

Kensington Talmadge Planning Group
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Regular Meeting Minutes
September 24, 2022

Parliamentary Items

Via virtual Zoom; the meeting was called to order at 6:31 pm by David Moty

Board members present: David Moty, Brian Helmich, Fred Lindahl, Lisa Sinclair, Roger Utt, Melanie Irwin, Daniele Laman, Vito Spano, Deborah Sharpe, Ralph Teyssier, Paul Krueger, Carolyn Satter

Board members absent: Ari Isaak, Ken Baer, Geoff Hueter

Audience: Paul Tourkin, Chuck Kaminski, Mark Linman (Crown Castle), Francisco Peralta Vargas (D9), Naveed Harris (D9)

Approval of Agenda: without objection

Approval of Minutes: June 8, 2022 approval deferred

Treasurer's Report: \$458.61 balance after City reimbursement of last year's submitted expenses.

Meeting format: Moty moved to conduct meeting via Zoom; Helmich seconded. Carried unanimously.

Community Forum/Non-Agenda Public Comment

Written report by Abby Reuter, representing County Supervisor Nathan Fletcher, submitted in advance of planned absence. Supervisors have approved opening a central behavioral health hub at Alvarado Hospital at the end of 2023 amid a significant regional shortage of behavioral health workers.

Francisco Peralta Vargas, representing District 9 City Councilmember Sean Elo-Rivera: introduced Naveed Harris, new D9 office representative to Kensington replacing Brett Weise.

Naveed Harris (District 9): Naveed is a new hire community representative additionally advising on housing and homelessness. Council will be considering homelessness on Monday, September 19. Councilmember is presently preparing annual D9 FY24 budget priorities memo as a reflection of his values, to be sent to the mayor September 30. Announced related online survey to document constituent input; survey to close in 48 hours. Council passed Climate Action Plan update in August. SDG&E to pay \$1M per year for the next ten years to fund San Diego Solar Equity program as a requirement of its City franchise agreement renewal. City's no-fault eviction moratorium will end September 30; councilmember has a web page for anyone affected to visit while he works further to establish new tenants' rights. D9 staff is working with mayor's staff to address a chronic problem encampment in the median of Fairmount Avenue. "The council-

member is committed to open, transparent, and representative government,” and “knows how important CPGs (community planning groups) are to the community,” and that “CPGs are a key part of advancing those values,” and his vote yesterday to pass sweeping CPG governance reforms “in no way changes how much he values your voice.”

Questions were asked about CPG governance changes; the councilmember’s response to the mayor’s media event praising the ADU project on 49th Street (now advertised as “The Atlas apartment complex”); what work the councilmember has done to integrate ADUs into the City’s calculations for Maintenance Assessment District assessments citywide; provision of a list of Capital Improvement Projects whose funding was diverted by Council action to enable purchase of the 101 Ash St office building property.

Subcommittee Item

KTPG’s Project Review subcommittee proposed, by prior subcommittee vote, a motion to: “recommend approval of conditional use permit renewal for a wireless communications facility at 4770 Norma Drive as submitted, or alternatively, without installation of new screening if acceptable to 1) the applicant, 2) the landowner, and 3) the City of San Diego.”

Mark Linman presented information as representative for permit renewal applicant Crown Castle, including:

- 1) that no new telecommunications equipment will be added;
- 2) the current facility structure cannot support cable concealment within its poles and installing modern poles at the facility site is infeasible due to terrain and physical constraints preventing necessary construction equipment access; and
- 3) the City, via its representative Simon Tse, not accepting renewal without installation of the three-sided screening structure proposed for concealing the existing facility equipment, communicating that the City can require fixed screening construction at this renewal, but may not be otherwise able to limit physical expansion of the wireless communication facility beyond those bounds in the future under federal Spectrum Act regulation.

Board members expressed concerns the proposed screening structure design may actually increase visual awareness of the presently generally unnoticed facility and could foreseeably attract and enable youth climbing on the wireless communication facility’s screening structure.

Sharpe proposed amendment of the subcommittee’s motion to read,

“Recommend approval of the applicant’s conditional use permit renewal for a wireless communications facility at 4770 Norma Drive without installation of new screening”;

Motion to amend seconded by **Laman**. The motion to amend carried nine in favor (Laman, Satter, Utt, Sinclair, Sharpe, Teyssier, Irwin, Krueger, Spano), three opposed (Moty, Helmich, Lindahl), no abstentions. The amended motion was adopted by KTPG, eleven in favor (Laman, Spano, Moty, Utt, Sinclair, Sharpe, Helmich, Teyssier, Irwin, Krueger, Satter), one opposed (Lindahl), no abstentions.

Non-subcommittee Items

Information was presented by D9 staff on a City proposal to place Shared Mobility Device corrals in Talmadge on:

- 1) eastbound Monroe Avenue immediately preceding its intersection with Winona Avenue,
- 2) eastbound Monroe Ave. immediately following its intersection with 50th Street, and
- 3) northbound 49th St. north of the existing yield sign and marked continental crosswalk, inside the roundabout circulation area, and preceding its intersection with Adams Ave.

Questions about the purpose of the proposal and what population demographic the intended Shared Mobility Corrals are most anticipated to serve revealed the City has conducted no related demographic analysis for the placements proposed. Relocation of the first location on eastbound Monroe was suggested by Helmich to immediately follow Monroe's intersection with Winona rather than precede it, so intersection sight line and right-turning vehicle movement obstructions could be avoided. Removal of the proposed 49th and Adams corral from consideration was requested by Lindahl and Helmich due to:

- 1) its location within the Talmadge Traffic Circle roundabout movement area;
 - 2) The likelihood that SMD user behaviors might create hazards to pedestrians and motorists around the already complex traffic circle area;
 - 3) prior City traffic engineering analysis rejecting obstruction of the same space near the US Mail collection box "for even a short period of time" due to sightline issues; and
 - 4) the proposed location's proximity to the many sensitive surfaces, ironwork structures, and landscaping maintained at the expense of the Talmadge Maintenance Assessment District (TMAD).
- D9 staff indicated the item would be heard in more detail at TMAD's next meeting, including a presentation by City Mobility Department staff.

Moty moved and Laman seconded approving reimbursement of \$315.63 to Brian Helmich for expenses paid out of pocket to migrate KTPG's website to GoDaddy and have GoDaddy provide three years of web hosting. Motion carried unanimously.

Moty moved and Helmich seconded KTPG changing its post office box address to share with the Talmadge Community Association (TCA) and discontinuing renewal of KTPG's own rented box, reducing costs for both KTPG and TCA going forward. A key to the shared mailbox will be provided to Carolyn Satter, who agreed to check the box for KTPG mail. The motion carried, ten in favor (Spano, Laman, Lindahl, Satter, Moty, Helmich, Irwin, Sharpe, Utt, Sinclair, Teyssier), one opposed (Krueger), no abstentions.

KTPG Liaison/Committee Reports

Historic Resources Division 45-year review liaison

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|----|---------|------------------------------|---------------------------|
| 1. | 6/13/22 | 4469 Altadena | No Comment |
| 2. | 6/16/22 | 4721-23 Edgeware Road | No Comment |
| 3. | 6/20/22 | 5163 Hastings Road | No Comment |
| 4. | 6/23/22 | 4551 Terrace Drive | No Comment |
| 5. | 6/28/22 | 4626 Norma Drive | No Comment |
| 6. | 7/12/22 | 5058-60 El Cajon Blvd | No Comment |
| 7. | 7/18/22 | 4534 45 th Street | Historic for architecture |
| 8. | 7/18/22 | 4647 Lucille Drive | No Comment |
| 9. | 7/19/22 | 4856 Lucille Place | No Comment |

10.	7/21/22	5074 Madison Drive	No Comment
11.	8/2/22	4320 Ridgeway Drive	No Comment
12.	8/2/22	4555 47 th Street	No Comment
13.	8/5/22	4980 El Cajon Boulevard	No Comment
14.	8/12/22	4179 Middlesex Drive	No Comment
15.	8/15/22	4205 Madison Avenue	No Comment
16.	8/31/22	4697 Winona Avenue	No Comment
17.	8/31/22	5075 Monroe Avenue	No Comment
18.	9/8/22	5163 Hastings Road	No Comment
19.	9/8/22	5265 Marlborough Drive	No Comment
20.	9/13/22	4636 East Talmadge Drive	Not Yet Evaluated

Community Planners Committee: The 14th Update to the Land Development code is coming and CPC has formed a subcommittee to evaluate it.

Talmadge Maintenance Assessment District – Helmich reported TMAD approved surfacing its 51st/Madison/Contour traffic calming bulbouts with decomposed granite to create a placeholder location for installation of one or more intended future community public art pieces.

Adjournment – 8:07PM