



P.O. Box 16391, San Diego CA 92176

## Regular Meeting Minutes

February 11, 2015

### **Parliamentary Items:**

A regular meeting of the Kensington-Talmadge Planning Group was called to order by chair David Moty at 6:30 pm.

Members present at the start of the meeting: Mike Anderson, Frank Doft, Sean Harrison, Ken Horsley, Ann Pease, Darlene Love, David Moty, Keith Roudebush, Elvia Sandoval, Don Taylor, Deborah Sharpe. Daniele Laman and Kelly Waggoner arrived just after the meeting started. Fred Lindahl and Thomas Weigand were absent. Approximately 50 members of the public were present.

Also present were Ralph Dimaricut from Councilmember Marti Emerald's office, who arrived after the public comment period.

**Approval of Agenda:** David Moty asked if there were any objections or modifications to the agenda. Frank Doft requested an action item be added to the agenda regarding A-frame KTPG notification signs. With that addition, the agenda was approved.

**Approval of Minutes:** David Moty asked if there were any objections or modification to the minutes other than the modification that the January minutes specify approval of the December 2014 minutes. With no objections and no abstentions the minutes were approved unanimously.

**Treasurer report:** No Report

### **Community Forum:**

No representatives from our elected officials were present at the time of the Community Forum.

### **Non-Agenda Public Comment:**

Sean Harrison stated the City replaced the damaged gates at the children's play area in Kensington Park with heavy duty gates.

Elvia Sandoval commented on how good the trees in the Adams Ave. business area look. Darlene Love mentioned that the trees were in part looking good because of the volunteer effort of Kensington's Garden Angel group.

No other public comments were offered.

**Non-Subcommittee Items:**

None

**Subcommittee Items:**

**Elections (chaired by Deborah Sharpe)**

Status of Elections: The Subcommittee outreach effort has resulted in a slate of 9 candidates for 8 positions on the Board. After January's meeting, several people became eligible to run for a position, of which two decided to run. Currently, the candidates include 5 incumbents: Don Taylor, Fred Lindahl, Kelly Waggoner, Danielle Laman and Ann Pease, in addition to Alison Moss, Stephanie Contos, Marilyn Sanderson, and Ron Anderson.

Ballot printing will occur in about two weeks. Anyone who would like to join the slate of candidates must let Deborah know by Feb 25<sup>th</sup>, or they must run as a write-in candidate on the night of the election, March 11<sup>th</sup>. If someone does decide to run as a write-in candidate, please be prepared to give a brief description/history of yourself and your reason for running for the Board on election night.

Qualifications criteria require candidates to:

- 1) have attended two full board meetings of the Kensington Talmadge Planning Group between February 1, 2014 and January 31, 2015, inclusive; and
- 2) be eighteen years or older; a resident, property owner, or business/non-profit owner or operator within the boundaries of the KTPG.

On election night, everyone must sign in and those who are eligible to vote will be given a ballot. Ballots will be collected and counted, and newly elected Board members will take their positions at the April meeting.

### **CIP & Planning (chaired by David Moty)**

There was not a quorum for the last CIP & Planning Subcommittee meeting. David requested community input on any potential CIP projects, particularly those that may not be observable to the community at large. These projects cannot be repairs. Please contact David Moty if you have questions or wish to add a CIP project to the list.

### **Transportation (chaired by Sean Harrison)**

#### **Marlborough Traffic Calming**

The subcommittee discussed unsafe driving on Marlborough Drive having to do with speeding and property damage. Subcommittee members believed that any mitigation measures would need to be applied to Kensington Drive as well. The City Traffic Engineer requires a proposed mitigation measure in order to perform any analysis. For the purposes of the study stop signs were proposed at the Marlborough/Hilldale and Kensington/Canterbury intersections.

#### **SANDAG Meade/Monroe Bike Path**

The subcommittee reviewed preliminary conceptual exhibits of the entire Meade/Monroe Bike Path of the SANDAG Master Bike Plan and the detail conceptual exhibit of the Aldine/Monroe/47th St/Euclid Ave section which includes a traffic circle. This provided the subcommittee and community members a chance to see the proposed improvements in advance of the February 23rd Subcommittee meeting presentation by SANDAG.

#### **BOLLARDS/PYLONS NEAR ADAMS AVE. AND THE I-15 FWY.**

There was a brief discussion on this item, about a permanent solution to the already successful temporary pylons. One member of the public later submitted a drawing, suggesting using a cobblestone structure similar to the pillars at various entrance points into Kensington.

### **Kensington MADs (chaired by Don Taylor)**

All of the Kensington MAD subcommittees, except the Talmadge Park North MAD which did not achieve a quorum, met in January to begin discussing future issues and priorities. The City is planning to update the street light infrastructure in Kensington Manor, similar to the project ready to start in Talmadge Park South. As a result the Kensington Manor MAD began reviewing proposed additional street light placement. In addition, since this upgrade adjoins a portion of Kensington Park North, that MAD is reviewing proposed additional street light placement on Terrace Dr, Kensington Dr., Marlborough Dr. and Edgeware Rd.

Because of the need to get this information to the City as soon as possible, this review is planned to be completed at the February subcommittee meeting for the Kensington Manor and Kensington Park North MADs, with recommendations coming to the KTPG in March for a vote. The other three MADs will not meet in February.

## **KTPG Liaison Committee Reports**

### **Community Planners Committee (CPC) (David Moty)**

The CPC voted to support the ninth update to the Land Use Development Code. David Moty stated he was against dropping the existing requirement to pave an alley when creating a “granny flat,” because he is concerned it could carry over into other types of construction, such as the lot split that took place in Talmadge last year to build a second condo unit.

There was a slight improvement in language that could reduce the number of Huffman style apartment buildings when a remodel of over 50% of the building occurs. However, this only applies to voluntary improvements.

### **Talmadge Maintenance Assessment District (Kelly Waggoner)**

There are a couple of CIP projects that are moving forward.

1. The TMAD is ready to have 144 of the older historic street lights painted. The subcontractor is meeting with the City to comply with all lead abatement requirements.
2. The proposed contract for the historic Talmadge Gate is about ready to go to the City for review.

### **ACTION ITEM:**

Frank Doft requested approval for purchasing new printed sign information sheets to go over the four A-frame signs. The required eight covers in yellow coroplast will cost \$224, plus tax. A similar paper product would cost approximately \$160. The recommendation for the funding the coroplast signs was moved by Deborah Sharpe and seconded by Don Taylor. It was approved unanimously.

## **WORK SHOP**

Project at the northwest corner of El Cajon and Euclid Ave.(approx. 4746 El Cajon to 4422 Euclid Ave)

Development representatives present:

City Heights community development corp. (Steve Russell); Wakefield Housing & Development Corp (Rebecca Louie); St. Paul's PACE; Studio E. Architects (Eric Naslund, John Sheehan)

A brief slide presentation was presented by the representatives.

Key elements were:

1. Senior Assisted living residential units (60)
2. It may include a parklet on Euclid Ave.
3. There will be green space for tenants on the property.
4. It will meet the City's parking requirements, but will not have additional parking over that number.
5. The current plan is to have some additional retail and possibly retain the retail in the existing building on the property (2,500 to 3,000 sq. ft.)
6. There will be various building heights, going up to four stories in the residential section.
7. They are considering an Art Deco inspired design.
8. The presentation was on volume and scale, as no actual designs have been created.
9. This meeting is for community input/suggestions

A question and answer period followed the presentation. The following represent some of the Comments, Questions and representative Answers:

BOARD COMMENTS:Ken – The number of parking spaces seems low, could there be more allocated? ANSWER: The parking allocation is correct per City Regulations.

Daniele – Could you look at the Talmadge Senior Center and possibly make this design compatible with it? NO RESPONSE

Asked if the priority left turn signal from Euclid (N/B) to ECB (W/B) could be installed as a mitigation measure with this project. ANSWER: Steve Russell stated that this type of project has among the lowest trip generation impacts.

Sean & Mike – Is the funding for this project based on the retail component? ANSWER: No, funding is solely based on the residential units.

Kelly – There are two main problems for Talmadge in this area:

1. The amount of traffic coming north on Euclid.
2. The prostitutes and criminals that tend to frequent this area on El Cajon.

David – I feel that El Cajon is the wrong place for the retail business. If you want Talmadge residents to patronize the business, it should be as far from El Cajon as possible. Therefore, I would flip the current design putting the residential close to El Cajon and the retail on Euclid near Monroe. [Public members Susie and Eric Wise/Weiss supported David's comments] [Public members Angela, and David of 50<sup>th</sup> St. opposed his idea]

David – I would like to see a signature sign on the building that helps define Talmadge, such as a neon blade-sign.

David – Asked if the sidewalks would be rebuilt as part of this project. ANSWER: It is likely that the City will require new sidewalks and curbs.

Ken/Sean- Are you familiar with the SANDAG plans for this area? Are you aware they plan to close this portion of 47<sup>th</sup> St? ANSWER: No we were not aware.

Ann – I would like to see the taller building on El Cajon, instead of a one-story retail on El Cajon and the four-story building on Euclid near Monroe. If that is not possible, I would like to see a less dramatic change in height between the buildings. NO REPOSE [Public members Ron Anderson supported Ann's idea]

Elvia – I would like to see more focus on pedestrian and bicycle access.

Frank – Who would be responsible for a “parklet?” ANSWER: It would be the adjoining business.

Darlene – Related her experience in South Park, that neighborhood residents walk to local businesses with their entire families and that could happen here.

Several members of the Board and public expressed support for an Art Deco inspired design. [Public member Cindy suggested a vintage Hollywood style, because of Talmadge's connection to the Talmadge sisters]

## PUBLIC COMMENTS:

Ron Anderson – Can the use of the property be changed in the near future, which would make the parking inadequate? ANSWER: The proposed use is locked in for 55 years. Ron Anderson also suggested the idea of a rooftop outdoor space for the residents rather than the enclosed ground level, interior space.

Karen – The Chinese Elm is considered by many to be the unofficial tree of Talmadge. Perhaps you can consider this in tree planting plan. [Several members of the Board and public expressed support for a canopy style tree, instead of planting palms]

Karen & Jeff – How are you working with the Little Saigon businesses and is this your target patrons? ANSWER: We are working to make this a retail destination for the residents of Talmadge.

Charlie – Has the land been acquired? ANSWER: It is in escrow.

Charlie – I feel the upscale bar shown in the presentation is not suited for El Cajon or Talmadge residents. ANSWER: The example in the presentation was for design and not use. We have no intention of looking for a bar for this retail space.

Wyatt – Have you considered closing Euclid and making it a promenade? ANSWER: This is outside the scope of our project. [Sean Harrison mentioned that Euclid is a key part of the City's traffic plan]

Steve – Could you put in a farmer's market? ANSWER: The retail space is too small for that type of business.

Barbara Hodel of Marlborough Ave. – I like the senior residence component of this project. I would like to point out that many of these residents will leave the building and shop in the area, as they do this with similar facilities in the City.

## **Adjournment**

The meeting was adjourned at 8: 15 PM.