



P.O. Box 16391, San Diego CA 92176

## Regular Meeting Minutes

November 12, 2014

### Parliamentary Items:

A regular meeting of the Kensington-Talmadge Planning Group was called to order by chair David Moty at 6:30 pm.

Members present at the start of the meeting: 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. Mike Anderson was absent.

Also present were Ralph Dimarucut from Councilmember Marti Emerald's office, and Jason Weisz from Toni Atkins' office, as well as approximately 15 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: David Moty asked if there were any objections or modification to the minutes. With no objections and no abstentions the minutes were approved unanimously.

Treasurer report: Fred Lindahl stated the current treasury balance was \$117.09.

### Community Forum:

Ralph Dimarucut from Marti Emerald's Office presented informational news and updates. He stated that Council voted to lift the cap on taxi permits, hopefully decreasing fares with more competition. The pedestrian crossing study at Adams Ave and Kensington Drive failed using old standards. However, it did pass using the proposed new standards that the City Council will consider and vote on early next year. The Infrastructure committee of the City Council understands the Kensington street lights are hard to maintain, troubleshoot and fix. The committee has voted to allocate \$600K to improve street lighting circuitry in Kensington. This is in addition to the already scheduled street light upgrade scheduled for Kensington's Talmadge Dr. loop. Their recommendation will be going to the full Council for a vote. Kelly Waggoner asked whether there would be additional traffic markings around the Talmadge traffic circle? She specifically asked about raised traffic diverters citing increased reports from residents and

pedestrians near the circle of drivers going the wrong way around. Ann Burnett-Troisi stated that additional striping is coming to hopefully replace what was there before the repaving. Ralph said he would look into the possibility of raised traffic diverters. David Moty asked about possible changes to the CIP process if a new “megabond” was passed. He said that previously the board would prioritize less expensive projects with a higher chance of approval. If there is a “megabond” should the Board prioritize more expensive projects in this new round of CIP? Ralph stated he will take the request for discussion with office staff. Additional information was general in nature with details available in the newsletter handouts or online.

Jason Wiesz from Toni Atkins’s Office stated that the annual Covered CA open enrollment will run from 15 NOV through 15 FEB. He stated there could be slight changes to policies through the Exchange and people that are interested should take a look during open enrollment. Jason presented additional informational news and updates that were general in nature with details available in the newsletter handouts or online.

### Non-Agenda Public Comment:

There were no public non-agenda comments.

David Moty stated the City Heights Area Planning Committee Long Term Planning Subcommittee will be having a meeting on 11/17 at 6:30PM to discuss the possibility of The Rock Church occupying 4001 El Cajon Blvd. Since the location borders our planning area, we might want to attend to learn about the possible impacts. The meeting will be held in the 2<sup>nd</sup> floor meeting room of the MidCity Police Station, 4310 Landis St.

### Non-Subcommittee Items:

#### Informational Items:

**Kensington Maintenance Assessment District:** David Moty requested volunteers for the Kensington Maintenance Assessment District (KMAD). He was encouraging diverse geographic representation for the MAD. Anyone interested should contact David Moty directly. He will be making formal nominations from the list of volunteers at the December KTPG meeting.

**El Cajon Boulevard Mobility Study:** City Planner Michael Prinz gave an informational brief on the El Cajon Boulevard Mobility Study. The Mobility Study is intended to develop a comprehensive plan to improve all modes of transportation in the El Cajon Blvd. corridor bounded by Highland Avenue on the west to 50<sup>th</sup> Street on the east. The goal of the study is to identify short, mid, and long term projects that will improve pedestrian access, bicycle facilities and accessibility, transit operations and facilities and traffic flow in the corridor. Michael Prinz gave an overview of the study milestones. Preliminary work

will include working groups with local participation. Outreach will start in mid-2015 with an expected 12-18 months for the plan completion. Funding for the study included approximately \$171K from SANDAG and another \$50K from the Mid-City Parking District.

David Moty asked if there will be a formal role for the KTPG or can anyone participate. Michael Prinz stated the intended role of the KTPG would be of an informal nature but he will reach out for input and participation. David Moty suggested the KTPG Transportation Subcommittee take a role in the study.

There were multiple questions and suggestions that the scope of the project be extended westward to Fairmount Ave. Many reasons were given including the pedestrian impact of Hoover High School and the projected impact of the new YMCA. David Moty also suggested that the proposed dedicated westbound right turn lane at Fairmount be included.

Kelly Waggoner asked what the term “Traffic Furniture” was that Michael Prinz referred to when describing the study. She was concerned that if it referred to placing benches and other seating along the corridor, it would exacerbate the existing prostitution problem. Michael Prinz stated though it could include seating where deemed necessary, it referred mostly to signage and lighting.

Ken Horsley asked if the workshops would be held outside of normal working hours. Michael Prinz stated they would.

Fred Lindahl asked if improvements to the center median would be looked at. Michael Prinz stated they would be.

Sean Harrison encouraged the study take into consideration and maybe integrate some of what came out of the SANDAG Bicycle Plan, including coming up with realistic, cost effective solutions.

**9<sup>th</sup> Update to the Land Development Code:** Michael Prinz led a discussion of the 9<sup>th</sup> Update to the Land Development Code.

David Moty raised the issue of previously conforming properties, specifically Huffman-style apartments. Michael Prinz stated zoning rights stay with the property relative to the year they were approved. When the buildings have significant changes to them (usually affecting more than about 20% of the structure), either new or old zoning standards are used depending whether the changes were “involuntary” or “voluntary” events. An involuntary event would allow the owner the right to rebuild at old zoning standards, while voluntary could require compliance with new zoning standards. Discussion, opinions and concerns were shared on the matter from multiple members of the Board and the audience relating to previously conforming structures that currently do not meet zoning standards. Michael Prinz explained specifics of the Code as they applied to the participants concerns, offering examples and scenarios where he could. Don Taylor raised the issue of previously conforming structures at the intersection of Hilldale and Marlborough and voiced his concern over the community’s inability to weigh in on any potential rebuilding of those apartments. Don Taylor also asked about the zoning height limit on Adams Ave. between Marlborough and the 15 Fwy. Michael Prinz did a quick check and indicated he thought it was

30 ft., but would double-check when he got back to the office (He later sent an email to David Moty stating the height limit from just east of Marlborough to the 15 Fwy is 50 ft.).

**Unrelated Public Comment:** A member of the audience asked what the proper venue would be to take her concerns that certain El Cajon Blvd. businesses are not keeping their properties clean. David Moty stated the best place to take that concern would be the El Cajon Blvd Business Improvement Association.

## Subcommittee Items:

### A. Transportation (chaired by Sean Harrison)

1. Sean presented an informational item on the SANDAG meeting concerning the Bicycle Plan, which was attended by community planning group members from North Park, Normal Heights, and Kensington-Talmadge. SANDAG stated they overdesigned much of the plan making it not feasible to complete and were asking for input on ideas for cutting back some of the proposals. Sean Harrison provided specific input for the Aldine/Monroe area and the area around Franklin Elementary. SANDAG welcomed the input and promised another meeting to continue discussions.
2. Sean Harrison gave an update on the “Class 1” Adams Avenue parking improvements, stating they are in process.
3. Sean Harrison gave an update with respect to the change for street sweeping in Kensington. Currently there is only a one hour restriction, but some signs have not been changed. Those signs are now being updated.

### B. Communications (chaired by Frank Doft)

1. Frank Doft stated that most of the missing minutes from previous meetings have been found and/or updated. He asked the Board to specifically check newly posted draft minutes for September and October 2012, October and November 2013 and February 2014 David Moty said that he hoped we would vote on final approval at the December meeting.

## KTPG Liaison Committee Reports

- A. Historic Resources Division 45 year review liaison – Fred Lindahl: No report this month.
- B. Community Planners Committee – David Moty
  - a. David Moty stated that OpenDSD is now up and running, allowing users access to permits online. This should be useful for Code Enforcement and 45 year review.

- b. David Moty stated there is a pending Small Lot Subdivision Ordinance. The ordinance is intended to apply in multi-family zones. The regulations would permit the existing lot to be subdivided into smaller lots consistent with the allowable density of the base zone. Currently this is done as a multifamily condominium project that will require a home owner's (HOA) and accompanying HOA fee. This proposal would allow the lot to be subdivided into smaller lots for development of detached single family dwelling units without the need for a HOA. It is anticipated that these regulations would result in development that better complements the scale of the surrounding existing development versus the larger scale of condominium projects.

C. Talmadge Maintenance Assessment District – Fred Lindahl

- a. Fred Lindahl reported that TMAD held elections at its last meeting. The TMAD Board had six open spots with 6 candidates running. All were elected. Board officers will be elected at the December meeting. TMAD meets on the 4<sup>th</sup> Tuesday of month @ 6:30PM. Those interested in attending should check [www.talmadge.org](http://www.talmadge.org) for location.

### Possible Agenda for the next or future KTPG Meetings

1. Formation of KMAD subcommittee(s)
2. Formation of Elections subcommittee

### Adjournment

The meeting was adjourned at 8:00PM.