



PO Box 16391
San Diego, CA 92176
www.ktpg.org

Regular Meeting Minutes July 10, 2019

I. PARLIAMENTARY ITEMS

- The July 10, 2019 general meeting of the Kensington-Talmadge Planning Group was called to order by chairman Don Taylor at 6:30 PM.
- **Board members present:** Bill Adair, Norma Clark, Daniel Heller, Brian Helmich, Ari Isaak, Fred Lindahl, Darlene Love, Elvia Sandoval, Deborah Sharpe, Don Taylor, Ralph Teyssier, Julian Villegas and Kelly Waggoner.
- **Board members not present:** Ken Horsley
- There were nine (9) audience members signed in. One comment form was submitted.
- **Agenda Modifications:** No modifications were proposed.
- **Approval of Agenda:** **Approved unanimously.**
- **Approval of Minutes:** Don Taylor moved for approval of the June 12, 2019 meeting minutes. Seconded, Norma Clark. **The vote to approve was unanimous,** with Ralph Teyssier and Kelly Waggoner abstaining.
- **Treasurer's Report** – Darlene Love reported a bank balance of \$386.61 as of July 1, 2019.

II. NON-AGENDA PUBLIC COMMENT & COMMUNITY FORUM

- **Christopher Vallejo, representing City Council President Georgette Gomez.**
 - The July newsletter was distributed to the Board and made available to audience members.
 - Effective August 1, 2019 the Source of Income Discrimination Ordinance will be in effect. The ordinance prohibits landlords from discriminating against rental housing applicants due to their use of rental subsidies, to include Section 8. This was proposed by Gomez last year.
 - On inclusionary housing, a Gomez proposal, as presented to the City's Rules Committee last May, is projected to increase the production of affordable housing for more San Diegans.
 - For more information in the newsletter go to www.georgettegomez@sandiego.gov
 - Updates on requests for information from Sanna Loanda at the June 12 KTPG meeting:
 - Paving Fairmount Avenue: The paving project will include the Aldine on/off ramps. The Meade avenue portion will not be included in this project but will be included in a future slurry seal project.
 - 12th Amendment of Land Development Code: Goes to the full City Council Tuesday, July 23rd. A staff briefing letter was presented as a handout and is the same briefing information the Council will receive for their review. Included was a letter dated Jul 9, 2019 entitled 'Update on City Efforts to Implement FCC Order for 5G'.

III. NON-SUBCOMMITTEE ITEMS

- **Action Item – Appoint replacement for the Board position vacant due to the resignation of George Palermo**
 - Don Taylor moved to appoint Lisa Sinclair. **The vote to approve was unanimous.** Lisa immediately assumed her position with the Board.
- **Action Item - Appoint replacement to chair the Project Review subcommittee, vacant due to the resignation of George Palermo.**
 - Don Taylor moved to appoint Lisa Sinclair as chairman of the Project Review subcommittee **The vote to approve was unanimous.**
- **Action Item - Elect replacement for KTPG vice-chair, vacant due to the resignation of George Palermo.**
 - Don Taylor asked if any Board member was interested in assuming the position of vice-chair. Fred Lindahl volunteered. With no other candidates, Don moved to elect Fred. **The vote to elect was unanimous.**

NON-SUBCOMMITTEE ITEMS (cont'd)

- **Information item – SB592, Housing Accountability Act**
 - Discussion began for SB592, an act to amend Section 65589.5 of the California Code relating to housing. The bill is authored by Senator Scott Wiener. An email from Javier Gomez, representing 78th District Assembly member Todd Gloria, was read by Don Taylor. Support from Gloria for increasingly dense housing has been of concern for a long time now.
 - Board Comment:
 - What were the written findings referred to in Mr. Gomez' email?
 - There is a concern with this bill amending existing law.
 - Written as a summary of the changes, the document has many gray areas in the comments.
 - Local land use should be under local control. Ceding control to the State is unacceptable.
 - Don Taylor expressed concern about '30-day decisions' - stating that such decisions, in his experience, cannot be made in a 30-day timeframe. Don also stated that State reimbursements to cities are frequently not fully funded as prescribed.
 - Deborah Sharpe, as chair of CPC, stated that motions to oppose Senate Bills 50, 330 and 592 will be voted within the next few days.
 - Ari Isaak expressed support for SB592 and stated that 70% of current San Diego residents are unable to afford to purchase affordable housing.
 - The housing situation in San Diego is a multifaceted problem. Funding issues for affordable housing is one example.
 - In conclusion, Don Taylor restated the importance of local control, an opinion shared by the majority of the Board members present. Based on tonight's discussion, he further stated that a majority of KTPG Board members do not support SB592.
- Don Taylor moved for a resolution of non-support for SB592 or any other State Bill which would limit local control of development. Seconded by Ralph Teysier. **The motion was approved on a vote of 13 to 1, with Ari Isaak opposed.**
- Following the meeting, on July 11th, Don sent a letter to Javier Gomez stating the Board's position on SB592. This letter was sent via email due to imminent action on SB592 scheduled by the California Assembly. (See attachment A)

NON-SUBCOMMITTEE ITEMS (cont'd)

○ Information item – 4G/5G Cell Towers

- Don explained his decision to move the Cell Tower discussion/review from the Historic Review subcommittee to the full Board. The Historic Review subcommittee meetings were attended by several Board members (as audience members) and there was a concern about potential violation of the Brown Act. Moving this matter to the full Board enables all Board members to participate in any future development of guidelines, as well as allow for public input at the appropriate time.
- Lisa Sinclair presented photos of small cells in downtown Denver, along with a one page, 4-photo handout to illustrate 'Go Away Green' cell tower presence in Kensington and Talmadge settings.
- Norma Clark presented a document from the National Capital Planning Commission/American Institute of Landscape Architects showing dimensions of small cell towers compared to average streetlights. Document indicates scale, height and reference to decorative lampposts in historic districts.
- Don Taylor noted that the cell equipment lease for the Hilldale/Marlborough cobra light installation (which was installed without notification) expires in August 2019.
- Don suggested that future discussions of suggested general criteria could include decorative features of pole design.
- A concern was expressed about KTPG providing specific designs for installations.
- Talmadge would have poles again, negating their recent undergrounding program.
- With standards/parameters set by the Secretary of Interior, what are we contributing that is not already covered?
- SC-WCF companies have billion-dollar revenues. They should be forced to underground their equipment installations.
- Some Board members strongly supported providing general guidelines for installations. These could include color, flute design, etc.
- Don Taylor noted he has concerns about trying to replicate or mimic existing light post design elements.
- **Audience comment:**
 - Inclusion of security lighting in alleyways was requested. However, light pollution from alleyway lighting is also a concern.
- In conclusion, Don Taylor stated that, following adoption of the 12th update of Land Use and Development, there will probably be a surge in communications equipment installation requests.

IV. SUBCOMMITTEE ITEMS

- **Transportation** – Chair: Ken Horsley
 - No report

- **Monroe Avenue Transportation Corridor** – Chair: Brian Helmich
 - Kelly Waggoner elected as vice-chair.
 - Scope and goals of the subcommittee were discussed.
 - Coordination with SANDAG when moving forward with Monroe Avenue Bikeway.
 - Work toward reducing peak travel period vehicle traffic congestion in the corridor and maintaining/improving pedestrian/bicycle mobility as needed.

- **Project Review** – Interim Chair: Don Taylor
 - No report

- **CIP & Planning** – Chair: Deborah Sharpe
 - Review/Recap FY 2019/2020 CIP priority list.
 - Discussed the status of the proposed CIP projects submitted to the City via the online SurveyMonkey.
 - Subcommittee members reviewed SB330 and similar legislation. Recommended to the full Board to write a letter to City Council and State Representatives urging them to oppose SB330 and any state legislation (i.e. SB50 and SB592) which voids, restricts or invalidates local control of land use decisions - including but not limited to density, zoning and design standards.

- **Communications** – Chair: Brian Helmich
 - As a result of input from the City’s Planning Department, the subcommittee recommends KTPG does not support a proposal from San Diego Community News Network to mutually link publications/websites to the KTPG website.
 - Subcommittee discussed ways KTPG can communicate with the communities it serves.
 - Using the Squarespace platform provides ability to edit/add new content, as well as providing appearance and formatting which adjusts for optimal viewing.
 - Possibility of using a NextDoor ‘agency account’ for announcements.
 - Possibility of developing a KTPG social media presence for broader reach.

- **Historic Review** –Chair: Bill Adair
 - HRB meeting Jul 25th at 1:00 PM.

SUBCOMMITTEE ITEMS (cont'd)

- **Utility Undergrounding** – Chair: Don Taylor
 - No report
- **Kensington MADS** – Chair: Don Taylor
 - No Meeting
- **Bylaws** – Chair: Don Taylor
 - No Meeting

V. KTPG LIAISON REPORTS

- **Community Planners Committee** – Deborah Sharpe
 - Presentation by James Nagelvoort (Director Public Works and City Engineer) and Claudia Abarca (Deputy Director, Public Works Contract Division) regarding City contracting methods and procedures. Procedures discussed:
 - ◆ Prevailing wages for projects over \$25K
 - ◆ Maintenance work under \$15K not requiring prevailing wages.
 - ◆ Community needs to let their City Council representative know when a contractor is not performing so they can be filtered out of the bidding process
 - ◆ Small Local Business Enterprise was created in place of affirmative action or quotas
 - ◆ After a contract is awarded, community should work with the City Project Manager on issues. The Communications Officer is also available, usually identified on construction signage or in a flyer - or report bad performance via the ‘Get It Done’ app.
 - Discussion of Pushcart regulations repeal
 - Presentation by Maya Rosas from Circulate San Diego regarding their efforts to get community involvement in their mission to help the City of San Diego meet their Climate Action Plan and Vision Zero goals. CPC will be creating a subcommittee to discuss the issues associated with their mission and to avoid violation of the Brown Act or 600-24 rules.
 - Discussion of a parliamentary maneuver to “gut and amend” SB592 and add text from SB50 and SB330. Following discussion, CPC agreed to oppose all three bills and urge the City Council to oppose them as well.
- **Talmadge Maintenance Assessment District** – Fred Lindahl
 - David Moty and Jan McCloud filled seats on the board
 - Discussion about the decorative posts for traffic splitter and their purpose

Meeting adjourned at 7:59 PM.

Attachment A

Letter from KTPG Chairman to Javier Gomez re: SB592

July 11, 2019

Dear Javier Gomez,

Due to the short time frame for passing State Legislation, our Kensington Talmadge Planning Group (KTPG) is providing this official notice of action by email rather than U.S. Mail.

At our meeting of July 10, 2019, the KTPG voted 13 to 1 to oppose SB 592. In addition, the Board also voted to oppose SB 50, SB 330 and any other Bill that limits our local government control over community planning and development.

The Board did review Assemblyman Todd Gloria's proposed changes to SB 592, but though well intentioned could not correct a fundamentally flawed piece of legislation. Kelly Waggoner, who is an attorney, pointed to several terms/phrases that were so generic they'd lead to litigation. I and others on our Board expressed great concern over the 30-day review period, which is clearly inadequate for proper evaluations. This section would create an atmosphere of pushing projects through too quickly to avoid confrontations and litigation with developers. It should also be noted that the Community Planners Committee voted to oppose SB 592, SB 50, SB 330 and any other similar Bills in the future.

In the end the vast majority of KTPG Board Members believe the City of San Diego is already in the forefront of trying to systematically address our affordable housing needs. The Board sees SB 592 as State Over-reach and completely unnecessary. This "one size fits all" approach of addressing our large-scale housing problem has been tried in the past and has failed consistently over the decades.

As a result, we hope that Assemblyman Gloria will rethink his laudable efforts to save this flawed Bill and instead pull it from consideration, thus allowing local governments to try a variety of programs, which will successfully bring affordable housing to our communities.

Let me thank you in advance for considering our position.

Sincerely,

Don Taylor, Chairman KTPG