



P.O. Box 16391, San Diego CA 92176

## Regular Meeting Minutes

September 9, 2015

### **I Parliamentary Items:**

a. 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: Ron Anderson, Mike Anderson, Sean Harrison, Ken Horsley, Daniele Laman, Fred Lindahl, Darlene Love, David Moty, Ann Pease, Elvia Sandoval, Deborah Sharpe and Don Taylor.

The following board members were absent: Stephanie Contos, Marilyn Sanderson, and Kelly Waggoner.

Also present were Jason Weisz from Assembly Speaker Toni Atkins' office, Ricardo Flores from Council member Emerald's office, and Michael Prinz and Bobby Mordenti from the City Planning Department along with approximately 20 members of the public.

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 modifications to the July minutes. Hearing none, the minutes were approved.

d. Treasurer's Report: Treasurer Darlene Love reported a balance of \$526.09 as of August 31, 2015.

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

**Community Forum**—Jason Weisz, Toni Atkins representative, gave a general report. Marti Emerald's representative, Ricardo Flores was not present at the start of the meeting, but arrived after the Kensington MAD agenda item and gave his report then. Ricardo Flores reported on the progress of the Adams Avenue crosswalk, and was asked to investigate the utility pole replacements near Highland and Monroe, and the possible installation of cell phone tower(s) near Norfolk Terrace and other nearby areas in Kensington.

**Non-Agenda Public Comment**—There was no non-agenda public comment.

### III Subcommittee Agendas

#### A. Kensington MADs

Action Item: David Moty moved, and Don Taylor seconded, to accept the subcommittee chair's report on the Kensington MAD meetings held on August 26, 2015. The motion was approved unanimously.

In a combined vote, the recommendation of the Kensington Manor, and Kensington Park North subcommittee priorities for light post work as funds become available were approved unanimously.

Kensington Manor priorities: 1) replace existing posts with Aegean Acorn posts at 4118 Rochester (unadorned straight pole), 4191 Rochester (cobra) and 4134 Lymer (unadorned straight pole) as part of the Kensington Manor circuit upgrade; 2) add an Aegean Acorn post at the end of the cul-de-sac of Norfolk Terrace; 3) add utility cobra lights (possibly attached to utility poles) on 42<sup>nd</sup> street at an estimated cost of \$2,500 each.

Kensington Park North priorities: 1) only use subsurface electrical infrastructure for street lights in Kensington Park North, with the possible exception of 42<sup>nd</sup> Street for utility lighting; 2) a 10 ft. Aegean Acorn post be installed near the property line between 4709 and 4715 Edgeware Rd. (light post number 239).

#### B. Transportation:

Sean Harrison, chairman of the Transportation Subcommittee reported on Subcommittee recommendations for the proposed SANDAG bicycle path through Kensington and Talmadge; and on the recent meeting he and David Moty had with staff representatives from Transportation & Engineering, SANDAG, and Marti Emerald's Office. The key factors reported were:

1. The SANDAG plan is moving forward and will be implemented in stages. Areas with little or no competing issues/concerns will be implemented first.
2. The portion of Talmadge that involves the recommendation to close 47<sup>th</sup> Street at Monroe and thus allow for two-direction bicycle traffic between Euclid and Menlo on the South Side of Monroe is opposed by Traffic & Engineering.
3. Based on that Traffic & Engineering position, SANDAG will need to revise its plan which may be single direction traffic on the North and South sides of Monroe, which may include a signaled crosswalk in the general vicinity of the junction of Aldine and Monroe to allow bicycles to cross Monroe and continue into West Talmadge on the prescribed SANDAG path.

Sean Harrison's report was followed by comments:

Ricardo Flores from Marti Emerald's office stated that the SANDAG representative will be providing additional information/options in the near future; and that her office will be reviewing the Traffic & Engineering recommendations. He stated that Marti Emerald's first priority is safety.

David Moty stated that one of his concerns regarding the Transportation and Engineering recommendation is that the change could result in the loss of SANDAG funds to address some storm water issues as part of the bicycle path.

Several members of the public and a few board members spoke to the issue both in favor and against the Traffic and Engineering recommendations; summarized as follows:

1. Noreen Greene, who lives on 47<sup>th</sup> between Monroe and El Cajon, stated that residents on that street section need access to Monroe, and making El Cajon the only access is not acceptable. She further stated that having the crosswalk would be a reasonable route for bicycles and provide better walking conditions in that area. Others in favor mentioned the same issues.
2. Mark Daddario and Ann Burnett stated that allowing left turns from 47<sup>th</sup> to Monroe is not safe for Talmadge residents, and shutting down that access is the best option both for traffic safety and allow for the original Subcommittee supported SANDAG bicycle path. Others opposed mentioned the same issues.

The KTPG Board then moved to the Subcommittee recommendation to prohibit "For Sale" of vehicles on the 4300 block of Marlborough Ave.

The planning group unanimously approved the committee's recommendation to request signs prohibiting "For Sale" vehicles in the 4300 block of Marlborough Avenue.

#### C. Project Review:

Chair Ann Pease presented the Project Review Committee's recommendation regarding comments on the Stadium EIR. The following modifications were suggested, and incorporated as friendly amendments, 1) add a sentence to the opening paragraph stating that the planning group was only commenting on issues which it believed would affect the Kensington and Talmadge communities, 2) change "southwest" to "southeast", change "significant impact" to "potential impact" and to reframe most of the comments into the form of a question. The revised motion was made by David Moty and seconded by Ron Anderson, passed 10-1 with Don Taylor voting no, and Sean Harrison absent.

D. Communications:

Chair Mike Anderson reported on his unsuccessful attempts to contact the host of the planning group's website. There was discussion on how the planning group might contact the registrar of our domain name in an effort to reclaim our website. David Moty presented a revised website to the planning group to be used should the planning group find a suitable host. The planning group approved the new website unanimously.

**IV Non-Subcommittee Items:**

Potential Action Item:

The planning group debated the issue of short-term vacation rentals and whether they wished to direct the chair to take a particular stand on the issue at the Community Planners Committee. The board chose not to direct the chair towards a particular position. Several board members gave examples of short-term vacation rentals within the communities of Kensington and Talmadge. Some of the examples elicited little community concern while others generated significant community disruption.

In general, members were more comfortable with rentals when the owner was present and less sanguine about rentals when the owner was away. It also appeared that when the owner was away, it wasn't the length of the rental that concerned most board members, but the turnover of differing renters, with the example given that one renter for 30 days was preferable to 10 separate renters for 3 days.

**V KTPG Liaison Committee Reports**

a. Historic Resources Division 45-year review – Fred Lindahl reported on the following addresses that came up for 45 year review:

1) The following did not meet any criterion: 4424 51<sup>st</sup> Street, 4725 Winona Ave, 4817 Lorraine Drive, 4344 Van Dyke Drive, 4030 Terrace Court, 4733 Lucille Drive.

2) The following did meet Criterion C: 4221 & 4133 Middlesex Drive, 4550 Van Dyke Drive, 5102 Canterbury Drive, and 4763 Edgeware Road which appeared it may have met the criterion in the past, however the house is down to framing.

3) Fred Lindahl recused himself from giving comment on 4744 – 4748 El Cajon Boulevard.

b. Community Planners Committee – David Moty reported that the CPC was dark in August, and did not have any item of significance to report from the July CPC meeting.

c. El Cajon Blvd. Business Improvement Association Economic Development Committee. David Moty reported on the El Cajon BIA's position supporting the development of the Central Avenue parcel at El Cajon Boulevard for commercial purposes. David explained that given the parcel's location, commercial development was almost inevitable there. However, if it desired, the planning.

group could revisit the issue to address the sorts of commercial uses that interested it. Elvia commented that closure of 47th & Monroe would also help to reduce A.D.T's on Aldine Dr., that is servicing beyond its design capacity and needs to be addressed by City Staff at some point.

d. Talmadge Maintenance Assessment District In Kelly Waggonner's absence, Fred Lindahl reported that 5 poles of the Talmadge Zone 2 light rehabilitation project remained incomplete because of a dispute between the general contractor and the subcontractor. The contract for the Talmadge Gate restoration project was released and received no bidders.

## **VI Adjournment**

The meeting adjourned at 8:29 pm.

### Minutes of Kensington Maintenance Assessment District Subcommittees (KMADs) August 26, 2015 at Copley YMCA on El Cajon Bl.

#### Attendees:

Kensington Heights: Don Taylor, William Adair, DeLayne Harmon, Shannon Kelly,  
Kensington Manor: Don Taylor, Jim Anderson, Jan Bart, Priscilla Berge  
Kensington Park North: Don Taylor, Stephanie Contos, Kevin Kelly  
Talmadge Park North: Don Taylor, Brock Allen, Bill Bamberger, Terry Frey  
Talmadge Park South: Don Taylor, Darlene Love

#### **Meeting began at 7:00 pm**

Approximately ten members of the public were in attendance.

#### GENERAL UPDATES

1. Don Taylor met with City Staff regarding the Electrical Charges for the MADs. It appears that the calculated electrical charge totals are correct, but some of the mechanisms for fund transfers need work. It was a very positive meeting, and City Staff will be getting back to him.
2. Staff also mentioned that they are going to review the maintenance aspect to ensure there are no similar fund transfer issues.

#### TALMADGE PARK SOUTH CIRCUIT UPGRADE

1. Trenching for lights is complete (52) except for (4) lights at the top of circuit #4 - These lights are on East Talmadge Dr. They found rocky soil that did not allow for trenchless technology; and the alternative open trench is not allowed until Feb 9, 2017 (5 years from original overlay of road surface).

2. Darlene forwarded a concern from one homeowner about some broken glass and old wiring left by contractors. Don Taylor contacted the Staff person heading this project and City Staff will get in touch with the contractors.
3. The rest of the lights are in the process of being energized. The change from the dimmer sodium yellow lights to the brighter induction white light concerned some of the home owners. The same process took place in Talmadge a few years ago, and it did take time for homeowners to adjust to this new lighting. At least in Talmadge, the vast majority of homeowners are now satisfied with the new lights.
4. City Staff indicated there may be an option for changing the lights from induction to LED lights. **[Following the Subcommittee meeting, City Staff stated that this will not be possible as part of the upgrade in Talmadge Park South or Kensington Manor]**

KENSINGTON HEIGHTS MAINTENANCE  
presented by Bill Adair

1. Light Post at Marlborough and Bedford is still missing the lantern top. Bill is working with City Staff on this repair.
2. Order for Electrical Covers – City has Purchase Order for the 5 covers. The City’s Fabrication Team will be using one of the new covers as a template to see if these can be produced at less cost in-house.
3. City Staff contacted Union Metal (original design) and Westco (latest replacements). Has not heard back from Union Metal, but does have a quote for the posts (without the Lantern top) from Westco. [Following meeting Bill Adair sent schematic of original Empire Lantern post to City Staff to compare to current schematic in quote]

ADDITIONAL LIGHT POST REQUESTS FOR  
KENSINGTON MANOR AND KENSINGTON PARK NORTH

1. The Street Department recognizes that these areas need more street lights, but it is not a current priority. Therefore, the request for new street lights as part of the circuit upgrade was denied.

KENSINGTON MANOR CIRCUIT UPGRADE

1. Circuit Upgrade is out for bid and the project could begin before the end of this year.
2. Don Taylor received one request for a light post on Norfolk between Kensington Dr. and Marlborough, which Ken Manor MAD already addressed.

STREET LIGHT POST COLOR CHOICES

1. After some discussion, there was a consensus to have each KMAD vote independently on color choice.
2. During the discussion, only light gray appeared to have general support and moved forward to a vote by each MAD. DeLayne Harmon stated that light gray was very generic. Therefore, there was a consensus that a reasonable effort would be made to try for a historically consistent light-gray color.

3. There was also a consensus among the KMADs with Marbelite Posts (Ken Park North, Ken Manor, Tal Park North and Tal Park South) that any new or current unpainted posts shall remain unpainted, except for the photocell sleeve/collar.

**ACTION ITEMS – Paint color:**

1. Recommend to the KTPG that a Light Gray paint color for all Kensington Heights light posts (existing and new): Unanimous in Favor.
2. Recommend to the KTPG that a Light Gray paint color for existing painted posts in Kensington Park North. Do not paint any newly installed Marbellite posts: Unanimous in Favor
3. Recommend to the KTPG that a Light Gray paint color for existing painted posts in Talmadge Park North. Do not paint any newly installed or currently unpainted Marbellite posts: Unanimous in Favor
4. Recommend to the KTPG that a Light Gray paint color for existing painted posts in Talmadge Park South. Do not paint any newly installed or currently unpainted Marbellite posts: Unanimous in Favor
5. Recommend to the KTPG that a Light Gray paint color for existing painted posts in Kensington Manor - IN Favor: Jim Anderson; Jan Bart – Opposed: Priscilla Berge
6. Recommend to the KTPG that paint shall not be used on any newly installed or currently unpainted Marbellite posts: Unanimous in Favor (Priscilla Berge stating she does not want any of the posts in Kensington Manor painted)

**KENSINGTON MANOR LIGHT/PRIORITIES**

Background: Current CIP Budget of \$20,000 and there is the possibility of a small grant from Marti Emerald’s Office.

**ACTION ITEMS - Priorities:**

1. Recommend to KTPG that first priority be to use funds to replace existing posts with Aegean Acorn posts at 4118 Rochester (unadorned straight pole), 4191 Rochester (cobra) and 4134 Lymer (unadorned straight pole) as part of the Kensington Manor circuit upgrade: Unanimous in Favor.
2. Recommend to KTPG as second priority to use funds to add an Aegean Acorn post at the end of the cul-de-sac of Norfolk Terrace: Unanimous in Favor.
3. Recommend to KTPG as a third priority to add utility cobra lights (possibly attached to utility poles) on 42<sup>nd</sup> street at an estimated cost of \$2,500 each: Unanimous in Favor

**KENSINGTON PARK NORTH LIGHTS/PRIORITIES**

BACKGROUND: Budget \$15,000, possible grant from Marti Emerald’s office.

**ACTION ITEMS - Priorities**

1. Recommend to KTPG as first priority that only subsurface electrical infrastructure is used for street lights in Kensington Park North, with the possible exception of 42<sup>nd</sup> Street for utility lighting: Unanimous in Favor
2. Recommend to KTPG that as a second priority that a 10 ft. Aegean Acorn post be installed near the property line between 4709 and 4715 Edgeware Rd. (light post number 239): Unanimous in Favor
3. Recommend to KTPG that as a third priority two cobra lights be installed on 42<sup>nd</sup> Street at a cost of \$2,500 each, even if those are attached to existing utility poles: Unanimous Opposed (Before the vote: Stephanie Contos indicated that she wanted all funds to go toward historic lights on streets other than 42<sup>nd</sup> Street. Kevin Kelly expressed concern about leaving 42<sup>nd</sup> unlit)

Meeting Adjourned at 8:15 pm.