

KENSINGTON TALMADGE PLANNING GROUP
REGULAR MEETING
OCTOBER 8, 2008

A regular meeting of Kensington Talmadge Planning Group (KTPG) was called to order by Chair Tom Hebrank on October 8, 2008 at 6:37pm in the Kensington Community Church located at 4773 Marlborough Ave., San Diego, CA 92116.

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

Members absent: Dave Pfeifer and Deborah Sharpe.

Also present: Victoria White, Nick Novell, April Chesebro, Fred Lindhal, Cynthia Gaddes, Ron May, and numerous members of the public.

MODIFICATIONS TO AND ADOPTION OF AGENDA

A motion was made by D. Moty, seconded by J. Garrison, and unanimously approved to amend the current agenda so information items VI.D.II.a., b., and d. are changed to action items under section VI.D.I.

MINUTES

After a motion made by J. Tibbits and seconded by S. Hopwood, the September 10, 2008 minutes were approved with changes by a vote of 10-0-2. C. Kaminski & D Moty abstained due to lack of presence at the September 10, 2008 meeting.

TREASURER'S REPORT

The Treasurer, S. Hopwood, presented the August 2008 and September 2008 Treasurer's Report. As of August 31, 2008 there was \$591.16 in the KTPG bank account. During the month of August 2008, deposits consisted of a \$52.62 refund of a deposit from Cox Communications and disbursements consisted of \$29.97 paid to Cox Communications.

As of September 30, 2008 there was \$569.16 in the KTPG bank account. During the month of September 2008, deposits consisted of \$20.00 in donations from the August 2008 meeting and \$33.00 in donations from the September 2008 meeting. The single disbursement was \$75.00 paid to the Kensington Community Church.

PUBLIC COMMUNICATIONS

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

- I. A. Jansen – On April 1st 2009 the gas station will close. The service pumps need to be upgraded and the current tenant does not want to pay for the upgrade. He moved his office to Kensington and offered the meeting room in his office as a venue for KTPG subcommittee meetings.
- II. C. Higgins – A home on her street in Talmadge is being operated as a vacation rental. There is a constant stream of people coming in and out of the vacation rental. Neighbors have called the police multiple times. Encinitas worked very hard to pass an ordinance against vacation rentals and she questions whether a similar ordinance exists, or can be passed, in Talmadge. The owner of the rental home has been contacted and notified of the nuisance renters are causing to neighbors. It was reported that Police officers may potentially be fining the owner \$1,000 under the CAP Program. Further discussion ensues and several recommendations are made from the community including contacting the city attorney's office, checking allowed uses for current zoning, 50 decibel noise ordinance restrictions, etc.
- III. R. Riebli – Notifies the community that only 52 citations have been issued city wide for trash scavenging. The city website notifies the public that scavenging is illegal and a complaint can be filed with the sanitation department. He has recently witnessed scavengers foraging community trash cans on non-trash days. In addition he has witnessed scavengers entering private property. He reported that graffiti still remains in the alleyway between 42nd Street and Edgeware, one block south of Adams Avenue. R. Riebli says that he reported the graffiti on the graffiti hotline nearly two months ago and it has not been addressed by the city.
- IV. O. Padillia – States that he is with the Kensington Neighborhood Watch Program and he is leaving flyers on the table.
- V. G. Greer – She has left several messages with the city about scavengers. She recently received a file number indicating that the city will be addressing her voice mail.
- VI. C. Kaminski – Announced that a redevelopment forum entitled People First will be held on October 10, 2008 in Balboa Park from 5:30pm to 8pm. Event sponsors include Citizens Coordinate for Century 3, the League of Women Voters, San Diego Organizing Project, Center on Policy Initiatives, MAAC Project, the Affordable Housing Coalition of San Diego, Community Housing Works, BUHO, ACORN Logan, Common Cause, Progressive San Diego, Coalition of Neighborhood Councils, and the SD County Bicycle Coalition. Announced that the Talmadge Harvest Festival will be held on Saturday October 11, 2008 southwest of Talmadge Circle at Euclid and Adams.

- VII. T. Hebrank – A mini-cow workshop will be held on Weds. Oct. 29th for board members. It is sponsored by the City of San Diego and participation is not mandatory. There is an open house on 10/14/08 at 3727 El Cajon Blvd. from 6:30pm to 8:30pm regarding Centerline Transit Alternatives for the SR-15. He thanks HOK for a donation.

CITY/GOVERNMENT INFORMATION ITEMS

- I. **Susan Davis, US Congressional District 53** – On behalf of Congressperson Davis, N. Norvell made the following comments:
- a. S. Davis has released the October 2008 newsletter. While handing out the newsletter, N. Norvell summarizes a select number of articles in the newsletter
 - b. S. Davis supported the \$700 billion bailout bill both times it was presented in the House of Representatives. She felt that the government needed to do something.
 - c. Upon no questions from the public, N. Norvell closed his presentation.
- II. **Toni Atkins, City Councilmember District 3** – On behalf of Councilmember Atkins, A. Chesebro made the following comments:
- a. The Councilmember had intended to participate in the September 2008 KTPG meeting. Unfortunately, T. Atkins had a last minute conflict. The Councilmember will attempt to attend a KTPG meeting in November.
 - b. Talmadge Block Party is this Saturday from 3pm to 7pm. All are invited to attend.
 - c. The Councilmember's staff has had several meetings with the Kensington Talmadge Community Association (KTCA) regarding the Kensington Sign. Ron Roberts has extended the grant money so it will be available for the sign, whatever the resolution.
 - d. Dean Tomans is the new Community Officer for Kensington and Talmadge and his phone number is 619/516-3009.
 - e. The Councilmember's staff is working on newsletter for next month.
 - f. A concern is raised regarding the new city ordinance requiring owners to pay \$75.00 to replace trash cans plus a \$25.00 permit fee. Several comments are made including waiving the fees for lost or damaged cans due to city staff's and/or equipment errors, information on antitheft devices, the creation of a black market for trash cans, and a discussion that fewer residents will replace damaged cans due to budgetary constraints causing an eyesore.

C. Davis enters the meeting.

- III. **City Planning Office** – On behalf of the City Planning Office, V. White made the following comments:

- a. A mini-cow class sponsored by the city will be held on October 29th. Attendance is not required for board members who attended the COW class held in spring 2008.
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NON-SUBCOMMITTEE ACTION ITEMS

NONE

NON- SUBCOMMITTEE INFORMATION ITEMS

- I. **Land Use Procedure Changes – SB 375 – V.** White provided the board and the community with a summary of the SB 375 bill. She orally communicated a summary of the bill and read excerpts from her handout. Each region in the state will be required to tie greenhouse gas reduction to land use development. It was announced that the City of San Diego already complies with many aspects of the bill. For example, the City of San Diego General Plan includes a Sustainable Communities Strategy. A discussion ensues and questions are asked including the definition of housing developments, the definition of a “region” as the word is used in the bill, San Diego County being a region, CEQA relief for infill development, and the bill’s potential impact on Kensington and Talmadge.

SUBCOMMITTEE AGENDAS

- I. **Neighborhood Facilities & Historical Resources Subcommittee (NFHRS) –**
 - a. Non-Agenda Public Items:
 - i. None
 - b. Action Items:
 - i. Utility Box Painting – presented by C. Gaddes. A handout is distributed to the board displaying two potential Kensington utility boxes to be considered for painting and information about the artists. It is announced that the subcommittee seeks feedback from the community and the board for viable designs for the identified utility boxes. A motion is made by J. Garrison and seconded by C. Davis to request the students to attend the next KTPG meeting and present at least two designs of historical character for painting two utility boxes so that the community can review the potential designs. C. Kaminski makes a motion to amend the main motion to include both historical and non-historical designs. C. Kaminski’s amendment fails because it does not receive a second. A discussion ensues regarding the boxes to be painted, who will paint the boxes, funding, art maintenance, the number of boxes in Kensington and Talmadge, at what point the utility company will

repaint the non-maintained art green, and the overall process. A call for the vote is made and the motion passes by a vote of 8-5-0. G. Greer, J. Tibbits, C. Kaminski, D. Moty, and G. Hanford vote against the motion.

c. Information Items:

- i. None.

II. Project Review Subcommittee (PRS) –

a. Non-Agenda Public Items:

- i. It is announced that PRS "...will take the minutes of each meeting.
1. These minutes shall include at minimum, information on how each committee member voted on each item.
 2. In addition, the secretary or acting secretary will endeavor to capture major salient points of the discussion to give context into how the decisions were reached.

The minutes will be circulated for review and posted to the community.

1. The secretary will circulate DRAFT minutes after the meeting to the subcommittee members.
2. In order to avoid potential issues under the Brown Act, members will reply only to the secretary with clarifications/changes.
3. Secretary will then report the corrected DRAFT minutes to chair.
4. We will strive to have the DRAFT minutes posted to the community by the full meeting of the KTPG.
5. At subsequent subcommittee meetings we will officially approve the minutes and then will post the official minutes to the community."

b. Action Items:

- i. Land Use Workshops – J. Garrison presents the strategy for the Land Use Workshops as discussed during the recent PRS meeting. On behalf of the PRS, J. Garrison makes the following motion:

1. The first Land Use Workshop Series will consider the community-wide impact of commercial (public and private) land use decisions in 3 areas:
 - a. Adams from SR 15 to Van Dyke;
 - b. The intersection of Hilldale and Marlborough;
 - c. Aldine from Van Dyke to Euclid; and, Adjacent areas.
2. Upon a motion by D. Moty and a second by J. Garrison, the subcommittee motion is amended to extend the Aldine Drive area from the 4400 block of Euclid to El Cajon. In addition, the motion is amended to state "Should it prove to

be too ambitious to address all three areas, we intend to focus on them in priority order as listed above.” The amended motion passes unanimously.

c. Information Items:

- i. Aldine Slope Restoration – Update – After a procedural concern for drop dead date funds was raised at the prior meeting, it was announced that funds expired on September 30, 2008 but the applicant applied for a 1 year extension. Extensions are routinely granted so the applicant doesn't anticipate any issues with the extension being granted.

III. Transportation & Safety Subcommittee (TSS) –

a. Non-Agenda Public Items:

- i. The City of San Diego is working toward the restriping of Marlborough and Adams.

b. Action Items:

- i. None.

c. Information Items:

- i. Traffic Problems During Morning Hours on the North Side of Adams Ave. between Kensington Dr. and the I-15 on-ramp – The subcommittee discussed inserting a through-lane along the sidewalk and is seeking feedback from the community. A suggestion is made to restrict delivery times. A comment is made that delivery times and parking hours are currently in existence for the subject block; however, there is a need for the enforcement of existing rules. A member of the public offers to work with the new Kensington Talmadge community officer to improve enforcement.
- ii. Rerouting of Traffic During Aldine Drive Slope Restoration Work – The subcommittee is getting additional information from the city regarding the rerouting.
- iii. Prevention and Awareness Programs for Perceived Increasing Crimes in Kensington Area – It was announced that the Kensington Neighborhood Watch newsletter displays locations of recent crimes. The Neighborhood Watch Committee seeks volunteers for areas north of Adams Avenue.

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

a. Non-Agenda Public Items:

- i. None

Carl Davis leaves.

b. Action Items:

- i. As the MBCS was unable to ascertain a quorum of its members in July 2008 and no meeting was held in August 2008 or September 2008, a motion was made by D. Moty and seconded by J. Tibbits,

to allow the MBCS to contact either the chair of a neighboring planning group or the full board of a neighboring planning group to present the idea of creating liaisons between planning groups for the benefit of keeping both planning groups informed about items of mutual interest. The motion further allows the chair of MBCS to formally create a liaison relationship with Normal Heights Planning Group, City Heights Planning Group and the College Area Planning Group.

A discussion ensues regarding the liaison concept and concern is raised over the number of existing liaisons, the duplication of duties raised by the motion considering other cross-planning group efforts (e.g. a monthly report from the Community Planners Committee) and the number of liaisons. A call for the vote is made and the motion passes by a vote of 9-3-0. C Kaminski, S. Pribyl, and T. Hebrank vote against the motion.

- ii. As the MBCS was unable to ascertain a quorum of its members in July 2008 and no meeting was held in August 2008 or September 2008, a motion was made by D. Moty and seconded by J. Garrison, to invite the a member of the City Attorney's office to attend a KTPG meeting in November or December 2008 to give a presentation on the Brown Act. The motion would allow the chair of the MBCS to solicit questions from the board and various subcommittees so the presentation will be tailored to the particular concerns of participating members of the KTPG and its subcommittees. Upon a call for the vote, the motion passes by unanimous vote.
- iii. As the MBCS was unable to ascertain a quorum of its members in July 2008 and no meeting was held in August 2008 or September 2008, a motion was made by D. Moty and seconded by J. Tibbits, to create a Bylaws working group. The working group will evaluate the current KTPG Bylaws and draft any potential amendments. A discussion ensues about the duplication of duties between the proposed work group and the existing MBCS and the need for 2-4 volunteers. A call for the vote is made and the motion fails by a vote of 6-6-0. S. Hopwood, J. Garrison, J. Dilno, S. Glazer, S. Pribyl, and T. Hebrank vote against the proposed motion.

c. Information Items:

- i. Draft minutes is a Question of the Subcommittee – Tabled pending the presentation by the City Attorney.

Jonathan Tibbits leaves.

V. KTPG Liaison Committee Reports –

- a. Talmadge Maintenance Assessment District (TMAD) is presented by F. Lindahl.
 - i. It was noted that the TMAD did not get the required number of signatures to operate as a non-profit; thus, TMAD will continue soliciting signatures. The goal is to get 725 signed petitions and submit the signatures to the city. TMAD currently has 650 signatures.
 - ii. A newsletter is going out to all residents who live in TMAD.
 - iii. Election of board members is forthcoming.
 - iv. Talmadge Block party is Saturday October 11th from 3pm to 7pm. It is a potluck and it is open to the public.
- b. Community Planners Committee (CPC) presented by D. Moty.
 - i. There are 400+ check cashing facilities in the City of San Diego.
 - ii. A revision to the condominium conversion ordinance is being negotiated by the Land Use and Housing Subcommittee of the City Counsel. The Mayor opposes the revision. Currently a tentative map can remain in place for 3 years with a 5 year extension of time for a total of 8 years. The proposed revisions would require publicly visible improvements to be made prior to granting tentative approval and interior improvements to be made after approval of the final map.
 - iii. It was announced that community planning group's can not pay rent.
 - iv. The CPC has been requested to document its position on the proposed changes to the Mills Act.
- c. City Heights Redevelopment PAC (CHRPAC) presented by D. Laman.
 - i. The CHRPAC boarder stretches to into Kensington to Mead and into Talmadge to Monroe. CHRPAC has markers as far a Euclid and Monroe. Funding is available for CHRPAC projects because it is a gateway into City Heights.
 - ii. Street repairs will be performed at 3910 University Ave. between 52nd and 53rd.
 - iii. The Euclid Tower framework will go up. It is a replication of the historic tower.
 - iv. There is an Open House on 10/14/08 at 3727 El Cajon Blvd. from 6:30pm to 8:30pm regarding Centerline Transit Alternatives for the SR-15. SANDAG is considering four alternative designs for redesigning mass transit along the SR-15. Information pertaining to air quality, integration with the parks, integration with the schools, and incorporation of the mass transit with Adams Avenue will be available at the presentation.

- d. There was no presentation made in regard to the City of San Diego Underground Conversion Project.

VI. Historic Preservation in our Community. A presentation is made by R. May regarding Historic Preservation in San Diego. He mentions that there are 75 conservation elements that area addressed in the historical districts. R. May hands out a flyer entitled Historic Preservation Element Action Items to the board and the community listing 18 action items. The presentation provides a short summary of each item mentioned in the handout. A discussion ensues during the question and answer session of the presentation including the historic preservation element of the March 2008 General Plan, the Kensington book and its status, visiting the historic resources board to read historic stories about Kensington, the effect, if any, of SB 375 on historic preservation, the Mills Act and its current status, and HRB fees post historical designation.

ADJOURNMENT

- I. Agenda for an upcoming KTPG meeting –**
- a. MBCS to make fundraising recommendations.
 - b. TSS to aid in the search for block captains for Kensington Community Watch north of Adams and to address general safety concerns.
 - c. PRS to address how to move forward to secure funds from Facilities Financing plan regarding bike lane. As a point of reference, the applicant wouldn't preclude the building of a bike lane but it would not build the bike lane.
 - d. Preservation of records including annual reports, minutes, etc addressed in the presentation by the City Attorney.
 - e. A presentation of the utility box artists.
 - f. Update on workshops from PRS.
 - g. MBCS subcommittee to advise on the enforcement of the 2 minute time limit during public comment.
- II. The meeting of the KTPG adjourned at 10:01pm. The next meeting will be held at 6:30pm on Wednesday, November 12, 2008 at the Kensington Community Church.**

Submitted by, Shauna Pribyl, KTPG Secretary on November 12, 2008.

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 11-12, 2008.



Shauna Pribyl, Secretary

1-14-09

Date

