



P.O. Box 16391, San Diego CA 92176  
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## Regular Meeting Minutes February 10, 2016

### I **Parliamentary Items:**

- a. A regular meeting of the Kensington-Talmadge Planning Group was called to order by Chair David Moty at 6:31pm. Members present at the start of the meeting: Ron Anderson, Daniele Laman, Fred Lindahl, Darlene Love, David Moty, Ann Pease, Elvia Sandoval, DonTaylor, Ken Horsley and Marilyn Sanderson. Arriving by 6:37pm were Sean Harrison; by 6:51 Kelly Waggoner. Absent were: Deborah Sharpe, and Michael Anderson.
- b. Approval of Agenda: David Moty asked if there were any objections or modifications to the agenda. Hearing none, the agenda was approved.
- c. Approval of Minutes: David Moty asked if there were any objections or modification to the minutes for December. Hearing none, the minutes were approved.
- d. Treasurer's Report: Treasurer Darlene Love reported a balance of \$226.17 as of February 9, 2016. Donations of \$72 were received in January.

### II **Community Forum/Non-Agenda Public Comment**

Community Forum Susan Davis' representative was not present. Marti Emerald's representative, Ralph Dimarucut, gave a general report on storm drainage and various other items. Toni Atkins representative, Jason Weisz, reported on various state issues.

Non-Agenda Public Comment - Kiley Wallace, an architectural historian, announced he plans to write a book on the history of Kensington and requested information and photos.

Marilyn Sanderson, KTPG Secretary, announced that KTPG Board Stephanie Contos submitted her resignation effective January 18, 2016. Sean Harrison commented on the improved state of the ornamental pear trees located on Adams Avenue, and the positive response from city staff regarding the installation of a curb ramp on the southeast corner of Marlborough and Adams.

### III **Non-Subcommittee Items**

City Heights Community Development Corporation, Wakeland Housing & Development Corporation, and Studio E Architects representatives presented an update on the Talmadge Gateway project at the corner El Cajon to 4422 Euclid Avenue. Community and planning group member questions and discussion followed. Fred Lindahl recused himself from discussion on this item.

#### IV **Subcommittee Agendas**

##### A. Elections:

Information Item: Don Taylor presented information on the upcoming March 2016 Kensington Talmadge Planning Group elections. Seven positions are up for election. To be eligible to run, candidates must have attended two full board meetings of the Kensington Talmadge Planning Group between February 1, 2015 and January 31, 2016; and be eighteen years or older; a resident, property owner, or business/non-profit owner or operator within the boundaries of the KTPG. Based on KTPG attendance sign in sheets, there are 26 residents eligible to run for the positions. Six individuals have declared their candidacy: Bill Adair, Sean Harrison, Ken Horsley, Darlene Love, Elvia Sandoval, Deborah Sharpe. Anyone who is eligible and decides to run after tonight's meeting can do so as a write-in candidate on election night. Those voting must show proof that they are residents, property owners or business owners in Kensington-Talmadge.

##### B. Kensington Manor MAD:

Action Item - David Moty moved and Marilyn Sanderson seconded a motion to accept the subcommittee chair's report on the Kensington MAD meetings. The motion was approved unanimously.

The Subcommittee recommended that the KTPG recommend that City Staff create a mold for the 10-inch x 10-inch electrical hand-hole cover plates with original historic design and, after the creation of the mold, purchase approximately 20 metal replica plates for the Kensington Manor light posts, with an estimated cost of \$2,700. The motion was unanimously approved.

##### C. Project Review:

Ann Pease reported on discussion for the use of the vacant lot between the Copley Family YMCA and CVS. Many people present continued to recommend the site for a grocery store. Other comments focused on egress uses with the site, including traffic backups on Meade Avenue and the poorly sited stop sign on 44th Street. There were also comments on the potential for sharing parking with the YMCA, perhaps with a pedestrian bridge.

##### D. Transportation:

Sean Harrison reported on an onsite meeting he and David had with the City's storm water and streets division regarding the recent flooding on Aldine Drive. The meeting started at the Euclid and Monroe intersection and proceeded down the hill, identifying water flow patterns, blocked drains and gutters. The consensus of the meeting was that a comprehensive study of the street and storm water issues was the best place to begin to address issues in this area.

#### V **KTPG Liaison/Committee Reports**

a. Historic Resources Division 45-year review liaison (Fred, fill in the addresses)

b. Community Planners Committee –David Moty reported that the City is planning to increase its residential density bonus from 35% to 50%, and to increase the number of bonuses from three to five per project. The Urban Forestry Management Plan was presented at CPC, and many CPC members objected its requirements. At CPC, David expressed his pride that Kensington Talmadge is number one in the city for the number of trees per street mile.

c. El Cajon Blvd Business Improvement Association Economic Development Committee David Moty provided brief updates on this meeting and the East Boulevard Alliance meeting which deals with El Cajon Boulevard east of 54th Street.

d. Talmadge Maintenance Assessment District – Kelly Waggoner reported that the light pole project is finished, tree planting behind Hoover High School will begin in a few weeks, and bids for the historic gates have been solicited.

VI **Adjournment - 8:05 pm**

KENSINGTON MADS  
SUBCOMMITTEE MINUTES/REPORT  
Wednesday, February 24, 2016

**KENSINGTON MANOR MAD – Start 6:00 PM; End 6:15 PM**

Attending: Don Taylor, Jan Bart, Priscilla Berge – Not Present: Jim Anderson

Funds may be available to replace some additional non-standard light posts as part of Kensington Manor circuit upgrade. The Ken Manor MAD discussed prioritizing the non-standard posts that exceeded the 10 foot standard first. Of those six remaining posts, four of the Corinthian style were given priority over the two Aegean style.

1. ACTION ITEM – Motion: Recommend the KTPG Board prioritize four non-matching posts for possible replacement during the circuit upgrade as follows:
  - a. Priority 1 – 4170 East Canterbury Dr.
  - b. Priority 2 – 4817 Sussex Dr.
  - c. Priority 3 – 5001 Canterbury Dr.
  - d. Priority 4 – 4964 Canterbury Dr.

Vote was unanimous in favor of the motion.

**KENSINGTON HEIGHTS MAD – Start 6:20 PM; End 6:38 PM**

Attending: Don Taylor, Bill Adair, DeLayne Harmon, Shannon Kelly – Not Attending: Ken Baer

Discussion that City Staff has indicated there may be a design flaw in the original Empire design that might require modification. If the City determines no design flaw exists and a mold is available for the original design, sufficient funds may be available to replace one of the cobra lights.

1. ACTION ITEM – Motion: Assuming that funds are not needed to address the above mold/design issues, Recommend that the KTPG Board prioritize thereplacement of the cobra light at 4130 Middlesex Dr. with an historic style Empire Light.

Vote was unanimous in favor of the motion.

**TALMADGE PARK SOUTH – Start 6:40 PM; End 6:47 PM**

Attending: Don Taylor, Darlene Love, Marilyn Sanderson

Funds may be available in Talmadge Park South MAD Representatives to replace the straight steel post at 4527 Van Dyke.

1. ACTION ITEM – Motion: Recommend that the KTPG Board prioritize the replacement of the straight steel post at 4527 Van Dyke with a 10 Ft. historic style Delphi Post.

Vote was unanimous in favor of the motion.