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Meeting Minutes October 20, 2025

I. PARLIAMENTARY ITEMS

- David Moty, KTPG chairman, called the meeting to order at 6:30 PM.
- Board members present: Dawn Anderson, Marlyn Gonzalez, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Lisa Sinclair, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.
- Board members not present: Cindy Collins and Ken Baer
- Approval of Agenda: The Agenda was approved, without objection.
- Approval of Minutes: Minutes of the September 15, 2025 meeting were approved, without objection.
- Treasurer Lisa Sinclair reported a bank balance of \$1039.31, as of October 20, 2025.

II. COMMUNITY FORUM & NON-AGENDA PUBLIC COMMENT

- **Karen Montufar-Federico, representing County Supervisor Monica Montgomery-Steppe**
 - In September 2025, the San Diego County Board of Supervisors approved an ordinance to strengthen the Citizens Law Enforcement Review Board (CLERB).
 - David Moty questioned Ms. Montufar-Federico about the possibility of County Adult Services investigating when homes are scheduled for sheriff's auction for non-payment of taxes.

- **Fatima Maciel, representing San Diego City Council District 9**
 - Brush management assessment was done in Aldine Canyon. Fire retardant will be applied within the next two to three weeks.
 - Cameron Lindsay Hewett** suggested reaching out to local coalitions about homeless encampments and fire safety.
 - Fatima Maciel:** Confirmed the City already does so.
 - Marlyn Gonzalez** suggested engaging with PATH homeless services.
 - Danielle Laman** asked if fire retardant spraying will extend to private property.
 - Fatima Maciel :** No
 - Community assessment for park and recreation needs are ongoing.
 - For those interested, Fatima encouraged attendance at Mid-City Homeless Coalition meetings on the last Tuesday of each month at 8:00 am at the SDPD Mid-City Division. Community members, City staff (ESD, SDPD, Park & Rec) and service providers such as PATH attend regularly. Email Fatima at famaciel@sandiego.gov if more information is needed.

- **Erin Wilson Nieves, representing Assembly member La Shae Sharp-Collins**

New legislation update:

 - AB829 – creates fund for Parkinsons research
 - AB987 – protects against unreasonable towing fees
 - AB1392 – privacy protection for elected officials and candidates (suppression of addresses, phone number and email addresses)
 - AB1411 – encourages counties not a part of the Voter's Choice Act to adopt mail-in balloting (San Diego County already participates)
 - Upcoming Round Tables – Labor, Education, Seniors, Small Business quarterly.
 - Nov 20th – Apprenticeship Fair in City Heights.

- **Becky Rapp** expressed concern about San Diego's smoke free housing protections. Privately owned properties are not currently required to abide by smoke free protections, even if receiving government subsidies, such as Section 8. The Rancho Bernardo planning group will be contacting Marni von Wilpert to express concern and Ms. Rapp calls on other planning groups to join.

III. NON-SUBCOMMITTEE ITEMS

- **INFORMATION ITEM: Vic Salazar, Vic Salazar Communications**

Community liaison for the Talmadge Improv 1 project

Also attending – **Carlos Perea** and **Kyle Wood**

- Mr. Salazar spoke about a water main replacement project along Winona Avenue, Adams Avenue, 50th Street and 51st Street. He presented a map showing the extent of the project and invited question from the Board and the public.

Marlyn Gonzalez: How will traffic control be managed, particularly in the morning?

Carlos Perea: Traffic control plans are in place. Ends of streets are closed around constructions zones.

Marlyn Gonzalez: Will there be detours for bike riders?

Carlos Perea: There are no bike lanes in this area.

Daniele Laman expressed concern about leaks in the high line in past projects and also asked if spray paint markings will be removed.

Carlos Perea: That is chalk paint which should dissipate quickly. Anything remaining can be removed with water at the end of project.

Cameron Lindsay-Hewett: Was a survey done regarding fire hydrant needs and to assess impact on water pressure?

Kyle Wood: More fire hydrants will be installed to meet current regulatory requirements. (Every 350 feet for multi-family areas/every 450 feet for single-family areas). An inventory has been completed.

Dawn Anderson: Is the area considered multi or single family?

Kyle Wood: Most of the area is single-family, based on zoning maps provided by the City.

Paul Tourkin referenced having had a bad experience with this contractor on an earlier sewer replacement project.

Carlos Perea: This is a water main replacement, not a sewer replacement. Water main replacement is not as invasive, with much less impact.

- **INFORMATION ITEM: Manny Rodriguez, Executive Director – RIDE-SD**

- Discussion of potential reforms to the City's Residential Parking Permit Program

Stella Stehly: Any difference between homeowner vs. rental tenant? Will there be a maximum number of visitor permits?

Manny Rodriguez: The team is open to suggestions about limits on visitor permits per house. The policy does not differentiate between homeowners and tenants.

NON-SUBCOMMITTEE ITEMS (continued)

○ INFORMATION ITEM: Manny Rodriguez, Executive Director – RIDE-SD (cont'd)

Marlyn Gonzalez: Will this impact business districts which merge with residential areas?

Manny Rodriguez: The scope of this program is for purely residential areas. Not for 'mixed' commercial/residential areas near El Cajon Boulevard, for example.

Paul Jamason-: Non-drivers shouldn't have to subsidize for drivers. He believes residents should have to pay for permits, providing revenue to the City. Why are San Diego parking permit costs lower than other cities?

Manny Rodriguez: The current program is to keep commuters out of neighborhoods, not to manage public resources. The City could take a market-driven approach to permit costs, but that's probably not a good solution in the current political climate.

Deborah Sharpe: Is there a minimum number of permits.

Manny Rodriguez: There would be maximums, not minimums, based on highest need.

Dawn Anderson: Enforcement is key and doesn't currently exist. Cars coming out of auctions and tow yards are getting dumped on the streets for months, despite Get It Done.

Manny Rodriguez: One suggestion would be to have the resident call a tow truck.

○ INFORMATION ITEM: David Moty, KTPG Chairman

- The deadline for comments on the Draft Ideas Report is November 29, 2025. There was discussion about how to incorporate Board comments for inclusion into a KTPG comment letter.

Lisa Sinclair: The City has stated that community input is guiding the update, but 30% of that input has come from high school juniors and seniors, including 150 students in an English language arts class taught in a workshop by Alex Frost, the City's Project Manager for the Mid-City Update. Part of the student's curriculum was a creative writing assignment which is being used as "community input" for the update plan. KTPG should demand the City revise their community outreach guidelines. Top tier priorities of the update plan are: 1. Clean, safe, thriving neighborhood, 2. Vibrant, walkable, mixed use transit corridors and 3. Better infrastructure. Even the students called out roads, sidewalks, bad lighting, drainage and storm water. Lisa suggests KTPG send a letter pointing out the Ideas Report deficiencies.

NON-SUBCOMMITTEE ITEMS (continued)

- **ACTION ITEM:** Approve expenditure of \$129.30 for printing reusable materials regarding the Mid-City Communities Plan Update for community events this Fall and Winter.

Moved by Deborah Sharpe. Seconded by Lisa Stone. The motion passed unanimously on a vote of 11 to 0, with two members absent.

YES (12) - Dawn Anderson, Marlyn Gonzalez, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Lisa Sinclair, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.

NO (0)

IV. SUBCOMMITTEE ITEMS

- **ACTION ITEM:** Nomination of Vito Spano to the Kensington Manor Maintenance Assessment District subcommittee.

Moved by David Moty. Seconded by Lisa Stone. The motion passed unanimously on a vote of 12 to 0, with two members absent.

YES (12) - Dawn Anderson, Marlyn Gonzalez, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Lisa Sinclair, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.

NO (0) –

- **ACTION ITEM:** Potential formation of an ad-hoc Bylaws subcommittee to review and amend the KTPG Bylaws sections concerning the Kensington MAD's.

Comment:

Don Taylor: Only property owners in any specific district should vote on issues for that district. No non-owner chairperson should be able to vote.

Lisa Stone: Objects to only one MAD chairperson, but not to comments regarding voting.

Deborah Sharpe: Feels one central chair is better suited to coordinate with the City. Having multiple chairs dealing with the City is less effective and efficient. Deborah agrees with Don Taylor regarding voting.

Lisa Sinclair: Could 'sub' chairs report to a 'main' chair?

David Moty called the question as to whether a bylaws subcommittee should be formed to recommend changes to existing KTPG bylaws regarding Maintenance Assessment Districts. No Board member moved to form a bylaws subcommittee and the discussion closed without further action.

V. KTPG LIAISON REPORTS

- **Community Planners Committee (CPC)** – David Moty
 - There was a CPC presentation about the College Area update, which was supported by CPC. There was also discussion regarding the La Jolla’s secession from the City of San Diego.
- **Historic Resources 45-year review** – David Roth
 - A list of projects reviewed since the last KTPG meeting (September 15th) was distributed to Board members prior to tonight’s meeting. Refer to ‘Historic Review October 2025’ document for this information (incorporated as an appendix to these minutes).
- **TMAD** – Cameron Lindsay-Hewett
 - No report

Meeting adjourned at 8:38 PM

KTPG Historic Review for October 2025 Meeting

ADDRESS	PERMIT NUMBER(S)	PROJECT DESCRIPTION	COMMENT Y/N	NOTES
4205 Middlesex	PMT-3375677 PMT-3376406 PRJ-1143779	Combination building permit for (E) SDU & detached garage. Scope of work includes remodel & expansion. Remodel and addition to existing 1-story residence & 2-car garage.	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.
4454 Estrella	PMT-3376483 PMT-3376482	Combination building permit for the replacement of expired permit per PTS-566227 and code compliance per CE# 235033 to a lot with (2) existing SDU. Work to include garage conversion to JADU and remodeling as follows: 4456 Estrella Ave (front) For permitting un-permitted garage conversion to JADU and remodeling to an existing SDU. Work include addition of (N) bathroom , (N) laundry, (N) kitchenette, (N) W.I.C, and electrical work for as built outlets and light at prefab shed. 4454 Estrella Ave (Rear) For remodeling to an existing SDU. Work include (N) W.I.C. and (N) bathroom, (N) powder room, (N) windows, and remove the unpermitted converted garage studio.	No Comment	Property is outside the TPE National District boundaries
4834 Marlborough	PMT-3376955 PRJ-1143793	Combination building permit for proposed electrical for a level 2 EV charger and exterior electrical outlet, proposed re-roof in-kind, whole roof, and proposed exterior paint in kind at existing SDU. (Re-roofing permit previously pulled on 5/19/2025 under PRJ-1137388)	No Comment	Designated HRB #1526
4575 Altadena	PMT-3377464 PRJ-1144430	Combination building permit for the proposed construction of two new detached two-story Accessory Dwelling Units (ADUs) at an existing (SFR). Work includes installation of one (N) 200-amp electrical service panel. RM-1-1. PROPOSED (N) DETACHED 2-STORY BUILDING: · PROPOSED (N) ADU 1 888 S.F., INCLUDING 3 BED RM., 2 BATH RM., 1 KITCHEN AND 1 LIVING RM. · 1ST FLOOR: 485 S.F. · 2ND FLOOR: 403 S.F. · PROPOSED (N) ADU 2- REPETITIVE STRUCTURE OF ADU 1	No Comment	Property is outside the TPE National District boundaries
4544 44th	PMT-3377904 PRJ-1144498	Combination Building Permit for Window/Door Replacement to an existing SDU. Work to include replacement in-kind of one (1) existing door(s) and/or fourteen (14) existing window(s) when the following are true: Historic Designated Talmage Park Estates (National Register) 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.	Under Review	
4019 Hempstead S	PMT-3378651 PRJ-1144589	Combination building permit for the replacement in-kind of (1) (E) door and (3) (E) windows at an (E) SDU. Replaced door(s)/window(s) are the same size and type as the existing door(s)/window(s). There are no changes to the existing opening size. Submitting current site plan, and window schedules to correct recorded changes made as part of the 2017 construction permit.	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.
4588 44th	PMT-3378900 PRJ-1144436	Combination building permit for a Code violation case to address work to be permitted: 1) deck, 2) AC unit and outlet/shutoff for granny flat, 3) AC unit at main house, 4) tankless water heater at main house, and 5) stair rail in granny flat. CE-0508594, VHFSZ, CUPD, Steep Hillside-Potential, PSV, SV, Historic Districts: Talmage Park Estates (National Register) Retroactive permit for items completed by previous owners, to include all items on CPNO, to include 1) deck, 2) AC unit and outlet/shutoff for granny flat, 3) AC unit at main house, 4) tankless water heater at main house, and 5) stair rail in granny flat.	No Comment	
4777 51st	PMT-3379178 PRJ-1144776	Combination Building permit for the proposed work of a garage conversion to a ADU of an (E) one-story SDU.	No Comment	Property is outside the TPE National District boundaries

KTPG Historic Review for October 2025 Meeting

ADDRESS	PERMIT NUMBER(S)	PROJECT DESCRIPTION	COMMENT Y/N	NOTES
4264 Biona	PRJ-1145058	Restoration of two front facing window pairs on the South elevation.	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.
4538 Kensington	PMT-3380587 PRJ-1145272	Combination Building permit for the proposed work of a garage conversion to an ADU of an (E) SDU. Work to include storage. (Potential Contributor HKSD. Existing garage access if off the alley.)	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.
4725 Constance	PMT-3380718 PRJ-1145412	Combination building permit to remodel for one (1) existing bathroom to an existing SDU. No changes to structural elements, wall framing or exterior walls. TUB TO SHOWER	No Comment	Subject property is listed as a non-contributor in the TPE National Historic District
4695 Altadena	PMT-3381117 PRJ-1145641	Combination building permit for the proposed remodel of the existing first floor, second-story addition, and conversion of existing attached garage to an ADU with an utility closet. Work include roof deck.RS-1-7. SCOPE OF WORK: REMODEL PORTIONS OF EXISTING SFD INCLUDING KITCHEN, BATHROOM AND LIVING RM. AT FIRST FLOOR AND HALLWAY OF SECOND FLOOR TO PROVIDE ACCES TO NEW ADDITION 435.00 SQ. FT. IN AREA. ADD NEW ATTACHED ADU 368.00 SQ. FT. IN AREA TO SIDE OF EXISTING SFD WITH ROOF DECK TO BE UTILIZED BY ADU	No Comment	Property is outside the TPE National District boundaries