



P.O. Box 16391, San Diego CA 92176

Regular Meeting Minutes

October 8, 2014

Parliamentary Items:

A regular meeting of the Kensington-Talmadge Planning Group was called to order by chair David Moty at 6:31 pm.

Members present at the start of the meeting: Mike Anderson, Frank Doft, Sean Harrison, Ken Horsley, Daniele Laman, Fred Lindahl, Ann Pease, Darlene Love, David Moty, Keith Roudebush, Elvia Sandoval, Don Taylor. Deborah Sharpe, Kelly Waggoner and Thomas Weigand were absent.

Also present were Congresswoman Susan Davis and her assistant Daniel Hazard, Ralph Dimaracut from Councilmember Marti Emerald's office, and Jason Weisz from Toni Atkins' office, as well as approximately 35 members of the public.

Approval of Agenda. David Moty asked if there were any objections or modifications to the agenda. Hearing none, the agenda was approved.

Approval of Minutes: A vote was called for approval of the minutes. Don Taylor mentioned that he sent a small edit for the September minutes to Tom to include Fred's explanation to Don Rosencrantz of the KTPG historical review process. David stated he was sure these would be included. With that noted, the minutes of September 2014 were approved unanimously.

Treasurer report: Fred Lindahl stated the current treasury balance remained the same as last reported.

Community Forum:

Ralph Dimaracut from Marti Emerald's Office presented informational news and updates. He stated that for Kensington the replacement of street light circuits in the older neighborhoods may occur within the next few years. Proposition 42 funds are being used for this purpose and three neighborhoods are chosen each year. Three Kensington neighborhoods may be chosen next year. The cost for these circuits runs from \$800,000 to \$2 million each. The crosswalk at Kensington and Adams is still under study. He also mentioned two new public restrooms will be installed in East Village, downtown. Other information was general in nature with details available in the newsletter handouts or online. Daniele Laman mentioned a

Union-Tribune article which listed bridges that need repair, one of which is on Fairmount and crosses over Aldine. However, no timeline was noted for this bridge. Fred Lindahl mentioned that when the street-light circuits are replaced the MADs need to pay special attention to circuit sources (where fed from). Otherwise, there can be problems, which can result in no lighting for weeks as the issue is resolved.

Jason Weisz from Toni Atkins' office mentioned that she will be attending the Talmadge Block Party this Saturday. Other information was general in nature.

Non-Agenda Public Comment:

A member of the public stated that he feels the helicopter noise is excessive and intrusive. He made several comments about how he has tracked the activity. As time for public comment was ending, David Moty suggested he speak with Ralph Dimarucut separately.

Non-Subcommittee Items:

Informational Items:

Presentation with Q&A by Congresswoman Susan Davis: Congresswoman Davis indicated that Congress is currently focused on the economy. She is trying to have the administration fees that are tacked onto student loans eliminated. A postal reform bill is moving through Congress that has a provision which could eliminate home delivery, instead using cluster boxes. David Moty asked if the penny might be discontinued. She replied that this has come up in the past, but she is not aware of the current status. Don Taylor asked if there are any plans to change the law allowing Medicare to negotiate drug prices with the pharmaceutical companies. She responded that this provision, which was added into the prescription benefit plan, still needs to be addressed, as it does not make sense to not have negotiations with those companies.

David Moty made an announcement that he is hoping to appoint KMAD subcommittee members at the December KTPG meeting. Subcommittee members must be property owners in the Kensington MAD area.

Action Items:

1. Letter of support for Memorial Day Parade. Moved by David Moty, seconded by Frank Doft. Approved Unanimously.
2. Post Office Box rental. Moved by David Moty, seconded by Keith Roudebush. Approved Unanimously.
3. Payment of \$10 to school district for use of Franklin School. Moved by David Moty, seconded by Mike Anderson. Approved Unanimously.

Subcommittee Items:

A: Project Review:

Fred Lindahl recused himself from this discussion, because he is on the City Heights Community Development Corporation (CHCDC) Board.

Steven Russell, chairman of the CHCDC, along with Ken Grimes, Hanan Bowman, and Jerry Selby, made a brief presentation to the KTPG about a proposed redevelopment project in the 4400 block of Euclid Ave. He gave background on other projects of the CHCDC, such as Hollywood Palms and Metro Villas. The land for the new project has not been acquired and they could offer very little detail on the proposal, except it would be mixed-use and would probably have several dozen apartments. These apartments would be ongoing low-income/affordable housing units. They hope to make the commercial element a destination for Talmadge. They will be working with Wakefield Developers on this project. The project will have an on-site manager that is accountable to the CHCDC Board. The proposed site is about .73 acres. Email contact for this project: KGrimes@CityHeightsCDC.org

Questions/Comments:

David Moty – Would like to see a high quality design to add value to neighborhood.

Ken Horsley – What is currently on site? (answer: car lot, no residences). He also stated that subsidized housing will be a concern to Talmadge residents.

Keith Roudebush – What is median income on which the rental amount will be based? (answer: median income for area is about \$70,000, but no income level has been set for rental units)

Sean Harrison – From my experience you can have high density without it being obvious. It all depends on the design.

Ann Burnett-Troisi – Biggest concern is affordable housing component. What are current rents in area? (answer: cannot give numbers at this time, as some sites have recently experienced owner changes).

Susie Millett – Supports project. She wants a place to walk to such as a coffee shop like Einsteins or a café like the KensingtonCafe.

Local realtor Afton Miller – Having a commercial destination that attracts pedestrians from Talmadge will significantly increase property values. The lack of local commercial, in her opinion, separates the values in Kensington and Normal Heights from Talmadge.

Angela & Chris Nobel – Stated their support for project and that subsidized housing has improved the street where they live in Talmadge.

B: Bylaws:

David outlined three areas with amendments. They are:

1. Put the name Kensington in front of the MADs, to separately identify it from Talmadge MAD.
2. Various clean-up language to be consistent with the revised Council Policy 600-24, and the Administrative Guidelines.
3. Change KTPG meeting location from Franklin School to YMCA.

David moved that all three be accepted. Fred Lindahl seconded. Passed unanimously.

C: Communications:

(Darlene Love needed to leave at the beginning of this item)

Frank Doft does not have the handwritten minutes from past meetings. He asked anyone with knowledge of the missing minutes to contact him. He also asked for any comments/concerns about KTPG website. In response to a question by David Moty about the Feb 2012 minutes, Frank will double-check but believes it has been corrected.

David Moty stated that the next KTPG meeting will have the City Planner and we can use that opportunity to ask about the issue with the missing minutes.

KTPG Liaison Committee Reports

Historic Resources Division 45 year review. No Report

Talmadge Maintenance Assessment District (TMAD). Fred Lindahl reported that the TMAD is accepting candidate declarations for the upcoming TMAD election. It will occur at the Annual Meeting on the 4th Tuesday of October. The TMAD is considering hiring a consultant to do a feasibility study of possible traffic calming devices at: Adams & Euclid; 49th & Lucille; and 51st & Madison.

Community Planners Committee. David Moty presented statistics on Code Compliance violations in San Diego City. New energy charging stations could result in larger transformers replacing the smaller one currently used. The City is trying to address "trash scavengers." It has an unmarked car available for some patrols. He did not have specifics regarding how this would be requested. The ninth update to the Land Development Code appears to have a loophole, when some buildings are destroyed that would allow for undesirable rebuilds. He will try to have this corrected.

Adjournment

The meeting was adjourned at 8:20PM.