

Kensington Talmadge Planning Group
November 9, 2022 Meeting Minutes

I **Parliamentary Items**

VIA Zoom: meeting called to order at 6:30 pm by Chair David Moty

Board Members present: Moty, Helmich, Heuter, Baer, Lindahl, Isaak, Sinclair, Utt, Spano, Sharpe, Kreuger, Satter, Teyssier; absent: Irwin, Laman

Members of the community & public present: Bruce Coons (SOHO), Priscilla Berge, Mike Tristani, Robert Connelly, Dick K., Naveed Haris, Jeff Goldstein, Louise Guarnotta, Susan, Christine, Don Taylor, Paul Tourkin, Don Rosencrantz, Jim Kelley-Markham

Modifications to and Adoption of the Agenda: Without objection the agenda was approved with the Information Item re: Council Policies 800-14 changed to an Action Item.

Approval of Minutes – Minutes from Oct 12 meeting approved without objection.

Treasurer's Report – balance of \$142.98

Meeting Format – Without objection, the Zoom meeting format was approved.

II **Community Forum/Non-Agenda Public Comment**

Community Forum

Councilmember D9 (Elo-Rivera) community representative Naveed Haris: street light outages in all of the City are widespread & as a result, the focus by Streets Division is every 2-3 weeks a different Council District will be addressed. (Note: board member pointed out it could be several months between service based on this schedule and the City not hiring enough electricians to properly service San Diego). Haris said re-districting adds Normal Heights, Redwood Village, and Mission Valley East communities while eliminating Stockton, Southerest, Mountain View & Rolando. Trash service to begin roll out of (green) organic waste service in addition to the existing service of black (landfill) and blue (recycle). Elo-Rivera held a press conference to introduce 'housing as a human right'. Get It Done is being closely monitored for service & satisfaction.

Supv. Nathan Fletcher community rep. Abbey Reuter: \$100M to be distributed for drug treatments – the money is part of the Webco settlement for selling opioids. Policy passed at the Board of Supv. Re: 'predicative analytics to prevent homelessness'.

Non-Agenda Public Comment – None noted

III **Non-subcommittee Items**

Information Item: Carolyn Satter, Chair of KMAD (Kensington Maintenance Assessment District) presented on the upcoming Kensington Heights #2 Series Circuit Upgrade. This project is 'on pause' indefinitely. Contractors are set to begin on removing 56 of the Empire-style street lights. Most of them are original. The City will destroy these and replace with new replica street lights. Many residents have contacted Carolyn with questions about the project, which she is deferring to the City; she says the City is willing to meet but wants questions submitted first. The project was approved by KMAD and at this time there is no cost to residents. The lifespan of the 100-yr old poles is unknown. There are currently 7 of 56 street lights working. The KH #1 Circuit is next on the project list. Projects involve high intensity to low intensity lights on a node system. The City says that lead-based paint on the street lights is the reason they can't be refurbished.

Discussion opened to the audience:

Kensington resident Jim Kelly Markham said the original historic street lights can be refurbished on site at a cost of \$5,000 per pole with replacement, with replica lights costing \$12,500 per. A savings of over \$400k by restoring vs. replacing. Jim referred to the original street lights in the Laurel Street Bridge in Balboa Park that were restored, as well as the original street lights in the communities of Talmadge, Mission Hills and Point Loma. Jim spoke with the proposed contractor who said he has not been to the project site, and stated the City has not pursued preservation. The conduits to be replaced at the base. Jim requested a price from the contractor for this, but the contractor said the City staff engineer must request cost to restore before the contractor can provide that.

Bruce Coons, Executive Director of SOHO (Save Our Heritage Organisation) said the City's Historical Resources Board never received the request about the project, and per CEQA the City is committed to review assets which are historical elements.

Ken Baer: KMAD was established to preserve the street lights throughout the community, and this project, which calls for the destruction of 56 street lights, was neither expected nor discussed with the community. A notice mailed by the City to residents dated September 23, 2022 from the Engineering & Capital Projects Department identified a 'construction phase' of the KH #2 Series Circuit Upgrade Project, but failed to include a location map. Several weeks later, the notice was re-mailed & included the map of 57 'proposed streetlights'. The contact persons on the notice include Project Engineer Tamina Igartua 619-533-5426 – which is a phone # for a different staff person; and Senior Engineer Dayue Zhang 619-533-7409 which defers to 619-990-5978 and no identity on the voicemail message; and, Project Manager Jie Xiao 619-533-5496 which has a voicemail which has not been set up. Why didn't KMAD announce & hold a meeting about any phase of this proposed project? Also: he stated he has not seen any City workers in the neighborhood since pre-Covid to make repairs to street light outages – before we had a light or two out for a period of time, and now we have block after block that are in darkness & no working street lights.

Don Taylor said KMAD was proposed to have lights that 'appeared' to be original and not a promise to restore the existing lights. We may have to pay for the price of the difference. Don said the 2018 KMAD budgets were approved by KTPG which is where the funds for this proposed project were allocated.

Priscilla Berge submitted 2 questions to KMAD chair: Why has the City staff not met CEQA standards or provided evidence that lead-based paint abatement is not possible. An Oct 2018 negative declaration was issued by City Historical Resources Division that the street lights are historical elements and do not have to be designated historic to save them. The City error is grievous. The City says LED lights is a must and the City pays for the cost of the wiring but what is the proposed cost to the KMAD for this project?

Don Rosencrantz observed City workers make repairs on the street light in front of his house and the conduit in the ground is often missing when observing these repairs.

Ari Isaak: his company prepares street light audits, and our proposed upgrade project can preserve the existing street lights by changing the luminaire retrofit kit using LED lights. Why does this project require a series circuit change?

Jeff Goldstein, a new resident to Kensington who lives on the Alder/Hart loop wants lights on, no matter what.

Fred Lindahl said restoration is possible and is a project that takes time but provides a rewarding result. He is asking KTPG to compare the City Report w/ Jim Markham Kelly's report. Fred was TMAD (Talmadge Maintenance Assessment District) Chair when restoration of 171 lights was completed. TMAD installed 211 new lights. TMAD worked with: HRB and had to hire a historic review person, a lead abatement company; and that the contractor identified each & every pole & installed light poles to meet required intersection lighting. The TMAD gates & lighting projects had to be monitored. In the end, the project was abandoned by the contractor with 5 lights not completed, and TMAD recently re-painted 10-12 light poles due to insufficient work. Fred said Streetlights Restoration Co. was a very small part of the overall cost. Suggested that KMAD review the bid process and discover who all is involved from the general contractor to all the sub contractors.

Ralph Teyssier is a structural engineer who encourages restoration asked: 'is the base of the streetlights ok?' Has a rapid assessment been completed? Old & new conduit connections, epoxy vs. some other material. We need to work closely with the City on this project and we need a full commitment from our City Councilmember Sean Elo-Rivera on this project.

Brian Helmich: series circuit upgrade is legit, however, the character -defining features of the neighborhood need to be saved; the City is responsible to provide an Environmental Impact Report; destroying the existing street lights is the least responsible thing to do. Where was the HRB review?

Geoff Heuter: in the serial to parallel conversion to existing street lights in the TMAD (Talmadge Maintenance assessment District) was there damage and is their potential for damage?

Roger Utt asked if there are replacement parts to the original street lights in the City's 'boneyard' maintenance area.

David Moty summarized the presentation & comments: the series must be upgraded, but the HRB was not involved and it appears KMAD also was not involved in the design & planning stages of this proposed project. Where do we go from here?

Ad Hoc Committee of Ari Isaak, Jim Markham Kelly & Don Taylor to work with the City to resolve these major issues. Proper light color is 3000 kelvin. Meeting request through D9/Naveed Haris: let's create a meeting w/these stakeholders: Elo Rivera, Mayor Todd Gloria, Parks & Rec, City Engineering, Contractor & Sub Contractors, HRB, Project Manager, KMAD Kensington Heights subcommittee, Jim Markham Kelly, Mayor's office on City's Climate Action Plan.

Action Item: Motion by Helmich, 2nd by Sharpe, & full KTPG Board approval (Irwin & Laman absent) for proposed updates to Council Policies 800-14, Prioritizing Capital Improvement Program Projects, and 000-32, Neighborhood Input on Infrastructure Needs and Priorities. Board members Sharpe & Moty shared opinions that the scoring matrix being used gives a false sense of balance & objectivity.

<https://www.sandiego.gov/planning/work/infrastructure-project-prioritization>

IV **KTPG Liaison/Committee Reports**

Historic Resources Division 45 year review liaison – D. Moty

4727 Edgware Rd – no comment, not individually significant for architecture

4107 Hilldale Rd – no comment, project won't alter front façade

4609 Norma Dr. – no comment, structure is currently in process for historic designation

4429 Braeburn Rd. – no comment, not individually significant for architecture

Review of previous month's recommendations to the Historic Resources Division.

Community Planners Committee – D.Moty said Capital Improvement Projects on list: Euclid & Monroe storm drains, street lights in Kensington Heights Circuit #2 upgrade, Kensington Heights Circuit #1 upgrade, & Talmadge Park (Kensington) circuit upgrade; a park for the Talmadge community, Aldine Rd re-align / widening with potential sidewalks

Meetings are the fourth (4th) Tuesday of each month, times and locations vary.

Talmadge Maintenance Assessment District (TMAD) B. Helmich said the annual budget meeting is set for Nov. 29; annual election of the Board was held Oct 25 & the people elected to TMAD's board for new two-year terms commencing in January are Martin Flores, Brian Helmich, and Fred Lindahl. TMAD approved \$12,961 which is final additional funding to complete construction of its traffic calming improvement project at 51st / Madison / Contour with installation of decomposed granite and quartzite stone in the project's currently unfinished open spaces. TMAD meets the fourth (4th) Tuesday of each month @6:30 pm (check www.talmadge.org for location).

Board Member updates regarding other groups/organizations relevant to the KTPG area: Baer said the cost to fully retrofit a home from gas to all-electric is \$35k, per the California Association of REALTORS; to comply with AB3232 as well as City of San Diego Council requiring all electric by 2035.

V **Possible Agenda for the next or future KTPG Meeting(s)** December 14, 2022

VI **Adjournment** – 8:15 PM