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General Meeting Minutes October 9, 2019

I. PARLIAMENTARY ITEMS

- The October 9, 2019 general meeting of the Kensington-Talmadge Planning Group was called to order by Vice Chair Fred Lindahl (in Don Taylor's absence) at 6:36 PM. A quorum was reached, with eleven (11) Board members present.
- **Board members present:** Bill Adair, Norma Clark, Daniel Heller, Brian Helmich, Ken Horsley, Ari Isaak, Fred Lindahl, Darlene Love, Lisa Sinclair, Ralph Teyssier and Julian Villegas.
- **Board members not present:** Elvia Sandoval, Deborah Sharpe, Don Taylor and Kelly Waggonner.
- Eight (8) audience members signed in.
- **Agenda Modifications:** Lisa Sinclair proposed Page 2, Possible Action Item #2, sentence 2: change "allow" to "support". Brian Helmich moved to approve, seconded by Norma Clark.
- **Approval of Agenda: Approved unanimously.**
- **Approval of Minutes:** Following proposed amendments by Norma Clark, Ken Horsley, Lisa Sinclair and Brian Helmich, Norma Clark moved for approval of the amended September minutes, seconded by Ralph Teyssier. As amended, **the September meeting minutes were approved unanimously.**
- **Treasurer's Report** – Balance as of October 1, 2019 - \$441.61

II. NON-AGENDA PUBLIC COMMENT & COMMUNITY FORUM

- **Mayra Hernandez, representing District 9 councilmember Georgette Gomez:**
 - Georgette Gomez' newsletter was made available to Board and audience members. To view the newsletter online, go to: georgettegomez@sandiego.gov
 - Undergrounding - An intersection was missed and will need to be trenched. The trenching request was submitted earlier this month and should be approved soon. All 3HH should be completed by December. Cox has some remaining work, which should be completed within the estimated time frame.
 - Kensington Holiday lights – Determining the exact time to turn on the lights is at the discretion of the Adams Avenue Business Association. Fund raising for this project still needs to be done and further updates will be forthcoming.
 - Aldine Storm Drain - Multiple community members reached out last week to inquire about what is going on with weeds, trash and homeless encampments around the storm drain.
 - Neighborhood Policing and Environment Services abated the storm drain on Monday of this week. Weed abatement still needs to be done along Aldine, as well as along Fairmount.
 - Wireless 5G Petition – A Council item is coming October 21st to permit the City to join a coalition of other cities in challenging the petition.
 - Sanna Loando has responded to inquiries from last month's meeting regarding concrete streets, sidewalk installations and other inquiries. The Copeland Avenue red-curb response is still pending. David Moty remarked that the question of standard evaluation posed by Sanna was not really answered.
 - Fred Lindahl noted that historic sidewalk stamps were removed and destroyed during the 3HH (head ramps and curb repairs) project in Talmadge. The contractor needs to be contacted regarding their proposal to restore or replace the historic stamps. It was noted it is a City requirement that historic sidewalk stamps be preserved and reinstalled subsequent to any sidewalk work. Bill Adair asked that Maya or Sanna inquire about contact information for the City department/employee(s) responsible for preservation of these stampings. Bill stated that he feels any sidewalk stamp 45 years or older should be preserved during any sidewalk repairs city-wide, noting the historic character of these sidewalk stamps.
- Congressional candidate Janessa Goldbeck introduced herself and gave an overview of her career in legislation as it relates to her candidacy. More info at www.Jenessagoldbeck.com.
- San Diego City Council District 9 candidate Johnny Lee Dang also introduced himself.

III. NON-SUBCOMMITTEE ITEMS

○ **Information Item: Proposed SDSU development of Qualcomm Stadium, Mission Valley**

Presented by: Dion Akers - SDSU Relations and Laura Shinn - Director of Planning

- This project is a result of Measure G, a citizen's initiative on the November 2018 ballot.
- The Mission Valley parcel is approximately 132 acres and could eventually serve a projected 15,000 students. EIR reports were described as being "in the final stages". The facility would open its first phase by Fall 2022. Affordable housing, mobility and access issues, as well as a Transportation Demand Management Program, will be included in proposed draft plans.
- Public comment can be made at: www.mvcomments@sdsu.edu

Responses to questions/comments from the KTPG Board:

- Parking plans – Would be below grade, dual level is being considered (5,000 spaces). Flood mitigation is also being considered.
- Architectural theme - Not yet determined. Probably not considering Mission or Spanish styles like those at the main campus.
- Transportation connections to the south - Via a Fenton Parkway bridge. Bike paths connecting from the north and also to the I-15 bike path are in place.
- Park usage - Would be open to the public.
- Water displacement/Flooding - Water displacement from the surrounding uphill environment has been addressed through hydrology mitigation plans.

Responses to questions/comments from the audience:

- Concern was expressed regarding adequate parking for student and event use.
- Funding - Funds from SDSU were characterized as "non-existent". The project would require ground leases, naming rights and research developers to provide most of the funding.
- Expansion - Two phases were described. Stadium and sports facilities, as well as academic buildings in the first phase. A later phase would address student accommodations and other housing development. Academic need and enrollment would dictate expansion plans.
- Housing plans - Plans are for 4600 open units. These would be combination market-rate rentals and student housing.
- I-8 interchange upgrades needed to accommodate increase in transportation needs – Talks are under way with CalTrans.
- Navajo and College area planning groups are being included in the planning stages. David Moty encouraged KTPG to work with these other planning groups.
- Parks and Recreation Centers - There will eventually be a recreation center but, until it is built, the land will remain open and may be used as part of the trolley service area.
- Dog parks, restroom facilities, open space, walking, hiking and biking paths were also asked about and were described as being included in various building phases.

IV. SUBCOMMITTEE ITEMS

- **Transportation** – Chair: Ken Horsley
 - No meeting/No report
- **Monroe Avenue Transportation Corridor** – Chair: Brian Helmich
 - Next meeting October 21 at 7:15 P.M. YMCA – Youth Center Room
Lara Gates will be attending to discuss traffic queueing on Monroe Avenue.
- **Project Review** – Chair: Lisa Sinclair
 - Update cell tower design - Plans (3 pages) for acceptable tower design were distributed to the Board.

Order of preference:

1. Installed on City-standard streetlights in alleys, as allowed by the Street Design Manual and/or on existing macro towers wherever possible.
 2. Non-luminaire ‘slim’ poles in public right of ways, designed to mimic the neighborhood’s thematic lighting in conformance with the City’s WCF code and guidelines.
 3. Non-luminaire ‘bulky’ poles in public right of ways, designed to mimic the neighborhood’s thematic lighting in conformance with the City’s WCF code and guidelines.
 4. N/A - Any pole (slim or bulky) accompanied by ground level boxes - not applicable because of potential historic district and thematic lighting, as spelled out in the WCF code and guidelines.
- Photos were also distributed, with the color described as Disney ‘Go Away Green’.
 - **Action Item - Motion #1 by Lisa Sinclair:**

That KTPG request the City to require wireless communication companies to provide the community with plans for new, stand-alone pole designs (slimmest possible - see attached illustration #1), without ground level boxes – further noting that our first preference is to utilize alleys and/or existing macro towers wherever possible, in conformance with City WCF code and guidelines. The motion was seconded by Norma Clark. **Vote to approve was unanimous.**

- **Action Item - Motion #2 by Lisa Sinclair:**

That the KTPG Vice-Chair send a letter to the City Council in support of the City’s efforts to encourage the FCC to support existing City standards for 4G and 5G installations. The motion was seconded by Brian Helmich. **Vote to approve was unanimous.**

SUBCOMMITTEE ITEMS (continued)

- **CIP & Planning** – Chair: Deborah Sharpe (David Moty reporting, in Deborah’s absence)
 - From Proposed 12th Update to the Land Development Code, Phase 2 and as forwarded by CIP & Planning Subcommittee meeting motions – September 25, 2019:
 - **Item 20-Child Care Centers** – Roger reviewed Code definitions and determined size is not the issue. However, concern was expressed over intensification in the level of allowed use. The change from requiring a ‘Conditional Use Permit’ which includes community review to allowing ‘Limited’ review, which only requires City staff review. Therefore, the subcommittee disagrees with the proposed change. (In his example David used transportation issues stemming from outlying communities transporting 75 students to a neighborhood school with a staff of 12).

Action Item - Motion by Brian Helmich:

That the KTPG Vice-Chair send a letter to each City Council member, Development Services Director and the Mayor, opposing Item 20 unless it includes RM 11. The motion was seconded by Norma Clark. **The motion passed on a vote of 6/3/2.**

In favor: Norma Clark, Brian Helmich, Ken Horsley, Fred Lindahl, Lisa Sinclair and Ralph Teyssier

Against: Daniel Heller, Ari Isaak and Julian Villegas

Abstaining: Bill Adair and Darlene Love

- **Item 21-Impact Fees for Financing Public Facilities** – The subcommittee determined it was necessary for City staff to provide an example to demonstrate how this proposal would be applied. Paragraph 1 also seems vague and arbitrary. Therefore, the subcommittee does not support any proposed changes which would reduce Development Impact Fees and allow growth beyond what is anticipated in the community plan, which would result in insufficient funding for needed infrastructure. The language in Paragraph 1 may be part of the City’s attempt to encourage smaller sized units, by allowing more units to be built within the same size building footprint. The concept is to collect the same overall DIF from more numerous, cheaper units than from a smaller number of larger, more expensive units. However, our representative could vote for this at CPC if our understanding proves to be incorrect.

After discussion, **Brian Helmich moved the Board was not prepared to act at this time and suggested this item be tabled.** Seconded by Norma Clark. **The vote to table the issue was unanimous.**

SUBCOMMITTEE ITEMS (continued)

○ **CIP & Planning** – (continued)

- **Item 28-Educational Facilities-Schools for Kindergarten to Grade 12** – The subcommittee felt the proposed changes were based on a false premise that children who attend the school (public or charter) are served by the same transit routes which make it a Transportation Priority Area, and that there is an effort to eliminate community input via a CUP. Therefore, the subcommittee did not support the proposed changes. In fact, the subcommittee supports requiring a CUP for Educational Facilities designed for over 300 students in Transit Priority Areas. After approval of this change by the City Council, the subcommittee recommends that KTPG write a letter for the record to the school district objecting to the regulations as they pertain to the Estrella Avenue school site, due to the elimination of community input.

Action Item - Motion by Brian Helmich:

That the KTPG Vice-Chair write a letter to each City Council member, Development Services Director and the Mayor stating the Board's objections to the regulations as they pertain to the Estrella Avenue school site, due to the elimination of community input. The motion was seconded by Norma Clark. **The motion passed on a vote of 8/1/2.**

In favor: Norma Clark, Daniel Heller, Brian Helmich, Ken Horsley, Fred Lindahl, Lisa Sinclair, Ralph Teyssier and Julian Villegas

Against: Ari Isaak

Abstaining: Bill Adair and Darlene Love

○ **Communications** – Chair: Brian Helmich

- Meeting October 21 at 6:30 P.M. YMCA – Youth Center
- Discussion - Better outreach for KTPG

○ **Historic Review** – Chair: Bill Adair

- 5004 Monroe Avenue (1941) No historic criterion met

○ **Utility Undergrounding** – Chair: Don Taylor

- No meeting/No report

SUBCOMMITTEE ITEMS (continued)

○ **Kensington MADS** – Chair: Don Taylor

Fred Lindahl read the subcommittee meeting update submitted by Don.

- Jim Anderson and Priscilla Berge felt a balanced approach of both replacing non-conforming light posts and adding new posts was the best way to proceed. To assist in that process Don Taylor will find and distribute the current Kensington Manor budget document, the Kensington Manor light post detail report, and the Kensington Manor circuit upgrade plan from about three years ago. This last document should show where stub-outs were placed for future light post installations.
- Since three Delphi light posts (rather than Aegean Acorn) were installed after the Kensington Manor MAD was created, Priscilla Berge moved that we ask the City to replace them at no more than the cost of the post(s). Jim Anderson agreed with this plan, but stated we should reconsider if the City comes back with a higher cost for replacing these posts.
 - Priscilla Berge moved and Jim Anderson seconded a motion to recommend that the KTPG Board request the City to replace the three incorrect Delphi posts with the correct Aegean Acorn posts at either no cost or, at most, the cost of the replacement light posts. The motion passed the subcommittee unanimously. After further discussion, the subcommittee agreed that Don Taylor will discuss this matter with City staff to determine their position regarding replacing these posts.

○ **Bylaws** – Chair: Don Taylor

- No Meeting/No report

V. KTPG LIAISON REPORTS

○ **Community Planners Committee (CPC)** –Deborah Sharpe

- No report

○ **Talmadge Maintenance Assessment District** – Fred Lindahl

- At a recent meeting, the eight splitter islands at the traffic circle were discussed. The City will transfer funds for installation and also remove excess signage.

Meeting adjourned at 8:27 PM.