



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

Regular Meeting Minutes February 13, 2019

I. PARLIAMENTARY ITEMS

- The February 13, 2019 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, Ken Horsley, Daniele Laman, Fred Lindahl, Sean Harrison, Darlene Love, David Moty, George Palermo, Elvia Sandoval, Deborah Sharpe, Don Taylor, Ralph Teyssier, and Kelly Waggonner.

- Forty-five (45) community members signed in. Sixteen (16) Audience comment forms were submitted.

- Approval of Agenda: Approved unanimously without objection.

- Approval of Minutes: Don Taylor moved to approve the January 9, 2019 minutes, seconded by David Moty. **The vote to approve was unanimous.**

- Treasurer Darlene Love reported a bank balance of \$203.90 as of February 13, 2019.

II. COMMUNITY FORUM & NON-AGENDA COMMENT

- **Corrinne Wilson, representing District 9 Council member Georgette Gomez:**
 - Three storm drain projects have been approved and are awaiting award to contractors. A 30-day notice will be distributed to residents deemed affected by the scope of the project. Duration of work is estimated to be 260 working days.
- **Javier Gomez, representing California Assembly member Todd Gloria:**
 - Javier stated anyone having an issue with any State agency can contact the office of Todd Gloria. For contact information: a78.asmdc.org
- **Lara Gates, Deputy Chief of Staff for Council President Georgette Gomez:**
 - A meeting has been scheduled for the Monroe Bike Path project. Board recommendations will be presented at this meeting.
- Don Taylor noted that Ridgeway Drive in northern Kensington is being repaved. Don thanked Corrine Wilson for her help in facilitating this project with the City's Streets department.
- Sean Harrison said that plans to improve ADA ramps at the west end of 44th & Monroe have created neighborhood concerns. There have been auto accidents at this location in the past. A meeting will be scheduled with the Transportation and Streets departments at some point in the future. The meeting date and time to be determined.
- There were public comments about pedestrian barriers and handicapped issues at 44th & Monroe Streets as well as questions about the status of questions previously submitted to District 9's office regarding Monroe Bike Path. (Refer to Lara Gates comments, above).

III. ELECTIONS SUBCOMMITTEE – Bill Adair, Elections Chair

- The 2019 election will be held on Wednesday, March 13, 2019, at the KTPG general meeting. This election is for eight (8) positions on the KTPG Board.
 - Candidates on the 2019 ballot: Norma Clark, Daniel Heller, Brian Helmich, Daniele Laman, Elvia Sandoval, Deborah Sharpe, Don Taylor and Julian Villegas.
- Voting is open to all Kensington and Talmadge residents, property owners and business owners. Voters must have completed a Voter Registration Form and demonstrate proof of eligibility by presenting a California driver's license or ID card with the voter's name and a Kensington/Talmadge address. If the license or ID does not reflect a current Kensington/Talmadge address it must be supplemented with one of the following items with an address, as required by KTPG by-laws:
 - Business license
 - Property tax bill
 - Utility bill

IV. NON-SUBCOMMITTEE ITEMS

- In response to a recommendation from the City Auditor, Don Taylor moved that actual vote counts be published for future elections. Seconded by Deborah Sharpe. **The vote to approve was unanimous.**
- Jasmine Kotlarz and Julie Sauer, representing the San Diego Housing Commission, presented the City of San Diego Affordable Housing Fund FY2020 annual plan - financial projections for July 1, 2019 through June 30, 2020.
- Affordable housing architect Rob Quigley presented a newly developed design for the proposed 'East Block' development project. (This is currently only a conceptual design.) The project would be located in the block directly east of the Copley Price YMCA. Three independently owned, but integrated, buildings would contain a senior housing building, a family housing building and an elevated open civic gathering space. The plan calls for 162 parking spaces, with entrance and exit mid-block on 44th Street. Misty Jones, Director of San Diego City Library, spoke about the concept of incorporating a Mid-City 'Idea Lab' in the project. The Idea Lab would feature programs and services addressing minority achievement such as Library Next, an innovation lab, a homework lab and a Smart Cities showcase. For more information Google 'San Diego Library Idea Lab'.

V. SUBCOMMITTEE ITEMS

- **Transportation** - Chair: Sean Harrison
 - The 49th Street Traffic Circle design has been submitted and was approved by City Planning. It was determined the submitted design needed to go to a higher level and further changes were implemented. These changes included removal, by red-curbing, of multiple parking spaces in front of homes, a cause of concern for property owners. Residents also object to the excessive signage currently in place. The finalized design has been approved by the City.
 - Kelly Waggoner moved that the Kensington Talmadge Planning Group oppose the proposed red-curbing on the west side of the traffic circle and request reducing the signage for the Traffic Circle Diverter Project at Euclid and 49th Street. Seconded by David Moty. **The vote to approve was unanimous.** (Note: Elvia Sandoval was not present, having left the meeting prior to the vote.)
- **CIP & Planning** - Chair: David Moty
 - David Moty updated the Board about several items in the upcoming 12th update to the Land Development Code:
 - Permanent supportive housing would be allowed by right in RM zones.
 - The only protection from over-concentration in some neighborhoods comes from limited language in the policy section of the housing element of the General Plan.
 - Transitional housing facilities would no longer require a CUP, but would be a limited use in RM zones.
 - The timelines for publishing EIRs before going to an advisory or decision-making body would be changed.

SUBCOMMITTEE ITEMS (continued)

- **Project Review** - Chair: Ken Horsley

- Proposed Cell Tower in northern Kensington Heights

Representing Crown Castle: Daniel Carreras, Program Manager
Paul O'Boyle, Attorney for Crown Castle

A 26-page handout was distributed, which included schematics for Crown Castle's proposed installation at Marlborough & Ridgeway (specifically - in the parkway on the west side of Marlborough Drive, just north of Ridgeway Drive.)

Citing increased growth in cellular usage in the immediate area and generally, Daniel Carreras stated the need for this project to move forward. He explained that Crown Castle is the vendor (infrastructure builder) for Verizon, who is the service provider and the entity requiring this installation. He noted Federal, State and Local regulations permit such installations, in accordance with the City of San Diego Wireless Communication Facility (WCF) guidelines. Daniel said this installation is for 4G cellular and has nothing to do with 5G service at this time. Paul O'Boyle also spoke on several issues, one being that "the FCC is driving the bus and their rules override State and Federal regulations. So, aesthetics are really all we're talking about here". He further stated "there are options".

- This project was opposed by the KTPG Project Review subcommittee due to the following:

- Proposed site location.
- Design aesthetics of proposed small cell equipment and its contrast to existing decorative lighting.
- Lack of updated Cycle Letter

- **Board comment following the Crown Castle presentation:**

- Noise levels resulting from fan equipment (Described by a Crown Castle presenter at an earlier KTPG meeting as producing up to 65dB).
 - ❖ CC: Paul O'Boyle described fan noise as "below 45dB". He also said that, if a 'cage style' was used for equipment housing, no fan would be required.
- Health and safety issues
 - ❖ CC: Radiation factor is less than .5 of 1 percent. Radio equipment proposed is 40 watts.
- Possibilities for undergrounding the equipment
 - ❖ CC: Undergrounding installations currently in use are failing at a high rate, mostly due to water related damage.

SUBCOMMITTEE ITEMS (continued)

- **Board comment following the Crown Castle presentation (cont'd):**
 - Locating this equipment within a Maintenance Assessment District (which allows for restrictions)
 - ❖ CC: Neither representative seemed to be familiar with MAD restrictions.
 - Time limits and how the 'shot clock' affects how much time remains before installation would begin
 - ❖ CC: Paul O'Boyle stated the 'shot-clock' is currently stopped due to lack of City response.
 - Which alternate locations have been considered?
 - ❖ CC: Crown Castle deemed the proposed mid-block location to be best aesthetically.
 - Alternate designs (e.g. palm tree)
 - ❖ CC: Daniel Carreras said this installation could not use the 'palm tree' style because this is not that type of installation.
 - Failure to return to KTPG with a more historic design concept at this second presentation
 - ❖ CC: Did not bring historic or more aesthetically pleasing alternative designs to this meeting due to a lack of communication at Crown Castle, which they blamed on employee turnover.
 - Alternative, more aesthetically pleasing, installations were noted to exist in Mission Hills. Why were these examples not included in the Crown Castle material distributed to the KTPG Board tonight?
 - ❖ (Refer to previous CC response)
 - CEQA and historic neighborhood impact was also included in the discussion.
 - ❖ CC: Stated that FCC demands overrule CEQA.
 - Will additional installations be necessary for other cellular providers?
 - ❖ CC: If other cellular providers were to also use Crown Castle as their vendor, cooperative use of installations could be a possibility – but this would have to be negotiated between the providers. If not, there could be a requirement for multiple installations.
- Don Taylor thanked Corrine Wilson for providing information which was distributed to the Board via eMail in the days preceding tonight's meeting.

SUBCOMMITTEE ITEMS (continued)

○ **Public comment following the Crown Castle presentation:**

- Aesthetic issues which could “ruin” historic neighborhoods was a common concern throughout the discussion.
- Marlborough Drive measures 32 feet wide (curb to curb) at this location. This is significantly less than the 40-foot minimum curb-to-curb measurement specified in WCF guidelines.
- A real estate agent, who has specialized in Kensington/Talmadge properties for over 20 years, stated this type of installation will negatively affect property values.
- Crown Castle states that Verizon indicates they have coverage gaps in the area. Multiple residents in the immediate adjacent area stated they have not experienced any service problems in this part of Kensington Heights.
- Residents in the Palisades Drive/Ridgeway Drive area, which was originally developed in the 1940’s with utilities undergrounded, oppose the above-ground visual pollution which the proposed cell tower will bring.
- Several residents stated that the historic nature of the Kensington area was why they decided to invest and reside in the neighborhood.

Don Taylor moved that the Board adopt the following ‘Friendly Amendment to Project Review Subcommittee Motion’:

- “The Kensington Talmadge Planning Group opposes the proposed Crown Castle communications equipment location and design of a small-cell tower which would be located approximately 110 feet north of Ridgeway Drive on the west side of Marlborough Drive because of the immediate and surrounding resident’s objections, which include but are not limited to violating the City of San Diego Wireless Communications Facilities Guidelines for Small Cells (SC-WCF), as follows:
 1. WCF guidelines for SC state on pages 36 (vii) and 42 (h.): “Stand-alone poles (without a City-standard luminaire) are not allowed on streets with a curb-to-curb measurement of 40 feet or less.” Marlborough Drive is approximately 32 feet wide. Therefore, the proposed Crown Castle installation violates the City’s Guidelines.
 2. WCF guidelines for SC state on page 41 (Preference level 6: Proprietary poles WITHOUT luminaire) ©: Stand-alone poles must match the height of nearby streetlights. If there are none, they must meet the applicable height limit in the area, or be no taller than 40 feet, whichever is less.” The requested installation in Kensington has nearby historic streetlights which are 14 feet tall. Crown Castle has proposed a tower of 30 feet tall, which is dramatically out of proportion to the existing structures. Therefore, the Crown Castle proposed equipment installation violates the SC-WCF Guidelines.
 3. WCF guidelines for SC state on page 41 (Preference level 6: Proprietary poles WITHOUT luminaire) (d.): “Stand-alone poles should be designed to mimic the colors and styles of adjacent streetlights. If there are none, the facility should be painted a neutral color appropriate to the area.” Crown Castle has not offered any type of decorative design which would harmonize with the existing fluted round-columnar decorative historic Empire Light Posts which are within the Kensington Heights Maintenance Assessment District (Ken Hts MAD). Therefore, the Crown Castle proposed equipment violates published SC-WCF guidelines and published specifications for decorative light posts in Kensington Heights.

SUBCOMMITTEE ITEMS (continued)

○ **Motion to adopt the ‘Friendly Amendment to Project Review Subcommittee Motion’: (cont’d)**

4. WCF guidelines on page 4 (General Plan-Wireless Facilities): “Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structure.” Crown Castle has not offered a proposed installation design which includes use of an underground vault, and the current proposed design is the opposite of unobtrusive. Therefore, the Crown Castle proposed installation design violates the WCF guidelines.

5. Lack of a Cycle Issues Letter issued more recently than September 27, 2018, which could provide additional, more current City concerns/requirements regarding the project.”

The motion was seconded by Daniele Laman. **The vote to approve was 13-1, with Sean Harrison opposed.**

VI. KTPG LIAISON REPORTS

○ **Historic Resources – Bill Adair**

- | | | | |
|-----------------------------------|-------|------|---|
| ▪ 4644-46 51 st Street | 92115 | 1942 | Does not meet Criterion C guidelines |
| ▪ 4834 Biona Drive | 92116 | 1926 | Does not meet Criterion C guidelines |
| ▪ 4885 Lorraine Drive | 92115 | 1948 | Does not meet Criterion C guidelines |
| ▪ 4940 Lucille Drive | 92115 | 1949 | Does not meet Criterion C guidelines |
| ▪ 4124 Norfolk Terrace | 92116 | 1929 | Strong C – Possible A for architecture |
| ▪ 4720 Van Dyke Avenue | 92116 | 1929 | *Recommend C for style – Calif Cape Cod |

Meeting adjourned at 10:00 PM.