

Kensington Talmadge Planning Group
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Regular Meeting Minutes
September 8, 2021

PARLIAMENTARY ITEMS

Via a virtual meeting held via the Zoom software application, the meeting was called to order at 6:34 p.m by Chairman David Moty.

Board members present: David Moty, Brian Helmich, Ari Isaak, Daniele Laman, Paul Krueger, Fred Lindahl, Ken Horsley, Lisa Sinclair, Melanie Irwin, Ralph Teyssier, Kelly Waggoner

Board members not present: Carolyn Satter, Joan Fitzsimons, Janessa Goldbeck, Deborah Sharpe

Audience members signed in included: Paul Jamason, Christopher Gris, Stephanie Estrada, Brett Weiss, Julio Garcia, Steven Davis

Approval of Agenda: The agenda was approved without objection.

Approval of Minutes: Ari Isaak requested a change to the minutes for the July 28, 2021 meeting, to document an interaction with NFABSD presenters during the question-and-answer period on that item. Ari said the presenters acknowledged that Kensington and Talmadge would meet proportional Regional Housing Needs Assessment (RHNA) goals in isolation and not depend on any adjacent communities to make up for any loss of housing that may occur from NFABSD's proposed policy changes. No other board members could recall that specific response from the presenters. The requested change was not seconded. The minutes of the July 28, 2021 meeting were approved by a 10 - 1 vote, with Ari Isaak voting no.

Treasurer's Report: Lisa Sinclair reported that the bank account balance is \$441.61. Lisa noted that our bank will be charging a \$15 per month service fee on our account, but will reverse that charge for six months, with no net cost to KTPG. David Moty said the board will discuss this issue again at a future meeting, and asked board members to help find a financial institution that will not charge us an account service fee.

COMMUNITY FORUM AND NON-AGENDA COMMENT

Christopher Gris from Assemblymember Chris Ward's staff, Stephanie Estrada from Mayor Gloria's staff, and Brett Weise and Julio Garcia from Council member Elo-Rivera's office presented updates. Brett Weise discussed the problem with trash, debris, and homeless encampments on the pedestrian bridge that spans the I-15 from Kensington to Normal Heights, and said his office is working on solutions.

Paul Jamason expressed opposition to the proposed widening of westbound El Cajon Blvd. to add a dedicated right-turn lane at northbound Fairmount Avenue. Ralph Teyssier, Fred Lindahl, and Ken Horsley supported the widening and the dedicated turn lane.

Julio Garcia from Councilman Elo-Rivera's office said the councilman is preparing a memo about the city's ADU ordinance, and has put his "Housing is a Human Right" report on hold pending completion of his ADU memo. Daniele Laman again questioned why the cost of the Aldine Drive storm-water study has increased to \$500,000. Julio Garcia said he will get more information on that issue.

NON-SUBCOMMITTEE ITEMS

David Moty reported that the Governor's executive order, which suspended certain provisions of the Ralph M. Brown Act concerning public access to meetings, will lapse September 30th. That will require a return to regular meeting procedures that fully comply with the Brown Act. David said the October board meeting will be held in person at the Normal Heights Rec Center at 4649 Hawley Blvd in Normal Heights. Brian Helmich asked about the availability of Hoover High School, which is within KTPG boundaries. David will attempt to find more information about the availability of Hoover High, with possible help from Julio Garcia.

David Moty made a motion, seconded by Brian Helmich, to establish the new meeting location at the Normal Heights Rec Center, starting with the October, 2021 meeting. The motion was approved by a unanimous vote.

Ari Isaak suggested we remove the "chat" function of our on-line, Zoom-based meetings because the "chats" detract from members focusing on the meeting's content. David Moty noted that there will probably be no on-line, Zoom-based meetings moving forward due to the resumption of in-person meetings, so there will be no "chat" function. Brian Helmich suggested that if the on-line meetings resume, that officeholder representatives and the chair be the only ones allowed to drop information into the "chat".

Ari Isaak made a motion, seconded by Brian Helmich, that "If the technology is available in the "chat" function, only the chair and/or his/her designee will have the prerogative to

facilitate the sharing of information in a one-way fashion in an on-line, Zoom-based meeting.”

Ari Isaak, Ken Horsley, Brian Helmich, Ralph Teyssier and Melanie Irwin voted “yes”. Fred Lindahl and Kelly Waggoner voted “no”. Daniele Laman, Paul Krueger, and David Moty abstained. (Lisa Sinclair left the meeting early and did not vote.) The motion failed by a vote of five-to-two, with three abstentions.

SUBCOMMITTEE ITEMS

David Moty presented a preliminary review of the City’s “Homes for All of Us” proposal and its possible impact within KTPG boundaries. Key aspects include: the removal of storage units as an allowable use; flexibility for live-work quarters in non-residential zones; flexibility for the payment/collection of permit and development fees; preserving affordable housing; a focus on the construction of housing for families and efforts to meet the City’s Climate Action Plan goals. David Moty noted that our group should get more information on some of these proposals, and that details could be provided in a future staff presentation to CPC.

KTPG LIAISON/COMMITTEE REPORT

A review of the previous two month’s recommendations to the Historic Resources Division noted that two properties were deemed potentially “historic”: 4532 Kensington Drive and 4270 Biona Place.

Twelve other properties were not deemed historic:

4833 51st Street
4656 Biona Dive
4576 50th Street
4336-4338 42nd Street
4487-4489 Menlo Drive
4383 Van Dyke Avenue
4941 Lorraine Drive
4761 50th Street
4444 49th Street
4435 Menlo Avenue
4584 Van Dyke Avenue
4510 48th Street

Deborah Sharpe, who was absent, previously filed her report on the Community Planners Committee

Brian Helmich reported that there is no update from the TMAD board, which did not meet since our last board meeting. Ari Isaak asked who had the authority to display

banners for a recent food truck fundraiser in Talmadge for NFABSD. Brian Helmich responded TMAD had no role in approving or disapproving placement of those banners, that the matter had not even been brought before TMAD for its consideration, and that appearance and removal of the banners occurred entirely without TMAD's knowledge or involvement. Ari asked if TMAD owned the banners. Brian responded that TMAD does not own those, and doesn't own any banners at all. Paul Jamason inquired about TMAD's role, if any, in NFABSD's efforts. Brian Helmich responded that TMAD's interest in the ADU issue is limited solely to ensuring fair apportionment of maintenance assessment amounts paid by owners of all dwelling units within its maintenance assessment district. When the City approved its current ADU policy in October, 2020, it neglected to contemplate apportionment of MAD assessments for permitted ADUs, an oversight the City has acknowledged and is actively working to now correct. Maintenance assessment districts across the city use collected assessments to fund installation and maintenance of tangible community amenities within their boundary areas above and beyond amenities provided by the City of San Diego as standard.

Danielle Laman asked if a board member could share with her a recently published KPBS article about the dedicated right turn lane on El Cajon Blvd. written by Andrew Bowen.

MEETING ADJOURNED AT 8:15 PM