any time”, meant any time before the award of the contract.

Community member Don Taylor and Undergrounding committee member stated that the purpose of the regulations was to avoid what happened in Talmadge where the utilities rode roughshod over the community.

Daniele Laman suggested a change to #8 adding language about retro-fitting existing exposed lateral lines in Talmadge.

Don Taylor opposed making that change, stating that if we prematurely opened the door to retro-fitting, the opposition of the utilities would be amplified.

### **Proposed Amendments to the Guidelines**

Ken Horsley made a motion to amend Rule/Regulation #1 insert “prior to the award of the construction contract” at the end of the sentence, seconded by **???**. The vote was 12-0 in favor.

Daniele Laman made a motion to amend Rule/Regulation #8 to include language supporting retrofit of existing exposed lateral lines, seconded by David Moty. The vote was 2 or 3 – 9, and the motion failed.

The motion:

*Approval Rules & Regulations as amended for the installation of utility fixtures in the public right-of-way. The vote was 12-0 in favor.*

## **CPC/Liaison Reports**

David Moty reported that the candidates for mayor appeared at the September CPC meeting. He stated that he did not see a lot of difference between the candidates on the roles they saw for the CPC and the CPGs.

Fred Lindahl reported that the Talmadge Maintenance Assessment District will hold its annual elections on October 23.

Bob Coffin reported that the Kensington-Talmadge Community Association will host a mayoral debate on October 18.

The meeting was adjourned at 8:45 pm.

## **PROPOSED GENERAL UNDERGROUNDING RULES AND REGULATIONS**

The following Proposed General Undergrounding Rules & Regulations are essential to protect the historic and aesthetic character of the Kensington and Talmadge communities during utility undergrounding. These Proposed General Undergrounding Rules & Regulations serve as the basis for rules & regulations related to specific block and street types.

### **Number 1**

The community, through its planning group or petition by property owners, shall have the right to withdraw from utility undergrounding at any time prior to the award of the construction contract. If the community exercises its right to withdraw, the construction shall not proceed, and the costs for design shall not be deducted from the funds allocated for utility undergrounding.

### **Number 2**

Underground vault placement shall not require planning group or property owner review or approval, as long as the property is returned to an equivalent condition following installation.

### **Number 3**

All utility undergrounding rules & regulations shall be formally adopted by the City and utility companies either through ordinances or by amendments to the franchise agreements.

### **Number 4**

The City shall be the Project Manager for all utility undergrounding or installation projects in San Diego City. Project management shall include but not limited to:

1. The hiring and supervision of all project sub-contractors.
2. Regular coordination with affected planning groups on design, layout and implementation.
3. Coordination with affected property owners.

### **Number 5**

Affected Community Planning Groups shall be consulted by the City Project Manager prior to creating the installation design. If the planning group suggestions are not incorporated by the utility companies in the design, the affected utility company shall provide a written explanation for its decision. If the planning group protests the decision, the affected City Council Member and/or the member's designee shall serve as mediator in the dispute.

### **Number 6**

Utility companies shall also offer the property owner placement options for above-ground equipment in the public right-of-way. Said owner shall also be given the opportunity to offer an easement to place said equipment outside the parkway or sidewalk on the owner's property.



Affected Planning Groups shall be notified at least two months in advance of affected properties, and shall be provided with the property owners' contact information. The City Project Manager shall ensure the full participation of the planning group in this process to ensure the planning group can serve as a local information source and mediator.

**Number 7**

To help ensure equipment is more compatible with neighborhood aesthetics, the Affected Planning Groups shall be given options for above-ground box/pedestal styles and colors.

**Number 8**

San Diego Gas & Electric (SDG&E) shall run all lateral lines completely underground to the home/business service panel at no expense to the property owner.

**Number 9**

SDG&E cable termination / junction equipment shall be placed in underground vaults.

**Number 10**

In single-family residential neighborhoods, the ratio of Cox and AT&T pedestals shall not exceed one for every twenty-five homes.

**Number 11**

Oversized utility boxes (i.e. larger than the approximate 3ftx3ftx2ft transformer or AT&T/Cox pedestal) shall not be installed in the public right-of-way of any single family residential property.

**Number 12**

Each utility company shall have a permanent dedicated telephone number and website for the public to report graffiti on above-ground equipment. After public notification of graffiti, the utility companies shall be responsible for removal of graffiti within 24 hours, excluding Saturdays, Sundays and holidays. In addition, the utility companies shall report quarterly to each City Councilmember the number of graffiti reports, the locations of the affected boxes/pedestals, and how long it took to remove the graffiti in that council district.

**Number 13**

All affected property owners shall be notified by certified mail regarding design, placement of equipment, installations, and timelines for undergrounding, with return receipt to confirm delivery.

**Number 14**

In cases where the public right-of-way cannot accommodate an above-ground installation, and no property owner offers an easement, utility equipment for those affected properties shall be placed in underground vaults.

**Number 15**

The Affected Community Planning Group shall determine if clustering of above-ground transformers with AT&T / Cox equipment shall be a priority. If the planning group decides to have utility equipment clustered, only the transformer shall be placed above ground in said cluster, with the other utility companies placing their equipment in underground vaults to lessen the negative visual impact

**Number 16**

Existing underground vaults shall not be replaced with above-ground utility equipment.

**Number 17**

Utility service connections shall be made at the existing connecting locations of a property, unless otherwise requested or permitted by the property owner. No property owner shall be required to relocate a service panel.