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**KENSINGTON TALMADGE PLANNING GROUP**

**REGULAR MEETING**

**JANUARY 14, 2009**

**PUBLIC PARTICIPATIONS**

A regular meeting of Kensington Talmadge Planning Group (KTPG) was called to order by Chair Tom Hebrank on January 14, 2009 at 6:39 pm in the Kensington Community Church located at 4773 Marlborough Ave., San Diego, CA 92116.

*Members present:* Gail Greer, Tom Hebrank, Guy Hanford, Shauna Pribyl, Jonathan Tibbits, Stephanie Glazer, David Moty, Carl Davis, Robert Coffin, Chuck Kaminski, Sherry Hopwood, Jeri Dilno, and Dave Pfeifer.

*Members absent:* John Garrison

*Also present:* Fred Lindhal, Vickie White, Cory Lopez, Tom Adam, and numerous members of the public.

**MODIFICATIONS TO AND ADOPTION OF AGENDA**

A motion was made by D. Moty, seconded by J. Tibbits, and unanimously approved to amend the current agenda (a) to include approval of the November 30, 2008 minutes (in lieu of the October 8, 2008 minutes), (b) an update on the Aldine Slope Restoration project was added as an informational item under Project Review Subcommittee report, and (c) a presentation from Cory Lopez from the Food & Water Watch was added to during Non-Subcommittee Information Items.

**MINUTES**

After a motion made by J. Tibbits and seconded by T. Hebrank, the November 12, 2008 minutes were approved without changes by a vote of 11-0-2. G. Greer & J. Dilno abstained due to their absence at the November meeting.

D. Pfeifer enters.

**CITY GOVERNMENT INFORMATION ITEMS**

**TREASURER'S REPORT**

Treasurer S. Hopwood presented the Treasurer report for November 2008 and December 2008. As of November 1, 2008 there was \$704.77 in the KTPG bank account. During the month of November 2008, deposits consisted of \$21.00 in donations and there were no disbursements. The November 30, 2008 bank balance was \$725.77.

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### PUBLIC COMMUNICATIONS

Various members of the public were present and conveyed the following:

- I. A. Jansen – Update on Kensington Terrace. There is a sign up on corner of the project site for preleasing the project. To date there has been little interest from prospective tenants.
- II. M. McCann – There is a petition on the table against the Our Lady of Peace expansion for those interested in signing it. The trees located around the Kensington-Normal Heights Library were recently designated historic.
- III. J. Borman – Announced an area in Kensington that is a nominee to be a Historic District. Property owners have been in favor of the district. For more information contact Priscilla Berge at 619/281-7999.
- IV. C. Kaminski – Requesting the KTPG to be proactively monitoring the Pearson Ford site for any upcoming development.
- V. C. Davis – He will be giving his resignation to the KTPG chair as he is going to graduate school.
- VI. G. Hanford – Hopes that everyone enjoyed the holiday events.
- B. Coffin enters.
- VII. T. Hebrank – Gave an update on the Kensington Sign from the KTCA. New Grant Cycle turned over to B. Coffin.
- VIII. P. Berge – City of San Diego is asking recognized groups and meetings to designate an individual who will take pictures of properties when a building permit has been pulled. The pictures are subsequently sent to the Historic Resources Board. It was noted that Maggie MaCann currently provides this service in Kensington-Talmadge and she will continue to provide this service if the board requests it of her.

### CITY/GOVERNMENT INFORMATION ITEMS

- I. Susan Davis, US Congressional District 53 – A representative was not available to speak on behalf of Congressperson Davis.
- II. Todd Gloria, City Councilmember District 30 – A representative was not available to speak on behalf of Councilmember Gloria.
- III. City Planning Office – Vickie White made the following comments on behalf of the City Planning Office.

The city is cleaning the typos out of the Mid-Cities Community Plan and reissuing it.

b. Her office is currently considering offering more opportunities for training planning group volunteers regarding COW items.

c. A member of the city attorney's office is attending the upcoming community planners committee meeting to address indemnification issues.

d. A member of the public inquires as to when the next update the community plan will be made and is told that that the community plan is not scheduled to be updated.

**NON-SUBCOMMITTEE ACTION ITEMS**

**I. I-15 Planned CenterLine BRT Stations – V. White** stated that SANDAG has released a call for projects related smart growth. Chosen project(s) will receive grant money. In conjunction with SANDAG's project, the city is soliciting feedback as to what would encourage developers to build transit oriented projects in the area 1 block north and south of El Cajon and University Ave. The area will be studied for Bus Rapid Transit stations. The grant application is due on Feb 6<sup>th</sup> and the city is seeking support from the planning group. Several questions were raised including whether or not the projects will take into account historic projects, whether or not the City Heights planning group supported the letter, and outreach to non-mobilized communities.

A motion is made by C. Kaminski, seconded by J. Tibbits, and unanimously passed to support a letter to be drafted by Vickie and returned to C. Kaminski for comment before finalized and mailed.

**II. Type 42 ABC License** – Peter's Chalemchai is seeking support from KTPG to get a Type 42 ABC License for a proposed Karaoke Bar to be located at 5140 El Cajon Blvd. An email from Sgt. Howard LaBore is read aloud indicating that, at the specified location, crime is 257.8% above the city average with alcohol arrests at 93% above the city average. ABC allows 6 license holders in the area and only 1 ABC license currently exists. This business will be on the northwest corner of 52<sup>nd</sup> St and El Cajon in a building previously occupied by the Monument of Love Church. There is a church within 600 feet. The following questions and answers were discussed between the community and the applicant:

a. Will the proposed Karaoke Bar serve food? No.

b. What is immediately adjacent to the proposed location? A retail store and a car wash. The nearest bar is a pool parlor located 4-5 blocks east.

c. What other permits are required? None. The intent is to have the business operate as a community center servicing locals.

d. Do you have adequate parking for the proposed use? He doesn't know.

e. What measures will you take to keep crime from spilling out of your facility? Open only 4 days a week with 2 armed security guards (including Friday and Saturday night).

f. A concern is raised over the establishment providing cover for other crimes and noise in the immediate vicinity. The applicant does not respond.

g. Have you sought and/or received feedback from the homeowners within the immediate vicinity of the proposed bar? No.

h. It was noted that the 7-Eleven located across the street sells alcohol.

i. What are the proposed hours of operation? 7pm-midnight.

j. What is the proposed capacity of the bar? The Fire Marshall has not signed off on the permit so he is unsure but he believes it is approximately 65 adults.

k. Do you lease the building or own the building as 3 lights are currently burnt out on it? The building is leased. The applicant will notify the owner.

l. Is there any off-street parking? No.

m. A representative from Talmadge Citizens Patrol states the group is against the issuance of a liquor license at the proposed location.

A motion is made by D Moty and seconded by J. Tibbits to NOT support the liquor license due to lack of information and a means to hold the applicant accountable for verbal promises. The applicant may return when an application and public noticing process is formalized through the city, police department, and/or appropriate governing authority. A call for the vote is made and the motion passes 9-4-0 with a no vote from J. Dilno, C. Kamenski, B. Coffin, and T. Hebrank.

**III. Selection of Chair for Neighborhood Facilities & Historical Resource Subcommittee** – S. Hopwood has resigned her position as Chair of the NFHRS. T. Hebrank both nominates and motions for S. Glazer to replace S. Hopwood as NFHRS chair. Upon a second from S. Hopwood the motion passes with a unanimous vote of the board.

**IV. Replacement Board Member** – T. Hebrank both nominates and motions for T. Adam to complete the balance of D Sharpe's term ending March 2009. T. Adam speaks to the community indicating his prior involvement with PRS. Upon a second from J. Tibbits the motion passes with a unanimous vote of the board. T. Adam takes a seat at the table.

**V. Election Subcommittee** – T. Hebrank announces that elections are scheduled to be held in March. Upon a motion from T. Hebrank and a second from J. Tibbits the board unanimously votes to create an Ad Hoc Election Subcommittee for the purposes designated in the Bylaws. Subcommittee members shall consist of J. Tibbits, S. Pribyl, and Vic Camp. J. Tibbits will be the Election Subcommittee Chair.

**NON-SUBCOMMITTEE INFORMATION ITEMS**

**I. Utility Box Painting** – T. Hebrank requests feedback from the community about the utility boxes that had recently been painted near the Kensington-Normal Heights Library. The overall feedback was in support of the work done by the students.

**II. Water Privatization** – Cory Lopez of the nonprofit Food and Water Watch discusses the organizations stance against Water Privatization in San Diego. C. Lopez disburses a Fact Sheet entitled “Top 10 Reasons to Localize San Diego’s Water.”

**SUBCOMMITTEE AGENDAS**

**I. Neighborhood Facilities & Historical Resources Subcommittee (NFHRS)** – The NFHRS did not meet during the previous regularly scheduled subcommittee meetings; therefore, the subcommittee did not render a report to KTPG.

**II. Project Review Subcommittee (PRS)** –

a. Non-Agenda Public Items:

None.

b. Action Items:

i. Hoover High School Proposed Improvements –

The subcommittee chair provides a brief description of the project as the applicant was not present at the meeting. A discussion ensues regarding the lack of jurisdiction KTPG has over the project. On behalf of the PRS, D. Pfeifer motions to approve the motions passed by the subcommittee December 12, 2008. The motion fails by a unanimous “no” vote due to concern that the proposed motion does not best address project given that the KTPG does not have jurisdiction over the project.

Upon a motion made by D. Pfeifer and seconded by D. Moty to have J. Dilno and D. Pfeifer to draft a letter from KTPG to multiple relevant government agencies to voice the planning group’s displeasure with the project as currently presented. Furthermore, the letter will request a more comprehensive master plan be pursued by Hoover High School with feedback from the community and KTPG. Areas of concern to be addressed in the letter include degradation of the community character with respect to noise, traffic, crime, light, intrusion into historic corridors, etc. The tone and conclusion of the letter will invite Hoover High School back to the negotiation table with the intent of resolving

disagreements and moving forward amicably. A call for the vote was made and passed by unanimous vote.

ii. Land Use Workshops – On behalf of the PRS, D. Pfeifer makes a motion hold Land Use Workshops on 2/26/09, 3/26/09, & 4/23/09. The motion passes by unanimous consent.

**c. Information Items:**

Aldine Slope Restoration – D. Pfeifer reads an update from Gaetano Martedi dated 12/16/08. The extension of time for the grant has been approved by the CalTrans/FHWA and is extended through 2009. The design is approximately 50% complete. Studies to be resubmitted to Development Services Department within 2 weeks.

**III. Transportation & Safety Subcommittee (TSS) –**

a. Non-Agenda Public Items:

i. None.

**b. Action Items:**

i. Utilities Undergrounding – Upon a motion made by B. Coffin, seconded by D. Pfeiffer, and unanimously approved, the TSS will officially act as a liaison between the KTPG and the City of San Diego Underground Conversion Project.

**c. Information Items:**

Rerouting of Traffic During Aldine Drive Slope Restoration Work – A lot of concern was raised by residents on Van Dyke regarding the proposed traffic routing during the Aldine Drive Slope Restoration. An invitation will be made to the traffic engineer to attend the next KTPG meeting and address concerns of the public.

**IV. Membership, By-Laws & Communications Subcommittee (MBCS) –**

a. Non-Agenda Public Items:

i. None

**b. Action Items:**

By-Law Amendments – The MBCS recommended several amendments to board. The board voted on some amendments, the MBCS will continue to review the bylaws for further amendments.

On behalf of the subcommittee, D. Moty motions to alter the sections related to the removal of the secretary for non-attendance, subcommittee termination date, and call to order of the April meeting. After some discussion a call for the vote is made and the motion passes by a vote of 13-1-0. S. Pribyl votes against the motion due to her perceived ambiguity of phrase “The most senior member.”

On behalf of the subcommittee, D. Moty motions to omit the requirement that members of the planning group attend one regular meeting to be eligible to vote. A discussion ensues for both in support of and against the deletion of the one meeting requirement. A call for the vote is made and the motion carries by 9-5-0. The Hebrank, D. Pfeifer, J. Dilno, S. Glazer, and S. Hopwood vote against the motion.

c. Information Items:

i. KTPG Subcommittees – The MBCS urged members of the board to discuss changes in the form, structure, and timing of subcommittees along with the subcommittees' meeting date and time.

**KTPG LIAISON COMMITTEE REPORTS**

- I. Talmadge Maintenance Assessment District (TMAD) is presented by F. Lindahl.
  - a. No meeting
- II. Community Planners Committee (CPC) presented by D. Moty.
  - a. No meeting
- III. City Heights Redevelopment PAC (CHRPAC) presented by F. Lindahl. 01-8
  - a. The city approved giving CHRPAC \$180k so the mini-workshops could move forward.
  - b. Hiring a foreclosure officer to address concerns in the community. The officer will also visit foreclosed properties to make sure that non-occupancy is not leading to crime.
  - c. City Heights Square approved drawings were distributed. The project is bound by University Avenue to the south, Fairmont Avenue to the east, 43<sup>rd</sup> Street to the west and Polk Avenue on the north.
- IV. There was no presentation made in regard to the City of San Diego Underground Conversion Project.

**ADJOURNMENT**

- I. Agenda for an upcoming KTPG meeting –
  - a. PRS to address how to move forward to secure funds from Facilities Financing plan regarding addition of a bike lane on Aldine Drive. As a point of reference, the applicant wouldn't preclude the building of a bike lane but it would not build the bike lane.
  - b. PRS to create Design Guidelines for prospective applicants.
  - c. PRS to review and update KTPG on the Biona Drive Tentative Map (Project Number 78145).

- d. PRS to consider amending the land use workshops description to include the Pearson Ford site.
- e. The MBCS will review Bylaws for further possible amendments.
- f. Establishing a set timeline for board meetings.
- g. An update on Hoover High School project.

**II. The meeting of the KTPG adjourned at 10:02pm. The next meeting will be held at 6:30pm on Wednesday, February 11, 2009 at the Kensington Community Church.**

Submitted by, Shauna Pribyl, KTPG Secretary on February 11, 2009.

I, Shauna Pribyl, am the Secretary of the Kensington Talmadge Planning Group and hereby certify that that these minutes were approved by the Kensington Talmadge Planning Group on 2-11, 2009.

KTPG TALKING POINTS

  
 Shauna Pribyl, Secretary

3-10-09  
 Date:

- I. Talmadge Maintenance Assessment District (TMAD) is presented by Talmadge.
- II. Community Planning Committee (CPC) presented by D. May.
- III. City Heights Redevelopment Plan (CHRAP) presented by F. J. The city approved giving CHRAP \$10K to the mini-workshops move forward.
  - a. The city approved giving CHRAP \$10K to the mini-workshops move forward.
  - b. Hiring a forensic officer to address concerns in the community. The officer will also visit foreclosed properties to make sure that non-occupancy is not leading to crime.
  - c. City Heights square approved drawings were distributed. The project is bound by University Avenue to the south, Belmont Avenue to the east, 43rd Street to the west and Park Avenue on the north.
- IV. There was no presentation made in regard to the City of San Diego Underground Conversion Project.

ATTACHMENT

- I. Agenda for an upcoming KTPG meeting -
  - a. PRS to address how to move forward to secure funds from facilities financing plan regarding addition of a bike lane on Aldine Drive. As a point of reference, the applicant wouldn't include the building of a bike lane but it would not build the bike lane.
  - b. PRS to create Design Guidelines for prospective applicants.
  - c. PRS to review and update KTPG on the Bike Lane Tentative Map (Project Number 78142).