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Meeting Minutes November 17, 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, Marlyn Gonzalez, Cameron Lindsay-Hewett, David Moty, Deborah Sharpe, Lisa Sinclair, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.
- Board members not present: David Roth
- Approval of Agenda: The agenda was approved without objection.
- Approval of Minutes: Minutes of the October 20, 2025 meeting were approved, with an addition from Marlyn Gonzalez. Under Information Item: Draft Ideas Report on page four (4) the following comment by Ms. Gonzalez was added, "We should be considering youth feedback just as seriously as adult feedback."
- Treasurer Lisa Sinclair reported a bank balance of \$895.01, as of November 17, 2025.

II. COMMUNITY FORUM & NON-AGENDA PUBLIC COMMENT

- **Fatima Maciel, representing the Office of the Mayor**
 - Ms. Maciel submitted a report covering the City's intended purchase of automatic license plate readers. She also mentioned the ongoing Recreation Needs Assessment. In response to an email by David Moty she explained the expenditures of \$1.8 million Mid-City parking district money would be directed to the areas where the most money is collected.
 - Dawn Anderson asked about a law proposed by a council member which would prevent cars with expired tags from being towed, though they would continue to be cited.
 - Ken Baer requested information about trees recently planted on Marlborough and Kensington Drives which he believes differ from the City's urban forestry program.
 - Lisa Sinclair noted a newly planted tree near there that was of a type with invasive roots which could damage sidewalks.
- Becky Rapp commented on marijuana deliveries by out-of-town vendors and lack of available information about fines assessed for noncompliance with local marijuana laws.

III. NON-SUBCOMMITTEE ITEMS

- **ACTION ITEM:** To authorize payment of \$67 for KTPG's ¼ share of the USPS mailbox.

Moved by David Moty. Seconded by Lisa Stone. The motion passed unanimously.

YES (12) - Dawn Anderson, Ken Baer, Cindy Collins, Marlyn Gonzalez, Cameron Lindsay-Hewett, David Moty, Deborah Sharpe, Lisa Sinclair, Stella Stehly, Lisa Stone, Paul Tourkin, Neil Winner

- **ACTION ITEM:** To authorize the Chair to spend up to \$50 for printing documents related to the Mid-City Communities Plan Update. David Moty explained that at Mid-City Communities Plan Working group meetings there is no opportunity to present visual information. To do so he sought authorization to spend up to \$50 on printing costs as needed. There was Board discussion clarifying who the intended audience was for this information.

Moved by Deborah Sharpe. Seconded by Cindy Collins. The motion passed unanimously.

YES (12) - Dawn Anderson, Ken Baer, Cindy Collins, Marlyn Gonzalez, Cameron Lindsay-Hewett, David Moty, Deborah Sharpe, Lisa Sinclair, Stella Stehly, Lisa Stone, Paul Tourkin, Neil Winner

NON-SUBCOMMITTEE ITEMS (continued)

- **INFORMATION ITEM:** David Moty and Lisa Stone updated the Board on the October meeting of the Mid-City Communities Plan Working Group. Areas covered were:
 - Agreement of City Historic Resources staff to include all of the Talmadge Park Estates National Historic District in the plan update.
 - Comments about Aldine Drive included a working group member from outside Kensington-Talmadge who found the road to be substandard.
 - Traffic concerns and need for green space were raised by working group members and members of the public from all over Mid-City. The KTPG Board expressed concern about the application of SB79 along El Cajon Boulevard.
- **ACTION ITEM:** To authorize the Chair to forward a letter from the planning group to the staff of the Mid-City Communities Plan Working Group.
 - During discussion, all Board members except Marlyn Gonzalez supported having the final letter represent the considered view of the entire Board.
 - During discussion Board members were asked to state their preferred concept plan.
 - Concept Plan 5 was preferred by Dawn Anderson, Ken Baer, Cameron Lindsay-Hewett, David Moty, Deborah Sharpe, Lisa Sinclair, Stella Stehly, Lisa Stone and Neil Winner.
 - Concept Plan 4 was preferred by Cindy Collins and Paul Tourkin.
 - Marlyn Gonzalez did not state a preference.
 - From the public, Paul Jamason supported development of an east-west bicycle path.
 - Each Board member commented on items they wanted added to the letter or expanded in content.

With a recommendation in favor of Concept 5 included, the Board authorized the Chair to write a comment letter reflecting the views expressed in the meeting.

Moved by David Moty. Seconded by Lisa Stone. The motion passed on a vote of 11 to 1.

YES (11) - Dawn Anderson, Ken Baer, Cindy Collins, Cameron Lindsay-Hewett, David Moty, Deborah Sharpe, Lisa Sinclair, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner

NO (1) – Marlyn Gonzalez

NON-SUBCOMMITTEE ITEMS (continued)

- **INFORMATION ITEM:** Brian Helmich gave a presentation on the possibility of using the America's Finest Charter School site at 4400 Estrella Avenue as a viable park site for Talmadge.
- Danielle Laman asked whether Talmadge Maintenance Assessment District funds could be used to assist in purchasing the school's property. Brian Helmich stated the site is outside the boundaries of TMAD, but within the boundaries of the El Cajon Boulevard Business District MAD. Ken Baer suggested soliciting contributions from the community. Marlyn Gonzalez asked about differences between the 4400 block of Estrella and 49th & ECB sites. Brian Helmich stated the 49th Street site is next to transit and therefore a desirable location for housing.

V. KTPG LIAISON REPORTS

- **Community Planners Committee (CPC)** – David Moty
 - City staff gave a presentation on the first half of Preservation and Progress, the City's plan to change the City's historic preservation system.
 - David Moty gave a presentation to CPC on the causes of housing unaffordability in California.
- **Historic Resources 45-year review** – David Roth (absent)
 - A list of projects reviewed since the October KTPG meeting was distributed, including 5055 Adams Avenue, 4829 Jean Drive, 4891 Biona Drive, 4564 Highland Avenue and 4615 Monroe Avenue.
- **TMAD** – Cameron Lindsay-Hewett
 - The report was given by Brian Helmich, TMAD Chair. TMAD is considering funding a banner district in celebration of the Talmadge centennial. The next TMAD meeting will include elections and budget review.
- **Other updates of interest**
 - Neil Winner reported on a meeting called by residents in the Alder loop area to discuss timing of undergrounding in Talmadge Park North. Neil reported that City staff in attendance were not well-versed in the details of undergrounding and construction may not begin for several years.
 - Deborah Sharpe informed the Board of a meeting occurring next week on a park development plan for Ward Canyon Park in Normal Heights (adjacent to Kensington on the west side of the CA-15 freeway).

Meeting adjourned at 8:46 PM

KTPG Historic Review November 2025 Meeting

POSTINGDATE	ADDRESS	PERMIT NUMBER(S)	PROJECT DESCRIPTION	COMMENT Y/N	NOTES
16-Oct-25	5055 Adams	PMT-3381117	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	No Comment	Property is outside the TPE National District boundaries
24-Oct-25	4829 Jean	PMT-3382858 PRJ-1145869	Installation of a 10ft by 12 ft shed with no utilities. Combination Building Permit for a New Detached shed for an existing SDU. RS-1-7, VHFSZ, Talmadge Park Estates Historic District	No Comment	
30-Oct-25	4891 Biona	PRJ-1146295 PMT-3383200	Add 67 sf addition to master bathroom	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.
31-Oct-25	4564 Highland	PMT-3384193 PRJ-1146607	Combination Building permit for the proposed work of Interior remodel of an (E) SDU. Work to include adding a small window in the kitchen and changing an existing window in the bathroom. RS-1-7, VHFSZ, Talmadge Park Estates Historic District	Under Review	
3-Nov-25	4615 Monroe	PMT-3384344 PRJ-1146697	Combination Building Permit for an Addition to an existing SDU. Scope includes: bedroom addition to primary residence, and addition and remodel of an exiting detached garage into a new 2-story detached ADU. RS-1-7 Talmage Park Estates (National Register)	Y	This property is identified as a contributor to the Talmadge Park Estates 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.