

KENSINGTON TALMADGE PLANNING GROUP
REGULAR MEETING
SEPTEMBER 10, 2008

A regular meeting of Kensington Talmadge Planning Group (KTPG) was called to order by Chair Tom Hebrank on September 10, 2008 at 6:39pm 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 Tibbitts, Stephanie Glazer and Dave Pfeifer.

Members absent: Clinton Kisner, Sherry Hopwood, David Moty, Carl Davis, and Deborah Sharpe.

Also present: Victoria White, Fred Lindhal, Danielle Laman and numerous members of the public.

MODIFICATIONS TO AND ADOPTION OF AGENDA

A motion was made by J. Tibbitts, seconded by J. Dilno, and unanimously approved to accept the current agenda without modifications.

MINUTES

After a motion made by B. Coffin and seconded by J. Garrison, the August 13, 2008 minutes were approved with changes by a vote of 9-0-1. J. Tibbitts abstained.

TREASURER'S REPORT

S. Hopwood was not present at the meeting; thus, the August 2008 treasurer's report will be presented at the October 2008 KTPG meeting.

PUBLIC COMMUNICATIONS

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

- I. P. Berge – Announced that she will not comment on or answer questions pertaining to projects involving the Historical Resources Board (HRB), including but not limited to the Mills Act, as she is a member of the HRB.

CITY/GOVERNMENT INFORMATION ITEMS

- I. **Susan Davis, US Congressional District 53** – No presentation was made on behalf of Congressperson Davis. However, N. Norvell dropped off the September 2008 volume of The Davis Dispatch newsletter for the community.
- II. **Toni Atkins, City Councilmember District 3** – A Chesebro fell ill and did not attend the meeting. By way of an email from A. Chesebro, which was read by T. Hebrank, the following was presented on behalf of Councilmember Atkins:
 - 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 either October or November.
 - b. The Councilmember's office submitted the request to restripe the intersection of Adams Avenue and Marlborough Drive.
 - c. T. Atkins will attend the Kensington Talmadge Community Association (KTCA) meeting on September 17, 2008.
 - d. On September 4, 2008 the Councilmember's staff met with Cathy Winterrowd of the City of San Diego Planning Department and Harold Koenig & Mike Koonce of the KTCA. KTCA members delivered a summary of the report reported at the August 2008 KTPG meeting (see the KTPG August 2008 minutes for a summary). The KTCA will apply for a permit to temporarily take down the sign, replace the poles and cable wires in-kind, further evaluate the internal structure of the sign cabinet, repair the neon lighting and repaint the exterior. It is the KTCA's intention to work with the City's Planning Department and Historic Resources Board to make sure that all repairs and/or replacements are consistent with the historic designation of the sign and consistent with building code requirements. Further evaluation of the sign cabinet will determine how much of it will need to be replaced and how much can be salvaged and repaired. Either way, all efforts possible will be made to retain the sign's historicity and current aesthetic appearance.
- III. **City Planning Office** – On behalf of the City Planning Office, V. White made the following comments:
 - a. On September 30, 2008 the City of San Diego, Development Services Department is hosting a workshop entitled Development Review Process and Permits. Please RSVP to (619) 235-5200 before September 26, 2008 if you would like to attend.
 - b. The City of San Diego, Office of Small Business will be offering a Storefront Improvement Program which offers architectural assistance and grants to businesses with 12 or fewer employees. A pamphlet summarizing the program was offered to the board and community.

- c. A member of the community inquired about a rumor that the city might alter the current 300 foot radius noticing provisions. V. White indicated that changes to the existing noticing policy are not planned at this time.

NON-COMMITTEE ACTION ITEMS

- I. **Filing Board Vacancies** – Chair, T. Hebrank announced that C. Kisner resigned from the Board in August 2008. After a motion made by T. Hebrank and seconded by D. Pfeiffer, the board appoints C. Kaminski to complete the balance of C. Kisner's two year term, which expires in 2009. A discussion ensues about C. Kaminski's absence from the current meeting, his prior participation in the KTPG, and his participation in the community. A call for the vote is made and the motion passes by a vote of 8-2-0. S. Pribyl and J. Garrison vote against the motion due to the absence of the candidate.
- II. **Subcommittee assignments** – Chair, T. Hebrank tables C. Kaminski's assignment to a subcommittee as he was not present to accept a Subcommittee Assignment.

NON- SUBCOMMITTEE INFORMATION ITEMS

None

C. Davis enters the meeting.

SUBCOMMITTEE AGENDAS

- I. **Neighborhood Facilities & Historical Resources Subcommittee (NFHRS) –**
 - a. Non-Agenda Public Items:
 - i. None
 - b. Action Items:
 - i. Mills Act Letter. On behalf of the NFHRS, S. Glazer, Vice Chair, reads the proposed letter to the City of San Diego from the KTPG regarding the Mills Act. Furthermore, on behalf of NFHRS, S. Glazer motions for KTPG to endorse the letter and send it to the City of San Diego. The NFHRS provides the board with supporting literature for the recommendation including Historical Resources Board (HRB) Report No. HRB-08-052 dated July 18, 2008 and an article entitled "Historical Designation and Residential Property Values" published in the International Real Estate Review 2008 Vol. 11 No. 1: pp. 83-95. A discussion ensues as to why the HRB is making its recommendation, opposition to an exclusionary use of the Mills Act, the overall facts of opposing

sides, the impact of the letter and/or the proposed changes to the Mills Act on the business community. A call for the vote is made and the motion passes by a vote of 8-3-0. C. Davis, J. Tibbits, and D. Pfeiffer vote against endorsing the letter.

c. Information Items:

- i. Announcement of Subcommittee Officers. It was announced that the NFHRS voted S. Glazer as subcommittee Vice Chair and J. Dilno as subcommittee Secretary.
- ii. Kensington Sign. During the subcommittee meeting a brief history of the sign was provided by a subcommittee attendee including a summary of the August 2008 presentation by the KTCA. It was announced that the NFHRS decided to leave the item on future subcommittee agendas pending more factual information regarding the status of the inspection, appeal, and previous actions by the KTPG board.
- iii. Vision Statement. The NFHRS formed an Ad Hoc committee to review a proposed vision statement and make recommendations to the NFHRS.

II. Project Review Subcommittee (PRS) –

a. Non-Agenda Public Items:

- i. None

b. Action Items:

- i. Aldine Drive Slope Restoration: Chair, D. Pfeiffer, invites a representative of the Applicant and RBF Consulting to present and address the project.

1. The applicant stated that the issues raised in the recent assessment letter were not appropriate to the project. The applicant is close to responding to the assessment letter and resubmitting the responses to development services. The applicant did not address specific items in the assessment letter with the board and/or community.

2. It is announced that upon further research the applicant determined that the Public Facilities Financing planning provides monies for a class three bike lane on Aldine Drive. The applicant described that a class three bike lane requires 14 feet of roadway plus a three foot safety lane (a total of 31 feet). In light of the class three bike lane requirements, the proposed road width would increase. The applicant asked its consultants, RBF Consulting, to advise the city as to whether or not the width of the proposed road can be increased to allow for a class three bike lane. RBF Consulting answered, yes, with some variations in the currently proposed wall, a class three bike lane is feasible

in each direction of Aldine Drive. In addition, RBF Consulting announced that the alterations in the currently proposed project to allow for a class three bike lane will not delay the project. The applicant explained to the board and to the community that the Aldine Slope Restoration project will not include the construction of a class three bike lane; however, the project will not preclude a class three bike lane either.

3. Upon a number of questions raised by the board and the community, the following comments were made by the applicant:

- a. Once permits are received, it will take three to six months of work before the slope is stabilized.
- b. The applicant hopes to complete the project before the start of the 2010 rainy season.
- c. To go faster the boards advisory vote is needed and cooperation by individual homeowners in regard to access and easements.
- d. The applicant anticipates coming to the KTPG for the vote "at some point."
- e. Funding for the Aldine Slope Stabilization project was provided by a state emergency fund. If funds are not used by a specific date, then funding of the project is in jeopardy. The applicant has applied for an extension of time to use the funds. The applicant does not know the "drop dead date" but she will research the date and report the date back to the board.
- f. KTPG's PRS chair announces that a formal package has not been submitted to KTPG for comment and/or approval. The applicant will report back to the board regarding the status of submitting the complete package to KTPG.

ii. T-Mobile – Johnson Residence: Presented by Krystal Patterson of PlanCom.Inc. The PRS recommends that the project be approved as submitted with the following conditions:

1. Existing equipment painted a darker, camouflaging, color to better match predominate foliage color on the hill. All surfaces to be painted to eliminate shiny surfaces that are showing in the current implementation.
2. Add larger, native, trees behind the antennas and maintain the paint and all foliage for the duration of the C.U.P.

3. T-Mobile will prepare a yearly report on the maintenance of the paint job and the maintenance of the foliage and deliver to KTPG.
4. Fully comply with MHPA and brush management ordinances.

Upon a motion made by D. Pfiefer and seconded by J. Tibbits, the PRS motion is amend condition number two to read, "Add larger native, trees *and/or bushes in front of* the antennas..." in lieu of behind the antennas. The intent of the amendment is to better conceal the antennas. After a lot of discussion, D. Pfiefer motions to amend the first amendment to state, "Add larger native trees *and/or bushes around the antennas as needed to improve concealment* and maintain the paint..." S. Pribyl seconds the amended motion made by D. Pfiefer and call for the vote is announced. The amended motion passes by *unanimous* consent.

- iii. Community Zoning Workshops: recommendation to alter the names of the workshop to "land use and zoning" simply "zoning"
 1. 1st workshop to discuss existing conditions. City staff has agreed to help.
 2. Vision workshop: key areas of focus or concern and identify specific goals. Solicit two architecture schools in town.
 3. Consensus docket: establish a set of recommendations. It will probably sit on city staff shelf until our mid-city plan is amended.

Support a series of workshops and craft an visioning document to give to the city. Repeat the 3 steps 1st by DP 2nd by GG unanimous.

c. Information Items:

- i. None.

III. Transportation & Safety Subcommittee (TSS) –

- a. No presentation was made because the subcommittee did not meet in August 2008.

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

- a. No presentation was made because the subcommittee did not meet in August 2008.

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 non-profit; thus, TMAD will continue soliciting signatures. The goal is to get 725 signed petitions and submit the signatures to the city.

- b. Community Planners Committee (CPC) presented by T. Hebrank.
 - i. No presentation was made because the subcommittee did not meet in August 2008.
- c. City Heights Redevelopment PAC (CHRPAC) presented by D. Laman.
 - i. A meeting will be held on October 14, 2008 regarding the I15 metro rail.
 - ii. The Euclid Tower is going to be replaced.
- d. City of San Diego Underground Conversion Project presented by F. Lindahl.
 - i. Notices have gone out to the public to change from FF to EE.

ADJOURNMENT

- I. **Agenda for an upcoming KTPG meeting –**
 - a. Briefing about the state land use bill (SB 375).
 - b. Communications process that was decided by PRS.
 - c. Painting the utility boxes in Kensington and Talmadge.
 - d. Aldine Drive Slope Stabilization Project update.
 - e. Communications subcommittee to make fundraising recommendations.
- II. **The meeting of the KTPG adjourned at 9:28pm. The next meeting will be held at 6:30pm on Wednesday, October 8, 2008 at the Kensington Community Church.**

Submitted by, Shauna Pribyl, KTPG Secretary on October 8, 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 Oct. 8, 2008.



Shauna Pribyl, Secretary

11-12-08

Date

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