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Meeting Minutes April 20, 2026

I. PARLIAMENTARY ITEMS

- With the 2026-2027 Board seated, the April 20, 2026 general meeting of the Kensington-Talmadge Planning Group was called to order by senior Board member David Moty at 6:31 PM, pursuant to KTPG bylaws, Article VII, Section 1.
- Board members present – Christian Anderson, Dawn Anderson, Fernando Garcia, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.
- Board members not present: Ken Baer and Marlyn Gonzalez,
- Approval of Agenda: The Agenda was approved, without objection.
- Approval of Minutes: Minutes for the March 2026 meeting were approved, without objection.
- There was no treasurer's report.

II. ELECTION OF OFFICERS – April 2026 through March 2027

CHAIR – Neil Winner and Marlyn Gonzalez volunteered to serve as KTPG Chair (Marlyn via email). With no other nominations from the floor, Neil Winner was elected chairperson for 2026-2027 on a vote of nine (9) to one (1), with three (3) members absent/not voting. Following the vote, Neil Winner assumed the chair for the remainder of the meeting.

N. Winner (9) - Christian Anderson, Dawn Anderson, Fernando Garcia, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone and Neil Winner

M. Gonzalez (1) – Paul Tourkin

ABSENT (3) – Ken Baer, Marlyn Gonzalez and Cameron Lindsay-Hewett

VICE-CHAIR – David Moty volunteered to serve as Vice-Chair. With no other nominations from the floor, the vote to approve was unanimous.

YES (10) - Christian Anderson, Dawn Anderson, Fernando Garcia, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner

ABSENT (3) – Ken Baer, Marlyn Gonzalez and Cameron Lindsay-Hewett

SECRETARY – David Roth volunteered to continue to serve as Secretary. With no other nominations from the floor, the vote to approve was unanimous.

YES (10) - Christian Anderson, Dawn Anderson, Fernando Garcia, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner

ABSENT (3) – Ken Baer, Marlyn Gonzalez and Cameron Lindsay-Hewett

TREASURER – Dawn Anderson volunteered to serve as Treasurer. With no other nominations from the floor, the vote to approve was unanimous.

YES (10) - Christian Anderson, Dawn Anderson, Fernando Garcia, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner

ABSENT (3) – Ken Baer, Marlyn Gonzalez and Cameron Lindsay-Hewett

III. COMMUNITY FORUM & NON-AGENDA PUBLIC COMMENT

- **Sam Gonzalez, representing State Senator Akilah Weber Pierson**
 - Mr. Gonzalez introduced himself, stating he was a native of City Heights and a resident in Assembly District 79.
 - David Moty encouraged Mr. Gonzalez to reach out to his local planning groups regarding pending legislation, particularly items regarding housing.
- **Carolina Golding, representing Assembly Member LaShae Sharp-Collins**
 - Ms. Golding introduced herself and requested input from the planning group on relevant issues.
- Deborah Sharpe updated the Board regarding conversion of a former dog park in Ward Canyon to a community garden.

IV. ANNUAL APPROVALS AND SUBCOMMITTEE FORMATION FOR 2026-2027

- **ACTION ITEM – Formation of ad-hoc subcommittees, chairs and membership for 2026-2027**
 - Neil Winner submitted the following nominations for Board members to serve as subcommittee chairpersons:

SUBCOMMITTEE	CHAIRPERSON
❖ CIP & Planning	David Moty
❖ Communications	Fernando Garcia
❖ Historic Review	David Roth
❖ Kensington Heights MAD	David Roth
❖ Kensington Manor MAD	Lisa Stone
❖ Kensington Park North MAD Talmadge Park North MAD Talmadge Park South MAD	Neil Winner
❖ Project Review	Christian Anderson
❖ Transportation	Paul Tourkin
❖ Undergrounding	Neil Winner

ANNUAL APPROVALS AND SUBCOMMITTEE FORMATION FOR 2026-2027 (cont'd)

The vote to approve subcommittee chairpersons, as nominated, was unanimous.

YES (11) - Christian Anderson, Dawn Anderson, Fernando Garcia, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.

ABSENT (2) – Ken Baer and Marlyn Gonzalez

- Neil Winner submitted the following nominations for Board and Public members to serve on subcommittees (in addition to the chairpersons listed above):

	<u>Board Members</u>	<u>Public Members</u>
▪ CIP & Planning	Christian Anderson Deborah Sharpe	
▪ Communications	Paul Tourkin	Jeanie Camp
▪ Historic Resources	Cameron Lindsay-Hewett	Priscilla Berge
▪ Project Review	Dawn Anderson Fernando Garcia Stella Stehly Paul Tourkin	David Pfeifer Roger Utt
▪ Transportation	Dawn Anderson Ken Baer Marlyn Gonzalez Stella Stehly	Ann Burnett-Troisi
▪ Undergrounding	David Moty Lisa Stone Stella Stehly	Bill Bamberger Vijay Thangaraj

	<u>Public Members</u>	
▪ KMAD - Kensington Heights	Bill Adair	Deborah Sharpe
▪ KMAD - Kensington Manor	Priscilla Berge	Vito Spano
▪ KMAD - Kensington Park North	Gail Barnes Vijay Thangaraj	Harmon Huff
▪ KMAD - Talmadge Park North	Bill Bamberger Judy Harrington	Terry Frey
▪ KMAD - Talmadge Park South	John Hileman	John Blake

ANNUAL APPROVALS AND SUBCOMMITTEE FORMATION FOR 2026-2027 (cont'd)

The vote to approve the slate of Board and public members on subcommittees was unanimous.

YES (11) - Christian Anderson, Dawn Anderson, Fernando Garcia, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.

ABSENT (2) – Ken Baer and Marlyn Gonzalez

V. SUBCOMMITTEE AND NON- SUBCOMMITTEE ITEMS

- **ACTION ITEM** – Neil Winner moved to approve the Annual Report of the Kensington Talmadge Planning Group. The vote to approve was unanimous.

YES (11) - Christian Anderson, Dawn Anderson, Fernando Garcia, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.

ABSENT (2) – Ken Baer and Marlyn Gonzalez

- **ACTION ITEM** – Neil Winner nominated vice-chair David Moty to serve as the Board's official representative to the Community Planners Committee, with Neil as designated alternate. The vote to approve was unanimous.

YES (11) - Christian Anderson, Dawn Anderson, Fernando Garcia, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.

ABSENT (2) – Ken Baer and Marlyn Gonzalez

- **ACTION ITEM** – Neil Winner moved to approve appointment of David Roth as KTPG's liaison with the City's Historic Resources Division for the 45-year review process. The vote to approve was unanimous.

YES (11) - Christian Anderson, Dawn Anderson, Fernando Garcia, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.

ABSENT (2) – Ken Baer and Marlyn Gonzalez

SUBCOMMITTEE AND NON- SUBCOMMITTEE ITEMS (cont'd)

- **ACTION ITEM** –Neil Winner moved to authorize the Treasurer to pay Kensington Community Church for all necessary room rentals from April 2026 through March 2027. The vote to approve was unanimous.

YES (11) - Christian Anderson, Dawn Anderson, Fernando Garcia, Cameron Lindsay-Hewett, David Moty, David Roth, Deborah Sharpe, Stella Stehly, Lisa Stone, Paul Tourkin and Neil Winner.

ABSENT (2) – Ken Baer and Marlyn Gonzalez

- **KTPG MAILBOX VOLUNTEER** – Ken Baer volunteered (via email) to continue to periodically check the KTPG mailbox, located at the Grantville post office.
- **PROJECT REVIEW** – Chair: Christian Anderson
 - The Project Review Subcommittee voted unanimously (5/0) to recommend vacation of the six-foot wide stormwater easement between 4296 and 4299 Van Dyke Place. Moved in subcommittee by Roger Utt, seconded by Paul Tourkin.

YES (5) – Dawn Anderson, Ron Anderson, Paul Tourkin, Roger Utt and Neil Winner

- **INFORMATION ITEM** – David Moty

Discussion regarding the reach and impact of California Department of Housing & Community Development's decision designating the Route 235 bus stops at CA-15/University Avenue and CA-15/El Cajon Boulevard as SB-79 eligible stops.

VI. KTPG LIAISON REPORTS

- **Community Planners Committee (CPC)** – David Moty
 - Presentation on Development Impact Fees
 - Question about whether Engineering & Capital Projects will change its sub-scoring matrix, which operates underneath the outlines of Council Policy 800-14.
- **Historic Resources** – David Roth
 - Refer to Appendix A of these minutes for details.

TMAD – Cameron Lindsay-Hewett

- Luminaire repairs for streetlight at 47th Street and Monroe Avenue
- Discussion of how to mitigate damage to streetlights when installing centennial banners.

Meeting adjourned at 7:46 PM

APPENDIX A

4576 Lucille (NC) (Posted 4/15)

- Combination building permit for the proposed (N) Deck replacing the old one and (N) retaining wall associated to an (E) SFR. Work to include fence replacement and associated MEP work.

5315 Canterbury (C) (4/17-Not Posted as of 4/21)

- Scope of work on this project is for a detached 1-story ADU with a new porch.
 1. The ADU will accommodate: * Living Room * Full-Size Bathroom * Kitchen & Dining * Storage * Laundry Facility
 2. New porch attached to the proposed ADU
 3. New terrace

4127 Hilldale (4/2-Not Posted as of 4/21) (No such address on Hilldale-4125?)

- “Plan review of truss calculations for ADU”

4186 Rochester (C) (4/15-Not Posted as of 4/21)

- Convert guest quarters and garage to ADU

4804 Biona (C) (Posted 4/4)

- **Individual Historic Resource Nomination**

4802 Madison (NC) (Posted 4/15)

- Scope of work not specified, mentions “Ceiling joist added”
- Property not visible on Google Maps

4734 Constance (NC) (4/14-Not Posted as of 4/21)

- Combination building permit for a proposed conversion of a detached garage/habitat structure into an ADU on an existing SDU lot. Work to include kitchen area, bathroom and living space. Historic District: Existing: Talmage Park Estates (National Register)

4448 Altadena (NC) (4/16-Not Posted as of 4/21)

- **Demolition Permit** of an existing single story residential structure, 940 sf. 3 bedrooms and 2 bathrooms to be demolished. (Historical determination cleared under PRJ-1125677 on 11/29/2024)

4592 Vista St (NC) (4/21-Not Posted as of 4/21)

- Combination building permit for a proposed remodel and addition to an existing SDU. Work to include a partial demolition and a new master bedroom addition, remodel of the entry area and new carport Trellis.

(C) = Contributor to TPEHD or potential contributor to Kensington HD

(NC) = Non contributor or outside the Historic District