

KENSINGTON TALMADGE PLANNING GROUP  
REGULAR MEETING  
JULY 8, 2009

A regular meeting of Kensington Talmadge Planning Group (KTPG) was called to order by Chair Tom Hebrank on July 8, 2009 at 6:36pm in the Kensington Community Church located at 4773 Marlborough Ave., San Diego, CA 92116.

*Members present:* Tom Adam, Sherry Hopwood, Shauna Pribyl (entered late), John Garrison, Tom Hebrank, David Moty, Fred Lindahl, Gail Greer, Kevin Kelly, Frank Doft, Bob Coffin, Guy Hanford, Jeri Dilno, Daniele Laman, and Tom Hoyt.

*Members absent:* None.

*Also present:* Dion Akers, Todd Gloria, Cathy Winterrowd, Harold Koenig, and numerous members of the public.

**MODIFICATIONS TO AND ADOPTION OF AGENDA**

T. Hebrank - Would like to make the Kensington sign an Action Item instead of Information Item.

**B. Coffin – Would like to add an Information Item about the Sewer Project**

D. Laman - Moved to approve the Agenda with the above modifications.  
Motion Approved unanimously

Member of the public asked if it was OK to have a new action item without 72 hours notice.

T. Hebrank - We consulted with our bylaws before the meeting and we believe we can do it so long as the item is on the agenda (as an information item).

D. Moty - Added so long as we get a 2/3 vote. (However, upon further review of the Bylaws after the meeting, it was determined this statement was in error. The 2/3 vote requirement only applies to the addition of an item to the agenda not to a modification of an agenda item).

**MINUTES**

T. Hoyt - Submitted numerous changes and wants to table the minutes until after the Kensington sign update.

## TREASURER'S REPORT

Treasurer S. Hopwood presented the Treasurer report for June 2009. As of June 1, 2009 there was \$719.81 in the KTPG bank account. During the month of June 2009, deposits consisted of \$25.00 in donations and there were no disbursements. The bank balance as of June 30, 2009 was \$744.81..

## PUBLIC COMMUNICATIONS

Various members of the public were present but no non-agenda comments were made.

## CITY/GOVERNMENT INFORMATION ITEMS

- I. **Todd Gloria, City Councilmember District 3** - D. Akers made the following remarks on behalf of Councilmember Gloria.
  - a. Aldine slope.
  - b. A circuit of streetlamps that have not been working. Some of the lights in the neighborhood are set up like an old-style set of Christmas tree lights, so that if one light goes out or if there is a problem then the entire circuit goes out.
  - c. There has been some concern about storing equipment on the vacant lot where Kensington Terrace is proposed to be build. We are working to try to mitigate that for the neighbors, but we also see it as a plus in a way to not have the equipment staging on the street.
- II. **City Planning Office** - Nobody was present on behalf of the City Planning office.

## NON-SUBCOMMITTEE INFORMATION ITEMS

- I. **Sewer Undergrounding Project** - T. Hebrank introduces the participants including: Lynell Ostrander, Project Superintendent; Ben Meyers, Project Manager; and, Yoftahe Ghiliamichael, San Diego City Inspector for the project.
  - L. Ostrander:
    - Hours changed to 7:30am to 4:30pm.
    - Small stockpiles we are keeping on the road.
    - 2 pieces of equipment we are keeping on the road
    - We try to park them at the intersections where there is more room.
  - B. Meyers will field most of the questions if you call the number on the flyer we have passed out through the neighborhood

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Y. Ghiliamichael- There should be no trouble with the city trash. If you put it out in front of your house, we will make sure that the city gets it, even if that section of the street is closed.

C. Conover - We have an action item on tonight's agenda regarding a letter about the concrete coloring and surfacing.

J. Fitzsimons - Would like to compliment you on the signage that you have put up. In the years that I have been here it is the best signage for this type of thing.

**J. Hileman – Does your contract include repaving the streets?**

**Y. Ghiliamichael – Yes.**

J Hileman - If the streets are in bad shape from the first phase, will you be repairing those?

**Y. Ghiliamichael – We will try the best we can, if we are working in that area.**

**S. Pribyl entered at 6:50pm**

B. Coffin:

- Mentioned that residents might want to be cognizant of the work that is happening on their property. In one case in a prior project, a connection was made to the neighboring property instead of the correct project.
- Another example is the use of spray paint to mark where lines go. Some people have artificial turf and that paint does not come off.
- The city of San Diego has a plan to abandon canyon sewer lines. I don't know if this impacts your project or not. Does any part of your project involve closing canyon sewer lines?

**L. Ostrander - No**

J. Garrison - I noticed that you use some temporary paving material to cover some temporary pipes. Some of our driveways are the original historic concrete. Does the temporary material you are using come off?

**L. Ostrander – Yes**

### **NON-SUBCOMMITTEE ACTION ITEMS**

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**I. Kensington Sign** - An update to the prior month's presentation, panel discussion, and question & answer session is held regarding the status of the Kensington Sign.

Panelists consist of H. Koenig, President of the Kensington Talmadge Community Association (KTCA) and C. Winterrowd, Senior Planner with the Historical Resources Board (HRB).

C. Winterrowd started the panel presentation by stating that a lot of progress has been made since the June meeting. Within a day or two of the last meeting KTCA talked to a graphics designer and reviewed the design. They didn't really get started on the study done by the structural consultant. Dave Marshall, preservation architect, viewed the signs and made a number of observations and recommendations. The suggestions were very thorough. C. Winterrowd remarked on a few of Dave Marshalls' comments including:

- Cladding is in the poorest condition. Replacement of cladding is appropriate so long as a) the current lettering is traced & replicated and b) the neon lights will be retained as much as possible.
- The lead paint level of the original paint on the cladding was analyzed and high lead levels were confirmed. As such, the sign can't be hung but it can be safely displayed in the community so long as the lead paint is encapsulated. Original color will be replaced in kind.
- Proposal is to move the sign 4 to 5 feet west. This is acceptable to the city. Very close to original..

Final issue is the suspension of the sign. Suspending the sign is one of the things that the structural consultant was going to address.

H. Koenig began his presentation by introducing the people from the KTCA who worked so hard on the sign.

- The KTCA has located someone in the community who wants to adopt one side of the cladding. The cladding will be preserved and encapsulated in a glass display in the proposed Kensington Terrace building. The other side of the cladding is up for grabs.
- After the June KTPG meeting the KTCA became very proactive in understanding the Secretary of Interior's historic designation guidelines with respect to the floating aspect of the sign. The KTCA went back to the structural engineers and challenged them to come up with an alternative to the current design that would look like it is floating. The structural engineer came up with something that makes it look like its floating. H. Koenig displayed a design "floating sign" concept that he received earlier in the day. The proposal consists of 4 support cables that look like cables but they are solid steel rods. The steel rods enable use of a much smaller support pole. The design meets current codes. Many people state that the redesign looks like a tuning fork so they are playing

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the design. H. Koenig was "virtually certain that the HRB will say (the new design) is okay."

- H. Koenig displayed the building plans for the new sign. 12 inch diameter poles. Same size poles as on the Normal Heights sign. Slightly larger than current poles. 24 feet high. Pitching forks are 4' wide at top. It will look like one pole from down the street. The poles will be 6' down instead of the current 3' which is why they want to move the sign. The footing will be 3x9 feet.
- The new cladding will be painted the original paint color, letters will be a replica of the original, and the neon tubes on the sign will be reused.

The original river rock design will take some time to process and will likely go through the appellate process. The "pitchfork" proposal is within the budget and will likely be accepted by the HRB; thereby, avoiding the appellate process. The KTCA will once again go out to the community for a vote. The KTCA will inform the community about the processing time and monetary difference between the two proposals.

**S. Harrison – Has HRB seen the new option or is this the first time?**

C. Winterrowd - The board has not but the staff has and staff is pretty happy with it. Whatever system was used has to meet the spatial requirements of the original sign. Unless she learns anything different the city needs to decide.

S. Harrison - Are there any other objective questions that need to be answered pertaining to the structural design?

**C. Winterrowd – The report wasn't done.**

**S. Harrison – What if the community decides they like the river rock design?**

C. Winterrowd - Then the community can file an application and go through the process to apply.

**S. Harrison – Is the new sign more expensive?**

H. Koenig – No.

S. Harrison - Is there an additional expense to go through the new site development process if the old design is chosen?

H. Koenig – Yes.

**S. Harrison – What's the KTPG's role?**

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T. Hebrank - KTPG may take a stance but its not binding. The forum was more to bring people together.

J. Harris - Disappointed because KTCA did a lot of work to come up with an attractive sign and now he feels stuck with an unattractive sign that the community doesn't want.

N. Smyth - Doesn't think that it is fair to say that people will like the River Rock or Pitch Fork design so she doesn't think that it is fair to prejudge what the community wants. Will money for plaques still go under the sign?

**H. Koenig – A lot of plaques will be put on the buildings, or nearby monument.**

C. Conover - Recommending a darker color for design and a non-engineered look to the sign posts. Gave H. Koenig some alternative ideas to the "pitch forks" and offered to help with colors.

A motion was made by D. Laman, seconded by D. Moty and passed by a vote of(14-1-0), with G. Greer being the "no" vote, to extend the discussion time by 15 minutes.

J. Litchfield - The sign has been going on for a very long time and she would like to see it come to a decision that would have a positive reflection on the community. The negative banter is not the Kensington way. If the redesign meets the approval of the board then get on with it.

D. Sharpe -She would like to see a little more design go into the poles. Recommends limiting the number of sign options that are sent to the community for a vote.

C. Kaminski - Supports an artist to revisit the aesthetic appearance of the pitch forks. How will you get electricity to the sign if the design calls for steel poles and hollow conduits, are used to transport electricity? Are the lights at the top of the River Rock design working lights? If so, do you really want them? In terms of surveying the community, you might try email.

K. Breedlove - The HRB is reviewing the new design and SoHo thinks it's a great compromise.

D. Conover - He supports retaining the classic look of the sign. He doesn't care why we got here or how we got here but is glad we got to the current compromise position.

D. Taylor - Thanks to KTPG for setting up the sign forums. Requests that KTCA tell the community how they would like the community to vote.

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J. Eisenhart - Hopes that the community will wait for the structural study with regard to the cables. It is the closest thing to replication.

D Laman - What happens to the existing appeal if the compromise design is approved?

C. Winterrowd - It's active and on hold. If the open issues are resolved through the new design then the applicant can withdraw.

D. Laman - Recommends that the other half of the old cladding sign be given to the library so it can be displayed. Wants to correct a recent comment made in the Uptown Press by David Marshall who stated that the planning group was trying to ram it down people's throat. The planning group has not been involved with the sign other than the forums. The KTPG is not ramming a sign down anyone's throat. D. Marshall verbally accepted the correction.

S. Hopwood - Happy to see that people were trying compromise and she is a proponent of a floating sign. Will the new location for the poles that hold the sign encroach the Burger Lounge's proposed location for its sidewalk cafe?

**H. Koenig – Perhaps but the pipe is 12 inches so it will be minimal.**

J. Dilno - Echo of thanks to the KTCA and HRB for proposing a compromised version of the sign. She supports the compromised design. She would like to see a little bit more polished design. Some great suggestions came up tonight. Are you going to explain some of the ramifications of the appeal in the new survey?

**H. Koenig – Yes.**

T. Adam - Thanks to those involved with the whole process. Echoes prior comments on color and artistic design of new poles. Recommends erecting a stone monument in the place of the original sign for plaques.

J. Garrison - Thinks that the KTCA, the HRB, and the community has come a long way. The KTPG has been influential in taking positions on processes within the community. In May he was questioned about the KTPG's purview. Thanks to T. Hebrank for inviting the panel speakers. He likes the new pitchfork proposal but is concerned about the aesthetics of the posts. Regarding suspension, does a historic structure have to be brought up to current code?

C. Winterrowd - A historically designated monument is allowed greater flexibility in the historic resources code. In this case, there is a strong desire of owner of sign, KTCA, to meet the current code.

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**J. Garrison – Does the law rule out hanging the sign?**

**C. Winterrowd – She doesn't think that it rules it out.**

S. Pribyl - Thank you to those involved in the sign project.. She stated that she didn't vote in the prior balloting process because she didn't like either sign. Furthermore, she stated that she will vote this time.

F. Lindahl - Thank you to all involved for your diligence and hard work. Echoes earlier comments that the KTPG has been operating as a facilitator. If the original design is chosen then the board goes from facilitator to making an official stance. Likes the concept of the pillars where the old sign stood with plaques.

T Hebrank - Thank you to H. Koenig and C. Winterrowd. Great progress has been made in the last 30-days. Thanks to D. Akers and T. Gloria who have been working tirelessly on this issue.

A motion was made by S. Hopwood, seconded by J. Dilno and passed by a vote of (14-1-0), with G. Greer being the "no" vote, to extend the discussion time by 15 minutes.

**D. Moty – Prefers a mid-century motif for the poles instead of lamp posts.**

K. Kelly - Applauds the efforts of those involved in the sign redesign. Doesn't think that board needs to endorse anything at this point but continue to act as a facilitator.

B. Coffin - If we could make the sign young again, then we would do it. He likes the new design but not the posts. Furthermore, he likes the traditional aspects of the redesign and he believes it compliments the other signs within the community.

G. Hanford - He was at one of the original meetings but he's kind of embarrassed that they didn't think to keep or recreate the original sign. A great fundraising effort by the KTCA would be to for the KTCA to only allow its members to vote. He recommends that the adversaries to the current redesign give their best suggestions to KTCA so we can move forward.

F. Doft - He voted for one of the two signs. He has some suggestions for the poles.

T. Hoyt - Glad there was a compromise. Looks forward to the vote. Supports the KTCA. Agrees with K. Kelly regarding the KTPG's continued role as a facilitator.

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G. Greer - Thanks the KTCA for their efforts. Especially thanks them for polling the whole community, and beyond their membership. Technically they didn't have to go beyond their own membership.

J. Garrison makes a request for the KTCA to continue with the structural report regarding suspension and to make those reports available to the public.

**No motion is made regarding the Kensington sign at this time.**

### **SUBCOMMITTEE ACTION ITEMS**

I. Neighborhood Facilities & Historical Resources Subcommittee (NFHRS) - On behalf of the NFHRS, the subcommittee Chair, T. Hoyt, made the following presentation -

a. Action Items

i. Concrete Color - A motion was made by the subcommittee for the KTPG to approve and send a letter dated July 5, 2009 addressed to Yoftahe Ghiliamichael and Akram Bassyouni. A discussion was held and the call for the vote was made. The motion passes by unanimous consent.

b. Information Items

i. Utility Boxes - The boxes on Fairmont are scheduled to be painted in June and the Talmadge Sisters boxes are scheduled to be painted in June or July. C. Gaddes has put out a call for drawings for the Kensington 100<sup>th</sup> Anniversary celebration.

ii. Graffiti Issues - An update was provided about information pertaining to the city's graffiti task force.

iii. Kensington Manor #2 Historical Designation - The subcommittee will working with the community, and the HRB to better understand how it can be involved and if it can be involved in the historical designation process. The subcommittee will keep the board apprised.

II. Project Review Subcommittee (PRS) - On behalf of the PRS, the subcommittee Chair, T. Adam, made the following presentation.

a. Action Items - None

b. Information Items

i. Project #152162 Aldine Slope Restoration - Working with the city to procure the most current set of plans for the Aldine Slope Restoration project. A cycles letter has been submitted to KTPG and an assessment letter is to be forwarded to the KTPG with a current package. It is anticipated that the project will be reviewed as an action item at the upcoming PRS meeting.

- ii. Project #183415 Burger Lounge Sidewalk Cafe - An assessment letter was received by the KTPG and this project will be reviewed as an action item at the upcoming PRS meeting.
  - iii. Land Use Workshops - The chair of PRS has emailed the students involved with the Land Use Workshop to get a copy materials for the community to use in creating development guidelines.
  - iv. Development Guidelines - See above regarding the procurement of materials to establish a basic guide for materials to be supplied to the community.
  - v. Zoning and Rezoning Processes - The community plan is the main vehicle used to change zoning. The community plan is not up for an update anytime soon. At this time, only individual property owners can choose to rezone.
- III. Transportation and Safety Subcommittee (TSS) - On behalf of the TSS, the subcommittee Chair, B. Coffin, made the following presentation:
- a. Action Items - None
  - b. Information Items
    - i. Aldine Slope Restoration - No update.
    - ii. Undergrounding Utilities - Requesting that the person who heads the undergrounding to attend a TSS meeting and address the public. D. Laman requested that the meeting be held sooner than later because the project is currently underway in Talmadge. It was noted that Talmadge had to upgrade circuits in order to replace lights. F. Lindahl stated that it took approximately 2 years for the Talmadge community to create its maintenance assessment district so lights could be replaced. It was recommended that Kensington residents begin that process if they want to upgrade circuits and lights.
    - iii. Crime Statistics - Someone is gathering information for discussion at the next TSS meeting.
    - iv. Evacuation Plan - No update.
    - v. Artificial Turfs - No update.

A motion was made by D. Laman and seconded by J Garrison to extend the meeting by 30 minutes. A call for the vote was made and the motion passes by a vote of 10-5-0 with S. Pribyl, F. Lindahl, G. Greer, F. Doft, and K. Kelly voting against the motion.

- IV. Membership & Communication Subcommittee (MCS) - On behalf of the MCS, the subcommittee Chair, J. Garrison, made the following presentation:
- a. Action Items - None
  - b. Information Items
    - i. Subcommittee Procedures - No update.
    - ii. Communications-

1. Microphone system - Thanks to those for coming and tuning them correctly prior to the meeting. Recorded what the positions need to be to avoid future squealing sound.
  2. Sandwich or A Frame Boards - The MCS currently uses paper taped to the A-Frame. The committee is reviewing its options for a more durable sign. MCS has received several quotes for a better product. One of the signs was stolen. S. Pribyl will look into procuring a 4<sup>th</sup> sign.
  3. Website ([www.ktpg.org](http://www.ktpg.org)) - Still in its formation phase; however, it is live. The subcommittee has been experimenting with the design. Please visit the site but don't pay attention to the content just provide feedback on the layout. So far the J. Garrison has built the site using software provided by the hosting company. J. Garrison has recently purchased a book regarding web expressions to improve the site appearance.
- iii. Project Notification - The subcommittee continues to discuss and understand the city ordinance to see if they would like to make a recommendation for change to the board.
- V. By-Laws Ad Hoc Subcommittee (BLS) - On behalf of the BLS, the subcommittee Chair, D. Moty, made the following presentation:
- a. Action Items
    - i. Extension of time for Ad Hoc Subcommittee - A motion is made on behalf of the subcommittee and unanimously approved to extend the life of the Ad Hoc Subcommittee for 3 months.
  - b. Information Items
    - i. Update on Ad Hoc Committee - Other than the request for an extension of time, no update was presented.

### **KTPG LIAISON COMMITTEE REPORTS**

- I. Talmadge Maintenance Assessment District (TMAD) - F. Lindahl stated that there is no TMAD report.
- II. Community Planners Committee (CPC) - T. Hebrank stated that there is no CPC report.
- III. City Heights Redevelopment PAC (CHRPAC) - F. Lindahl stated that there is no CHRPAC report.
- IV. Kensington 100 - T. Hebrank stated that there is no report.
- V. City of San Diego Undergrounding Conversion Program - There was no presentation made in regard to the City of San Diego Underground Conversion Project.
- VI. Hoover High Project - D. Laman attended a recent workshop and stated that enrollment, a well-liked version of a master plan, and new paint colors for the

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school was discussed. Handouts from the workshop were added to the KTPG meeting book.

### MINUTES

A number of alterations to the June 10, 2009 minutes were discussed. A motion was made by D. Laman, seconded by J. Garrison and ~inanimously approved to table the June 10, 2009 minutes and re-present the redlined minutes at the August meeting. A call for the motion was made and the motion unanimously passes. S. Hopwood states her appreciation for the help of S. Pribyl and her role as Secretary.

### ADJOURNMENT

- I. Agenda for an upcoming KTPG meeting -
  - a. PRS has two projects (Aldine Slope and Burger Lounge) to review.
  - b. A request is made to ask Oscar Padilla to make a presentation regarding crime.
  - c. If time permits, then the Bylaws should be discussed.
- II. A motion to adjourn the KTPG meeting at 9:28pm is made by D. Laman, seconded by S. Hopwood, and unanimously approved. The next meeting will be held at 6:30pm on Wednesday, August 12, 2009 at the Kensington Community Church.

Submitted by, Shauna Pribyl, on August 12, 2009.

I, Shauna Pribyl, am the Secretary of the Kensington Talmadge Planning Group and I hereby certify that that these minutes were approved by the Kensington Talmadge Planning Group on 8-12, 2009.

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Shauna Pribyl, Secre~

9-7-09  
Date