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Meeting Minutes May 20, 2026

I. PARLIAMENTARY ITEMS

- Neil Winner, KTPG chairman, called the meeting to order at 6:31 PM.

- Board members present: Christian Anderson, Ken Baer, Fernando Garcia, Marlyn Gonzalez, David Moty, David Roth, Deborah Sharpe, Stella Stehly and Neil Winner

- Board members not present: Dawn Anderson, Cameron Lindsay-Hewett, Lisa Stone and Paul Tourkin

- Approval of Agenda: The Agenda was approved, without objection.

- Approval of Minutes: Minutes of the April 2026 meeting were approved, without objection.

- David Roth advised that, although treasurer Dawn Anderson could not attend tonight's meeting, she did report a bank balance of \$841.59 as of May 19, 2026. Cost for meeting at Lander Hall for the June meeting will be \$255, including use of audio/visual equipment.

II. COMMUNITY FORUM & NON-AGENDA PUBLIC COMMENT

- **Kanoa Cavaco, representing the office of City Council District 9**
 - Parks and Recreation funds have been restored in the mayor's amended city budget.
 - Ms. Cavaco will distribute additional information regarding District 9 priorities.
 - Enforcement of parking meters on Adams Avenue will begin May 26th. Some of the funds collected from the meters will flow back to the community.
 - Ms. Cavaco advised that Kensington is part of a "parking district" and funds collected from meters reverts to the community and cover things like repairs to streets and sidewalks, etc.
 - **David Moty** - KTPG may require an August meeting for the Community Plan Update.
 - **Fernando Garcia** – asked for clarification regarding enforcement in 30-minute zones between 6 PM and 8 PM. He also expressed concern about impact on local businesses.
 - **Stella Stehly** – stated they are already feeling the impact at Stehly Farms. There is a lot of confusion about meter hours. Is it true the minimum time period payment increment is one hour?
 - **Ken Baer** – Why didn't Mr. Elo-Rivera come to the community in advance of the parking changes? What was the cost of these changes for payment kiosks, communications, etc.? He agreed that smaller payment increments (less than one hour) should be available.
 - **Deborah Sharpe** – Is there a credit card service charge each time you feed the meter. People should not have to pay to park at the library and the park.
 - **Christian Anderson** – Could 30-minute zones be established in front of the library?
- **Becky Rapp**: Asked for support to prioritize local enforcement for prohibited items such as flavored vapes and other high-potency products. She feels the City could balance the budget by enforcing laws already in place.
- **Kathleen Lippitt**: Expressed concerns about the City bundling items into consent agendas and restricting community input at meetings. Materials should be in plain English, not City jargon. Ms. Lippitt would like to see a cost/benefit analysis from the City regarding grant money.
- **Paul Jamason**: Expressed his support for parking meters.

III. NON-SUBCOMMITTEE ITEMS

- **ACTION ITEM** – Presentation on Transient Occupancy Tax (TOT) Reform Ballot Measures (**Katheryn Rhodes, Civil Engineer and Homeless Advocate**)
 - Ms. Rhodes is requesting a letter of support from KTPG to the City Council Rules Committee to approve TOT Reform Ballot Measures for further analysis and review. In future, she may also ask for consideration of KTPG's future endorsement on a ballot pamphlet, if the Board agrees.

David Moty moved to approve the request. Seconded by Fernando Garcia

YES (8) Ken Baer, Fernando Garcia, Marlyn Gonzalez, David Moty, David Roth, Deborah Sharpe, Stella Stehly and Neil Winner

NO (1) Christian Anderson

ABSENT (4) Dawn Anderson, Cameron Lindsay-Hewett, Lisa Stone & Paul Tourkin

IV. SUBCOMMITTEE ITEMS

- **CIP & Planning** – Chair: David Moty
 - **ACTION ITEM** – Approve proposed zoning changes to be presented to the City Planning Department as an SB79 Transit-Oriented Development Alternative Plan and revision of the Mid-City Community Plan Update.

Prior to calling the vote, David Moty moved to amend the subcommittee's recommendation, i.e., to change the RMX-1 classification in the proposed zoning changes to RMX-2. Seconded by Christian Anderson. The vote to approve the amendment was unanimous.

YES (9) Christian Anderson, Ken Baer, Fernando Garcia, Marlyn Gonzalez, David Moty, David Roth, Deborah Sharpe, Stella Stehly and Neil Winner

ABSENT (4) Dawn Anderson, Cameron Lindsay-Hewett, Lisa Stone & Paul Tourkin

The subcommittee's proposed zoning changes, as amended, were then approved by the Board on a vote of 8/1 in favor.

YES (8) Christian Anderson, Ken Baer, Fernando Garcia, David Moty, David Roth, Deborah Sharpe, Stella Stehly and Neil Winner

NO (1) Marlyn Gonzalez

ABSENT (4) Dawn Anderson, Cameron Lindsay-Hewett, Lisa Stone & Paul Tourkin

V. KTPG LIAISON REPORTS

- **Community Planners Committee (CPC)** – David Moty
 - There were discussions regarding SB79 and the ‘Seat at the Table’ proposal.
- **Historic Resources 45-year review** – David Roth
 - Refer to Appendix A of these minutes for details.
- **TMAD** – Cameron Lindsay-Hewett (absent)
 - No report
- **INFORMATION ITEM**
 - Neil Winner attended a fire safe meeting, and a property walk, with San Diego Fire Department personnel.

Meeting adjourned at 8:32 PM

APPENDIX A

Historic Review - May 2026

POSTINGDATE	ADDRESS	PERMIT NUMBER(S)	PROJECT DESCRIPTION	COMMENT Y/N	NOTES
15-Apr-26	4196 Norfolk (4196 Rochester)	PRJ-1126959 CC-1155479 PMT-3328707	ADJUST THE DIMENSIONS OF THE 2ND FLOOR LANDING, STAIRS, AND OVERALL BUILDING HEIGHT	Y	ADU project originally permitted in December 2024. This property is identified as a contributor to the potential Kensington National Historic District. Therefor, a 2nd story addition to the existing attached garage to add an ADU must adhere to the Secretary of the Interior's standards.
16-Apr-26	4742 Biona Dr	PMT-3411852 PRJ-1155499	Replacement and restoration of historic wood windows. Combination Building Permit for the proposed replacement of (3) existing windows on the east and south sides of an existing single-story SDU. Work to include stucco patch and repairs to match existing.	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.
1-May-26	4549 Terrace	CC-1156472 PRJ-1137658 PMT-3359230	ENCLOSE STAIRWAY 2. INCREASE 1'7 ON NORTH SOUTH DIRECTION 3. INCREASE 2'0 ON EAST WEST DIRECTION	No Comment	Originally permitted June 2025. Combination building permit for the proposed new detached, two-story, two-unit ADU for an existing SDU. Non contributor to proposed district
4-May-26	4843 Lorraine	PMT-3413025 PRJ-1155681	Work to include remove 41 sq ft utility room. Relocate dining room, bedroom #2, and bathroom #2, also replace windows, add new French doors, close off one door, new drywall throughout, insulation, misc elect, new HVAC system, tankless water heater. Owner: Darrell Leetham...CT #20.02...PIOZ-Campus Impact...Residence built 1948 over 45 yrs.	No Comment	Not within TPEHD boundaries
7-May-26	4324 Meade	PRJ-1156819	Demolition permit. New apartment complex under complete communities. 4 - stories (first story parking, 3-story habitable) 17 units	No Comment	SFU directly behind (north of) the YMCA
13-May-26	4606 Max	PMT-3416503 PRJ-1156965	EXISTING RESIDENTIAL REMODEL (260 S.F.) AND AN ADDITION OF (416 S.F.) NEW MASTER EN-SUITE, FAMILY ROOM, SECONDARY BATHROOM AND LAUNDRY AREA · ADDITION OF NEW DROP BEAMS AT KITCHEN AND FAMILY ROOM. · PROPOSED NEW ATTACHED ADU	Pending	
19-May-26	5004 Hastings	PMT-3417518 PRJ-1156796	Combination building permit for the code case # CE-0518410 for the (N) city standard retaining wall (5' Max . Height)	No Comment	