

Kensington-Talmadge Planning Group



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

www.ktpg.org

Regular Meeting Minutes

2014-03-12

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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 March 12th, 2014 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, Sean Harrison, Sherry Hopwood, Fred Lindahl, Ken Horsley, Richard Lesser, David Moty, Keith Roudebush, Don Taylor, Kelly Waggoner, Guy Hanford

Members absent at the start of the meeting: Ann Pease, Daniele Laman [Daniele Laman arrived by 6:36]

Also present: Rachel Gregg from Toni Atkin’s office, Ralph Dimaracut from Marti Emerald’s office, and approximately 40 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)

Draft February meeting minutes have not yet been circulated because the secretary was late and minutes have not yet been passed from the acting secretary to the secretary for distribution.

COMMUNITY FORUM / NON-AGENDA PUBLIC COMMENT

Tom Hebrank –Someone who has purchased property on Vista Drive has filed suit against 63 neighbors concerning an easement on the property

David Moty – City of San Diego’s Planning Commission is hosting a workshop on alcoholic beverage sales. Will be televised Thursday 3/13 9:00am Channel 24.

John M. Garrison – I note that Todd Gloria is being sued seeking release of texts and emails sent from his phone during City Council meetings. In the interest of Open Government, which I know Mr. Gloria champions, I urge him to release those messages to the public.

Fred Lindahl – City Heights Community Development Corporation – Annual Gala – Saturday April 12, 2014 – 7:00pm, 1355 N. Harbor Dr., San Diego, CA, 92101

Sean Harrison – SE corner of Hilldale, curb has been painted. It is not allowed to park in front of the bollards on Terrace Court. Also against the law to park across the ADA ramps.

NON-SUBCOMMITTEE ITEMS

ACTION ITEM: APPROVE/DISAPPROVE ANNUAL CHAIRS REPORT TO THE CITY ON THE KENSINGTON TALMADGE PLANNING GROUP

David Moty explained the annual report he has drafted (See Attachment). There is a section on a wireless facility that he would like to augment with detail regarding the exact chronology of the many meetings where this was considered. David Moty and John Garrison will work together to fill that in as best as possible. The consensus of the board was to defer approval of this until the next draft is presented at the April meeting.

INFORMATION ITEM: REPORT BY DAVID MOTY ON THE EL CAJON BOULEVARD MOBILITY GROUP WHICH IS FOCUSING ON EL CAJON BOULEVARD EAST OF 54TH STREET

David Moty reported on the work being done by groups in eastern San Diego regarding El Cajon Boulevard east of 54th Street. From their work he got a list of several types of transportation, infrastructure and planning grants.

ACTION ITEM: THE PLANNING GROUP WILL REVIEW AND POTENTIALLY COMMENT ON PROPOSED CHANGES TO COUNCIL POLICY 600-24

John M. Garrison made some suggestions to go along with the comments David Moty had made. It was agreed that board would not take a formal vote on changes, but would have David Moty represent the board based on the sense of the comments raised.

SUBCOMMITTEE REPORTS

ELECTIONS

Don Taylor – KTPG Elections chair - Presentation on the upcoming March 2014 Kensington Talmadge Planning Group elections. Seven positions will be up for election. To run for election, candidates must have attended two full board meetings of the Kensington Talmadge Planning Group between February 1, 2013 and January 31, 2014; and be eighteen years or older; a resident, property owner, or business/non-profit owner or operator within the boundaries of the KTPG. For a full copy of the bylaws and the election rules see:

<http://www.ktpg.org/resources/KTPG%20By-Laws%20Amended2009-12-02.pdf>

Don Taylor chair – Tonight is our KTPG Elections. Seven (7) seats are up for election and we have 6 declared candidates.

Declared candidates: Mike Anderson, Sean Harrison, Ken Horsley, Darlene Love, Elvia Sandoval, Deborah Sharpe.

Persons who are eligible to be candidates may declare as write in candidates on the night of election. Specific requirements for candidate eligibility may be found in the planning group bylaws. Candidate requirements roughly align with the requirements for voting listed below with the additional requirement for attendance at two full board meetings of the Kensington Talmadge Planning Group between February 1 of the preceding year and January 31 of this year.

Requirements to vote: No previous attendance at a KTPG meeting is required to be a voter, however a voter must have a Registration Form on file before voting. A Registration Form may be filled out on the night of the election. Additionally, a voter must be 18 years of age; and a resident, or a property owner, or a business or non-profit owner or operator, located within the boundaries of the Kensington-Talmadge Planning Group. Voters must bring documentation supporting their eligibility to vote under one of the categories listed above. Most commonly this is accomplished by a current California Drivers License or ID card.

Per the bylaws, ballots will be accepted until 8:00PM.

Tom Weigand – was nominated from the floor.

CANDIDATE SPEECHES

Mike Anderson – My wife Theresa and my dog Hanna have lived here since 2003. I am a lawyer by profession. I tend not to operate with an agenda or with preconceived notions or beliefs. I just don't think they work. Kensington and Talmadge are really unique communities. I am familiar with the issues in the community but have

been kind of on the sidelines. I am now ready to get off the sidelines and work with the board to address issues in the community.

Sean Harrison – I have been a resident going on 9 years. I moved here because it was a charming neighborhood. My kids have been raised here. I have met tons of friends living here. I have been introduced to Talmadge and love it. I take my runs through the streets of both communities. I joined this group to get a little stress relief because when I am on the other side as a developer I have to keep my mouth shut. I got involved in the aftermath of controversy over the Kensington neon sign and the Kensington Terrace project.

Ken Horsley – I live in Talmadge and have lived there for 30 years. I have been on this board for 2 years and appreciate the opportunity to represent both communities. I am a practicing Civil Engineer. My big focus is to try to make sure that each community member affected by an issue to have their voice heard at the planning group.

Darlene Love – I would be honored if you selected me to represent Kensington and Talmadge on the KTPG. My greatest qualification is my love of Kensington. My first home was on Adams Ave. Later I moved to Talmadge. Then we moved to Kensington where my father also built his dental office. It included a piece of property that is now Kensington Café. My son also owns a home in Talmadge. I was the person who got the lights put up on the Christmas Tree in the park, eventually the Adams Ave Business Association took that over. I helped found the Talmadge sisters, and was involved in the Kensington Centennial celebration. I have been working on the Kensington MAD.

Elvia Sandoval – (Don read a note from the candidate) – My apologies for not attending due to an emergency. I would appreciate the opportunity to serve again and would like to work with the current board on matters impacting the community.

Deborah Sharpe – I have been a resident of Kensington since 1987. I was a previous board member for 11 years from the inception of the group. I am a landscape architect by profession. I am now retired, but still work part-time in that capacity. Now that I have a little more time on my hands I would like to contribute back to the community in this way.

Tom Weigand (write-in candidate) – I have been on the Transportation subcommittee and now would like to serve further by joining the full board. Both Kensington and Talmadge are fantastic neighborhoods. My background is I am a registered civil engineer. I try to be a consensus builder and look forward to trying to hear all viewpoints. I would like that opportunity to apply some of the experience I have to this board.

RETURN TO REGULAR MEETING WHILE VOTES ARE COUNTED

While the votes were counted, the KTPG preceded with other agenda items.

ELECTION RESULTS

Don Taylor – thanked the members of the subcommittee, the election volunteers, and Sean Harrison and his wife for printing the ballots, the tally sheet, etc.

Elected: Mike Anderson, Sean Harrison, Ken Horsley, Darlene Love, Elvia Sandoval, Deborah Sharpe.

That is six people elected and one seat that would be vacant. The write in candidate was unfortunately not able to be verified as eligible because he had signed in for only 1 meeting and his name appeared in the minutes only for that same meeting. Proof of attendance at a minimum of 2 meetings is required.

Sherry Hopwood – my concern is that there were other candidates who were turned away because they didn't have documentation of their 2 meeting requirement.

Suggestion – to remind people to sign-in, also to donate to the treasury, also to check the website.

UNDERGROUNDING

INFORMATION ITEM: CITY-WIDE UNDERGROUNDING COMMITTEE

David Moty explained that he, Don Taylor and Don Rosencrantz applied to Marti Emerald's office by the deadline, seeking a spot on the committee. The deadline was extended and additional people from elsewhere applied through other council members. Marti Emerald forwarded all three names to Todd Gloria's office. Todd Gloria has the next step in the selection process.

PROJECT REVIEW

INFORMATION ITEM: REPORT FROM THE SUBCOMMITTEE ON THE MEETINGS HELD ON FEBRUARY 12 AND FEBRUARY 26TH CONCERNING WIRELESS COMMUNICATIONS FACILITIES AT 4134 ADAMS AVENUE AND 4030 TERRACE COURT

Ann Pease was absent so Fred Lindahl gave the update from the subcommittee.

Regarding Terrace Court – this one has a number of interesting issues because you have a telecommunications company, a property-owner, and an easement owner. There are some communications lines crossed. However, as a result of the subcommittee meeting, the telecommunications company and the property owner were able to meet for the first time. The project should come back in May.

Regarding Adams Avenue – (the building with Starbucks) – they currently have 7 antennas on the building – some are housed in the parapet and others in the cupola. When you look at the roof of that building what you are looking at that looks like an elevator shaft is the cupola. The parapet is the false wall on the roof close to the Kensington sign. The redesign is to remove the parapet and the cupola and place some architectural features on the building that will hang off the side of the building and will lower the top of the building. They were originally seeking to have 9 antennas but will now stay with 2 facing east, 2 south, 2 west, 1 north. The telecommunications company that is there is Sprint and they sublease part of one antenna to Cricket.

David Moty – the actual vote at the subcommittee was to approve the plans with the understanding that the applicants were still making some small changes. They will bring the revised plans to the April meeting.

Kelly Waggoner – read a note from Allard Jansen thanking the KTPG subcommittee for their work in helping to improve the project.

ACTION ITEM: DRAFT MITIGATED NEGATIVE DECLARATION FOR THE JEAN DRIVE STORM DRAIN REPLACEMENT (WBS NO: B-11013.02.06).

[Secretary's Notes: The technical appendices may be found at <http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>]

David Moty and John Garrison summarized the document for the audience. Daniele Laman asked a clarifying question as to whether the old pipe would be left in place and the answer was that yes it would be left in place and filled in.

TRANSPORTATION

INFORMATION ITEM: GENERAL UPDATE

Sean Harrison – we have been looking at some fine tuning of parking in the community, such as whether specific red-zones are too small or too large.

TREASURER'S REPORT

Fred Lindahl - We have approximately \$210 on hand as of the last statement.

COMMUNICATIONS

INFORMATION ITEM: GENERAL UPDATE

Outgoing KTPG Secretary John M. Garrison thanked his subcommittee, especially Frank Doft, for the help they have given him over the years in promoting KTPG, proof-reading the website, managing sign-in sheets and registration forms, etc.

CIP

David Moty said we would like to put together a PowerPoint presentation that can be used to educate government officials on our infrastructure needs, however we are behind in that.

ADJOURNMENT

David Moty adjourned the meeting at 8:30 pm



P.O. Box 16391, San Diego CA 92176

**Annual Report of the
Kensington-Talmadge Planning Group**

April 2013 - March 2014

www.ktpg.org

April 9, 2014

Introduction

The following is the Annual Report of the Kensington-Talmadge Planning Group (KTPG). For the period covered the officers were David Moty, Chair; Robert Coffin, Vice-Chair; John Garrison, Secretary; Fred Lindahl, Treasurer with Vice-Chair Robert Coffin resigning from the board on February 21, 2014. The planning group maintained a standing subcommittee for Project Review and the following ad hoc subcommittees: CIP & Planning, Communications, Elections, Transportation, and Undergrounding.

Administrative Issues

Ten regular meetings of the full board were held during the twelve months from April 2013 through March 2014. No meetings of the full board were held in June and August of 2013. A special meeting was called for July 24, 2013. There is no differentiation made in membership between residents, property owners, or business or non-profit owner/operators, nor are there any seats specifically assigned for large institutional entities.

Bylaws amendments passed by the planning group in January and February of 2013 were held in abeyance by staff pending the outcome of the formation of maintenance assessments districts in Kensington. One of the amendments held in abeyance would establish a subcommittee to advise the City on the proposed maintenance assessment districts. Because this amendment authorizes the formation of a subcommittee comprised of a majority of non-boardmembers, it requires approval by the City Council. In July of 2013, a minor modification to a bylaw amendment approved earlier in the year was passed by the planning group. This modification has also been held by City staff until the full slate of bylaw changes are moved forward.

Community Plan Preparation and Implementation

During the period covered by this report, the Kensington Talmadge Planning Group provided input on the Mid-City Public Facilities Financing Plan (PFFP). In December 2013 the planning group approved its priorities for the Mid-City PFFP by a 12-1 vote.

Additionally, at the request of the City, the planning group made recommendations prioritizing the City's Capital Improvement Projects list for the community. The planning group held three subcommittee meetings in August focused on this issue, and approved the list by a 13-2 vote at the September 2013 board meeting.

Special Projects

In April 2013, the board voted to approve café style seating for Village Vino at 4095 Adams Avenue.

In May 2013, the board voted 14-1 to remove the all-way stop at Aldine and Monroe and replace it with four speed cushions.

In May and December of 2013, the full board authorized subcommittees of the planning group to comment on its behalf on the Hoover High Field Lighting Draft Environmental Impact Report.

In November 2013, the planning group heard a presentation from the City on the proposed lighting maintenance assessment districts for portions of Kensington.

In December 2013, the planning group by a vote of 10-3, approved a traffic flow plan for the alleys within the 4700 block between Edgeware & Marlborough. The approved proposal would make the alleys one way, and implement a right turn only at the one point of egress.

Summary of Project Review

In July 2013, the planning group voted 11-1 to approve a wireless communications facility at the Kensington Community Church, 4773 Marlborough Drive.

In July 2013, the planning group was presented the Jean (Miracle) Drive Storm Drain project. The subcommittee voted to add three conditions to the project and to make two requests of the project applicant, the City. The City agreed to two of the conditions and one of the requests. The planning group withdrew the items the City did not agree to, and the project was approved by an 11-1 vote.

On July 24, 2013, a special meeting of the planning group was called to discuss a condominium conversion at 4704 Winona Avenue. The board voted 7-5 to approve a tentative map with conditions that reconfiguration of the structure adhere to the established setback and conform to the building forms in the immediate area. The applicant objected to these conditions. It was later determined that because of a recent City Attorney opinion on what constitutes a legal majority for board action that this vote was not valid. However, at the hearing, the applicant in written communication acceded to the condition that the project abide by the established setback.

At its October 2013 meeting the planning group voted 11-2 to approve a wireless communications facility at 4864 Lila Drive. Previously, at its July 11, 2012 meeting, the planning group voted 11-1-1 to deny the project as presented by the applicants. At the Planning Commission's June 20, 2013 meeting, the Commission referred the project back to the KTPG for further work between the applicants and the planning group. After discussions at the July 2013 Project Review Subcommittee and the September 2013 full board meeting, the project was approved at the October 2013 board meeting. The project was approved on consent at the November 14, 2013 meeting of the Planning Commission.

Planning Group Objectives

As stated in our 2012 Annual Report, while community plan updates may be many years away, the KTPG would like to begin identifying flaws and needed corrections to our current adopted community plan. As an alternative to a plan update, we have raised the possibility of a community plan amendment with our elected representatives and city staff.

If the proposed MAD(s) for Kensington are approved by the affected property owners, the planning group will initiate its role as the formal advising body.

David K. Moty

A handwritten signature in black ink that reads "David K. Moty". The signature is written in a cursive, flowing style.

Chair, Kensington-Talmadge Planning Group

Public Roster Summary for April 2013 through March 2014

| | Current Term | Initial Term | |
|------------------------------------|---------------------|---------------------|------------------------------------|
| Membership as of April 2013 | End Date | Start Date | Membership as of March 2014 |
| David Moty, Chair | APR 2013 | APR 2007 | David Moty, Chair |
| Robert Coffin, Vice-Chair | APR 2014* | APR 2008 | vacant |
| John Garrison, Secretary | APR 2014 | APR 2008 | John Garrison, Secretary |
| Fred Lindahl, Treasurer | APR 2013 | APR 2009 | Fred Lindahl, Treasurer |
| Frank Doft | APR 2013 | APR 2009 | Frank Doft |
| Guy Hanford | APR 2014 | APR 2006** | Guy Hanford |
| Sean Harrison | APR 2014 | APR 2010 | Sean Harrison |
| Sherry Hopwood | APR 2014 | APR 2008 | Sherry Hopwood |
| Ken Horsley | APR 2014 | APR 2012 | Ken Horsley |
| Daniele Laman | APR 2013 | APR 2009 | Daniele Laman |
| Richard Lesser | APR 2014 | APR 2012 | Richard Lesser |
| Ann Pease | APR 2013 | APR 2011 | Ann Pease |
| Keith Roudebush | APR 2013 | APR 2011 | Keith Roudebush |
| Don Taylor | APR 2015 | APR 2013 | Don Taylor |
| Kelly Waggonner | APR 2015 | APR 2013 | Kelly Waggonner |

*Boardmember Robert Coffin resigned from the planning group effective February 21st, 2014

**Boardmember Guy Hanford had a break in service between April 2008 and June 2008 which was not long enough to re-start the clock for the purposes of term limits.

Public Roster Summary for April 2014 through March 2015

| | Current Term | Initial Term | | |
|------------------------------------|---------------------|---------------------|------------------|--------------------|
| Membership as of April 2014 | End Date | Start Date | Telephone | Email |
| David Moty, Chair | APR 2015 | APR 2007 | 619-255-2882 | kentalpc@yahoo.com |
| Sean Harrison, Vice Chair | APR 2016 | APR 2010 | | |
| Tom Weigand, Secretary | APR 2016 | APR 2014 | | |
| Fred Lindahl, Treasurer | APR 2015 | APR 2009 | | |
| Mike Anderson | APR 2016 | APR 2014 | | |



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|-----------------|----------|----------|
| Frank Doft | APR 2015 | APR 2009 |
| Ken Horsley | APR 2016 | APR 2012 |
| Daniele Laman | APR 2015 | APR 2009 |
| Darlene Love | APR 2016 | APR 2014 |
| Ann Pease | APR 2015 | APR 2011 |
| Keith Roudebush | APR 2015 | APR 2011 |
| Elvia Sandoval | APR 2016 | APR 2014 |
| Deborah Sharpe | APR 2016 | APR 2014 |
| Don Taylor | APR 2015 | APR 2013 |
| Kelly Waggoner | APR 2015 | APR 2013 |

Community Planner

Michael Prinz 619-533-5931 mprinz@sandiego.gov
San Diego Planning Division
202 "C" Street MS-4
San Diego, CA 92101

The Kensington-Talmadge Planning Group meets at 6:30 pm, on the 2nd Wednesday of each month at Franklin Elementary School, 4481 Copeland Avenue, San Diego California.

Project Review and CIP & Planning committees meet on the 4th Wednesday of each month at Franklin Elementary School.

Communications and Transportation committees meet on the Monday before the 4th Wednesday of each month at Franklin Elementary School.