



P.O. Box 16391, San Diego CA 92176

A community website: [www.Talmadge.org](http://www.Talmadge.org)

## NOTICE OF PUBLIC MEETING

December 13, 2006 Wednesday at 6:30p.m.

Location: Kensington Community Church  
4773 Marlborough Drive San Diego CA 92115

In order to vote or to serve on the Kensington-Talmadge Planning Committee, one must have attended at least three regular Committee meeting in the previous six (6) months, and must have been a general member of the Committee for at least sixty (60) days prior to the March election.

### I Parliamentary Items (6:30pm - 10 minutes)

- a. Introductions
- b. Adoption of Agenda and Rules of Order (Additions/Deletions to Agenda)
- c. Approval of Minutes - Minutes from November 8 , 2006
- d. Treasurer's Report - Report from November 30, 2006

### II Public Communications - Non-Agenda Public Comment (6:40 - 2 min each)

### III City/Government Information Items

- a. Elected Officials Representatives - (6:50 - 2 min each)
  1. State Congress Woman Todd Gloria
  2. Mayor's Office
  3. Council Member's Office April Chesebro
  4. City Planning Office Marlon Pangilinan

### IV Action Items **\*\* Times listed are approximate applicants are expected at the commencement of the meeting \*\***

- a. **Adams Ave 50 foot height limit – Marlon Pangilinan** – The 50 foot height limit along the Adams Ave corridor - Kensington (7:00 - 10 min presentation/ 10 min discussion).
- b. **Project Name: Nextel Braeburn – 4440 Braeburn Road – Project # 83951 – Omar Passons** – **Site Deveopment Permit and Conditional Use Permit** – Replace an exsisting telcom site with a new 240 sq ft equipment building/roof deck. A total of 15 oanel antennas would be mounted on the exterior the building, 5 on each side of the 3 sides facing the canyon. Two GPS antennas would be mounted on roof building - Kensington (7:20 - 10 min presentation/ 10 min discussion).

### V Information Items

### VI Chairs Report

### VII KTPC Sub Committee Reports (7:40 – 15 min presentation)

- a. **Project Review and Neighborhood Improvement R Utt**  
Meets the fourth (4th) Wednesday of each month 6:30pm at the Kensington Community Church 4773 Marlborough Dr
- b. **Transportation and Safety**  
Meets the fourth (4th) Wednesday of each month 6:30pm at the Kensington Community Church 4773 Marlborough Dr
- c. **Public Facilities** D. Laman
- d. **By-Laws, Membership and Communications** G. Kieta
- e. **Liaison Committees**
  - 1. **TMAD**  
Meets the fourth (4th) Tuesday of each month 6:30pm (check [www.Talmadge.org](http://www.Talmadge.org) for meeting place)
  - 2. **Community Planners Committee** Guarnotta/Hebrank  
Meets the fourth (4th) Tuesday of each month 6:30pm at 9192 Topaz Way San Diego 92123
  - 3. **City Heights Redevelopment PAC** F Lindahl  
Meets the second (2nd) Monday of each month 6:00pm at the Metro Career Center Office Building - Conference Room 3910 University Ave
- f. **City of San Diego Underground Conversion Program**  
Talmadge Project 3FF - Public information officer for the undergrounding is Carol Drummond her number is 619/533-3872 email [cdrummond@sandiego.gov](mailto:cdrummond@sandiego.gov)  
<http://www.sandiego.gov/undergrounding/index.shtml>

VIII **Agenda for the next KTPC** - F Lindahl (7:55 - 5 min)  
December 13, 2006

IV **Adjournment** - F Lindahl (8:00)

Agenda times are approximations. Items may be heard before, on, or after listed times. This information is available in alternative formats. To request an alternative format (sign language, oral interpreter or an Assistive Listening Device) for the meeting call 619-533-3650 at least five (5) working days prior to the meeting. If you have questions concerning the KTPC please express them at the meeting or contact the KTPC at P.O. Box 16391 San Diego CA 92176. You may contact the KTPC Chair Fred Lindahl at 619-287-3157 or City of San Diego Senior Planner Maxx Stalheim at 619-236-6153 or at [mstalheim@sandiego.gov](mailto:mstalheim@sandiego.gov).

**Draft**  
**Kensington-Talmadge Planning Committee**  
Meeting Minutes  
Nov 8, 2006

- 1) Action on the following Parliamentary Items was taken.
  - a) The meeting was called to order by Chair Fred Lindahl at 6:30 p.m.
  - b) No introductions were made.
  - c) The Agenda was approved with the following changes:
    - i) The City representative for item 4b (proposed stop sign on Natalie Dr) was corrected to Dayue Khang.
  - d) The Meeting Minutes for Oct 11, 2006 were approved with 9 approving and 1 abstention.
  - e) The Treasurer's Report for Oct 31, 2006 was placed on file, with balances of:
    - i) \$873.74 in the KenTal Planning Committee account.
    - ii) \$201.78 in the Police Storefront account
  
- 2) Non-Agenda Public Comment.
  - a) Priscilla Berge reported that:
    - i) Mayor Sanders was to speak at the Nov 15 meeting of the Kensington-Talmadge Association at 6:15 pm (before dinner).
    - ii) Long-time Kensington resident Richard Bruce was honored as Volunteer of the Year for the City of San Diego. Police Dep't. and acknowledged by Mayor Sanders and the City Council.
  
- 3) Communications were received from representatives of our elected officials:
  - a) Todd Gloria from the office of Congresswoman Susan Davis (office ph. 619.280.5353) reported that Ms Davis will be relatively senior in the new Congress. Also, the Adams Ave Post Office parking lot will be open to the public after hours. The congresswoman is working to have that PO remodeled, as well.
  - b) There was no report from the new Mayor's office.
  - c) Toni Atkins' representative, April Chesebro ((phone) 619.236.6633, (email) [achesebro@sandiego.gov](mailto:achesebro@sandiego.gov).) handed out copies of the Toni Times, which had crime prevention tips, and a flier detailing how to report burned out or damaged streetlights (call 619.527.7500 or go online to <http://apps.sandiego.gov/streetdiv/>). She reported that:
    - i) The Talmadge Sr. Village ribbon cutting was the nov 11, and that it was mostly rented out.
    - ii) The homeless shelter at 16<sup>th</sup> and Newton opened Nov 1.
    - iii) 2 of 4 surveys needed for the Aldine retaining wall had been completed.
    - iv) The city is updating the by-laws shell, but Community Planning Groups can continue to work on their own by-laws.
  - d) Maxx Stalheim (ph. 619.236.6153, email [mstalheim@sandiego.gov](mailto:mstalheim@sandiego.gov)) did

not attend.

4) Action items

- a) **Adams Ave 50 foot height limit – Marlon Pangilinan** – The 50 foot height limit along the Adams Ave corridor - Kensington (7:20 - 10 min presentation/ 10 min discussion).

The 50 ft height limit came in approx. 2000 with new zoning.

If it's to be changed back, it would require all affected property owners agreeing.

The KTPC asked to see evidence that this change was publicly noticed at the time of the change, and for advice on how to reverse the change.

- b) **Project Name: Proposed Stop Sign on Natalie Drive at Norma Drive – Dayue Khang** – At the request of a resident the City evaluated the intersection of Norma Drive and Natalie for a stop sign. The City's evaluation determined that the intersection met the criteria for a stop sign facing southbound traffic on Natalie Drive.-Talmadge (7:00 - 10 min presentation/ 10 min discussion).

The City Streets representative, Dayue Khang, reported that the city was in favor of putting in the street sign, as the intersection did not have required sight lines, because the streets don't meet at 90 degrees. No accidents had been reported there for at least 3 years. No Talmadge residents were in attendance to speak out either in favor of or against the proposed sign. Mr. Khang believed that the City would put in the stop sign regardless of the board's vote.

A vote was taken and the request for a stop sign was approved with 6 in favor, 5 against and 3 abstentions.

A discussion followed about the obligations of board members to vote and when abstentions were appropriate. A re-consideration was asked for and approved, and the proposal was put to another vote. The proposal was not approved, this time with a vote of 6 in favor, 6 against, and 2 abstentions.

Jonathan Tibbits asked that members' votes be recorded by name. Those in favor were: Hanford, Hileman, Kelly, Kisner, Lindahl, and Tibbits.

Those against were: Blase, Guarnotta, Hebrank, Kieta, Laman, and Utt.

Those abstaining were Frostrom and Pfeiffer.

- c) **Project Name: 4530-36 51st Street – Project # 96694 - Vernon Frank** – Process 4 – Tentative Map to convert 6 existing residential units to condominiums – RS-1-2 - Talmadge (7:40 - 10 min presentation/ 10 min discussion).

Six two bdrm units. The developer thought he could make 6 parking spaces, but that would require reconfiguring the carport, which would then be non-conforming, and would have to be brought to code. The site will be

fully landscaped. KTPC requested pocket planting in the rear. Subject to the 5 standard conditions, the project was approved unanimously.

- 5) Information items:  
There were no information items.
- 6) Chair's report.  
There was no Chair's report.
- 7) The following Subcommittee Chairs gave reports:
  - a) Project Review. (R Utt) Have received no new projects
  - b) Transportation and Safety. No report
  - c) Public Facilities. (D Laman)
    - i) Mary Faye Elementary is going up fast, 2<sup>nd</sup> story going on, new sidewalks and gutters. First building is almost done,
    - ii) Guy Hanford reported that Franklin Elementary will be working on roofing and electrical. Athletic field needs work, but is 2<sup>nd</sup> priority.
  - d) By-laws, Membership and Communications. (W Budd) May meet this month, but, given that the City is still working on the by-laws shell, may not.
  - e) Liaison Committees.
    - i) TMAD. Had elections last meeting.
    - ii) Community Planners Committee. (Guarnotta/Hebrank). There was no meeting.
    - iii) City Hts Redevelopment PAC. Fred Lindahl reported that there was going to be a meeting on Monday, Nov 13 at the Career Metro Center about the Pilot Village (Phase 1, west of the I-15 on El Cajon Blvd). This project, which includes a lot of office space, might well affect traffic on Meade. The outcome of this project will dictate what happens with Phase 2, which will be in the KTPC area (east of the I-15 on ECB).
  - f) Utilities Undergrounding Project – Talmadge Project 3FF - Public information officer for the undergrounding is Carol Drummond her number is 619/533-3872 email [cdrummond@sandiego.gov](mailto:cdrummond@sandiego.gov) and project web site is <http://www.sandiego.gov/undergrounding/index.shtml>. No more public meetings, all handled thru email.
- 8) The agenda for the next meeting (Dec 13, 2006) may include the following:
  - a) Discussion of the 50 ft height limit on Adams Ave.
- 9) The Chair adjourned the meeting at 8:05 p.m.
- 10) Members in Attendance - Blase, Hebrank, Hileman, Guarnotta, Frostrom, Hanford, Kelly, Kieta, Kisner, Laman, Lindahl, Pfeiffer, Tibbitts, Utt  
Members absent: Budd  
Attendance was 25

Erich Blase, Secretary