

# Kensington-Talmadge Planning Group



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

www.ktpg.org

## Regular Meeting Minutes – **DRAFT**

2013-07-10

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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 KTPG chair David Moty on July 10<sup>th</sup>, 2013 at 6:30pm 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:** Frank Doft, John M. Garrison, Guy Hanford, Sean Harrison, Fred Lindahl, Ken Horsley, Daniele Laman, David Moty, Ann Pease, Keith Roudebush, Don Taylor, Kelly Waggoner

**Members absent at the start of the meeting:** Bob Coffin, Sherry Hopwood, Richard Lesser

**Also present:** Julio Rivera from City Council Member Marti Emerald’s staff, and Daniel Hazard from Representative Susan Davis’ office, and approximately 20 members of the public.

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

David Moty asked if there were any amendments to the agenda, hearing none, the agenda was approved.

**APPROVAL OF MINUTES – MINUTES FROM PRIOR MEETING(S)**

David Moty asked if anyone had any questions to the May 2013 minutes. Hearing none, the minutes were approved.



## TREASURER'S REPORT – REPORT FROM PRIOR MONTH

Fred Lindahl, the KTPG Treasurer gave a report – there was no change from the May meeting report, which was given as:

**Starting Balance:** \$395.94 – April 1, 2013

**Ending Balance:** \$ 426.19 – April 31, 2013

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An expense for approximately \$60 is outstanding for signs promoting the election. Richard Lesser printed those signs and will be submitting the receipt for reimbursement. The expense was approved at the February 2013 meeting. Franklin PTO had not cashed their \$100 donation check yet. David Moty reported that the school district had dropped its requirement that we pay an additional \$10 to process our request to add Monday meetings to May and June.

## COMMUNITY FORUM / NON-AGENDA PUBLIC COMMENT

Daniel Hazard from Congresswoman Davis' office mentioned efforts to address sexual assault in the military. He also mentioned the Farm Bill, which failed for a number of reasons. They are working through the annual appropriations process.

Rachel Gregg from State Assembly member Toni Atkins' office – Rachel Gregg – there is an open house tomorrow night (7/11/2013) because they have moved into new offices downtown in the State Building. July is a big month.

John M. Garrison – Mentioned the Supreme Court decision not to review California Prop 8. He said that no matter where one stood on the merits of Gay Marriage, citizens should be concerned by the way this played out. The people of California did pass Prop 8 by a majority vote but the governor acted alone in deciding not to defend it. The Supreme Court let stand a lower ruling saying that only the state could defend the proposition and since the state (the Governor) decided not to defend it, they let the lower-court ruling stand. He asked that that Toni Atkins' office introduce legislation to compel the state to defend propositions passed by the people.

Julio Rivera – from Councilmember Marti Emerald's office – Handed out a newsletter, mentioned several items including palm tree trimming, and National Night Out.

Elvia Sandoval – Insufficient lighting on Aldine may have played a part in a recent accident there.

Joan Fitzsimon – Someone started a fire in the canyon to burn brush. None of the adjacent homeowners (who were home) did anything about it. I called the fire department; they consider it to be arson.

## NON-SUBCOMMITTEE ITEMS



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**ACTION ITEM: APPROVE/DISAPPROVE PAYMENT OF \$10 FEE TO SDUSD MEETING ROOM RENTAL FOR 2013-2014 YEAR**

David Moty made the motion to pay this rent for the 2013-2014 year, John M. Garrison seconded it. The motion passed unanimously.

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**ACTION ITEM: AMENDMENT TO THE KTPG BYLAWS ARTICLE VI, SECTION 2 (B) (IV) AS AMENDED FEB 13, 2013**

David Moty proposed this bylaws amendment to clarify that no subcommittee can submit anything directly to the City. For a subcommittee to do so would be contrary to Council Policy 600-24.

Strikeout text to be removed, **bolded** text to be added.

(iv) RECOMMENDATIONS – Subcommittee recommendations must be brought forth to the full planning group for formal vote at a noticed public meeting. In no case may a committee or subcommittee recommendation, ~~other than a recommendation of a Maintenance Assessment District Subcommittee,~~ be forwarded directly to the City as the formal recommendation of the planning group without a formal vote of the full planning group.

**The procedures for recommendations from the Maintenance Assessment District Subcommittee shall be as follows.** ~~The~~ Maintenance Assessment District Subcommittee initial recommendations shall not be amended in substance or intent by the planning group. If a Maintenance Assessment District Subcommittee recommendation is not approved by the planning group, the Chairperson shall request the Subcommittee to amend the recommendation. If the Subcommittee does not amend the recommendation, the planning group may at a regularly scheduled meeting within 90 days amend or reject the Subcommittee recommendation. In that instance the Chairperson shall then submit the planning group recommendation to the City, or notify the City of the planning group's rejection of the Subcommittee recommendation. The amended recommendation or notification of rejection shall include the Subcommittee's initial recommendation as an attachment.

Sean Harrison seconded the motion. The motion passed unanimously, 13-0.

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**SUBCOMMITTEE REPORTS**

**COMMUNICATIONS**

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**ACTION ITEM: REQUEST FOR REIMBURSEMENT OF \$32.40 EXPENDED PRINTING NEW BUSINESS CARDS FOR THE KENSINGTON-TALMADGE PLANNING GROUP**

Subcommittee chair John M. Garrison explained the action taken by the subcommittee. The subcommittee wanted to have business cards to help raise awareness of the KTPG to be handed out during neighborhood events. Because the Memorial Day parade was upcoming, the subcommittee took the risk to spend \$32.40 to print these cards, in advance of formal board approval. The remaining cards can be used for future events, such as street



fairs, historical celebrations, etc. The subcommittee now seeks to reimburse the individual who paid for the cards.



Business cards were handed out to each board member. The card design is:

The motion to reimburse the expense passed unanimously.

## UNDERGROUNDING

Bob Coffin was not present. David Moty said that both the Mayor, our City Councilmember Marti Emerald, and Council President Todd Gloria are well aware of this issue and continue to work on it at the staff level. David Moty discussed the issue with Todd Gloria at the Centerline press event held on June 5 at the City Heights Transit Plaza.

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

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## PROJECT REVIEW

### ACTION ITEM: APPROVE/DISAPPROVE SUBCOMMITTEE RECOMMENDATION BY A 4-1 VOTE TO APPROVE A PERMIT FOR AN EXISTING WIRELESS COMMUNICATIONS FACILITY AT THE KENSINGTON COMMUNITY CHURCH, 4773 MARLBOROUGH DRIVE

It was explained that City staff is working with the applicant to try to make the antennas less deep (as measured projecting outward from the wall) and that this may cause a change to the plans distributed.

John M. Garrison – asked questions about size of the antennas.

John M Garrison proposed an amendment to approve the application as contained in the June 26<sup>th</sup> with a stipulation that the approval shall also apply if the dimensions end-up being less than the 1' 5" deep shown in those plans.

With Danielle Laman opposed, the amendment passed 11-1

The vote was called on the amended motion:

Danielle Laman opposed, the amendment passed 11-1

### ACTION ITEM: APPROVE/DISAPPROVE SUBCOMMITTEE RECOMMENDATION BY A 5-1 VOTE TO APPROVE (WITH CONDITIONS) CONSTRUCTION OF A STORM DRAIN IN THE CANYON



## EXTENDING OFF THE NORTHERN EDGE OF MIRACLE DRIVE NEAR ITS INTERSECTION WITH JEAN DRIVE

Project includes removal of the existing corrugated metal pipe; installation of a new pipe with energy dissipater and cleanout, protective fencing, and slope re-vegetation. Protection of a heritage chestnut tree at the end of Miracle Drive is a requirement of the project.

Approve/Disapprove subcommittee recommendation by a 5-1 vote to approve construction of a storm drain in the canyon extending off the northern edge of Miracle Drive near its intersection with Jean Drive with three conditions and two requests to the City:

Conditions:

- 1) Preserve the eucalyptus tree adjacent to the roadbed on the west
- 2) Addition of appropriate colorant to above ground concrete structures (dissipater and cleanout)
- 3) Expand re-vegetation area to the west of the heritage chestnut tree and to the south of the slope adjacent to the new pipe location.

Additionally, the planning group requests:

- A) The city explore the option of a curved pipe in lieu of the energy dissipater
- B) The preservation of mature native and non-native plants surrounding the heritage chestnut tree.

City RESPONSE to the conditions/requests from the subcommittee:

Conditions:

- 1) Preserve the eucalyptus tree adjacent to the roadbed on the west - AGREED - This tree will be protected as it is a safe distance from any affects from our project.
- 2) Addition of appropriate colorant to above ground concrete structures (dissipater and cleanout) – AGREED – Colors concrete will be used for the mentioned structures. (Color is equal to “Davis Colors, Adobe 61078”)
- 3) Expand re-vegetation area to the west of the heritage chestnut tree and to the south of the slope adjacent to the new pipe location. – NOT AGREED – This work is not in the project scope of work. Per Park & Recreation staff, this area is largely in the brush management zone. The slope does not have large bare areas that would cause an erosion concern. The area has plant cover and is largely non-native succulents and grasses, with the few trees. Moreover; Park & Recreation does not have plans to implement any re-vegetation of the slope.

Additionally, the planning group requests:

- A) The city explore the option of a curved pipe in lieu of the energy dissipater – NOT AGREED – This is a concrete storm drain pipe system with watertight joins and very steep vertical slope. A watertight system



requires the installation of rubber gaskets between pipe sections. This would be difficult or impossible in curved pipe. At a minimum it would increase cost because the City uses standardized linear sections and acquiring or creating curved sections would require extra expense.

B) The preservation of mature native and non-native plants surrounding the heritage chestnut tree. –  
RESPONSE – The area surrounding the heritage chestnut tree will be used for accessing the site during the construction work. It will be hard to insure that plants surrounding the heritage chestnut tree will all be preserved. We will place a note on the plans for the contractor to be extra careful while working around the heritage chestnut tree and to minimize impacts to mature native and non-native plants surrounding the heritage chestnut tree.

Kelly Waggonner – asked about the time the City would monitor the re-growth of plants. The answer was 25 months.

Danielle Laman – When is the EIR to be finished?

A: We have an MND in preparation.

Danielle Laman – When will the MND be ready?

A: Probably in about six months.

The motion from the subcommittee had 3 conditions (labeled 1, 2, 3) and two requests (labeled A, B) – see above.

**Amendment** - David Moty proposed an amendment to strike Condition 3 and Request A – John M. Garrison seconded the motion. Ken Horsley voted against. The amendment **passed** 11-1.

**Amendment** - John M. Garrison proposed an amendment to strike the words “and non-native”. He said, “ I would prefer to have the non-native plants ripped out, but I’m not proposing that. I’m just saying the KTPG shouldn’t be on record stating that we will preserve non-native plants.” David Moty seconded the amendment and then some discussion followed.

Ken Horsley – the non-native plants are very old and they predate the open space designation.

Ann- the heritage chestnut tree is not native, it is from Australia. There aren’t very many in the area, and people treasure them.

Danielle Laman – The reason for the

Sean Harrison – If anyone involved in canyonlands environmental issues sees that we are preserving non-native plants, we are opening ourselves up to liability.

Vote on striking “and non-native” –

- In favor: David Moty, Sean Harrison, Keith Roudebush, John M. Garrison, Frank Doft
- Opposed – Don Taylor, Danielle Laman, Kelly Waggonner, Ken Horsley, Guy Hanford, Fred Lindahl, Ann Pease



- The amendment failed 5-7

**Amendment** - Sean Harrison proposed an amendment to strike- “native and non-native”. David Moty seconded the amendment. The amendment passed unanimously,12-0

As amended, we are asking for Conditions 1, 2, and request B with the words “native and non-native” removed. The full motion now reads:

Conditions:

- 1) Preserve the eucalyptus tree adjacent to the roadbed on the west
- 2) Addition of appropriate colorant to above ground concrete structures (dissipater and cleanout)

Additionally, the planning group requests the preservation of mature plants surrounding the heritage chestnut tree.

Vote on the motion as amended:

- In favor: Frank Doft, John M. Garrison, Guy Hanford, Sean Harrison, Fred Lindahl, Ken Horsley, Daniele Laman, David Moty, Ann Pease, Keith Roudebush, Don Taylor, Kelly Waggoner
- Opposed: Danielle Laman
- The motion passed 11-1.

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**ACTION ITEM: APPLICANTS FOR 4704 WINONA AVENUE ARE SEEKING APPROVAL FOR TENTATIVE MAP WAIVER AND NEIGHBORHOOD DEVELOPMENT PERMIT TO CONVERT TWO EXISTING HOUSING UNITS ON ONE LOT INTO A CONDOMINIUM. CURRENT ZONING IS RS-1-7**

Approve/Disapprove subcommittee recommendation by a 6-0 vote to approve a Neighborhood Development Permit and tentative map waiver to proceed with a condominium conversion at 4704 Winona Avenue contingent upon the front setback being in compliance with the established setback for this block.

The applicant was not present.

Regarding whether the remodel counts as a “one-wall remodel”, the answer is that it is OK to remove the lathe and stucco and just leave the studs, as long as the horizontal structure is still there that counts as a wall even though you can see through it.

With regards to parking, they would currently be required to have 4 covered spaces, but they are grandfathered in at 3, so they are OK.

With regards to setback, they have a legal right to bump out to a 15 feet setback. Most of the houses on the street, including the one of these 2 that is adjacent to the street, have an approximate 18-20 feet setback.

However, they do not have a legal right to expand their footprint unless the NDP is approved.





We could seek an exchange of NDP approval to expand the footprint to preserve the existing setback.

No action was taken because the applicant wasn't present. [Secretary's note: At the applicant's request, a special meeting of the KTPG has been called for July 24<sup>th</sup> to hear this issue.]

## TRANSPORTATION AND NEIGHBORHOOD FACILITIES

### INFORMATION ITEM: REPORT ON THE JUNE 25, SANDAG MEETING REGARDING THE MID-CITY REGIONAL BICYCLE MASTER PLAN

Joan Fitzsimons – SANDAG developed several east-west corridors for consideration on Meade, El Cajon Boulevard, Orange, University, and Adams. SANDAG staff appears to favor the Meade route over El Cajon Boulevard and Adams Avenue.

## LIAISON REPORTS

Capital Improvements Program (CIP) – David Moty – We are trying to get outreach to the community to see if there are issues out there we don't know about. Our next meeting is scheduled for the 22<sup>nd</sup>, but we might switch that to the 24<sup>th</sup>. I sent to everyone on the board the list of CIP training. There is a July 31<sup>st</sup> meeting at the Balboa Park War Memorial building, which is across from Jefferson Junior High.

Community Planners Committee (CPC) – David Moty gave a brief update. The City is considering changing 600-24. They may make it more explicit that we handle things other than land-use and planning. Bill Fulton is the new planning director, and the mayor will be coming to the next meeting to introduce him. I may ask a question about getting us involved in more levels of projects.

Talmadge Maintenance Assessment District - Fred Lindahl – We are currently working with the City to put together the language for the restoration of the historic gates and street lights in Zone 2. Additionally, the assessment district will be installing three additional lights.

Historic Resources Liaison – Ann Pease – No properties to discuss this time. I am sending out an email to everyone weekly. Please let me know if you don't want to be included.

David Moty – I have been at several meetings to give our position on things such as Little Saigon, Morrison Pole including the June 20<sup>th</sup> Planning Commission, June 4<sup>th</sup>, and June 18<sup>th</sup> City Council meetings. I was also at a meeting with the Mayor's staff to bring together communities north of Balboa Park and south of I-8 to discuss and act on issues of common concern..

## ADJOURNMENT

David Moty adjourned the meeting at 8:32 pm.