



P.O. Box 16391, San Diego CA 92176

A community website: www.Talmadge.org

NOTICE OF PUBLIC MEETING

January 10, 2007 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 December 13, 2006
- d. Treasurer's Report - Report from December 31, 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. Appointment of the Nominations Subcommittee – Fred Lindahl (7:00 - 5 min).

V Information Items

- a. Traffic Impacts on Adams Ave between Kensington and Edgeware – Duncan Hughes City Traffic and Engineering. Kensington (7:05 - 15 min presentation).
- b. Discussion of the Planning Committee phone line/webpage. (7:25 – 5 minutes)
- c. **Project Name: 4142 Adams Ave – Project # 105244 – Kensington Terrace – Allard Jansan** – Process 4 – Site Development Permit to construct 14 residential for rent units and 28,344 sq ft of commercial space on a 0.47 site in the CN-1-3 and CU-3-3 Zone of the Central Urbanized Planned District - Kensington (7:30 - 30 min presentation).
- d. **Project Name: 4166 Adams Ave – Project # 115334 – Kensington Lofts – Rick Vann and Allard Jansan** – Process 4 –Extension of Time for Planned Development Permit #9042 to increase the maximum building height to 35' and reduce the driveway width to 18' for a new 9 unit residential building with 4,156 sq ft of retail space on the street level on 13,770 sq ft site CN-1-3 and CU-3-3 Zone of the Central Urbanized Planned District - Kensington (7:30 - 30 min presentation).

VI **Chairs Report**

VII **KTPC Sub Committee Reports** (8:00 – 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** B. Budd
- e. **Liaison Committees**
 - 1. **TMAD**
Meets the fourth (4th) Tuesday of each month 6:30pm (check 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
<http://www.sandiego.gov/undergrounding/index.shtml>

VIII **Agenda for the next KTPC** - F Lindahl (8:15 - 5 min)
February 14, 2007

IV **Adjournment** - F Lindahl (8:20)

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 Marlon Pangilinan at 619-235-5293 or at mpangilinan@sandiego.gov.

Draft
Kensington-Talmadge Planning Committee
Meeting Minutes
Dec 13, 2006

- 1) Action on the following Parliamentary Items was taken.
 - a) The meeting was called to order by Chair Fred Lindahl at 6:36 p.m.
 - b) No introductions were made.
 - i) The Agenda was approved with no additions or deletions.
 - c) The Meeting Minutes for Nov 8, 2006 were approved unanimously.
 - d) The Treasurer's Report for Oct 31, 2006 was placed on file, with balances of:
 - i) \$887.25 in the KenTal Planning Committee account.
 - ii) \$201.78 in the Police Storefront account
 - iii) The treasurer, Louise Guarnotta, mentioned that rent at the church is \$25/month (\$275/year), the PO Box is \$85/year, and the average income is \$13/month (\$143/year). (The Secretary has calculated this is a net loss of \$217/year. Calculations used 11 months/year where applicable, as we don't meet in August.)

- 2) Non-Agenda Public Comment.
 - a) John Hartley, President of the Friends of the Library reported that the Friends would be seeking community input on the library remodel at a workshop on Saturday, Feb. 24, 8:30 – 11:00 a.m., at the Kensington Community Church.
 - b) Allard Jansen reported on the status of Kensington Terrace (the project name for the Emerald gas station site). They are expecting an assessment letter on Dec 18. He would like to present at the next Project Review sub-committee meeting, and to the full board on Jan 10.
 - c) Guy Hanford reported that the Kensington Vine (wine, sandwiches, pizza) will be opening soon.

- 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) could not attend, as he was double-booked.
 - 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.) handed out copies of the Toni Times, which had crime prevention tips, and reported that:
 - i) Toni has submitted questions about the indemnification memo to the mayor and the city attorney...no answer, yet.
 - ii) Pat Norris is the new Community Relations Officer.
 - iii) She left fliers detailing how to report burned out or damaged streetlights (call 619.527.7500 or go online to <http://apps.sandiego.gov/streetdiv/>).
 - d) Marlon Pangilinan (ph. 619.235.5293, email mpangilinan@sandiego.gov) reported on the status of the by-laws shell progress. There has been no substantive change; this may cause an postponement to the deadline for community groups getting their own by-laws adopted.

- 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).

Marlon reported that:

1. The City noticed the last Plan Update (wherein the 50 ft ht limit was established) thru the San Diego Public Record Reporter (July 17, 2000).
2. All property owners affected by any proposal to lower the height limit would have to agree to it.
3. Lowering the height limit could be effected thru another Plan Update of an amendment to the Community Plan.

Priscilla Berge offered that this might best be approached by designating certain areas as “conservation areas”.

A motion was made to table this topic until we had more information on the conservation area approach, and passed unanimously.

- b) **Project Name: Nextel Braeburn – 4440 Braeburn Road – Project # 83951 – Omar Passons – Site Development Permit and Conditional Use Permit** – Replace an existing telcom site with a new 240 sq ft equipment building/roof deck. A total of 15 panel 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).

The representative was not ready, so this item tabled.

- 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)
- i) There were 2 notices of application:
 - (1) 4142 Adams Ave (aforementioned Kensington Terrace). The applicant will be asking for an approximate 4% increase in FAR (floor area ratio).
 - (2) 4166 Adams Ave. New 9 unit building plus 4000 sq ft of retail. Will be asking for a height variance (to 35 ft), and a decrease in the width of the driveway (from 20 to 18 ft). Have received no assessment letter yet.
 - ii) Roger reported that the center of the road on Rochester east of Marlborough has subsided, and that the patches on Marlborough between Rochester and Hilldale from sewer/water work are substandard.
- b) Transportation and Safety. Chance Bilmeyer (business owner on Adams) would like to calm traffic on Adams; proposing white striping along the sides of Adams Ave, but is soliciting other ideas. For instance, crosswalks

- (Edgware and Kensington Aves at Adams), or one way streets.
- c) Public Facilities. (D Laman)
 - i) Mary Faye Elementary continues to go up/.
 - d) By-laws, Membership and Communications. (W Budd) There will be a by-laws meeting in Dec. Louise G reported that meeting would not be subject to the Brown Act, and so need not be noticed.
 - e) Liaison Committees.
 - i) TMAD. Election results posted on website.
 - ii) Community Planners Committee. (Guarnotta/Hebrank). Louise sent a report regarding the Brown Act..
 - iii) City Hts Redevelopment PAC. There is a new member – Carl Davis.
 - 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 and project web site is <http://www.sandiego.gov/undergrounding/index.shtml>. No more public meetings, all handled thru email. Job 705 – this sewer and water project should begin in mid 2007 and end in spring 2008.
- 8) The agenda for the next meeting (Jan 10, 2007) may include the following:
- a) Action: 4142 Adams Ave.
 - b) Action: Appointing the nominations committee.
 - c) Action: Planning Committee Phone Line and Webpage
 - d) Info: Representative from traffic to be invited to discuss traffic calming measures for Adams Ave.
 - e) Info: A business owner (dentist) from Talmadge would like to show the improvements to his building he proposes.
- 9) The Chair adjourned the meeting at 8:30 p.m.
- 10) Members in Attendance - Blase, Hebrank, Guarnotta, Frostrom, Hanford, Kelly, Kieta, Laman, Lindahl, Tibbitts, Utt
Members absent: Budd, Hileman, Kisner, Pfeiffer
Attendance was 16

Erich Blase, Secretary