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Meeting Minutes September 15, 2025

I. PARLIAMENTARY ITEMS

- David Moty, KTPG chairman, called the meeting to order at 6:30 PM.
- Board members present: Dawn Anderson, Ken Baer, Cindy Collins, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Lisa Sinclair, Stella Stehly and Neil Winner.
- Board members not present: Marlyn Gonzalez, Lisa Stone and Paul Tourkin
- Approval of Agenda: The Agenda was approved, without objection.
- Approval of Minutes: Minutes of the July 21, 2025 meeting were approved, without objection.
- Treasurer Lisa Sinclair reported a bank balance of \$1144.31, as of September 15, 2025.

II. COMMUNITY FORUM & NON-AGENDA PUBLIC COMMENT

- No elected officials, nor their representatives, were present from offices of Council District 9, San Diego Mayor, San Diego County and State of California or Federal officials.

III. NON-SUBCOMMITTEE ITEMS

- **City of San Diego - Mid-City Communities Plan Update**

Representing the City of San Diego Planning Department:

Alex Frost, Principal Planner/Project Manager
Morgen Ruby, Senior Planner
Selena Sanchez-Bailon, Associate Planner

- City representatives in attendance reviewed the ***Draft Mid-City Ideas Report***. The first draft of the complete ***Mid-City Communities Plan Update*** is scheduled for release in Spring 2026.
 - ❖ The complete text of the ***Draft Mid-City Ideas Report*** can be viewed at: <https://www.sandiego.gov/sites/default/files/2025-08/draft-ideas-report-august-2025.pdf>.
- Alex Frost began the presentation by stating it would touch on History and Place, Land Use and Economic Prosperity, Mobility, Parks, Open Space, Public Facilities, Urban Design and Next Steps.
- Specific references to Kensington/Talmadge contained in the ***Draft Mid-City Ideas Report***:
 - History and Place (pages 16-22) – containing an historic context statement and references to the ***Draft Mid-City Focused Reconnaissance Survey Report***.
 - ❖ The complete text of the ***Draft Mid-City Focused Reconnaissance Survey Report*** can be viewed at: <https://www.sandiego.gov/sites/default/files/2025-03/2025-mid-city-survey-report-public-review-draft-w-maps.pdf>
 - Land Use Concepts (pages 60-73)
 - Urban Design (pages 77 and 137-141)
 - Mobility (pages 145-152)
 - Parks, Public Facilities and Open Space (pages 172-173)
- **KTPG BOARD QUESTIONS/COMMENT – City Plan Update Presentation:**
 - **Board:** Regarding the proposal for a park at Wesley United Methodist Church, has anyone spoken to the church or is it just a concept? **CITY:** Right now – just a concept.
 - **Board:** Suggested zoning Wesley United parcel as RMX

○ **KTPG BOARD QUESTIONS/COMMENT – City Plan Update Presentation (cont'd):**

- **Board:** How many park points would be added to Kensington/Talmadge? **CITY:** We're not there yet. A possibility of trails or pocket parks?
- **Board:** The member appreciates the green corridor concept, but asked who will maintain it? And they should not count toward park points as "green corridors" are not really parks. A member of the audience asked for an explanation of park points.
- **Board:** Along the western portion of Aldine Drive, potential for park space or trails on the 11 privately owned vacant lots. Aldine cannot be a high traffic corridor – it's too old and too narrow. It's already an EMS route.
- **Board:** Some increased density along transit corridors makes sense. How is walking distance to transit determined? As the crow flies? And what about proposed transit corridors? **CITY:** Light rail perhaps in 2050.
- **Board:** Regarding traffic speed on Fairmount Avenue, which has a higher speed limit than Friars Road, with Fairmount being narrower and having blind curves. When will the City be able to update infrastructure to accommodate all the building projects already approved? Not until 2050? Would like to see more realistic plans – not "pie in the sky".
- **Board:** Comment regarding the ongoing over-development in Hillcrest.
- **Board:** Concerns about infrastructure. Bike lanes are removing infrastructure. Adequate escape routes are not being considered. ADU's are not affordable. How long do builders get credit for building ADU's. And when do rent restrictions for 'affordable units' end? Where is the parking going to come from for all this added density?

Ref: San Diego Housing Commission <https://sdhc.org/housing-opportunities/adu/>:

- "The rent for the ADU must remain affordable for seven (7) years for tenants with up to 80% of AMI. The property owner cannot rent to a family member during this seven-year period."
- "*Affordable* means 30% or less of the renter's monthly household income"
- "AMI and rent charts are updated annually"
- **Board:** Concerns about density/parking. State law does not permit parking requirements for any transit area, so the market drives developers to determine whether or not to include parking. Will they be able to rent/sell units with no parking? Can developers buy their way out of affordable housing requirements? **CITY:** There is a CEQA component in the plan update, along with other environmental review requirements.
- **Board:** Regarding upzoning of RS1-7. Increased density increases cost of land and increases rents. What is the height limit on a 'Main Street'? **CITY:** 4 to 6 stories equal to approximately 40-65 feet.

○ **KTPG BOARD QUESTIONS/COMMENT – City Plan Update Presentation (cont'd):**

- **Board:** A Rapid bus route on Adams Avenue would not qualify, due to no dedicated lane for a bus.
- **Board:** The 4400 block of Euclid needs to change to neighborhood-serving commercial. El Cajon Boulevard cannot provide this.

○ **PUBLIC COMMENT – City Plan Update Presentation:**

- Is there anything planned for a library in Kensington, perhaps at the vacant Rite Aid site. Has the impact of electric bicycles been considered? Will there be synchronization of traffic lights along Adams Avenue? **City:** MTS/SANDAG control future transit plans.
- The speaker recently attended a meeting at 54th/University (previous Mid-City working group meeting). There appeared to be a portion of Talmadge cut out of the National Historic District in the City's Draft Reconnaissance Survey. Discussion was deferred until after Laura Henson's presentation.
- There is a 4-ton limit on Aldine Drive. Why is Bus 11 using Aldine?
- Regarding street trees – the Talmadge MAD has committed \$40K in new trees and \$65K in tree maintenance.
- Regarding the degree of community involvement in the Plan Update. **CITY:** worked with juniors and seniors at Hoover High and one other high school.
- In support of more parks. Concerned about the safety of canyons, particularly if canyon space is converted to walking/hiking trails. Much concern about fires.
- Something needs to be done with El Cajon Boulevard. Should it just be completely redeveloped from scratch? As in Little Italy, for example, where an entire block was pedestrianized.
- The City didn't allow housing to be built after the 1997 plan update. It's not fair to build everything on El Cajon Boulevard. The speaker supports building multi-family housing in single family neighborhoods.
- Concerns with the plan's failure to address fire safety, with only one short mention on one page. There are multiple areas with limited ingress/egress in Kensington/Talmadge, presenting a very real safety concern. We have the same topography as Los Angeles and, following the recent disastrous residential fires there, it's irresponsible to not address fire safety. Is it supposed to be part of this plan – should it be covered in Land Use Concepts?

NON-SUBCOMMITTEE ITEMS (cont'd):

○ **DAVID PFEIFER, AIA (Architect/San Diego)**

- Gave a presentation illustrating the types of buildings which could be built with the ideas proposed by the City vs. what was previously allowed and added in recent years. Mr. Pfeifer is opposed to local zoning regulations coming from the State. What the State of California is imposing is incompatible with San Diego.

○ **DAVID MOTY, KTPG Chairman**

- Presented information showing that Kensington/Talmadge ranks 8th highest in the City (out of 41 districts) for ratio of affordable housing units to total population.

○ **LAURA HENSON, President Emerita/Talmadge Historical Society**

- Presented information about the Talmadge Park Estates National Historic District (TPEHD) and voiced opposition to a conclusion by the City's consultant, Page and Turnbull, which advocates breaking up the National District. (Refer to the ***Draft Mid-City Focused Reconnaissance Survey Report***)
- Local historian/former San Diego Historic Resources Board member **Priscilla Ann Berge** also spoke in opposition to Page and Turnbull's conclusions. Agreeing with Laura Henson, she noted their lack of outreach to local sources which already conducted in-depth research - such as the Talmadge Historical Society and the architects of the proposed Kensington National Historic District.
- **KTPG BOARD and PUBLIC COMMENT** (following Laura Henson's presentation):
 - A resident asked City staff what is the criteria for "important historical resources" in the ***Mid-City Communities Plan Update***? And what about future historicity?
 - A resident stated the Talmadge National Historic District should remain as currently designated on the National Register. Talmadge Park Units 1 and 2 on the Kensington mesa should remain part of Kensington.
 - A resident stated she is offended by the City ignoring the work of all the historical volunteers and seeking to undermine the official designation already made by the State of California and the U.S. Department of the Interior.
 - A resident spoke in support of adaptive reuse. Why can't we adapt existing historic structures into something 'new'. It doesn't have to just be a choice between either never touching anything or tearing everything down and building new.

- **KTPG BOARD and PUBLIC COMMENT** (Laura Henson’s presentation, cont’d):
 - **Board Member:** Affirmed that Talmadge Park Units 1 & 2 as part of Kensington, as they have always been.
 - **Board Member:** Spoke in support of including the commercial ‘Kensington Village’ area on Adams Avenue east of CA-15 in the historic district – which is in opposition to another conclusion made in Page and Turnbull’s draft survey. It was also stated that we must have parking to support the commercial area for it to thrive.
 - **Board Member:** Another Board member spoke in support of keeping Talmadge Park Units 1 & 2 as part of Kensington
 - **Board Members (2)** – Why was more than 30% of the City’s “community outreach” targeted to high school juniors and seniors, rather than residents/property owners?

IV. KTPG LIAISON REPORTS

- **Community Planners Committee (CPC)** – David Moty
 - No Report
- **Historic Resources 45-year review** – David Roth
 - A list of projects reviewed since the July KTPG meeting was distributed to Board members prior to tonight’s meeting. Refer to the *Historic Review September 2025* document appended to these minutes for this information.
- **TMAD** – Cameron Lindsay-Hewett
 - No Report
- **Other Meetings** – David Moty
 - The City Heights CDC is looking to change the parking permit process. Upzoning is not the solution to housing affordability.
 - Dawn Anderson noted that parking is now an added cost for many apartment dwellers, including those in ‘affordable’ housing. Because of this added cost, tenants are using neighborhood streets for their parking needs. She cited an example of one residence with five (5) vehicles, all left parked on the street until they receive a 72-hour notice.

Meeting adjourned at 8:50 PM

POSTINGDATE		ADDRESS	PERMIT NUMBER(S)	PROJECT DESCRIPTION	COMMENT Y/N	NOTES
24-Jul-25		4348 Hilldale	PMT- 3365843 PRJ-1139282	No-Plan Combination building permit for the proposed bathrooms remodel and drywall repair/replacement in-kind to a SFR. Work to include remodel of (2) existing bathrooms. No changes to structural elements, wall framing or exterior walls. Repair/replacement of (50) square feet of drywall in 2 existing bathrooms.	No Comment	
25-Jul-25		4662 Altadena	PMT- 3366068	Combination building permit propose 2 new detached ADUs at an existing SDU. Work to include, 4BD and 1 BA for each ADU. Existing detached garage to be demolished = 484 SF no electrical & no plumbing.	No Comment	
29-Jul-25		4403 44th	PRJ-1140908	Demolition and removal of existing garage structures	No Comment	
1-Aug-25		4068 Hilldale	PMT- 3367224 PRJ-1141065	No Plan Combination building permit for the proposed kitchen and bathroom remodel to an existing SDU. Work to include a remodel of (1) existing kitchen and (2) existing bathrooms. No changes to structural elements, wall framing or exterior walls.	No Comment	
9-Aug-25		4662 Altadena	PMT- 3368049 PRJ-1141297	No Plan Combination building permit for the proposed door and window replacement in-kind, kitchen/bathroom remodel, re-stucco and drywall repair/replacement in-kind to a Duplex. Work to include: Door and Windows Replacement, In-Kind: Replacement in-kind of (3) existing doors and (7) existing windows when the following are true: Replaced doors/windows are the same size and type as the existing doors/windows and there are no changes to the existing opening size. Kitchen/Bathroom Remodel: Remodel of (2) existing kitchens and (4) existing bathrooms. No changes to structural elements, wall framing or exterior walls. Re-Stucco: Repair/replacement of (356) square feet of stucco. Drywall Repair/Replacement In-Kind: Repair/replacement of (723) square feet of drywall in combination of living/bedrooms. To replace 3 existing door(s) and 7 existing window(s) that are the same in size and type as the existing door(s)/window(s). There are no changes made to the existing opening size. - To remodel 2 existing kitchen(s) and 4 existing bathroom(s). There are no changes to the structural elements, wall framing or exterior walls. - To repair/replacement of 723SF of drywall in living/bedroom(s)	No Comment	Permit states year of construction for all structures is 1982. However this does not appear to be accurate based on Google Street View HISTORIC DESIGNATION: Does the project contain a designated historic resource, or is it located within a designated historic district?:No List the year constructed for all the structures on the project site:1982 Does your proposed construction include work on a site containing buildings or structures 45 years old or older in which there will be a change to the exterior of the existing buildings or structures?:No
13-Aug-25		4421 Marlborough	PRJ-1141913	4 CAR GARAGE TO 2 ADU (1 BEDROOM, 1 BATH PER UNIT) CONVERSION (C- 520 SQ FT, D- 520 SQ FT) W/ EXTRA 90 SQ FT BATHROOM 2 PARKING SPOTS TO BE ADDED ON ALLEY SIDE	No Comment	
13-Aug-25		4633 Monroe	PMT- 3369226	Combination building permit no plan for bathroom remodel at the existing SDU. Talmage Park Estates (National Register)	No Comment	
18-Aug-25		4509 Vista St	PMT- 3369973 PRJ-1141960	Combination building permit for proposed conversion of an existing unpermitted detached garage from SFR into an ADU. Work includes new addition, new landing.RS-1-7, 209 s.f. conversion of the existing garage to a new ADU. New 68 s.f. addition the converted garage for a total of 277 s.f new ADU.	No Comment	Behind 4511 Vista St. Not visible from public right-of-way
20-Aug-25		4368 Adams	PRJ-1142341	No Plan Combination Building permit for remodel of 1 existing kitchen and 1 existing bathroom at an existing SDU. No changes to structural elements, wall framing or exterior walls. Historic Resources: Designated - HRB #1474, District Contributor #: N/A	No Comment	
21-Aug-25		4055 Adams	PMT- 3370952	Building permit for a proposed railing and sidewalk café for (2) (E) commercial buildings. Prior Discretionary: PTS: 5159	No Comment	

POSTINGDATE		ADDRESS	PERMIT NUMBER(S)	PROJECT DESCRIPTION	COMMENT Y/N	NOTES
25-Aug-25		4368 Adams	PMT=3371336	No Plan Combination Building permit for remodel of 1 existing kitchen and 1 existing bathroom at an existing SDU. No changes to structural elements, wall framing or exterior walls. Historic Resources: Designated - HRB #1474, District Contributor #: N/A	No Comment	
26-Aug-25		4368 Adams	PRJ-1142736	replacement of 2 casement windows with new like for like windows preserving historical - repair was attempted but these 2 windows need replacements	No Comment	
27-Aug-25		4328 Alder	PMT-3371836 PRJ-1142576	Combination Building Permit for the addition to and remodel of an existing SDU. Addition of 76 s.f. and interior remodel	No Comment	
27-Aug-25		4609 Norma	PMT-3372146 PRJ-1142534	Replacement of French Doors in an historically designated house. Combination building permit no plan for Door Replacement, In-Kind to the existing SDU. Work to include Replacement in-kind of 1 existing door. when the following are true: A. Replaced door(s)/window(s) are the same size and type as the existing door(s)/window(s). B. There are no changes to the existing opening size. HRB #: 1504, District Contributor #: N/A	No Comment	
29-Aug-25		4368 Adams	PMT-3372616 PRJ-1142860	Combination building permit for a proposed replace-in-kind existing driveway and install electrical outlets, gas lines to outdoor BBQ and fire pit and for future gas fireplace at an existing 2-story SDU. CUPD. Historic Resources: Designated - HRB #: 1474, District Contributor #: N/A. VHFSZ. RS-1-7.	No Comment	
5-Sep-25		4663 Biona	PRJ-1143262	Replace windows in locations to match existing original installed windows. Replace rear kitchen damaged door with new wood Dutch door with single lite glazing in upper half.		
5-Sep-25		4479 Marlborough	PMT-3373667	Building, plumbing permits no plan for bathroom remodel to the existing apartment. Work to include Remodel of 1existing bathroom. No changes to structural elements, wall framing or exterior walls. 4479 Marlborough Ave #6	No Comment	
10-Sep-25		4808 Winona	PMT-3374551 PRJ-1143430	Combination building permit for proposed demolition of the existing attached garage due to rot and termite damage and reconstruction of a new attached garage to the existing SFR.	No Comment	Garage behind house at rear of property
11-Sep-25		4720 Edgware	PRJ-1143616	Applicant wishes to confirm if structure(s) on site are potentially historic	Y	This property is identified as a contributor to the potential Kensington National Historic District. Any alterations must be reviewed according to the Secretary of the Interior's standards to ensure no adverse effect to the District's historic integrity.
12-Sep-25		4882 49th	PRJ-1143704	PROPOSED MASTER PLAN POOL, POOL AREA	No Comment	