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www.ktpg.org

Meeting Minutes January 21, 2026

I. PARLIAMENTARY ITEMS

- David Moty, KTPG chairman, called the meeting to order at 6:31 PM.
- Board members present: Dawn Anderson, Ken Baer, Cindy Collins, Marlyn Gonzalez, Cameron Lindsay-Hewett, David Moty, David Roth, Lisa Sinclair, Stella Stehly, Paul Tourkin and Neil Winner.
- Board members not present: Deborah Sharpe and Lisa Stone
- Approval of Agenda: The agenda was approved without objection.
- Approval of Minutes: Minutes of the December 15, 2025 meeting were approved, without objection.
- Treasurer Lisa Sinclair reported a bank balance of \$865.01 as of January 21, 2026.

II. COMMUNITY FORUM & NON-AGENDA PUBLIC COMMENT

- Marlyn Gonzalez spoke about, and invited participation for, a January 31 event from 9:00 to Noon for beautification at Park De La Cruz - 3901 Landis Street.
- The Talmadge Historical Society worked with City and TMAD to develop a plaque recognizing the district, coinciding with the centenary celebration of Talmadge Park Estates.

III. SUBCOMMITTEE ITEMS

ELECTIONS – Chair: Marlyn Gonzalez

- **ACTION ITEM:** Approve the KTPG Elections subcommittee recommendation for the 2026 KTPG elections to be conducted pursuant to the KTPG bylaws. Polling locations/times:

March 10	5PM to 7PM	Kensington Library Park
March 11	5PM to 7PM	Talmadge Traffic Circle @ 49 th & Adams
March 14	10AM to 1PM	Kensington Library Park
March 14	3PM to 6PM	Talmadge Traffic Circle @ 49 th & Adams

Interested parties may express their interest in becoming a candidate via email no later than February 12th to kentalpc@yahoo.com or by announcing their candidacy at the regular Meeting of the planning group on February 16th at 6:30 PM. Nominations will close at the February 16th meeting, upon approval of the ballot by the KTPG Board.

Moved in committee by Marlyn Gonzales. Seconded by Jeanie Camp. Approved unanimously by a vote of 5 to 0. Marlyn Gonzalez, Jeanie Camp, Lisa Sinclair, Stella Stehly & Neil Winner voting yes.

The subcommittee's recommendations were approved. Yes-10, Abstain-1, No-0.

YES (10) Dawn Anderson, Ken Baer, Cindy Collins, Marlyn Gonzalez, Cameron Lindsay-Hewett, David Moty, David Roth, Stella Stehly, Paul Tourkin and Neil Winner
ABSTAIN (1) Lisa Sinclair

- **INFORMATION ITEM:** Explanation of KTPG election rules by Marlyn Gonzalez

Per San Diego City Council Policy 600-24 “to be an eligible member of the community, a member must be at least eighteen years of age, and affiliated with the community as a: (a) property owner, who is an individual identified as the sole or partial owner of record, or their designee, of real property (either developed or undeveloped) within the community planning area or (b) resident, an individual whose primary address or residence is an address in the community planning area or (c) local businessperson, who is a local business or not-for-profit owner, operator, or designee at a non-residential real property address in the community planning area.

Proof of eligibility can be shown according to rules provided in the Kensington Talmadge Planning Group bylaws, Article V, Section 5, Sub-section (3) available at www.KTPG.org, in the Documents section.

SUBCOMMITTEE ITEMS (continued)

KENSINGTON MADs – Chairs: David Roth, Lisa Stone & Neil Winner

- **ACTION ITEM:** Approve the MAD budgets for FY2027 as approved by the Kensington Heights, Kensington Manor, Kensington Park, Talmadge Park North and Talmadge Park South subcommittees at the January 5, 2026 budget review with the City.

The FY2027 annual assessments approved by the subcommittees:

Kensington Heights	\$124.36	Increased from 120.99 (2% CPI adjustment)
Kensington Manor	\$117.32	Unchanged from FY2026
Kensington Park N	\$117.00	Increased from \$10.00 in FY2026
Talmadge Park N	\$ 50.00	Increased from \$40.00 in FY2026
Talmadge Park S	\$ 50.00	Unchanged from FY2026

Kensington Heights moved by Deborah Sharpe. Seconded by Carolyn Satter. Approved unanimously on a vote of 4-0. B. Adair, D. Roth, C. Satter and D. Sharpe voting yes.

Kensington Manor moved by Lisa Stone. Seconded by Vito Spano. Approved unanimously on a vote of 3-0. P. Berge, V. Spano & L. Stone voting yes.

Kensington Park N moved by Neil Winner. Seconded by Gail Barnes. Approved unanimously on a vote of 3-0. G. Barnes, G. Rosoff & N. Winner voting yes.

Talmadge Park N moved by Neil Winner. Seconded by Bill Bamberger. Approved unanimously on a vote of 4-0. B. Bamberger, T. Frey, J. Harrington & N. Winner voting yes.

Talmadge Park S moved by John Hileman. Seconded by John Blake. Approved unanimously on a vote of 3-0. J. Blake, J. Hileman & N. Winner voting yes.

The subcommittee's recommendations were approved. Yes-10, Abstain-1, No-0.

YES (10) Dawn Anderson, Ken Baer, Cindy Collins, Marlyn Gonzalez, Cameron Lindsay-Hewett, David Moty, David Roth, Stella Stehly, Paul Tourkin and Neil Winner
ABSTAIN (1) Lisa Sinclair

KENSINGTON MADs – Chairs: David Roth, Lisa Stone & Neil Winner

- **ACTION ITEM:** Accept the KMAD Chair's reports for December 29, 2025 and January 5, 2026, recording activities and actions of the five KMAD subcommittees.

Acceptance approved unanimously. Yes-11, No-0.

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

V. KTPG LIAISON REPORTS

- **Community Planners Committee (CPC)** – David Moty
 - David Moty informed the Board about the 2025 Land Development Code update which will be discussed at the upcoming January 27th CPC meeting. Several of the amendments affect the Central Urbanized Planned District Ordinance which the CPC subcommittee agreed to support. He also discussed several of the more general amendments, which the CPC subcommittee either opposes or for which City staff have yet to finalize the code language.
- **Historic Resources 45-year review** – David Roth
 - A list of projects reviewed since the November 2025 KTPG meeting was distributed to the Board prior to the meeting and is attached as an addendum hereto. There were no questions or comments from the Board.
- **TMAD** – Cameron Lindsay-Hewett
 - The FY2027 budget was approved. Next meeting is Tuesday, January 27th.

Meeting adjourned at 7:20 PM

ADDENDUM - Historic Review – January 2026

POSTING DATE	ADDRESS	PERMIT NUMBER(S)	PROJECT DESCRIPTION	COMMENT Y/N	NOTES
26-Nov-25	4693 Winona	PMT-3388570	Combination building permit for proposed addition/ remodel to existing SFR. Work to include new entry porch + room, (e) attached garage converted to living space, and proposed exterior storage addition on first floor. Construction of new ADU on 2nd floor.	No Comment	Not within TPEHD boundaries
2-Dec-25	4824 Monroe	PMT-3388966 PRJ-1148135	JADU sleeping unit conversion of existing attached garage of an existing single-family residence	No Comment	Non-contributor to TPEHD
16-Dec-25	4368 Adams	PMT-3391653	Combination building permit for the proposed installation of an outdoor BBQ, gas fireplace and an above ground hot tub at an existing 2-story SDU. CUPD. Historic Resources: Designated - HRB #: 1474,	No Comment	At rear of property/not visible from the public right of way
24-Dec-25	4416 Monroe	CC-1149674	Remove and replace windows in bedroom of existing residence to provide new egress. No structural modifications	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.
29-Dec-25	4687 Monroe	PRJ-1149807	Proposed conversion of 2-car garage to an ADU.	No Comment	Non-contributor to TPEHD
30-Dec-25	4432 47th	PMT-3394541 (and 11 others)	Combination building permit for the proposed detached 8 new 2-story duplex buildings on an existing SDU property. work to include (3) duplex main dwelling units (Bldgs 1 & 2 & 3) and total of (2) ADUs by right (4) moderate ADUs & (4) bonus ADUs, all proposed 8 structures are identical. Demo of the existing structure under PRJ-1149391	No Comment	Not within TPEHD boundaries
2-Jan-26	4546 Norwood	PMT-3394967 PRJ-1149713	Building and Mechanical Permits for a proposed exterior remodel of an existing 2-story MDU. Work to include replacement of the existing exterior finishes and sliding patio doors, new patio wood screen walls with swinging gates, new conduit enclosures/flashing, replacement of existing perimeter fencing, and replacement of existing HVAC units. No proposed increase to the building footprint or structural envelope. Designated Historic District: Talmage Park Estates (National Register).	No Comment	Not within TPEHD boundaries
9-Jan-26	4715 Edgeware	PRJ-1150317	UPGRADE 488 SF OF ATTIC HABITABLE SPACE BUILT IN 1960. PROJECT INCLUDES A NEW KITCHEN, RENOVATED BATHROOM, ENTRY AND EGRESS IMPROVEMENTS AS WELL AS IMPROVEMENTS FOR VENTILATION AND SUNLIGHT. THE FOOTPRINT REMAINS THE SAME WITH THE EXCEPTION OF 47 SF OF IMPROVED EGRESS CIRCULATION AND CLOSET STORAGE. APPROXIMATELY 107 SF OF THE ROOF WILL BE HEIGHTENED FOR THE BATHROOM AND KITCHEN RENOVATION BY WAY OF A SHED DORMER.	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.
9-Jan-26	5249 Marlborough	PMT-3395981 PMT-3395987 PRJ-1150131	DEMOLITION OF EXISTING RESIDENCE AND DETACHED GARAGE AND DETACHED STUDIO/OFFICE. DEMOLITION OF HARDSCAPE, POOL AND SITE WALLS. Historic cleared under PRJ-1121678 on 09/11/2024	No Comment	Non-contributor to potential Kensington National Historic District
14-Jan-26	4264 Biona	PMT-3396858 PRJ-1150371	Combination building permit for replacing (E) windows for (N) windows of a different opening size at an (E) SDU. This project will restore two original front-facing casement window pairs on the south elevation of the home.	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.
15-Jan-26	4051 Adams	PMT3391713	Building permit for the installation of tall railing and sidewalk cafe at existing restaurant.	No Comment	Not within TPEHD boundaries
16-Jan-26	4361 41st	PRJ1150642	19 windows and repair of 2 front poles at porch	No Comment	Not within TPEHD boundaries