



PO Box 16391
San Diego, CA 92176
www.ktpg.org

Regular Meeting Minutes April 12, 2017

I. PARLIAMENTARY ITEMS

- The April 12, 2017 meeting of the Kensington-Talmadge Planning Group was called to order by Chairman Pro-Tem Sean Harrison at 6:32 PM. (Pursuant to KTPG bylaws, Article VII, Sec. 1)
- Board members present - Bill Adair, Ron Anderson, Travis Fawcett, Sean Harrison, Ken Horsley, Daniele Laman, Darlene Love, David Moty, Bonnie New, Ann Pease, Marilyn Sanderson, Elvia Sandoval, Deborah Sharpe, Don Taylor and Kelly Waggoner. All fifteen (15) members of the Board were present.
- There were seven (7) audience members who signed in.
- Approval of Agenda: Sean Harrison asked if there were any modifications to the current agenda. None were noted.
- Approval of Minutes: The minutes from the March 8, 2017 KTPG General Meeting were **unanimously approved.**
- Treasurer's Report:
 - Treasurer Darlene Love reported a bank balance of \$288.61, as of April 1, 2017. This balance was after a disbursement of \$20.17 for the Go Daddy website-hosting renewal.

II. COMMUNITY FORUM & NON-AGENDA COMMENT:

- Matt Yagyagan, representing Councilmember Georgette Gomez' office, addressed the Board and audience. A handout, entitled 'First 100 Days in Office', was distributed to the Board and audience. Mr. Yagyagan advised of the established district office hours and contact information:
 - Location: 4380 Landis Street (City Heights Recreation Center)
 - Office Hours: Every Friday from 10 A.M. to 1:30 P.M.
 - Telephone (619) 236-6699 or email georgettegomez@sandiego.gov.
 - For further information visit: www.sandiego.gov/cd.
 - Other contact methods are Facebook and Twitter ([ggomezd9](#))
 - Direct contact information for Matt Yagyagan: myagyagan@sandiego.gov. Telephone (619) 533-5897.

- Mr. Yagyagan spoke about Councilmember Gomez' participation at a town hall meeting on Monday, April 10th with City Attorney Mara Elliott. Major subjects of discussion were code compliance, homeless issues within our district and traffic trends and problems in the Kensington and Talmadge neighborhoods, as well as within District 9 in general. Mr. Yagyagan also advised that this is budget season and that Councilmember Gomez will be reviewing the Mayor's budget which will be presented to the City Councilmembers at their May meeting.

- In response to inquiries from Don Taylor, and other members of the KTPG Board, Mr. Yagyagan also addressed the following issues:
 - Neighborhood Street Lighting – Mr. Yagyagan spoke about the problem of the Alder loop's non-operational street lights and advised that the lighting circuits are the main problem. A waiver from Dig Alert is necessary before ground work can begin to repair the circuits. Work should begin next week and should require about two weeks for completion of repairs necessary to restore the lighting.

 - Cave/Mudslide on Norma Drive – Mr. Yagyagan has been in contact with, and received an assessment from, the City Geologist's office regarding the mudslide damage and resulting cave that has been formed due to storm water issues during recent bad weather. The determination is that there is no eminent threat, but that repairs are necessary. The Councilmember's office will be working to identify infrastructure funding for this project.

 - Councilmember Gomez recently visited the Aldine, Van Dyke and Monroe street areas for a traffic awareness briefing to point out specific areas which require further evaluation by City street departments in order to correct deficiencies. Board member Ron Anderson addressed a storm drain issue that he reported on the city app "Get It Done". The report of a channel being eroded south of Aldine, on Fairmount Avenue, was intercepted by the City Vector Control Department and the report was falsely closed without further investigation.

 - Don Taylor asked if the preliminary Master Plan (Undergrounding) from the City would be released in April on schedule as had been previously stated. Don also requested that Mr. Yagyagan check the status of storm water and lighting upgrades as they were to be included in the upcoming City budget. The need for Aldine Drive storm drain upgrades was also a budget request which was brought to the Mr. Yagyagan's attention.

COMMUNITY FORUM & NON-AGENDA COMMENT (continued):

- Information about a Budget ‘Town Hall’ was distributed. The meeting will be held on Thursday, May 18, 2017 at 6:00 PM. Councilmember Gomez, along with City budget analyst Andrea Tevlin, will discuss the Mayor’s proposed budget for FY2018. This will also be an opportunity for the public to provide input. For more information refer to the District 9 web page at www.sandiego.gov/cd9
- Deborah Sharpe spoke about the raised lane markers which have been installed in the middle of Kensington Drive and Marlborough Drive, as well as other streets, during the street re-surfacing process. The use of these markers on narrow residential streets was discussed, highlighting the noise factor they create for surrounding residents.
- Fred Lindahl distributed information about an upcoming event to honor the public service of former City Council member Marti Emerald. This event will take place on Saturday, April 22nd from 6:00 to 9:00 PM at Fair@44 – 4350 El Cajon Boulevard.

III. ELECTION OF OFFICERS

- Sean Harrison reported that Don Taylor had informed the Elections Committee that he wished to have his name to put forward as candidate for another term as Board Chairman. There being no other nominations, **approval by the Board was unanimous**. Don Taylor assumed the Chair and presided over the remainder of the meeting.
- Don Taylor announced the following Board members had informed the Elections Committee they wished to serve in the following officer positions for the coming year, subject to the Board’s approval:
 - David Moty as Vice-Chair
 - Bill Adair as Secretary
 - Darlene Love as Treasurer

These appointments were **approved unanimously** by the Board.

IV. NON-SUBCOMMITTEE ITEMS

- The KTPG Annual Report was presented to the Board by Don Taylor and **approved unanimously**.
- Don Taylor moved to approve formation of the following ad-hoc subcommittees:
 - **Project Review**
 - **Communications**
 - **Community Improvement Planning (CIP)**
 - **Transportation**
 - **Utility Undergrounding**
 - **Kensington Maintenance Assessment Districts (KMAD)**

David Moty seconded the motion – **Approval by the Board was unanimous**.

NON-SUBCOMMITTEE ITEMS (continued):

- Don Taylor moved the following Board members serve as subcommittee chairpersons, as noted. David Moty seconded the motion – **Approval by the Board was unanimous.**

- Ann Pease **Project Review**
- Travis Fawcett **Communications**
- David Moty **Community Improvement Planning (CIP)**
- Sean Harrison **Transportation**
- Sean Harrison **Utility Undergrounding**
- Don Taylor **Kensington Maintenance Assessment Districts (KMAD)**

- Don Taylor submitted the following roster of Board members to serve as members of the subcommittees, as noted. Daniele Laman seconded the motion – **Approval by the Board was unanimous.**

- **Project Review**
 - Ron Anderson
 - Ken Horsley
 - Daniele Laman
 - Elvia Sandoval
 - Deborah Sharpe
- **Communications**
 - David Moty
 - Ann Pease
- **Community Improvement Planning (CIP)**
 - Sean Harrison
 - Ken Horsley
 - Daniele Laman
 - Deborah Sharpe
- **Transportation**
 - Ron Anderson
 - Travis Fawcett
 - Elvia Sandoval
 - Kelly Waggonner
- **Utility Undergrounding**
 - Ron Anderson
 - Darlene Love
 - Bonnie New
 - Marilyn Sanderson
 - Deborah Sharpe

NON-SUBCOMMITTEE ITEMS (continued):

▪ **Kensington Maintenance Assessment Districts (KMAD)**

- ***Kensington Heights***
 - ◆ Bill Adair
 - ◆ Deborah Sharpe
- ***Talmadge Park South***
 - ◆ Darlene Love
 - ◆ Bonnie New
 - ◆ Marilyn Sanderson

○ Don Taylor submitted the following roster of community members to serve on subcommittees, as noted. Elvia Sandoval seconded the motion – **Approval by the Board was unanimous.**

▪ **Project Review**

- Fred Lindahl

▪ **Communications**

- Jeanne Camp

▪ **Community Improvement Planning (CIP)**

- Joan Fitzsimons

▪ **Transportation**

- Ann Burnett-Troisi
- Joan Fitzsimons
- Fred Lindahl

▪ **Utility Undergrounding**

- Terry Frey
- Don Rosencrantz
- Bill Bamberger

▪ **Kensington Maintenance Assessment Districts (KMAD)**

Kensington Heights
Don Rosencrantz

Kensington Manor
Jim Anderson
Priscilla Berge

Kensington Park North
Jeannie Camp
Stephanie Contos
Gary Rosoff

Talmadge Park North
Bill Bamberger
Terry Frey

NON-SUBCOMMITTEE ITEMS (continued):

- Don Taylor moved the following Board members to serve as liaisons, as noted. Marilyn Sanderson seconded the motion – **Approval by the Board was unanimous.**
 - Bill Adair **Historic Resources**
 - Sean Harrison **FIRP**
 - David Moty **Community Plan Update**
 - Sean Harrison **Community Plan Update**

- Presentation by Robert Faudoa of Gary Engineering. This presentation was about a proposed construction project for an automated car-washing facility at the location of a former McDonald’s restaurant at 5322 El Cajon Boulevard. Four handouts were distributed, showing ground layouts and computer-generated drawings of the proposed project. Discretionary business use permits have been applied for. No additional parking will be added to the property. This is projected to be a sun-up to sun-down operation, with individual washing cycles of about 3 minutes per vehicle. An existing patio will be removed from the existing structure. It is expected to be an approximately 20-year lease. No traffic studies have been done to date. Drawings show the planned entrance/exit on Marcellena Road on the east side of the property, as well as on El Cajon Boulevard at the south side of the property. Commercial lighting, thought to be twenty-four hour/day, will be installed to enhance security. A similar, but smaller, installation has been done by this firm at Clairemont Drive and Denver Street in Bay Park. The project plan includes multiple do-it-yourself vacuum stations in addition to the washing facility.

- David Moty, as CIP chair, discussed training topics which would benefit planning group members who already have some base of knowledge. David requested feedback from each Board member as to what type of training they felt would best benefit them for issues they may encounter during their tenure as a Board member or as an individual contributor on a subcommittee. He also asked for feedback on whether training in a live presentation or via online video would better aid them in their comprehension. This information could be added to the Community Orientation Workshop which is currently required for new members of boards, subcommittees and some work groups.

V. SUBCOMMITTEE AGENDA

- **Transportation** – Chair: Sean Harrison
 - No Meeting

- **CIP & Planning** – Chair: Deborah Sharpe
 - No Meeting

- **Communications** – Chair: David Moty
 - No Meeting

- **Utility Undergrounding** – Chair: Sean Harrison
 - No Meeting

SUBCOMMITTEE AGENDA (continued):

- **Project Review – Chair:** Ann Pease
 - Ann presented a synopsis of the most recent Project Review meeting, regarding the Rob Wellington Quigley, FAIA project on the corner of Fairmount Avenue and El Cajon Boulevard (refer to Special Meeting Minutes dated February 22, 2017). Parking concerns were discussed and the latest plan is to now add additional parking spaces. Ann advised that, contrary to the previous presentation to the committee, the project would include two-thirds senior residential and one-third family residential rather than the other way around. There was also a brief presentation at the Project Review meeting about the car-wash project mentioned earlier in these minutes.

- **Kensington MADs – Chair:** Don Taylor
 - No Meeting

VI. KTPG LIAISON/COMMITTEE REPORTS

- **Historic Resources – Bill Adair**
 - 4826 Sussex Drive Meets Criterion C
 - 4624 Biona Avenue Meets Criterion C
 - 4632 Lucille Drive Does Not Meet C
 - 4877 Monroe Avenue Meets Criterion C
 - 4603 51st Street Does Not Meet C

Criterion C – embodies distinctive characteristics of style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

- **Talmadge Maintenance Assessment District – Kelly Waggoner**
 - Three sets of gates have been installed. More will be installed in about 30 days.

Meeting adjourned at 8:18 PM