



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

Regular Meeting Minutes September 13, 2017

I. PARLIAMENTARY ITEMS

- The September 13, 2017 general meeting of the Kensington-Talmadge Planning Group was called to order by Chairman Don Taylor at 6:30 PM.
- Board members present: Bill Adair, Ron Anderson, Sean Harrison, Ken Horsley, Daniele Laman, Darlene Love, David Moty, Ann Pease, and Don Taylor and Kelly Waggoner.
- Board Members not present: Travis Fawcett, Bonnie New, Marilyn Sanderson, Elvia Sandoval and Deborah Sharpe.
- Seven (7) audience members signed in.
- Approval of Agenda: The evening's agenda was **unanimously approved**.
- Approval of Minutes: The August 9th meeting minutes were **unanimously approved**.
- Treasurer's Report:
 - Treasurer Darlene Love reported a bank balance of \$311.61 as of September 1, 2017.
 - KTPG has a credit balance of approximately \$112.00 at the UPS Store.
 - Darlene mentioned the donations bucket at the sign-in table. These financial donations help defray operating costs and support the work of the Kensington Talmadge Planning Group.

II. COMMUNITY FORUM & NON-AGENDA COMMENT

- Board member Kelly Waggoner voiced her concern concerning an item on last month's agenda which recommended removal of the green short-term parking zone on the west side of Marlborough Drive just north of Adams Avenue (re: August 9th meeting minutes, Section III, Transportation). Ms. Waggoner stated that pertinent information (photographs showing misuse of the zone and traffic crossing the double yellow lane divider) was omitted in the discussion prior to the vote. Ms. Waggoner stated four business owners were not represented in the presentation. Ms. Waggoner also stated she will request that this subject be revisited at a future date.

- **Matt Yagyagan, representing District 9 Councilmember Georgette Gomez:**
 - Matt advised that the City Council is now back in session. Current issues include a cap of 40 businesses selling cannabis products, as well as the future of vacation rentals in San Diego.
 - Office hours for Councilmember Gomez' Field Office were again communicated: Fridays, 10:00 A.M. to 1:30 P.M. The field office is located at 4380 Landis Street.
 - The Hepatitis-A outbreak is currently being addressed, with the addition of portable hand washing stations as well as City and County clinics where the Hepatitis-A vaccine is administered free of charge. The Hepatitis vaccination requires an initial injection and a follow-up injection six months later. Both injections are required for effectiveness.
 - El Cajon Boulevard has undergone a re-timing process for all traffic signals from College Avenue to Park Boulevard. Although the initial re-timing work has been completed, City Traffic Engineers and staff are continuing to make further adjustments to fully achieve cohesion in the operation of the signals along the entire El Cajon Boulevard corridor.
 - The Talmadge area, specifically canyons, has been experiencing increased mosquito activity recently. This is due to a new breed of mosquito. The new breed has travelled from the north down to San Diego county and is most active when water levels rise. This breed is especially prevalent where water is left standing (even in small amounts, such as pots, pans, small pools of water) and allows for the breeding of the larvae of the mosquito. All residents are highly encouraged to look for standing water on their property and get rid of it to discourage any further breeding of these pests. City Vector Control is actively spraying all canyons in the area monthly, where mosquito activity has been identified.
 - Matt has been working with the Economic Development Department to provide a power source for the Kensington Park Christmas lights. EDD has identified that access to a 'special benefit' pole (poles funded through KMAD) is what is needed to provide power for the Kensington light display. Don Taylor, chairman of the KMAD's, advised Matt that, because of the 'special benefit' connection, no metering is required - since these poles are paid for by the area Assessment Districts. Don stated that only a special permit is required. He thanked Matt for his continued efforts with this project.
 - Crosswalk at Adams Avenue and Kensington Drive - Matt stated he has it, in writing, that the crosswalk design will be completed next week.
 - Daniele Laman requested the remaining drain work on Aldine Drive (3 drains) be scheduled one per year. Matt stated this work will require additional research, as well as identifying funding.

III. NON-SUBCOMMITTEE ITEMS

- ACTION ITEM - Price Charities' proposed East Block Development at Fairmount Avenue and El Cajon Boulevard.

Presenters: Alison Mandelbaum (Price Charities), Steve Kettler (Civil Engineer/Kettler Leweck Engineering) and Marcela Escobar Eck (Entitlements Consultant/Atlantis Group)

- Price Charities is requesting KTPG support for consolidation of sixteen lots into a single parcel. The proposed, but as-yet incomplete, plan would include four residential condominium units and four commercial units, located at 4339 Fairmount Avenue. The proposed development is bordered by El Cajon Boulevard, 44th Street and Meade Avenue. The 1.78-acre site is in the CUPD-CU-2-4 zone(s) of the Mid-City Kensington Talmadge Community Plan area, Council District 9.
- Although no defined plan has been set for development purposes, a sample use-map was presented describing 195 residential units, each averaging 600 square feet. Of these 195 units, 117 units would be designated for senior-living use and 78 units for families. A community plaza and green space would complement the residential areas.
- A tentative map was presented to the KTPG Board which allows for further financing opportunities. Price Charities would not be the sole owner or operator of the project.
- Price Charities will return with updates as the project is formalized, physically and financially.
- When asked about building height of the overall project, Alison Mandelbaum stated that Price Charities are not interested in building a high-rise project.
- When asked about the provision of a right-turn lane from westbound El Cajon Boulevard onto northbound Fairmount Avenue, the presenters recognized this was a "priority for the community".

David Moty moved that the KTPG Board recommend the City approve the requested map waiver for lot consolidation. Don Taylor seconded.

Voting in Favor: Bill Adair, Ron Anderson, Sean Harrison, Ken Horsley, Daniele Laman, Darlene Love, David Moty, Ann Pease, Don Taylor.

Opposed: Kelly Waggoner

The motion was approved on a vote of 9 to 1.

NON-SUBCOMMITTEE ITEMS (cont'd)

- INFORMATION ITEM - Climate Action Campaign

Presenter: Nicole Capretz, Executive Director Climate Action Campaign

- A brochure entitled 'Raise Your Voice For Community Choice' was distributed.
- Community choice energy allows cities and counties to purchase cleaner electrical power for consumers at competitive (or lower) prices. Power distribution is a partnership between the City and the utility (SDG&E). Ms. Capretz stated that the shift to local control would lower consumer costs and consumers would still have the option to "opt out" of community choice and obtain electricity directly from SDG&E, if desired.

For more information, go to: www.ClimateActionCampaign.org

Email: info@ClimateActionCampaign.org

Phone: (619) 419-1222

Facebook: /ClimateActionCampaign

IV. SUBCOMMITTEE ITEMS

- **Transportation** - Chair: Sean Harrison
 - No Meeting
- **CIP & Planning** – Chair – David Moty
 - No Meeting
- **Communications** – Chair: Travis Fawcett
 - No Meeting
- **Kensington MADS** – Chair: Don Taylor
 - The City will be relocating the communications equipment on the historic cobra light fixture at Marlborough Drive/Hilldale Drive.
 - The annual KMADS budget meeting will be at 6:30 PM on November 20th in the YMCA Community Room.
 - The full KTPG Board will vote on KMAD budgets at the January 2018 KTPG meeting.
- **Utility Undergrounding** – Chair: Sean Harrison
 - No Meeting
- **Project Review** – Chair: Ann Pease
 - No Meeting

V. KTPG LIAISON REPORTS

- **Historic Resources** – Bill Adair

- 4658 Vista Street 92116
 - 1928 – Meets Criterion C
- 4580 Euclid Avenue 92115
 - 1948 – No Criteria Met
- 5209 Canterbury Drive 92116
 - 1950 – No Criteria Met

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.

- **CPC** – David Moty

- 11th Update to the Land Development Code
 - Allowing Ministerial Lot Consolidation for RM zones most controversial
 - Lot consolidations in RM 1-3 through Rm-5 zones require a Site Development Permit, meaning the development permitted is appropriate for the site.
 - When zoned RM-1-1 and RM-1-2, like most every area in Ken-Tal, the new ministerial rules wouldn't apply. However, older areas like North Park, Golden Hill, Uptown, OB, PB, have many small lots with higher zoning, RM-1-3 to RM-5, and those small lots are their charm. Ken Tal only has:
 - East of Hoover RM-1-3
 - 4400 block of Euclid RM-2-5
 - In our areas lot consolidation would probably result in better designed projects. In older communities, it might create out of scale construction.
 - In newer parts of the City, lot consolidation isn't an issue. The RM areas were originally laid out with large lots that encompass entire blocks.
 - The problem is how to protect community standards in some areas while providing regulatory relief for other areas.
 - Continuing opposition to Commercial Signage in residential zones
 - Most of the parking regulations which would lower the parking requirements were removed from the 11th update, pending completion of a citywide parking study. But they are coming.
 - Affordable Density Regulations
 - Most of them are changes mandated by state law.
 - Some however, will go beyond state law and offer extra bonuses for affordable housing. Details not yet known.

KTPG LIAISON REPORTS (cont'd)

- **CPC – David Moty**
 - 11th Update to the Land Development Code (cont'd)
 - Park Equivalencies
 - What is being proposed is primarily to allow a wider variety of spending options for DIF.
 - The part of the proposal which will diminish the amount of money collected via Development Fees is to give partial credit to nearby regional parks. This really won't affect us very much. Regional Parks are:
 - Beaches
 - Mission Bay
 - Balboa Park
 - Mission Trails
 - Tecolote Canyon
 - My concern is the Partial Credit Proposal gives complete discretion to City staff, without any guidance or framework. That sounds like a massive opportunity for abuse and favoritism. The key issue is how many parks in the City's plan will be written out by the consultants hired to draft the Parks Master Plan. That's what will bring dramatic reductions in DIF fees. The developers will love the DIF reductions. If you don't have a park planned in your area, you'll get even more development - without any money to address impacts.
 - CIP
 - 22 CPG's participated
 - A lot of planning groups were confused by the ranking system. They didn't get the concept of ranking one project as #1, one project as #2, etc. What many people did was rank several projects, or their top projects, all as #1, with a second group as #2, etc. We'll have to work on a better explanation in two years.
- **Talmadge Maintenance Assessment District – Fred Lindahl for Kelley Waggoner**
 - Gate Rehabilitation
 - There will be a tentative walk-thru to create a punch list.
 - All gates have been illuminated.
 - A final walk-thru is scheduled for October 13th.

Meeting adjourned at 7:55 PM