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## Special Meeting Minutes February 22, 2017

### I. PARLIAMENTARY ITEMS

- Chairman Don Taylor called this special meeting of the Kensington-Talmadge Planning Group to order at 6:30 P.M.
- Board members present: Bill Adair, Travis Fawcett, Ken Horsley, Daniele Laman, Fred Lindahl, Darlene Love, David Moty, Bonnie New, Ann Pease, Marilyn Sanderson, Deborah Sharpe, Don Taylor and Kelly Waggoner.
- Board members not present: Ron Anderson and Sean Harrison.

### II. COMMUNITY FORUM & NON-AGENDA COMMENT:

The purpose of this special meeting was to preview preliminary designs for a neighborhood improvement project being considered for development on the Price Charities property located at the northeast corner of El Cajon Boulevard and Fairmount Avenue. Other streets bordering the project are Meade Avenue to the north and 44<sup>th</sup> Street to the east.

- Chairman Don Taylor introduced the plan architect, architect Rob Wellington Quigley FAIA, to the Board members and audience. He also introduced representatives attending from Price Charities, Trish Butler and Mark Daitch.
- Mr. Quigley gave an overview of the project and how it relates to El Cajon Boulevard. He stated that, although the boulevard is historic, it has “become bland”. He also stated that the project would provide “active space”.

## COMMUNITY FORUM & NON-AGENDA COMMENT (continued)

- Drawings of the proposal for a multi-use project were presented. These uses include:
  - A “Civic” building - a three-story building described as leasable space, with a “significant green space” surrounding it. It would front on El Cajon Boulevard with an open, vehicle-accessible, area behind it. This open area would be on a private street which could be blocked off and used for open-air markets. This area was described by Mr. Quigley as a “context transitor”, transitioning from smaller to larger space.
  - Senior affordable housing units with an open green area which would be available for use by all tenants of the property and described by Mr. Quigley as “barrowed open space”.
  - A third complex would house multi-family rental units, of 2 to 3 bedrooms, averaging 1100 square feet.
- The senior housing building and the multi-family buildings are projected to have 195 units, contained in five-story buildings, with one level of semi-subterranean parking. The parking area is estimated to contain about 120 “over-sized” parking spaces.
- An entrance/exit was shown on Fairmount Avenue, near El Cajon Boulevard with an additional exit (only) shown on El Cajon Boulevard.
- After the presentation, Mr. Quigley answered questions and received comments from the Board and the audience:
  - Noting the increased popularity and use of meeting space at the YMCA, a suggestion was made for meeting rooms to be included in the plans.
  - Inclusion of public outdoor seating was suggested.
  - A need to reflect the historical aspects of the surrounding Talmadge neighborhood in the project design was expressed, specifically in areas of lighting (the refurbished candlestick fixtures in Talmadge were referenced). Board member Fred Lindahl also offered historic original design reference material about the iron gates currently in process.
  - Comments about the building height were noted, as the proposed building height is above anything currently in the area.
  - A comment about the lack of open park space in the Talmadge and Kensington neighborhoods was made.
  - Concern was voiced with regard to the proposed ‘open space’ in the project plan and its proximity to the very busy streets bordering the project site.
  - Consideration of pedestrian tunnels and/or bridges was suggested due to the heavy vehicle traffic in the area, especially during peak commuting hours daily.

Meeting adjourned at 7:45 P.M.