

001551

Stricker, Dan

From: bearcreek2@cox.net
Sent: Wednesday, November 07, 2007 3:30 PM
To: Commission, Planning
Cc: Stricker, Dan; Mayor, Office of the
Subject: Fw: Kensington Terrace Project 105244

-Subject: Kensington Terrace Project 105244

I'm Not happy about this project coming to are little Village of Kensington

I live on the first block off Adams, on Van Dyke Ave

I would like to see a continuance for further study of this matter

Than You

Steve Winn

001552

Stricker, Dan

From: Jwksd@aol.com
Sent: Wednesday, November 07, 2007 1:34 PM
To: Commission, Planning
Cc: Stricker, Dan; Mayor, Office of the; DSDEAS DSDEAS; Fisher, Jim; Atkins, Councilmember
Subject: 11/8/07 planning meeting, item 8

As a resident of Kensington, I am most concerned about the planned project on the corner of Marlborough and Adams Ave. Park and library access for our children will be dangerous with the additional traffic. Businesses already in place will be affected by the removal of street parking. In addition, if this is potentially an historic part of San Diego, it needs to remain intact.

Many Kensington residents are unaware of the details of this project. I adamantly propose a Continuance of this matter for more disussion.

Judith Katz, Kensington resident.

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001553

Stricker, Dan

From: Terry.Merrell@kyocera.com
Sent: Wednesday, November 07, 2007 1:32 PM
To: Commission, Planning
Cc: Stricker, Dan; DSDEAS DSDEAS; Atkins, Councilmember; DSEAS@sandiego.gov; fisher@sandiego.gov
Subject: RE: kensington terrace - planning commission

I'd like to request that the planning commission grant a continuance on this project. I live on Edgeware Road one block from the proposed project. I've live there for 13 years and have seen the traffic situation and congestion grow and grow during that time.

I heard about the project just last week. There seems to be some major opposition from residents of the Kensington neighborhood and very little has been done to involve the residents that are not financially involved in the project. This is one of the best neighborhoods in San Diego and we need the chance to discuss its future. I would request that more details about this major change to our wonderful neighborhood needs to be shared with residents before the Planning Commision moves forward.

Terry Merrell

4589 Edgeware Road

SD, CA

001554

Stricker, Dan

From: mcastill@qualcomm.com
Sent: Wednesday, November 07, 2007 1:05 PM
Cc: Stricker, Dan; mcastillo@qualcomm.com
Subject: Re: Kensington Terrace Project

Hi Mr. Stricker,

I and my wife, Darcy, are writing to voice our opposition to the Kensington Terrace project. We specifically oppose the traffic impacts of this project. Frankly the congestion now is bearable, but can only be worsened with adding more traffic through the construction of this project. The proposed mitigations to traffic impact which there will be, will only serve to add to the traffic congestion. In reading the impact report, it says, proposed changes will operate at acceptable levels. Acceptable can mean barely acceptable which translates to not very good.

The proposed development area already is tight space wise, squeezing something in and proposing re-striping of Adams Ave, tells us this is not close to being optimal. It is a best we can do approach given the constraints of the area. Also, it is not clear if the proposed parking spaces would be accessible to the public or require a special pass or fee to park there.

We greatly appreciate your consideration of our concerns. Again, we wish to oppose this project as it is our opinion that the traffic impact has not been satisfactorily addressed.

Kindly reply to let us know you received our email.

Thanks
Mike and Darcy Castillo
Residents of Kensington

001555

Stricker, Dan

From: bellarotondella@cox.net
Sent: Wednesday, November 07, 2007 11:32 AM
To: planningcommission@sandiego.gov
Cc: Stricker, Dan; Mayor, Office of the; DSDEAS DSDEAS; jsfisher@sandiego.gov
Subject: Continuance of Approval Process for Kensington Terrace Project #105244

Members of the San Diego Planning Commission,

Thank you for the notice regarding the upcoming meeting on November 8th at 9:00am. Unfortunately, I will not be able to attend. However, please register my opposition to approval of the Kensington Terrace Project #105244 due to the significant impact on our neighborhood. Based on the major impact to the neighborhood, this project should be studied further and a continuance should be granted.

Our neighborhood is unique and every effort should be made to maintain the scale and quality of Kensington, the reason each and every one of us chose to live our lives here.

Thank you.
Francesca Rotondella
4901 Marlborough Drive
San Diego, Ca 92116
619.282.4313

001556

Stricker, Dan

From: ofthefirstray@yahoo.com
Sent: Wednesday, November 07, 2007 9:32 AM
To: Stricker, Dan; Atkins, Councilmember
Subject: Regarding Kensington Terrace for November 8th meeting

For November 8th input on Kensington Terrace

Please make sure this is considered with other Kensington Residents comments/desires before any decision is made.

To whom it may concern,

As a member of the Kensington community, I write this e-mail to you to express my questions and concerns regarding the proposed planned development. First and foremost, I want to say that I do not begrudge you for wanting to build on that lot. It takes no great intellectual leap to see that currently, (aside from the Gas station), it is not serving the community much and it is evident that the land is being under-utilized. However, the projected multi use complex (with a possible supermarket!!) is too much for Kensington streets (size, noise, congestion). What I am also concerned about is how this large property will be developed and how it will change the character of Kensington. My wife and I moved to this area, because of it's quiet charm and "small town" feel. Being in our 30's, and looking to start a family, we moved away from the hustle-bustle of areas like, (and including), the downtown districts, where it seems construction and all the things that come with it, is perpetual. Now, it seems that "progress" will creep into our district as well and we are very concerned about the noise and environmental pollution that this will generate. Now with the planned development of commercial and residential space, (why wasn't open or green/park space considered?), we understand that noise is inevitable on a construction site. We understand that the city ordinance states that work can be started at 7:00 a.m. Mon-Sat. What we request is that construction start at 8:00 a.m. instead, as this project is scheduled to take a full two years. We also ask that every and all methods are employed to ensure that dust and debris are kept within the site. My wife, as well as other community members, suffers from asthma, so we implore you to make sure this area does not become an environmental hazard for the surrounding community. Our concern is very much about quality of life and safety for Kensington residents.

We recognize the rights of the landowner/developer to maximize the potential of their property and we cannot hope to stand in their way and stop construction completely. But, we can and do hope that those said developers will keep in mind the surrounding community and how it will be affected both negatively and positively. I have no issue with wanting this city and surrounding areas to grow and prosper, but I want to make sure that all those that are involved with this vision act with the utmost empathy, respect, integrity and sense of responsibility when proceeding. If everyone involved in the project, can imagine that they are living near the construction site and proceed with this mindset and understanding, it will certainly help quality of life for residents in surrounding areas. Please make sure that you stop and ask yourself how your actions would benefit all the people, not just you. We put our faith in you to think and plan with your conscious, not solely with your wallets. Which in our eyes and many others, should mean planning a smaller complex in the proposed site.

Thank you,

A concerned Kensington resident

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001557

Stricker, Dan

From: jeffrey.cashvan@cox.net
Sent: Wednesday, November 07, 2007 9:01 AM
To: Commission, Planning
Cc: Stricker, Dan; DSDEAS DSDEAS; DSEAS@san Diego.gov; fisher@san Diego.gov; "toniatkins@san Diego".API.Yosemite
Subject: kensington Terrace

I am writing to request that the planning commission grant a continuance on this project. I live just 3 short blocks from this project and learned about it just last week...the neighborhood as a whole has not been notified of this very large and character changing project. More input should be allowed before this goes forward. This is one of San Diego's best family neighborhoods, we deserve a chance to discuss it's future. More notice to more families and more input needs to be heard before the Planning Commission moves forward.

Jeffrey Cashvan

5004 Marlborough DR

Stricker, Dan

From: momonkey@ix.netcom.com
Sent: Wednesday, November 07, 2007 8:45 AM
To: Commission, Planning
Cc: Stricker, Dan; Mayor, Office of the; DSDEAS DSDEAS; Atkins, Councilmember; jsjisher@sandeigo.gov
Subject: Kensington Terrace Project

Once again, I have found a crumpled piece of paper on my doorstep. Why are communications being handled in this manner? This is an inappropriate way to communicate with Kensington residents. This is extremely upsetting.

I have previously voiced my opinion on this project via email. I OPPOSE the project. I do not need more time to "study the issue", the project is not a good idea, as it stands. It will have a negative effect on the quality of life in Kensington and be an architectural faux pas that will ruin the charm of Adams Ave.

Based on the way that communications are handled, I can only conclude that The City and/or the planners of this project do not truly want people to attend meetings,

Don't you guys realize that;

- 1) most of us do not regularly check our front doorstep for junk mail so probably will not see the notice until after the meeting has occurred,
- 2) most of us have jobs or other responsibilities that preclude attending meetings with such short notice and,
- 3) even if we happened to find the notice and were able to arrange our schedules so as to be able to attend the meeting, we might not want to spend the time to do so?

If you really want to know what Kensington residents think about the project, I suggest (just my opinion, for what that is worth to you) that you do either of the following;

- 1) set up a display for our information someplace in Kensington (the church?) for interested persons to visit as their schedule permits and send notices to us via US MAIL about the location, times, etc of the display

OR

- 2) mail detailed information about the project via US MAIL to all residents and then, call for a vote by all residents regarding the project.

Karen Gordon Francis
 5266 Marlborough Drive

619 284-3225

001559
Stricker, Dan

From: bfalkenberg8141@sbcglobal.net
Sent: Wednesday, November 07, 2007 6:57 AM
To: Stricker, Dan
Cc: greglee2@cox.net
Subject: Project #105244 Kensington Terrace

Dear Mr. Stricker, my wife and I have some serious reservations concerning the Kensington Terrace Project. Kensington is one of San Diego's older neighborhoods with narrow streets and limited on street parking. This Project will adversely impact the on street parking and traffic for the residents. Currently it is difficult to get into or out of the streets connecting the neighborhood with Adams Ave. during most hours of the day. This is due to the amount of traffic using North and South Bound 15. This is also compounded by the number of traffic signals regulating traffic on those on and off ramps.

With the addition of the estimated 2500 extra auto trips to the proposed Project this situation will be come intolerable and to think that adding a new signal at Kensington Dr and Adams Ave will help is just absurd.

The addition of the proposed Project with offices, commercial and residential units will greatly impact the parking in the surrounding neighborhood. The number of additional parking spaces that will be required by the employees, patrons and companies servicing these new businesses will overwhelm whatever parking is included in the Project. This overflow will go to the already limited on street parking on the surrounding streets impacting the residents. The steady stream of commercial vehicles servicing the existing business in the neighborhood will greatly increase and further restrict travel into and out of the surrounding neighborhood. This will have an impact on the quick access to the neighborhood by emergency vehicles when needed and the daily travel of the residents. This will make an already inconvenient situation intolerable.

Sincerely,
Robert & Suzanne Falkenberg
5058 Canterbury Dr.
San Diego, CA 92116

001560

Stricker, Dan

From: smyth3@cox.net
Sent: Tuesday, November 06, 2007 6:07 PM
To: Stricker, Dan; Westlake, Mike
Subject: Kensington Terrace - quick question

Subject: Kensington Terrace - quick question

I can't make meeting tomorrow. Please answer this question if you would: The plan says that there will be a raised island between 15 and Marlborough, on Adams. And that there will be a traffic light at Adams and Kensington. Is it true that the island will not extend through the intersection of Adams and Kensington Drive? In other words, will that be a full open intersection, open to turns both ways onto Adams out of Kensington from Kensington Drive? As you can imagine, as a homeowner on Marlborough Drive a block north of Adams, this is of extraordinary importance.

If you are unable to answer me now, I am requesting that you bring up this issue at the commission meeting on November 7th. Thank you.

Michael Smyth

001561

Fisher, John

From: denise@deniserichardsrealestate.com
Sent: Wednesday, November 07, 2007 10:34 PM
To: Planning Commission
Cc: John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins; dtricker@sandiego.gov; glohoff@cox.net; rrichards@proveninc.com
Subject: Continuance of Kensington Terrace Project #105244
Attachments: image002.jpg



image002.jpg (3
KB)

To the Members of the Planning Commission:

I am sure you know the reason for this email.

I have been a resident of Kensington for approximately 5 years and have never lived in a better, or more charming, neighborhood.

Like many of the neighbors, I had heard vague rumors that there was to be development of the block of Adams from Marlborough to Edgeware. To the extent that such development would improve the neighborhood by eliminating a shabby gas station on a prominent corner, I was obviously in favor. However, it was not until this evening that I heard the scope of the proposed project. What I have heard makes me very uncomfortable.

I do not think there has been sufficient time for the developers to educate the community so that we can make informed comments on the project. From what I have heard this evening, I most certainly would not be in favor of a project that brought 2600 additional vehicles per day into our small village.

Please continue the hearing on this matter until such time as the neighbors have had more information from the developer and until such time and we can come together to make an informed recommendation.

Thank you for your consideration.

Denise Richards, Realtor(r)
Real Estate Broker Associate/Attorney
4178 Norfolk Terrace

San Diego, CA 92116

619.269.5511 **601562**

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001563

Fisher, John

From: judit@pacbell.net
Sent: Wednesday, November 07, 2007 10:15 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins; crhavens@pacbell.net
Subject: Kensington Terrace Project - PR No.: 105244

Planning Commission
Regarding Kensington Terrace Project
Project 105244

Dear Planning Commission

I am writing this e-mail to request continuance on the Kensington Terrace Project. I think local residents need more information to learn about the full scope of this development especially regarding to changes in parking and traffic pattern around Marlborough and Edgeware streets - and how this would effect our Kensington Community. I am also concerned about the Scale of the project and would like to keep the 30 feet height limit. I would like to see a street elevation plan - that shows both the the existing Starbucks building and the planned project - posted at Kensington Library and/or Starbucks shopswindows so the whole community would be aware how the project might change the look of our historical neighborhood.

Respectfully,
Judit Havens

Kensington Resident
4686 Van Dyke Ave
San Diego 92116

001564

Fisher, John

From: fixxmylife@yahoo.com
Sent: Wednesday, November 07, 2007 9:29 PM
To: Planning Commission
Cc: John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins; dstriicker@sandiego.gov
Subject: Keningtston Terrace Project #105244

San Diego Planing Commission Members,

As a long time resident of Kensington, I am deeply concerned about the proposed project at Adams Ave and Marlborough. The proposal is totally out of the village character, it will create traffic that will make our area a busy thoroughfare that our streets simply can't handle...2600 more cars/day (estimated) will make our neighborhood nosier and certainly less safe with more SUV's driving on adjoining streets that are not designed for them in the first place...and there really isn't any way to widen existing streets without having the curbs be in someones living room.

As far as parking, as one well knows, parking is already a problem in our community,,we have four restaurants within a short block and a half of each other plus the Ken Theater, video store, bar and other retail. Weekends are especially bad with people doing illegal turns on Adams Ave, J-walking in the middle of the street with disregard for traffic and with no SDPD enforcement. A paid parking garage will not elevate, but only exacerbate the problem in that people always look for the "free" parking,,even if it is two or three blocks away in the residential areas. This will only lead to parking permits for our own neighborhoods.

I moved to and live in Kensington because of the "Village"/community feeling and to change that will change the entire character of our area. It's that character that makes it unique.

I urge you to continue this hearing so more input can be gathered and environmental studies done. I would also like to have meetings held during hours when working folks can attend...that means other than 0900 to 1700 M-Fri. Responsible government should not be set up in such a way as to limit viable input.

Sincerely,

Charles Mador, LCSW

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Fisher, John

From: smyth3@cox.net
Sent: Wednesday, November 07, 2007 8:20 PM
To: John Fisher
Subject: FW: Kensington Terrace - quick question (Out of the Office from November 8 to December 5)

Mr. Fisher, would you please see my question below, and help me ensure my concern is raised at the meeting? I am unable to go because I work at that time. I like the project overall, but this parking issue, if paid, will be a disaster for our residential neighborhood. They may as well have no public parking. Smyth -----Original Message-----
From: Stricker, Dan [mailto:DStricker@sanidiego.gov]
Sent: Wednesday, November 07, 2007 8:03 PM
To: smyth3@cox.net
Subject: RE: Kensington Terrace - quick question (Out of the Office from November 8 to December 5)

You have reached Dan Stricker in Project Management. I will be out of the office beginning Thursday, November 8, returning to the office on Friday, December 5. I will reply to your email as quickly as I can upon my return.
 If you need immediate, in-house general assistance, please contact the DPM on Duty (619-446-5210). For project specific assistance please contact John Fisher at JSFisher@sanidiego.gov or (619) 446-5231. Thank you, Dan Stricker

Development Project Manager
 www.sanidiego.gov

>>> "smyth3@cox.net" 11/07/07 20:03 >>>

Does the project include PAID parking? If that's the case, our residential area will be flooded with the cars that would park in that project's garage if it were not paid parking. It is too close to houses and residences to allow paid parking. That is in effect not having parking because people will simply drive the couple blocks into Kensington to park, on our already crowded streets. If it is paid parking, please register my complaint. I am unable to be there. Thank you for your response to my other question. Smyth

-----Original Message-----
From: Stricker, Dan [mailto:DStricker@sanidiego.gov]
Sent: Wednesday, November 07, 2007 10:49 AM
To: smyth3@cox.net; Westlake, Mike
Subject: Re: Kensington Terrace - quick question

Mr. Smyth,

A portion of the traffic mitigation proposed by the project would be to construct raised median along Adams Avenue from I-15 to just east of Terrace Drive. The remainder of Adams Avenue, running to Aldine Drive, would be restriped with a center left turn lane. This would occur without widening Adams Avenue and without removing any of the existing parking along Adams Avenue. You are correct in that the project also proposes the installation of

a traffic signal at the intersection of Adams Avenue and Kensington Drive; however, turning movements would still be open to turns both ways onto Adams out of Kensington from Kensington Drive. If there is any thing else I can answer before tomorrow's hearing, please let me know and I 'll do my best.

Daniel Stricker
 Development Project Manager
 Affordable/Infill Housing and Sustainable Buildings Expedite Program Development Services
 Department City of San Diego Tel. (619) 446-5251 Fax (619) 446-5499
 E-mail: dstricker@sanidiego.gov

001566

For useful information about the development process, please visit our web-site at:
www.sandiego.gov/development-services

>>> Mike and Nora Smyth 11/6/07 6:06 PM >>>

Subject: Kensington Terrace - quick question

I can't make meeting tomorrow. Please answer this question if you would: The plan says that there will be a raised island between 15 and Marlborough, on Adams. And that there will be a traffic light at Adams and Kensington. Is it true that the island will not extend through the intersection of Adams and Kensington Drive? In other words, will that be a full open intersection, open to turns both ways onto Adams out of Kensington from Kensington Drive? As you can imagine, as a homeowner on Marlborough Drive a block north of Adams, this

is of extraordinary importance.

If you are unable to answer me now, I am requesting that you bring up this issue at the commission meeting on November 7th. Thank you.

Michael Smyth

001567

Fisher, John

From: harmon.huff@cox.net
Sent: Wednesday, November 07, 2007 8:20 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: Kensington Terrace project 105244

Mayor Jerry Sanders:
JerrySanders@sandiego.gov
City Administration Building
11th Floor, 202 C Street
San Diego, CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228

Subject: Kensington Terrace project 105244

Dear Mayor Sanders:

The City of San Diego has failed to adequately inform the majority of residents of Kensington about the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. We, Harmon & Mari Huff, residents of the community of Kensington, are requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project # 105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007.

We strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Harmon and Mari Huff
4733 Kensington Drive
San Diego, CA 92116

Fisher, John 001568

From: boice-hunt@sbcglobal.net
Sent: Wednesday, November 07, 2007 7:34 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Kensington Terrace Project 105244

To whom it may concern,

I am the owner/operator of a small-business that started in the heart of Kensington in 1952 and is still located on Adams Avenue. As a Kensington resident and member of the local business association, I have long appreciated the small-town atmosphere and architectural style here. Before today, I had no idea of the scale of the projected building project proposed for Kensington Terrace (project 105244).

The impact that this project could have on this historically quaint and community-minded neighborhood would be profound given the traffic already associated with Fairmount Avenue and I-15. I feel that a project of this magnitude must have more community input before it is allowed to proceed.

I, my family, and my neighbors ask for a continuance on the proposed Kensington Terrace project so that we may have a chance to voice our comments as to its impact on this community.

Thank you for your consideration,

Robert Hunt
Three Atoms TV
3131 Adams Avenue
San Diego, CA 92116
619-281-0624

001569

Fisher, John

From: lindnert@sbcglobal.net
Sent: Wednesday, November 07, 2007 6:57 PM
To: planning#032#commission@sandiego.gov
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Kensington Terrace Project Continuance

Dear SD Planning Commission and City Officials,

I'm writing to express concern over the proposed Kensington Terrance project. As a resident of Kensington for over 14 years I implore the commission to grant a continuance on this item to allow for residents to learn more about the plans for and meet with the developer.

Kensington has a historic village character that would be destroyed by the size of this development. The dramatic increase in traffic would impact the neighborhood negatively and there are environmental issues around the demolition of the gas station currently on the site.

Sincerely,

Thomas Lindner
4869 Marlborough Drive
Kensington Village!

001570

Fisher, John

From: slmetsch@cox.net
Sent: Wednesday, November 07, 2007 6:38 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Continuance KensingtonTerrace-Project 105244

I request a continuance of the hearing scheduled for tomorrow Nov. 8, 2007 before the SDPC (san diego planning commission). the subject of the hearing is the intended approval of the Kensington Terrace Project 105244.

I request the continuance because I did not have notice of or information about the proposed development.

I bought my home in the neighborhood in 1987. I got married here and have raised my three children here. I have depended on the safety and quietude this lovely neighborhood offers. What little information I just received indicates that the contemplated development will destroy the quaint, quiet nature of this neighborhood. I request the continuance so that others in the neighborhood, like myself, may be apprised of the details of the proposed project and be permitted to vote on the desirability of it.

Sincerely, Susan Metsch, Esq
4241 Alder Drive
619.347.9553

001571

Fisher, John

From: lilliancooper@cox.net
Sent: Wednesday, November 07, 2007 4:09 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Kensington Terrance project 105244

As a 17-year resident of Kensington, I am strongly opposed to the scope of the Kensington Terrace project and ask for a delay in the approval of this project in order that all affected residents be made aware of the environmental and traffic implications for our neighborhood.

I was aware that that there would be changes in ownership and development in that block of Adams Avenue but had no idea until late September 2007 that it would involve 3 stories, underground parking, reconfiguration of alleys and streets, and a predicted 2600 additional vehicles per day on our narrow streets which are already congested with the businesses/deliveries that already exist on Adams Avenue.

RESIDENTS HAVE NOT BEEN ADEQUATELY INFORMED OF THE ENORMITY OF THIS PROJECT.

Thank you for your urgent consideration of this matter.

Lilian Cooper
4817 Kensington Drive
San Diego CA 92116

001572

Fisher, John

From: kimball@vincent-co.com
Sent: Wednesday, November 07, 2007 3:24 PM
To: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Planning Commission; April Chesebro; Councilmember Atkins
Subject: Comments on Kensington Terrace - project #105244

Dear Mayor, City Council, & Planning Commission:

My name is Kimball Vincent and I live in the Kensington area. I would like to express my support for the Kensington Terrace project.

I attended a presentation in our neighborhood by the Kensington Terrace architect and I was impressed by the way he designed the building to blend in with the surrounding architecture. I was also impressed that the project includes a large underground parking structure.

In my opinion, the Kensington Terrace is a beautiful design and a will be a very nice addition to our community. I urge you to approve the project.

Kimball Vincent
4337 N Talmadge Dr.
San Diego, CA 92116
619-563-4647

001573
From: tbarbs@cox.net
To: Planning Commission, Piercy. Linda
Date: Wednesday, November 07, 2007 12:41:53 PM
Subject: Project 105244 - Kensington Terrace

I am writing to express my deep concern regarding the Kensington Terrace project. Currently, Kensington is considered a quiet historical section to old time San Diego. This type of project with its height expansion and parking restrictions will negatively change forever the flavor of this area. I also feel that a project of this nature will bring down the home values of the immediate areas touching on Adams Avenue.

This is unique opportunity to build an innovative and community friendly block. I really think we can do a lot better than what is being proposed.

Sincerely,

Barbara Connolly

CC: DSDEAS DSDEAS, Atkins. Councilmember, Mayor. Office of the, Fisher. John, Stricker.
Dan

001574

From: Mike Castillo
To: Stricker, Dan
Date: Wednesday, November 07, 2007 1:06:06 PM
Subject: Re: Kensington Terrace Project

Hi Mr. Stricker,

I and my wife, Darcy, are writing to voice our opposition to the Kensington Terrace project. We specifically oppose the traffic impacts of this project. Frankly the congestion now is bearable, but can only be worsened with adding more traffic through the construction of this project. The proposed mitigations to traffic impact which there will be, will only serve to add to the traffic congestion. In reading the impact report, it says, proposed changes will operate at acceptable levels. Acceptable can mean barely acceptable which translates to not very good.

The proposed development area already is tight space wise, squeezing something in and proposing re-striping of Adams Ave, tells us this is not close to being optimal. It is a best we can do approach given the constraints of the area. Also, it is not clear if the proposed parking spaces would be accessible to the public or require a special pass or fee to park there.

We greatly appreciate your consideration of our concerns. Again, we wish to oppose this project as it is our opinion that the traffic impact has not been satisfactorily addressed.

Kindly reply to let us know you received our email.

Thanks
Mike and Darcy Castillo
Residents of Kensington

CC: mcastillo@qualcomm.com, Stricker, Dan

001575

From: Tahir Bhatti
To: Planning Commission
Date: Wednesday, November 07, 2007 1:06:36 PM
Subject: Request for Continuance on Kensington Terrace Project 105244

Dear Planning Commisison and San Diego Government Officials:

I am writing you this e-mail as a concerned Kensington/San Diego home owner and resident. I moved to Kensington to have the small town atmosphere and neighborhood in a big city. I recently learned of the Kensington Terrage Project # 105244 that would build a 3 story structure that would significantly impact our traffic, parking, environment and historical standing of our neighborhood.

Also, it would eliminate the only gas station in our neighborhood. If it had not been for a concerned fellow resident I would never have even heard about this project or it's impact.

This is the reason I am writing this e-mail.

I would like to strongly request a CONTINUANCE for this project. So we, as Kensington residents, can have a chance to learn more about the specifics of *the project and comment our concerns.*

The meeting is to be held Thursday 11/8 at 9:00 and I will be unable to attend due to my work. My hope is a future meeting can be held after the continuance that would be after work hours or on the weekend so I and others could attend.

Yours Respectfully,

Tahir Bhatti
A Concerned Kensington Resident

CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember

001576

From: gillian kirkpatrick
To: Planning Commission
Date: Wednesday, November 07, 2007 1:17:18 PM
Subject: Request for Continuance on Kensington Terrace Project 105244

Dear Planning Commisison and San Diego Government Officials:

I am writing you this e-mail as a concerned Kensington/San Diego home owner and resident. I moved to Kensington because of the small town neighborhood feel in a big city.

I recently learned of the Kensington Terrage Project # 105244 that would build a three story structure that would significantly impact our traffic, parking, environment and standing of our neighborhood.

Also, it would eliminate the only gas station in our neighborhood. If it had not been for a concerned fellow resident I would never have even heard about this project or it's impact.

The reason I am writing this e-mail is to strongly request a CONTINUANCE for this project. We would like to delay the approval of this project so we, as Kensington residents, can have a chance to learn more about the specifics of the project, possibly have a workshop with the developer and comment our concerns.

I will be unable to atend the meeting which is to be held Thursday 11/8 at 9:00am due to my work. My hope is a future meeting can be held after the continuance that would be on the weekend so I can attend.

Yours Respectfully,

Gillian Kirkpatrick

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CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember

001577

From: Matthew Kilman
To: Planning Commission
Date: Wednesday, November 07, 2007 1:36:14 PM
Subject: REQUEST FOR CONTINUANCE: PROJECT 105244 (KENSINGTON TERRACE)

I am a resident of Kensington at 4320 Alder Drive. I just learned about the Kensington Terrace project (105244). I understand that the Planning Commission will be voting on the project tomorrow. Given the substantial size, scope, and potential impact of this project, I am very surprised that, until now, no information regarding the project has been provided to this household and apparently has not been circulated to other the residents of this community. I feel I have been deprived of a reasonable opportunity to learn about and comment on this project. For this reason, it is imperative that the planning commission delay approval and provide Kensington residents with a reasonable time to study the issues. -- Matthew Kilman

CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember

001578

From: Derby
To: Mayor, Office of the
Date: Wednesday, November 07, 2007 1:58:27 PM
Subject: FW: Please delay 8 Nov. Planning Commission meeting

To: jerrysanders@sandiego.gov
Cc: dstriker@sandiego.gov, jsfisher@sandiego.gov, dsdeas@sandiego.gov, toniatkins@sandiego.gov, achesebro@sandiego.gov
Subject: Please delay 8 Nov. Planning Commission meeting

Subject: Kensington Terrace project 105244
The Honorable Mayor Jerry Sanders
City Administration Building
11th Floor, 202 C Street
San Diego, CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228
Dear Mayor Sanders:

I live on Edgeware Road in the block affected by the proposed Kensington Terrace development, City project number 105244. I believe that I was not adequately informed about the progress of this project's passage toward planning approval. I have just learned that the traffic impact study that was supposed to be conducted for this project instead referenced inaccurate and outdated tabular data, rather than a *performed empirical evaluation*. I believe that our neighborhood traffic flow and parking will be severely and negatively affected.

Moreover, I have just learned that an Environmental Impact Study was never performed. Thus, it is my belief that the City has not done due diligence in analyzing the environmental impacts of this development. Because of these reasons, with this email I am requesting you, as San Diego City Mayor, to move the Planning Commission's Committee hearing on this project. The meeting is currently scheduled for this Thursday, 8 November. I feel our community needs at least 60 days to study these issues more effectively. I am requesting a postponement of the meeting of the Planning Commission to approve project #105244 (Kensington Terrace) to no earlier than 8 January 2008. This waiting period should also provide sufficient time for our community to register our comments and recommendations with the Planning Commission, as we were unable to complete adequately before this week.

Very truly yours,
Derby and Catherine Pattengill
5018 Bristol Road
San Diego, Ca. 92116

CC: Stricker, Dan, Fisher, John, DSDEAS DSDEAS, Atkins, Councilmember, Chesebro.
April

001579

From: Tayser
To: Planning Commission, Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS
DSDEAS, Atkins. Councilmember
Date: Wednesday, November 07, 2007 2:06:55 PM
Subject: Kensington Terrace Project 105244

To: San Diego Planning Commission

As long time residents of Kensington, we wish to add our voices to a request for a Continuance before considering any approval of Project 105244. This proposed Project may completely change the nature of our small community. As long time residents and voters, we want enough time to thoroughly review this Project and receive more details from the developers before making any decisions to support or oppose the Project.

Let me thank you in advance for considering our request.

Sincerely,
Don Taylor
Richard Lesser
4062 Hilldale Rd
San Diego, Ca 92116
(619) 282-6820

001580

From: Louise Guarnotta
To: Planning Commission
Date: Wed, Nov 7, 2007 3:16 PM
Subject: Kensington Terrace

If it helps, Tom and Louise Guarnotta are in favor of the above project.

We reside at 5262 Marlborough Dr.

SD 92116

001581

From: charles jamison
To: Planning Commission
Date: Wed, Nov 7, 2007 3:24 PM
Subject: <No Subject>

Dear Sirs,

My wife and I are residents and homeowners in Kensington (4624 Biona) and want to express our support for the Kensington Terrace project. To build retail and office space on that site is a wonderful idea, will increase appeal and add value to the community. We urge you to approve the project w/o a continuance.

Regards,

Chuck and Linda Jamison

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001582

From: Judit Havens
To: Planning Commission
Date: Wed, Nov 7, 2007 10:22 PM
Subject: Kensington Terrace Project - PR No.: 105244

Planning Commission
Regarding Kensington Terrace Project
Project 105244

Dear Planning Commission

I am writing this e-mail to request continuance on the Kensington Terrace Project.

I think local residents need more information to learn about the full scope of this development especially regarding to changes in parking and traffic pattern around Marlborough and Edgeware streets - and how this would effect our Kensington Community.

I am also concerned about the Scale of the project and would like to keep the 30 feet height limit.

I would like to see a street elevation plan - that shows both the the existing Starbucks building and the planned project - posted at Kensington Library and/or Starbucks shopwindows so the whole community would be aware how the project might change the look of our historical neighborhood.

Respectfully,
Judit Havens

Kensington Resident
4686 Van Dyke Ave
San Diego 92116

CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember, Russ Havens

001588

From: Denise Richards
To: Planning Commission
Date: Wed, Nov 7, 2007 10:34 PM
Subject: Continuance of Kensington Terrace Project #105244

To the Members of the Planning Commission:

I am sure you know the reason for this email.

I have been a resident of Kensington for approximately 5 years and have never lived in a better, or more charming, neighborhood.

Like many of the neighbors, I had heard vague rumors that there was to be development of the block of Adams from Marlborough to Edgeware. To the extent that such development would improve the neighborhood by eliminating a shabby gas station on a prominent corner, I was obviously in favor. However, it was not until this evening that I heard the scope of the proposed project. What I have heard makes me very uncomfortable.

I do not think there has been sufficient time for the developers to educate the community so that we can make informed comments on the project. From what I have heard this evening, I most certainly would not be in favor of a project that brought 2600 additional vehicles per day into our small village.

Please continue the hearing on this matter until such time as the neighbors have had more information from the developer and until such time and we can come together to make an informed recommendation.

Thank you for your consideration.

Denise Richards, Realtor(r)

Real Estate Broker Associate/Attorney

4178 Norfolk Terrace

San Diego, CA 92116

619.269.5514

001584

From: Harmon Huff
To: Planning Commission
Date: Wed, Nov 7, 2007 8:32 PM
Subject: Kensington Terrace project 105244

Greetings,

I am taking the liberty of sending you this copy of an e-mail I sent to the Mayor.

Sincerely,

Harmon Huff

TO: Mayor Jerry Sanders:
JerrySanders@sandiego.gov
City Administration Building
11th Floor, 202 C Street
San Diego, CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228

Subject: Kensington Terrace project 105244

Dear Mayor Sanders:

The City of San Diego has failed to adequately inform the majority of residents of Kensington about the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. We, Harmon & Mari Huff, residents of the community of Kensington, are requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007.

We strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Harmon and Mari Huff
4733 Kensington Drive
San Diego, CA 92116
619-528-8743

001585

From: Charles Mador
To: Planning Commission
Date: Wed, Nov 7, 2007 9:29 PM
Subject: Keningtston Terrace Project #105244

San Diego Planing Commission Members,

As a long time resident of Kensington, I am deeply concerned about the proposed project at Adams Ave and Marlborough. The proposal is totally out of the village character, it will create traffic that will make our area a busy thoroughfare that our streets simply can't handle...2600 more cars/day (estimated) will make our neighborhood nosier and certainly less safe with more SUV's driving on adjoining streets that are not designed for them in the first place...and there really isn't any way to widen existing streets without having the curbs be in someones living room.

As far as parking, as one well knows, parking is already a problem in our community...we have four restaurants within a short block and a half of each other plus the Ken Theater, video store, bar and other retail. Weekends are especially bad with people doing illegal turns on Adams Ave, J-walking in the middle of the street with disregard for traffic and with no SDPD enforcement. A paid parking garage will not eievate, but only exacerbate the problem in that people always look for the "free" parking...even if it is two or three blocks away in the residential areas. This will only lead to parking permits for our own neighborhoods.

I moved to and live in Kensington because of the "Village"/community feeling and to change that will change the entire character of our area. It's that character that makes it unique.

I urge you to continue this hearing so more input can be gathered and environmental studies done. I would also like to have meetings held during hours when working folks can attend...that means other than 0900 to 1700 M-Fri. Responsible government should not be set up in such a way as to limit viable input.

Sincerely,

Charles Mador, LCSW

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CC: Mayor. Office of the, dstriicker@sandiego.gov, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember

001586

From: Robert Falkenberg
To: Stricker, Dan
Date: Wednesday, November 07, 2007 6:57:08 AM
Subject: Project #105244 Kensington Terrace

Dear Mr. Stricker, my wife and I have some serious reservations concerning the Kensington Terrace Project. Kensington is one of San Diego's older neighborhoods with narrow streets and limited on street parking. This Project will adversely impact the on street parking and traffic for the residents. Currently it is difficult to get into or out of the streets connecting the neighborhood with Adams Ave. during most hours of the day. This is due to the amount of traffic using North and South Bound 15. This is also compounded by the number of traffic signals regulating traffic on those on and off ramps. With the addition of the estimated 2500 extra auto trips to the proposed Project this situation will become intolerable and to think that adding a new signal at Kensington Dr and Adams Ave will help is just absurd.

The addition of the proposed Project with offices, commercial and residential units will greatly impact the parking in the surrounding neighborhood. The number of additional parking spaces that will be required by the employees, patrons and companies servicing these new businesses will overwhelm whatever parking is included in the Project. This overflow will go to the already limited on street parking on the surrounding streets impacting the residents. The steady stream of commercial vehicles servicing the existing business in the neighborhood will greatly increase and further restrict travel into and out of the surrounding neighborhood. This will have an impact on the quick access to the neighborhood by emergency vehicles when needed and the daily travel of the residents. This will make an already inconvenient situation intolerable.

Sincerely,
Robert & Suzanne Falkenberg
5058 Canterbury Dr.
San Diego, CA 92116

CC: greglee2@cox.net

001587

From: Victoria Cassens
To: Planning Commission
Date: Wednesday, November 07, 2007 6:44:56 AM
Subject: RE: Project 105244/Kensington Terrace

We concur with Jane Mares completely. We have an office in the existing building that the developer built and it is a good quality building that works well for all the tenants. It certainly is an improvement over the vacant lot that existed there for so many years. The deteriorating buildings located on the site in question certainly do nothing to improve the neighborhood. The gas station, while convenient, is an eyesore.

Based on other buildings farther down Adams Avenue, many developers would be much less responsive to the neighborhood style and still stay within the zoning and planning commission rules to build a much less attractive building. The current developers have gone out of there way to discuss the project at numerous Kensington Planning Committee meetings. If people in the neighborhood are so uninvolved that they have not been aware of it, then so be it. But to require him to wait longer to explain to those who has simply not been paying attention is a poor business decision and a poor decision for the neighborhood. Most people are aware of the plans and have no problem with it. the residents of Kensington have had more than enough time to state their concerns. Let's move on with the project and keep improving Kensington!!

Vicky Cassens Zillioux
4010 South Hempstead Circle
San Diego 92116

>From: "Jane Milner-Mares" <jmilnermares@ucsd.edu>
>To: <planningcommission@sandiego.gov>
>CC: <dmares@dss.ucsd.edu>, <DSDEAS@sandiego.gov>, <dstricker@sandiego.gov>,
> <JerrySanders@sandiego.gov>, <jsfisher@sandiego.gov>,
><toniatkins@sandiego.gov>
>Subject: Project 105244/Kensington Terrace
>Date: Tue, 06 Nov 2007 20:41:47 -0800
>

>As 25 year residents of Kensington, we were disappointed to learn of an
>attempt to persuade the planning commission to grant a continuance to allow
>for further education and study of the proposed project. Frankly the
>project has been discussed in the neighborhood for months, and anyone with
>a genuine interest in learning more has had ample opportunity to do so. We
>therefore interpret the request for continuance as a hope to create
>sufficient delay, inconvenience, and financial cost to the developers that
>they decide not to pursue the project. In our view, such an outcome would
>be a great loss for Kensington.

>
>Some residents of Kensington choose to ignore the fact that commercial
>areas in the city will necessarily experience increased density and
>development as the city continues to grow. In fact, the choice is not
>whether to develop, but how to develop. The lead developer on this project

001588

>has shown himself to be responsible and innovative. His existing project
>at Adams and Marlborough has been a great contribution to the neighborhood.
> It is unlikely that another developer would be as sensitive to the
>neighborhood and develop a project of equivalent quality. If this project
>were defeated, or delayed with the result that the developers withdrew, a
>likely result is that this plan would be replaced by a strip mall with
>convenience stores which would dramatically detract from the quality and
>character of the neighborhood.
>
>We therefore strongly oppose a continuance, and urge approval of the
>proposed plan.
>
>Jane Milner-Mares
>David Mares
>Bristol Road
>

CC: DSDEAS DSDEAS, Stricker. Dan, Mayor. Office of the, Fisher. John, Atkins.
Councilmember

001589

From: James Snook
To: Planning Commission, Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS
DSDEAS, Atkins. Councilmember
Date: Wednesday, November 07, 2007 7:17:37 AM
Subject: Proposed Kensington Terrace Project #105244

Greetings,

I am writing to express my family's view that more time and interaction with the planning department and developer is needed before approving the Kensington Terrace project to allow for residents of Kensington like ourselves the opportunity to learn about this project and express our thoughts and concerns.

My wife and I are in favor of developing the plot between Marlborough and Edgeware along the North side of Adams Avenue, but from what we know of the proposed structure it would be a significant escalation in the size and scale of development in the neighborhood and would have significant impact on traffic and the look and feel of our historic neighborhood. Of particular concern are the following:

- 3-story construction: There are currently no 3-story commercial buildings in Kensington that we are aware of. There may be 3-story condos or apartments in part of the Kensington development area, but as far as residents of San Diego know Kensington this would be an escalation in the size of building along Adams Avenue in Kensington.
- Underground pay-parking: Currently parking is sufficient along Adams Avenue, but somewhat limited in the busier blocks. Probably many visiting the proposed Kensington Terrace project post-completion would park on the street to avoid paying to park in the garage. I can already see this leading to the need for metered parking on Adams or additional enforcement of parking time limits and possibly issues with overflow parking on Marlborough and Edgeware causing issues with residential parking availability on the blocks north of Adams. We would prefer any parking to be free to the public so as to avoid impacting our neighbor's ability to park in front of their own homes (or have visitors) or businesses along Adams Avenue. We don't see it as being in the interests of the residents or visitors of Kensington to enable a developer to profit from parking at the expense of the residents and businesses that have made our neighborhood what it is over the years.
- Business composition: I have not seen anything concerning what types of businesses will be located in this new development. I would be in favor of additional business opportunities in the neighborhood for small or private owned business but we are not in favor of chain outlets.

Thank you for your consideration.

James and Janet Snook
4835 Biona Drive
San Diego

CC: Janet Snook

001590

From: jeffrey cashvan
To: Planning Commission
Date: Wednesday, November 07, 2007 8:13:14 AM
Subject: kensington Terrace

I am writing to request that the planning commission grant a continuance on this project. I live just 3 short blocks from this project and learned about it just last week...the neighborhood as a whole has not been notified of this very large and character changing project. More input should be allowed before this goes forward. This is one of San Diego's best family neighborhoods, we deserve a chance to discuss its future. More notice to more families and more input needs to be heard before the Planning Commission moves forward.

Jeffrey Cashvan
5004 Marlborough DR

CC: Stricker. Dan, fisher@sandiego.gov, DSEAS@sandiego.gov, toniatkins@sandiego,
DSDEAS DSDEAS

001591

From: Peter Berry
To: Planning Commission
Date: Wednesday, November 07, 2007 8:32:38 AM
Subject: Kensington Terrace - Project 105244

The proposed project is too high and too dense for this neighborhood.

Out of scale with all the current residential and commercial businesses in Kensington

Please do not approve the project as is.. We are for development on this property but not something so out of context with this area that it will have a negative impact.

Marie and Peter Berry
4733 Edgeware Road
San Diego CA 92116
619-280-3479
peter33@cox.net

CC: Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins. Councilmember, Mayor. Office
of the

001592

From: Piercy, Linda
To: Planning Commission
Date: Wednesday, November 07, 2007 8:40:01 AM
Subject: project 105244 - kensington terrace

To whom it may concern

Please stop this project. This will ruin our neighborhood. Just the idea of removing all of the parking on Adams Ave will have a major negative impact on the current businesses and add a ton of traffic & parking on the side streets. I don't care that the new structure will have paid parking. If you are going to the Ken or dinner at Ponce's you will not pay to park at the other end of town. You will park up a side street.

Then to take a historic neighborhood and put a extra large new building will ruin the ambiance of the whole neighborhood. The height variance should not be granted.

There are just so many negatives to this project the whole thing should be stopped.

Thank you

Linda Piercy

4642 Van Dyke Ave

San Diego, Ca

92116

CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember

001593

From: Karen Francis
To: Planning Commission
Date: Wednesday, November 07, 2007 8:45:19 AM
Subject: Kensington Terrace Project

Once again, I have found a crumpled piece of paper on my doorstep. Why are communications being handled in this manner? This is an inappropriate way to communicate with Kensington residents. This is extremely upsetting.

I have previously voiced my opinion on this project via email. I OPPOSE the project. I do not need more time to "study the issue", the project is not a good idea, as it stands. It will have a negative effect on the quality of life in Kensington and be an architectural faux pas that will ruin the charm of Adams Ave.

Based on the way that communications are handled, I can only conclude that The City and/or the planners of this project do not truly want people to attend meetings,

Don't you guys realize that;

- 1) most of us do not regularly check our front doorstep for junk mail so probably will not see the notice until after the meeting has occurred,
- 2) most of us have jobs or other responsibilities that preclude attending meetings with such short notice and,
- 3) even if we happened to find the notice and were able to arrange our schedules so as to be able to attend the meeting, we might not want to spend the time to do so?

If you really want to know what Kensington residents think about the project, I suggest (just my opinion, for what that is worth to you) that you do either of the following;

- 1) set up a display for our information someplace in Kensington (the church?) for interested persons to visit as their schedule permits and send notices to us via US MAIL about the location, times, etc of the display

OR

- 2) mail detailed information about the project via US MAIL to all residents and then, call for a vote by all residents regarding the project.

Karen Gordon Francis
5266 Marlborough Drive

619 284-3225

CC: Mayor. Office of the, Stricker. Dan, jsjisher@sandeigo.gov, DSDEAS DSDEAS, Atkins. Councilmember

001534

From: Banister, Sandi
To: Planning Commission
Date: Wednesday, November 07, 2007 9:05:14 AM
Subject: Kensington Terrace - Project 105244

This is the FIRST I have heard about this project except being informed by the owners of the gas station that they sold their business. I am outraged that the hearing is TOMORROW, November 9 and would ask for a continuance until we, as the citizens of Kensington, can be informed of the plans. From what I understand, a three story structure will greatly change the landscape of our beautiful, historic village and with the increase of traffic, we will become University Towne Center!

I am unable to attend tomorrow's meeting but can assure you I will attend any community meeting from the developer to explain the plans.

The corner of Marlborough is crowded enough as it is with the addition of Starbucks years ago. I have lived in Kensington for 10 years and have enjoyed the quaint neighborhood, one of the few left in our city. If the developer would like to scale his building height and construct to go with the look and feel of Kensington village assuring the neighbor hooding areas that the traffic will not caused a problem, I am fine with growth.

PLEASEPLEASEDO NOT LET THIS HAPPEN TO OUR NEIGHBORHOOD.

I live at 4344 North Talmadge Drive.
(619) 280-1026
sandib1@cox.net

Thank you.

Sandi Banister
Promotion Manager
KSWB-San Diego's CW 5
P 858-496-0216
Proud sponsor/board member of SAFE
www.aboutsafe.org

CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember

001595

From: woohoo365@cox.net
To: Planning Commission
Date: Wednesday, November 07, 2007 9:07:23 AM
Subject: Kensington Terrace Continuance

To Whom It May Concern,

I am writing to express concern about the Kensington Terrace project in its current proposed format. I am also requesting a Continuance be granted to allow residents of Kensington an opportunity to learn more about the project and make comments to the Planning Commission. Thank you,

Donna Pryor
Kensington Resident

CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember

001596

From: Cecily Channer
To: Atkins. Councilmember, Stricker. Dan
Date: Wednesday, November 07, 2007 9:32:38 AM
Subject: Regarding Kensington Terrace for November 8th meeting

For November 8th input on Kensington Terrace

Please make sure this is considered with other Kensington Residents comments/desires before any decision is made.

To whom it may concern,

As a member of the Kensington community, I write this e-mail to you to express my questions and concerns regarding the proposed planned development. First and foremost, I want to say that I do not begrudge you for wanting to build on that lot. It takes no great intellectual leap to see that currently, (aside from the Gas station), it is not serving the community much and it is evident that the land is being under-utilized. However, the projected multi use complex (with a possible supermarket!!) is too much for Kensington streets (size, noise, congestion). What I am also concerned about is how this large property will be developed and how it will change the character of Kensington. My wife and I moved to this area, because of it's quiet charm and "small town" feel. Being in our 30's, and looking to start a family, we moved away from the hustle-bustle of areas like, (and including), the downtown districts, where it seems construction and all the things that come with it, is perpetual. Now, it seems that "progress" will creep into our district as well and we are very concerned about the noise and environmental pollution that this will generate. Now with the planned development of commercial and residential space, (why wasn't open or green/park space considered?), we understand that noise is inevitable on a construction site. We understand that the city ordinance states that work can be started at 7:00 a.m. Mon-Sat. What we request is that construction start at 8:00 a.m. instead, as this project is scheduled to take a full two years. We also ask that every and all methods are employed to ensure that dust and debris are kept within the site. My wife, as well as other community members, suffers from asthma, so we implore you to make sure this area does not become an environmental hazard for the surrounding community. Our concern is very much about quality of life and safety for Kensington residents.

We recognize the rights of the landowner/developer to maximize the potential of their property and we cannot hope to stand in their way and stop construction completely. But, we can and do hope that those said developers will keep in mind the surrounding community and how it will be affected both negatively and positively. I have no issue with wanting this city and surrounding areas to grow and prosper, but I want to make sure that all those that are involved with this vision act with the utmost empathy, respect, integrity and sense of responsibility when proceeding. If everyone involved in the project, can imagine that they are living near the construction site and proceed with this mindset and understanding, it will certainly help quality of life for residents in surrounding areas. Please make sure that you stop and ask yourself how your actions would benefit all the people, not just you. We put our faith in you to think and plan with your conscious, not solely with your wallets. Which in our eyes and many others, should mean planning a smaller complex in the proposed site.

Thank you,

A concerned Kensington resident

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001597

From: MARIE BRENNAN
To: Planning Commission
Date: Wednesday, November 07, 2007 9:50:34 AM
Subject: Kensington Terrace

I am a Kensington Resident and I would like to more information on the planned project "Kensington terrace" before I am able to make an informed decision. I am concerned about the height restriction and traffic & construction. It may ruin the feel of the "Village" at Kensington which is what many of us love about it.

I hope you can give the residents more time to find out what is happening.

Thanks for your time & consideration.

Marie Brennan

CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember

001598

From: Catherine O'Sullivan
To: Planning Commission
Date: Wednesday, November 07, 2007 10:23:35 AM
Subject: Kensington Terrace Project 105244

Dear Sirs and Madams,

I respectfully request that you postpone this meeting, November 8th until a later date. There are a number of us who live in the neighborhood who are just learning of this project. My family has lived here since the 70's and have always participated in the community events and have great interest in what happens to this neighborhood.

I realize it is late notice, but again we are just getting notice of this meeting also, so fair is fair.

Please reschedule the meeting and make sure ALL residents are notified so they can participate.

Thank you for your time.

Catherine O'Sullivan
4235 Alder Drive

email: cathyosull@gmail.com

CC: Mayor. Office of the, Stricker. Dan, jsfisher@sandiegogov.gov, DSEAS@sandiego.gov, Atkins. Councilmember

001599

From: Dale Larabee
To: Planning Commission
Date: Wednesday, November 07, 2007 10:25:00 AM
Subject: Kensington Terrace

I support the request to continue the November 8, 2007 hearing on this proposal. Regardless, of cause or fault, a large number of Kensington residents did not have adequate notice of the proposed project.

I have mixed feeling about what is planned. Regardless, I have lived in Kensington since 1972 and believe that whatever is developed should be done after a full discussion when everyone has their say.

I sure don't want anyone heaving rocks at the place and putting sand in gas tanks. Finally, what's the rush? Those houses have stood like they are for years and the gas station is a + + according to most people who have been ringing my door bell.

Thanks.

Dale Larabee
2169 First Ave.
San Diego, CA 92101
619.234.3054
f 619.230.1074

CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS

001600

From: Gary Kashefska
To: Planning Commission
Date: Wednesday, November 07, 2007 10:25:30 AM
Subject: Opposition to the Kensington Terrace Project #105244

Dear San Diego Planning Commission,

I would like to advise you of my opposition to the Kensington Terrace Project #105244 which is up for review by you tomorrow morning. I would like to attend the hearing but will be out of town at that time. Regardless, I do oppose this project as I feel it will be detrimental to the residence of Kensington.

I am a 9+ year resident of this neighborhood and feel that the increase in traffic, parking and other impacts will be detrimental to the neighborhood and diminish property values throughout the neighborhood. Quite frankly, it is just too big for the proposed location.

I would ask that you reject this project.

Regards,

Gary Kashefska
4842 Canterbury Drive
San Diego, CA 92116

CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember

001601
From: Barbara Watson
To: Planning Commission
Date: Wednesday, November 07, 2007 10:28:59 AM
Subject: Kensington Terrace - Project 105244

We wish to express our concern about the project and ask for a continuance. On Adams Ave. we have about everything, from restaurants (of various categories) and coffeehouses to shops that serve various needs. One can take care of almost everything on Adams Avenue as it is today. We do NOT need more traffic or more people. Construction will create major health hazards. Lawrence and Maria-Barbara Watson, 4860 Marlborough Drive, San Diego, CA 92116

Maria-Barbara Watson-Franke, Ph. D.
Professor Emerita
Department of Women's Studies
San Diego State University
San Diego, CA 92182
Fax: 619-594-5218
Phone: 619-594-6524
e-mail: mbwatson@mail.sdsu.edu

CC: Mayor. Office of the, Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins.
Councilmember

001602

From: Gayle Trempe
To: Mayor. Office of the
Date: Wednesday, November 07, 2007 10:36:26 AM
Subject: Kensington Terrace project 105244

Mayor Jerry Sanders:
JerrySanders@sandiego.gov
City Administration Building
11th Floor, 202 C Street
San Diego, CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Gayle Trempe, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
Gayle Trempe
4027 S. Hempstead Cir
San Diego, CA 92116

CC: Stricker. Dan, Fisher. John

001603

From: Mike Trempe
To: Mayor. Office of the
Date: Wednesday, November 07, 2007 10:43:55 AM
Subject: Kensington Terrace project 105244

Mayor Jerry Sanders:
JerrySanders@sandiego.gov
City Administration Building
11th Floor, 202 C Street
San Diego, CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, William Trempe, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
William Trempe
4027 S. Hempstead Cir.
San Diego, CA 92116

CC: Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins. Councilmember, Chesebro.
April

001604

From: francesca rotondella
To: planningcommission@sandiego.gov
Date: Wednesday, November 07, 2007 11:30:33 AM
Subject: Continuance of Approval Process for Kensington Terrace Project #105244

Members of the San Diego Planning Commission,

Thank you for the notice regarding the upcoming meeting on November 8th at 9:00am. Unfortunately, I will not be able to attend. However, please register my opposition to approval of the Kensington Terrace Project #105244 due to the significant impact on our neighborhood. Based on the major impact to the neighborhood, this project should be studied further and a continuance should be granted.

Our neighborhood is unique and every effort should be made to maintain the scale and quality of Kensington, the reason each and every one of us chose to live our lives here.

Thank you.
Francesca Rotondella
4901 Marlborough Drive
San Diego, Ca 92116
619.282.4313

CC: Mayor. Office of the, Stricker. Dan, jsfisher@sandiego.gov, DSDEAS DSDEAS

Fisher, John

From: donprisby@cox.net
Sent: Wednesday, November 07, 2007 2:15 PM
To: planningcommision@sandiego.gov
Cc: John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins; dstircker@sandiego.gov
Subject: November 8 public meeting of San Diego planning commision; Project 105244

I am sending this email to let you know that I am extremely concerned about this project. To build a three-story structure from Marlborough to Edgeware in Kensington is ridiculous! It will be the largest building ever constructed in Kensington Village. As you must know, the San Diego City Traffic Study expects a traffic increase of 2600 additional vehicles per day. Although there will be underground parking, most spaces will be filled by business, retailers, and renters, and it will be paid parking, not free. The project will completely destroy the historic nature of the neighborhood!

At one of our recent community meetings, the project was the primary subject of discussion. Most people attending had one or more reasons to object to the project: Public parking, noise (especially at night when merchandise would be delivered), the types of retail stores there, and some others.

For these reasons, and others which I have not mentioned in this email, I and many of my neighbors, request a "Continuance", in order to ask the City and the Planning Commission to delay the project. Many of us will attend the meeting to ask for a delayed period of time, so that the developer can provide sufficient notice of a workshop to educate all of us about the project. Then we would have the opportunity to make comments to the Planning Commission regarding what is being proposed.

Respectfully yours,
Donald Prisby
donprisby@cox.net

Fisher, John 001606

From: tayser@pacbell.net
Sent: Wednesday, November 07, 2007 2:06 PM
To: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Planning Commission; Councilmember Atkins
Subject: Kensington Terrace Project 105244

To: San Diego Planning Commission

As long time residents of Kensington, we wish to add our voices to a request for a Continuance before considering any approval of Project 105244. This proposed Project may completely change the nature of our small community. As long time residents and voters, we want enough time to thoroughly review this Project and receive more details from the developers before making any decisions to support or oppose the Project.

Let me thank you in advance for considering our request.

Sincerely,
Don Taylor
Richard Lesser
4062 Hilldale Rd
San Diego, Ca 92116
(619) 282-6820

001607

Fisher, John

From: cpattengill@cox.net
Sent: Wednesday, November 07, 2007 1:58 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: FW: Please delay 8 Nov. Planning Commission meeting

To: jerrysanders@sandiego.gov
Cc: dstricker@sandiego.gov, jsfisher@sandiego.gov, dsdeas@sandiego.gov, toniatkins@sandiego.gov, achesebro@sandiego.gov
Subject: Please delay 8 Nov. Planning Commission meeting

Subject: Kensington Terrace project 105244 The Honorable Mayor Jerry Sanders City Administration Building 11th Floor, 202 C Street San Diego, CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228

Dear Mayor Sanders:

I live on Edgeware Road in the block affected by the proposed Kensington Terrace development, City project number 105244. I believe that I was not adequately informed about the progress of this project's passage toward planning approval. I have just learned that the traffic impact study that was supposed to be conducted for this project instead referenced inaccurate and outdated tabular data, rather than a performed empirical evaluation. I believe that our neighborhood traffic flow and parking will be severely and negatively affected.

Moreover, I have just learned that an Environmental Impact Study was never performed. Thus, it is my belief that the City has not done due diligence in analyzing the environmental impacts of this development.

Because of these reasons, with this email I am requesting you, as San Diego City Mayor, to move the Planning Commission's Committee hearing on this project. The meeting is currently scheduled for this Thursday, 8 November. I feel our community needs at least 60 days to study these issues more effectively. I am requesting a postponement of the meeting of the Planning Commission to approve project #105244 (Kensington Terrace) to no earlier than 8 January 2008. This waiting period should also provide sufficient time for our community to register our comments and recommendations with the Planning Commission, as we were unable to complete adequately before this week.

Very truly yours,
Derby and Catherine Pattengill
5018 Bristol Road
San Diego, Ca. 92116

001608

Fisher, John

From: Jwksd@aol.com
Sent: Wednesday, November 07, 2007 1:34 PM
To: Planning Commission
Cc: Dan Stricker; Office of the Mayor; DSDEAS DSDEAS; Jim Fisher; Councilmember Atkins
Subject: 11/8/07 planning meeting, item 8

As a resident of Kensington, I am most concerned about the planned project on the corner of Marlborough and Adams Ave. Park and library access for our children will be dangerous with the additional traffic. Businesses already in place will be affected by the removal of street parking. In addition, if this is potentially an historic part of San Diego, it needs to remain intact.

Many Kensington residents are unaware of the details of this project. I adamantly propose a Continuance of this matter for more disussion.

Judith Katz, Kensington resident.

See what's new at AOL.com and Make AOL Your Homepage.

001609

Fisher, John

From: mckilman@cox.net
Sent: Wednesday, November 07, 2007 1:35 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: REQUEST FOR CONTINUANCE: PROJECT 105244 (KENSINGTON TERRACE)

I am a resident of Kensington at 4320 Alder Drive. I just learned about the Kensington Terrace project (105244). I understand that the Planning Commission will be voting on the project tomorrow. Given the substantial size, scope, and potential impact of this project, I am very surprised that, until now, no information regarding the project has been provided to this household and apparently has not been circulated to other the residents of this community. I feel I have been deprived of a reasonable opportunity to learn about and comment on this project. For this reason, it is imperative that the planning commission delay approval and provide Kensington residents with a reasonable time to study the issues. -- Matthew Kilman

Fisher, John 001610

From: gillykins@yahoo.com
Sent: Wednesday, November 07, 2007 1:16 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Request for Continuance on Kensington Terrace Project 105244

Dear Planning Commisison and San Diego Government Officials:

I am writing you this e-mail as a concerned Kensington/San Diego home owner and resident. I moved to Kensington because of the small town neighborhood feel in a big city.

I recently learned of the Kensington Terrage Project # 105244 that would build a three story structure that would significantly impact our traffic, parking, environment and standing of our neighborhood.

Also, it would eliminate the only gas station in our neighborhood. If it had not been for a concerned fellow resident I would never have even heard about this project or it's impact.

The reason I am writing this e-mail is to strongly request a CONTINUANCE for this project. We would like to delay the approval of this project so we, as Kensington residents, can have a chance to learn more about the specifics of the project, possibly have a workshop with the developer and comment our concerns.

I will be unable to atend the meeting which is to be held Thursday 11/8 at 9:00am due to my work. My hope is a future meeting can be held after the continuance that would be on the weekend so I can attend.

Yours Respectfully,

Gillian Kirkpatrick

Do You Yahoo!?

Tired of spam? Yahoo! Mail has the best spam protection around <http://mail.yahoo.com>

Fisher, John

001611

From: tahirbhattimd@hotmail.com
Sent: Wednesday, November 07, 2007 1:06 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Request for Continuance on Kensington Terrace Project 105244

Dear Planning Commisison and San Diego Government Officials:

I am writing you this e-mail as a concerned Kensington/San Diego home owner and resident. I moved to Kensignton to have the small town atmosphere and neighborhood in a big city. I recently learned of the Kensignton Terrage Project # 105244 that would build a 3 story structure that would significantly impact our traffic, parking, environment and historical standing of our neighborhood.

Also, it would eliminate the only gas station in our neighborhood. If it had not been for a concerned fellow resident I would never have even heard about this project or it's impact.

This is the reason I am writing this e-mail.

I would like to strongly request a CONTINUANCE for this project. So we, as Kensignton residents, can have a chance to learn more about the specifics of the project and comment our concerns.

The meeting is to be held Thursday 11/8 at 9:00 and I will be unable to attend due to my work. My hope is a future meeting can be held after the continuance that would be after work hours or on the weekend so I and others could attend.

Yours Respectfully,

Tahir Bhatti
A Concerned Kensington Resident

001612

Fisher, John

From: 1barbs@cox.net
Sent: Wednesday, November 07, 2007 12:41 PM
To: Planning Commission; lpiercy@ucsd.edu
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Project 105244 - Kensington Terrace

I am writing to express my deep concern regarding the Kensington Terrace project. Currently, Kensington is considered a quiet historical section to old time San Diego. This type of project with its height expansion and parking restrictions will negatively change forever the flavor of this area. I also feel that a project of this nature will bring down the home values of the immediate areas touching on Adams Avenue.

This is unique opportunity to build an innovative and community friendly block. I really think we can do a lot better than what is being proposed.

Sincerely,

Barbara Connolly

001613

Fisher, John

From: bellarotondella@cox.net
Sent: Wednesday, November 07, 2007 11:40 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS
Subject: Continuance of Approval Process for Kensington Terrace Project #105244

Members of the San Diego Planning Commission,

Thank you for the notice regarding the upcoming meeting on November 8th at 9:00am. Unfortunately, I will not be able to attend. However, please register my opposition to approval of the Kensington Terrace Project #105244 due to the significant impact on our neighborhood. Based on the major impact to the neighborhood, this project should be studied further and a continuance should be granted.

Our neighborhood is unique and every effort should be made to maintain the scale and quality of Kensington, the reason each and every one of us chose to live our lives here.

Thank you.
Francesca Rotondella
4901 Marlborough Drive
San Diego, Ca 92116
619.282.4313

Fisher, John 001614

From: kenassoc@cox.net
Sent: Wednesday, November 07, 2007 11:22 AM
To: John Fisher; Planning Commission; dsticker@sandiego.gov
Subject: Kensington Terrace Support Letter

Attachments: city_council_letter.pdf; ATT00001



city_council_lett ATT00001 (3
er.pdf (78 KB... KB)

Please find the attached letter from the Kensington Talmadge Business Association in support of the Kensington Terrace development.

001615

Fisher, John

From: mtrempe@cox.net
Sent: Wednesday, November 07, 2007 10:43 AM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: Kensington Terrace project 105244

Mayor Jerry Sanders:
JerrySanders@sandiego.gov
City Administration Building
11th Floor, 202 C Street
San Diego, CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, William Trempe, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
William Trempe
4027 S. Hempstead Cir.
San Diego, CA 92116

Fisher, John 001616

From: gtrempe@cox.net
Sent: Wednesday, November 07, 2007 10:37 AM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher
Subject: Kensington Terrace project 105244

Mayor Jerry Sanders:
JerrySanders@sandiego.gov
City Administration Building
11th Floor, 202 C Street
San Diego, CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Gayle Trempe, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
Gayle Trempe
4027 S. Hempstead Cir
San Diego, CA 92116

001617

From: John Morrison
To: Planning Commission
Date: Wed, Nov 7, 2007 1:26 PM
Subject: Project #105244

As a resident of Kensington I would like to have some more time to study the Kensington terrace project # 105244, it has come to my/our attention that this project will have a much larger impact on our neighborhood than we knew off.

Regards
John & Gail Morrison
4126 Middlesex Drive
San Diego, Ca. 92116

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<http://mail.yahoo.com>

001618

From: Tom Lindner
To: Planning Commission
Date: Wed, Nov 7, 2007 7:42 PM
Subject: Kensington Terrace Project Continuance

Dear SD Planning Commission and City Officials,

I'm writing to express concern over the proposed Kensington Terrace project. As a resident of Kensington for over 14 years I implore the commission to grant a continuance on this item to allow for residents to learn more about the plans for and meet with the developer.

Kensington has a historic village character that would be destroyed by the size of this development. The dramatic increase in traffic would impact the neighborhood negatively and there are environmental issues around the demolition of the gas station currently on the site.

Sincerely,

Thomas Lindner
4869 Marlborough Drive
Kensington Village!

001619

From: Kimball Vincent
To: Stricker, Dan, Fisher, John, DSDEAS DSDEAS, Atkins, Councilmember, Chesebro, April, Mayor, Office of the, Planning Commission
Date: Wednesday, November 07, 2007 3:25:54 PM
Subject: Comments on Kensington Terrace - project #105244

Dear Mayor, City Council, & Planning Commission:

My name is Kimball Vincent and I live in the Kensington area. I would like to express my support for the Kensington Terrace project.

I attended a presentation in our neighborhood by the Kensington Terrace architect and I was impressed by the way he designed the building to blend in with the surrounding architecture. I was also impressed that the project includes a large underground parking structure.

In my opinion, the Kensington Terrace is a beautiful design and a will be a very nice addition to our community. I urge you to approve the project.

Kimball Vincent
4337 N Talmadge Dr.
San Diego, CA 92116
619-563-4647

001620

Fisher, John

From: mbwatson@mail.sdsu.edu
Sent: Wednesday, November 07, 2007 10:28 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Kensington Terrace - Project 105244

We wish to express our concern about the project and ask for a continuance. On Adams Ave. we have about everything, from restaurants (of various categories) and coffeehouses to shops that serve various needs. One can take care of almost everything on Adams Avenue as it is today. We do NOT need more traffic or more people. Construction will create major health hazards.
Lawrence and Maria-Barbara Watson, 4860 Marlborough Drive, San Diego, CA 92116

Maria-Barbara Watson-Franke, Ph. D.
Professor Emerita
Department of Women's Studies
San Diego State University
San Diego, CA 92182
Fax: 619-594-5218
Phone: 619-594-6524
e-mail: mbwatson@mail.sdsu.edu

001621
Fisher, John

From: drlaraboo@lg-lawyers.com
Sent: Wednesday, November 07, 2007 10:26 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS
Subject: Kensington Terrace

I support the request to continue the November 8, 2007 hearing on this proposal. Regardless, of cause or fault, a large number of Kensington residents did not have adequate notice of the proposed project.

I have mixed feeling about what is planned. Regardless, I have lived in Kensington since 1972 and believe that whatever is developed should be done after a full discussion when everyone has their say.

I sure don't want anyone heaving rocks at the place and putting sand in gas tanks. Finally, what's the rush? Those houses have stood like they are for years and the gas station is a + + according to most people who have been ringing my door bell.

Thanks.

Dale Larabee
2169 First Ave.
San Diego, CA 92101
619.234.3054
f 619.230.1074

001622

Fisher, John

From: gkashefska@cox.net
Sent: Wednesday, November 07, 2007 10:25 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Opposition to the Kensington Terrace Project #105244

Dear San Diego Planning Commission,

I would like to advise you of my opposition to the Kensington Terrace Project #105244 which is up for review by you tomorrow morning. I would like to attend the hearing but will be out of town at that time. Regardless, I do oppose this project as I feel it will be detrimental to the residence of Kensington.

I am a 9+ year resident of this neighborhood and feel that the increase in traffic, parking and other impacts will be detrimental to the neighborhood and diminish property values throughout the neighborhood. Quite frankly, it is just too big for the proposed location.

I would ask that you reject this project.

Regards,

Gary Kashefska
4842 Canterbury Drive
San Diego, CA 92116

001623

Fisher, John

From: mariebrennan@msn.com
Sent: Wednesday, November 07, 2007 9:50 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Kensington Terrace

I am a Kensington Resident and I would like to more information on the planned project "Kensington terrace" before I am able to make an informed decision. I am concerned about the height restriction and trafic & construction. It may ruin the feel of the "Village" at Kensington which is what many of us love about it.

I hope you can give the residents more time to find out what is happening.

Thanks for your time & consideration.

Marie Brennan

001624

Fisher, John

From: woohoo365@cox.net
Sent: Wednesday, November 07, 2007 9:07 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Kensington Terrace Continuance

To Whom It May Concern,
I am writing to express concern about the Kensington Terrace project in its current proposed format. I am also requesting a Continuance be granted to allow residents of Kensington an opportunity to learn more about the project and make comments to the Planning Commission. Thank you, Donna Pryor Kensington Resident

001625

Fisher, John

From: SBanister@tribune.com
Sent: Wednesday, November 07, 2007 9:04 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Kensington Terrace - Project 105244

This is the FIRST I have heard about this project except being informed by the owners of the gas station that they sold their business. I am outraged that the hearing is TOMORROW, November 9 and would ask for a continuance until we, as the citizens of Kensington, can be informed of the plans. From what I understand, a three story structure will greatly change the landscape of our beautiful, historic village and with the increase of traffic, we will become University Towne Center!

I am unable to attend tomorrow's meeting but can assure you I will attend any community meeting from the developer to explain the plans.

The corner of Marlborough is crowded enough as it is with the addition of Starbucks years ago. I have lived in Kensington for 10 years and have enjoyed the quaint neighborhood, one of the few left in our city. If the developer would like to scale his building height and construct to go with the look and feel of Kensington village assuring the neighborhood areas that the traffic will not be a problem, I am fine with growth.

PLEASEPLEASEDO NOT LET THIS HAPPEN TO OUR NEIGHBORHOOD.

I live at 4344 North Talmadge Drive.
(619) 280-1026
sandib1@cox.net

Thank you.

Sandi Banister
Promotion Manager
KSWB-San Diego's CW 5
P 858-496-0216
Proud sponsor/board member of SAFE
www.aboutsafe.org

Fisher, John 001626

From: momonkey@ix.netcom.com
Sent: Wednesday, November 07, 2007 8:46 AM
To: John Fisher
Subject: FW: Kensington Terrace Project

-----Original Message-----

From: Karen Francis [mailto:momonkey@ix.netcom.com]
Sent: Wednesday, November 07, 2007 8:45 AM
To: planningcommission@sandiego.gov
Cc: JerrySanders@sandiego.gov; dstricker@sandiego.gov; jsjisher@sandeigo.gov; DSDEAS@sandiego.gov; toniatkins@sandiego.gov
Subject: Kensington Terrace Project

Once again, I have found a crumpled piece of paper on my doorstep. Why are communications being handled in this manner? This is an inappropriate way to communicate with Kensington residents. This is extremely upsetting.

I have previously voiced my opinion on this project via email. I OPPOSE the project. I do not need more time to "study the issue", the project is not a good idea, as it stands. It will have a negative effect on the quality of life in Kensington and be an architectural faux pas that will ruin the charm of Adams Ave.

Based on the way that communications are handled, I can only conclude that The City and/or the planners of this project do not truly want people to attend meetings,

Don't you guys realize that;

- 1) most of us do not regularly check our front doorstep for junk mail so probably will not see the notice until after the meeting has occurred,
- 2) most of us have jobs or other responsibilities that preclude attending meetings with such short notice and,
- 3) even if we happened to find the notice and were able to arrange our schedules so as to be able to attend the meeting, we might not want to spend the time to do so?

If you really want to know what Kensington residents think about the project, I suggest (just my opinion, for what that is worth to you) that you do either of the following;

- 1) set up a display for our information someplace in Kensington (the church?) for interested persons to visit as their schedule permits and send notices to us via US MAIL about the location, times, etc of the display

OR

- 2) mail detailed information about the project via US MAIL to all residents and then, call for a vote by all residents regarding the project.

Karen Gordon Francis
5266 Marlborough Drive

619 284-3225

001627

Fisher, John

From: lpiercy@ucsd.edu
Sent: Wednesday, November 07, 2007 8:40 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: project 105244 - kensington terrace

To whom it may concern

Please stop this project. This will ruin our neighborhood. Just the idea of removing all of the parking on Adams Ave will have a major negative impact on the current businesses and add a ton of traffic & parking on the side streets. I don't care that the new structure will have paid parking. If you are going to the Ken or dinner at Ponce's you will not pay to park at the other end of town. You will park up a side street.

Then to take a historic neighborhood and put a extra large new building will ruin the ambiance of the whole neighborhood. The height variance should not be granted.

There are just so many negatives to this project the whole thing should be stopped.

Thank you

Linda Piercy

4642 Van Dyke Ave

San Diego, Ca

92116

001628

Fisher, John

From: peter33@cox.net
Sent: Wednesday, November 07, 2007 8:32 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Kensington Terrace - Project 105244

The proposed project is too high and too dense for this neighborhood.

Out of scale with all the current residential and commercial businesses in Kensington

Please do not approve the project as is.. We are for development on this property but not something so out of context with this area that it will have a negative impact.

Marie and Peter Berry
4733 Edgeware Road
San Diego CA 92116
619-280-3479
peter33@cox.net

001629

Fisher, John

From: jltelford@cox.net
Sent: Wednesday, November 07, 2007 8:17 AM
To: Planning Commission
Cc: John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Kensington Terrace Project #105244

From: Joseph L. Telford

4156 East Canterbury Dr.

San Diego, CA 92116

Dear Commissioners: I regret not being able to attend the meeting but I have a grave family illness at this time.

I am asking for a continuance of the Project 105244, I have gut feeling concerns that this massive project in my small and caring community needs more time for the residents to learn about the impact of the project and to voice their needs for the future of their Kensington home.

Fisher, John

From: j_snook@sbcglobal.net
Sent: Wednesday, November 07, 2007 7:17 AM
To: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Planning Commission; Councilmember Atkins
Cc: interplanet.janet@excite.com
Subject: Proposed Kensington Terrace Project #105244

Greetings,

I am writing to express my family's view that more time and interaction with the planning department and developer is needed before approving the Kensington Terrace project to allow for residents of Kensington like ourselves the opportunity to learn about this project and express our thoughts and concerns.

My wife and I are in favor of developing the plot between Marlborough and Edgeware along the North side of Adams Avenue, but from what we know of the proposed structure it would be a significant escalation in the size and scale of development in the neighborhood and would have significant impact on traffic and the look and feel of our historic neighborhood. Of particular concern are the following:

- 3-story construction: There are currently no 3-story commercial buildings in Kensington that we are aware of. There may be 3-story condos or apartments in part of the Kensington development area, but as far as residents of San Diego know Kensington this would be an escalation in the size of building along Adams Avenue in Kensington.
- Underground pay-parking: Currently parking is sufficient along Adams Avenue, but somewhat limited in the busier blocks. Probably many visiting the proposed Kensington Terrace project post-completion would park on the street to avoid paying to park in the garage. I can already see this leading to the need for metered parking on Adams or additional enforcement of parking time limits and possibly issues with overflow parking on Marlborough and Edgeware causing issues with residential parking availability on the blocks north of Adams. We would prefer any parking to be free to the public so as to avoid impacting our neighbor's ability to park in front of their own homes (or have visitors) or businesses along Adams Avenue. We don't see it as being in the interests of the residents or visitors of Kensington to enable a developer to profit from parking at the expense of the residents and businesses that have made our neighborhood what it is over the years.
- Business composition: I have not seen anything concerning what types of businesses will be located in this new development. I would be in favor of additional business opportunities in the neighborhood for small or private owned business but we are not in favor of chain outlets.

Thank you for your consideration.

James and Janet Snook
4835 Biona Drive
San Diego

From: vcassens@hotmail.com
Sent: Wednesday, November 07, 2007 6:44 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: RE: Project 105244/Kensington Terrace

Importance: High

We concur with Jane Mares completely. We have an office in the existing building that the developer built and it is a good quality building that works well for all the tenants. It certainly is an improvement over the vacant lot that existed there for so many years. The deteriorating buildings located on the site in question certainly do nothing to improve the neighborhood. The gas station, while convenient, is an eyesore.

Based on other buildings farther down Adams Avenue, many developers would be much less responsive to the neighborhood style and still stay within the zoning and planning commission rules to build a much less attractive building. The current developers have gone out of there way to discuss the project at numerous Kensington Planning Committee meetings. If people in the neighborhood are so uninvolved that they have not been aware of it, then so be it. But to require him to wait longer to explain to those who has simply not been paying attention is a poor business decision and a poor decision for the neighborhood. Most people are aware of the plans and have no problem with it. the residents of Kensington have had more than enough time to state their concerns. Let's move on with the project and keep improving Kensington!!

Vicky Cassens Zillioux
4010 South Hempstead Circle
San Diego 92116

>From: "Jane Milner-Mares" <jmilnermares@ucsd.edu>
>To: <planningcommission@sandiego.gov>
>CC: <dmares@dss.ucsd.edu>, <DSDEAS@sandiego.gov>, <dstricker@sandiego.gov>,
> <JerrySanders@sandiego.gov>, <jsfisher@sandiego.gov>,
><toniatkins@sandiego.gov>
>Subject: Project 105244/Kensington Terrace
>Date: Tue, 06 Nov 2007 20:41:47 -0800

>As 25 year residents of Kensington, we were disappointed to learn of an
>attempt to persuade the planning commission to grant a continuance to
>allow for further education and study of the proposed project. Frankly
>the project has been discussed in the neighborhood for months, and
>anyone with a genuine interest in learning more has had ample
>opportunity to do so. We therefore interpret the request for
>continuance as a hope to create sufficient delay, inconvenience, and
>financial cost to the developers that they decide not to pursue the
>project. In our view, such an outcome would be a great loss for Kensington.

>Some residents of Kensington choose to ignore the fact that commercial
>areas in the city will necessarily experience increased density and
>development as the city continues to grow. In fact, the choice is not
>whether to develop, but how to develop. The lead developer on this
>project has shown himself to be responsible and innovative. His
>existing project at Adams and Marlborough has been a great contribution to the
>neighborhood.

> It is unlikely that another developer would be as sensitive to the
>neighborhood and develop a project of equivalent quality. If this
>project were defeated, or delayed with the result that the developers

001632
>withdrew, a likely result is that this plan would be replaced by a
>strip mall with convenience stores which would dramatically detract
>from the quality and character of the neighborhood.

>
>We therefore strongly oppose a continuance, and urge approval of the
>proposed plan.

>
>Jane Milner-Mares
>David Mares
>Bristol Road
>

--
Fisher, John

001633

From: hearts1@cox.net
Sent: Wednesday, November 07, 2007 5:01 AM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins
Subject: Continuance of Meeting 11/8/07

Please allow a continuance for the neighborhood to learn more about the Kensington Terrace
- Project 105244

The amount of traffic and the size of the building proposed is an offense to the
Kensington area and does not fit in with the genre of Kensington!!!

001034

Fisher, John

From: mark.peterson@navy.mil
Sent: Tuesday, November 06, 2007 1:30 PM
To: Councilmember Atkins; wmurphy4509@yahoo.com
Cc: Office of the Mayor; Planning Commission; Anthony Young; Councilmember Ben Hueso; Councilmember Maienschein; Donna Frye; Councilmember Jim Madaffer; Council Member Kevin Faulconer; scottpeters@sandiiego.gov; todd.merriman@uniontrib.com
Subject: Public Hearing: Kensington Adams Avenue Development (Project 105244 - - Kensington Terrace)

Dear Councilperson Atkins,

My partner, Wayne Murphy has sent his concerns about the proposed shopping center in Kensington. I wish to add my views as well.

I had heard about this project from local merchants, but did not realize that the permit process was moving ahead so quickly with so little publicity. A project of this size will change Kensington dramatically.

I will not be able to attend the public hearing, but want to point out a few things and ask a few rhetorical questions:

1. Aldine is a winding, steep street with homes near the top of the hill. How will heavy traffic influence those people? The connecting North/South streets lead to El Cajon Blvd through well kept neighborhoods. The other access to this is Adams Ave. off 15.

2. How will a huge, 3 storey building integrate with the homes south of Adams Avenue? Will these homes be overshadowed? How will this affect their value?

3. This area is not blighted by any means. It may be old, and some property may need repairs, but for the most part, the buildings are quite repairable.

4. Has the prospect of this shopping center dissuaded owners of property along Adams Avenue from doing proper maintenance? Is this a similar situation to the neighborhood along 40th Street before Highway 15 was built between Adams and Landis? Has San Diego Planning shot itself in its own foot?

5. There are blighted areas just 4 blocks South along El Cajon Boulevard. Why is it necessary to disturb the small town nature of Kensington to make it like Village Hillcrest? That area in Hillcrest was a dump, this area is not, by any stretch of the imagination.

6. The logic in this project is not clear at all. Why is the City trying to fix something that is not broken?

7. Is this project good for Kensington, or is this a developer who just wants to make a profit off of one of San Diego's most charming neighborhoods?

8. Why is this project so big? This is a case of putting 10 lbs of potatoes in a 5 lb sack.

Sincerely,
Mark Peterson

4509 Van Dyke Ave
San Diego, CA 92116
(619)553-9937 work
(619)282-4548 home

001635

Fisher, John

From: Planning Commission
Sent: Tuesday, November 06, 2007 12:52 PM
To: John Fisher
Subject: Fwd: Kensington Terrace proposed development

>>> Karen Capp 11/5/2007 12:53:PM >>>
Dear Planning Commission,

I am writing in regards to the hearing that is scheduled for this Thursday at 9:30am to review the proposed Kensington Terrace Development. I am requesting a continuance of this hearing so that our neighborhood may have more time to work with Ken-Tal and the developer to get answers to more of our questions. My husband and I, homeowners in Kensington, only found out the night before the originally scheduled October meeting that this was to be a 3 story complex. We found this out because I happened to walk by a realtor office and I saw a public notice. We don't live within 300 feet of the proposed development site and therefore received no mailings on this issue. We had heard that development was going to happen and I don't object to that, but we do object to the SIZE of this development and the increased traffic and parking congestion it will bring. We immediately sent an email to your commission objecting to this development and we received the email back that the hearing had been moved to Nov. 8th. Since that time we have spoken with many of our neighbors and found that none of them had accurate information on the changes planned for Adams Avenue. Additionally we attended the meeting with the developer held at the Kensington Church and would like to point out that it was well attended and many people had a number of questions. Not all those questions were answered and it seems that there is still room for better solutions.

We urge you to give this historic neighborhood a chance to become involved in a project that could literally change the face of the neighborhood and will, undoubtedly, set the tone for future development to come. While many different points were raised at last Thursday night's meeting, three points are of utmost importance to me:

My husband and I both feel that 3 stories is simply overpowering to Adams Avenue. We'd like development to happen and agree that what we have now is an eyesore, but we'd like development in keeping with the rest of the street, more like the redevelopment that has happened in South Park versus Hillcrest. We are paving the way for future development on Adams now and would like to encourage a more quaint restoration, in keeping with historical feel of neighborhood, versus the very dense and large scale of what is proposed. I think with some cooperation between developer and residents this really can still happen. If you drive South Park and then Hillcrest I think you'll very clearly see the difference in the results there.

The parking issues for Edgeware and Marlborough are of concern and while we appreciate that the developer is putting in parking, which is a good and necessary move, we'd like to see better protection for the residents of those streets, i.e. residential parking stickers for them with developer paying for street signage reserving those areas for people with parking stickers. The problem we foresee with underground validated parking is people will choose the street parking first. We don't live on either of these streets (we are on Norfolk Terrace) but out of respect for our neighbors I think this should be thought through.

001636

Additionally the alley behind the gas station will be a very busy 2 way street and stop signs should be planned for these intersections, otherwise people (and children) walking up to the park and the library will still be competing with motorists to cross just as they were with gas station traffic. We would like to be proactive in the planning for these intersections, safeguarding pedestrians now, not after the fact.

In summary, my husband and I aren't trying to stop this development we are just requesting some time to try to work with Ken-Tal and the developer to bring in more of the community's feedback now that more people are in the loop. I think that is reasonable and I'd love to see a development go in that the vast majority of residents are happy to support so we can bring in businesses that will serve the community and be successful in our neighborhood with residents ready to frequent their establishments.

Best regards,

Karen Capp

4195 Norfolk Terrace

San Diego, CA 92116

619-750-4468

Fisher, John

001637

From: Planning Commission
Sent: Tuesday, November 06, 2007 12:51 PM
To: Dan Stricker; John Fisher
Subject: Fwd: Reference Project #105244

>>> Susy Gonzalez 11/6/2007 12:35:PM >>>
Project Reference-105244

To the City of San Diego Planning Commission,

We are the residents of 4585 Van Dyke Avenue we have 2 daughters, a 6 year old and 3 year old.

We were notified about this 3-story building and 2-under ground level parking and the elimination of our gas station and parking on Adams Ave. between the I-15 and Aldine.

Ever since the I-15 was built we have had more traffic on Adams Ave. from Terrace to Van Dyke Ave. I have seen a number of accidents ever since the freeway exit was built, and now this wealthy developer from Del Mar (non Kensington resident) is wanting to make it worse!!! By building a monstrosity in our laid back village. In return this is going to cause traffic, nonresidents parking in our streets, more accidents, and more noise pollution.

Who does this man think he is?! He does not live here which means he does not care. He thinks he can change building codes just because he has money. I know the city of San Diego needs more revenue like sales tax, property tax, etc. But come on this is not the way to go about it.

My wife almost got hit twice crossing the intersection, in other words it is already bad why make it worse.

I highly urge you to reconsider this permit by keeping it 2-stories at the most and by keeping our gas station and our parking!!

Sincerely,

Alex and Susy Gonzalez

Help yourself to FREE treats served up daily at the Messenger Café. Stop by today!

Fisher, John 001688

From: Planning Commission
Sent: Tuesday, November 06, 2007 11:56 AM
To: Dan Stricker; John Fisher
Subject: Fwd: Allard's project

>>> Darlene Love 11/6/2007 10:48:AM >>>

I am a property owner in Kensington. In fact my property is across the street from the planned Kensington Park Plaza. My property is located on the S.E. corner of Adams and Marlborough.

I support the Nov. 8th meeting, and hope you make a decision to let him get started on his project.

I am concerned about traffic issues and parking.

Darlene Love

Fisher, John

From: Planning Commission
Sent: Tuesday, November 06, 2007 11:56 AM
To: Dan Stricker
Cc: John Fisher
Subject: Fwd: Public Hearing: Kensington Adams Avenue Development (Project 105244 - - Kensington Terrace)

>>> wayne murphy 11/6/2007 11:54:AM >>>
 Toni,

As a 15 year resident of the Kensington community and one of your constituents, I was surprised to learn yesterday (November 5) of the subject final public hearing before the Planning Commission scheduled for November 8. The hearing is to be held at the City Council Chambers.

I learned about the hearing through a flyer left on my front porch apparently by a Kensington neighborhood advocacy group. The flyer lists the names and addresses of citizens who reside on Edgeware Road and whose property is most impacted by the proposed project.

This matter seems similar to the controversy which existed last year when a very large development was proposed on University Avenue in Hillcrest. Eventually you concluded that the businesses in Hillcrest were in need of that development and you therefore voted for it in spite of the controversy.

The Kensington area is a much smaller one and has a very limited corridor of businesses located on Adams Avenue between the Rt. 15 interchange and Van Dyke Avenue/Aldine Drive.

The building of the proposed enormous commercial and residential project will largely subsume that corridor and result in major and permanent changes in our pedestrian-oriented Kensington community. Apparently the proposal with the City Council's concurrence will result in street widening, traffic control, lane striping, 115 additional parking spaces and approximately 2500 additional vehicular trips per day. The project also apparently requires approval of a height variance to accommodate the three story structure and a two level underground parking garage.

I will plan on attending the Commission hearing on November 8.

My really big concern is that there was no communication from your office to the homeowners within this community about this major project. For example, I recently received a notice at my home from the City of San Diego of the inspection of our sewer lines to the end of retrofitting the lines if feasible. One would think that the construction of such a project as the subject one within the community would have been announced broadly and receive broad input from the community.

I hope that you will consider personal involvement in this project to the end of assuring that broad input from the homeowners in the Kensington community is sought and carefully considered before action on the project is taken. It would be highly desirable to postpone the Planning Commission action on November 8 until opportunity for broad input is provided.

Thank you for considering my request.

Wayne Murphy
 4509 Van Dyke Avenue
 San Diego, CA 92116

Phone (619) 280-9880

001040

Fisher, John

From: Floytom@aol.com
Sent: Tuesday, November 06, 2007 11:06 AM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; Councilmember Atkins; achesbro@sandiego.gov
Subject: Kensington Terrace#105244

Mayor Sanders,

This e-mail is a request to ask that the Planning Commission Committee Hearing scheduled for November 8 be rescheduled in at 60 days or later. Toni Atkins' office indicated that it is the Mayor who must make this request concerning the Kensington Terrace project # 105244.

The proposed project has been kept very quite for us Kensington residents. When the property went up for sale there was a 6 foot by 4 foot sign indicating the sale. But not now when so much is at stake for all the Kensington residents that must travel to Adams Avenue to get out of Kensington. I only found out, two days ago by accident, while taking a walk. The 8 by 12 sign was posted on a palm tree on Kensington Drive. While speaking to other Kensington residents I firmly believe that the scope and impact of this project was not properly communicated to those that will be affected.

This proposed three story development will create havoc for us Kensington residents while being built and will create traffic jams, traffic accidents and prevent the evacuation by land of Kensinton residents in case of fire.

Kensington is a prime area for fires because of the many canyons. While the project is being built there will only be one street for us to get on to Adams Avenue. It is already a bad traffic situation with the existing three story building across the street from the proposed project.

Senator Feinstein has stated that Planning Commissions should take careful look at where they approve new developments and this project certainly is an area that needs more evaluation because the Kensington residents living north of the proposed development will be caught in a death trap if a fire were to hit during such a large proposed complex that will block traffic.

The parking situation is already terrible because of the existing three story building on Adams. Patrons of the complex take up blocks of parking around the area from early morning till late at night. The large trucks delivering products take up so much of the Kensington Drive and Marlborough streets that visibility is curtaied for us drivers going on to Adams.

There are big public safety and environmental issues that have not been properly evaluated. We, Kensington residents, Floyd and Yolanda Thomas, 4186 Hilldale Road, request that project #105244 be moved to at least 60 days from the original hearing date of November 8, 2007.

Thank you,
Floyd and Yolanda Thomas

See what's new at AOL.com and Make AOL Your Homepage.

001041

Fisher, John

From: jbelk15@cox.net
Sent: Tuesday, November 06, 2007 10:17 AM
To: Councilmember Atkins
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro
Subject: Project #105244 (Kensington Terrace)

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Virginia E. Belk, a 9 year resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007.

I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Virginia E. Belk

4949 Westminster Terrace

San Diego, CA 92116

001842

Fisher, John

From: DixBlake@aol.com
Sent: Tuesday, November 06, 2007 9:31 AM
To: "Undisclosed recipients: \\;"@Yosemite.API
Subject: Kensington Terrace Project - do not postpone

Dear Mayor Sanders:

We are residents of Kensington, living at 4645 West Talmadge Drive. We also own property at 4745 Terrace Drive in Kensington. We have been aware of the Kensington Terrace project for some time and have attended meetings regarding this project.

We feel that the developer has provided ample information, and has made adjustments as requested by the residents. He has also met the city's requirements.

It is too bad that some residents have been unaware of the plans, and have not participated in the review of the project over the past two years. However, their lack of participation does not mean the hearing or the project should be postponed.

We would like to request that the hearings not be postponed.

Sincerely,

John and Dixie Blake
4645 W Talmadge Drive
San Diego, CA 92116
619 281 2867 phone
dixblake@aol.com email

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001643

Fisher, John

From: kamiller92020@yahoo.com
Sent: Tuesday, November 06, 2007 8:47 AM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS
Subject: Kensington Terrace Project

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Kate Miller, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
Kate Miller

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001644

Fisher, John

From: 4halls@cox.net
Sent: Tuesday, November 06, 2007 6:53 AM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: Planning Commission Committee Hearing/Kensington

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a

proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. We, Tim and Ellen Hall, residents

of the community of Kensington, are requesting that you move the Planning Commission's Committee hearing with respect

to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. We strongly believe that our

community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get

our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide

comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Tim and Ellen Hall

4130 Rochester Road

San Diego, CA 92116

From: 001614 Julia Webb
To: Jerry Sanders
Date: Tuesday, November 06, 2007 12:51:30 AM
Subject: KENSINGTON TERRACE PROJECT 105244

Mayor Jerry Sanders:

Subject: Kensington Terrace project 105244 :

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Julia Webb, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

I am particularly concerned that this proposal would end parking in front of the residences and businesses along Adams Ave. from Aldine to Highway 15. All for a strip mall that will require chain stores to pay its rent and therefore totally destroy the character of the neighborhood. My neighbors have no idea this is happening.

Sincerely,

Julia Webb, Resident

4549 E. Talmadge Dr.

San Diego 92116

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CC: DSDEAS DSDEAS, John Fisher, Dan Stricker

001046

From: Ellen Hall
To: Jerry Sanders
Date: Tuesday, November 06, 2007 7:02:54 AM
Subject: Planning Commission Committee Hearing/Kensington

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a

proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. We, Tim and Ellen Hall, residents

of the community of Kensington, are requesting that you move the Planning Commission's Committee hearing with respect

to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. We strongly believe that our

community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get

our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide

comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Tim and Ellen Hall

4130 Rochester Road

San Diego, CA 92116

CC: Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001647

From: Kate Miller
To: Jerry Sanders
Date: Tuesday, November 06, 2007 8:47:15 AM
Subject: Kensington Terrace Project

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Kate Miller, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
Kate Miller

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<http://mail.yahoo.com>

CC: Dan Stricker, John Fisher, DSDEAS DSDEAS

001648

From: DixBlake@aol.com
To: Undisclosed recipients
Date: Tuesday, November 06, 2007 9:31:44 AM
Subject: Kensington Terrace Project - do not postpone

Dear Mayor Sanders:

We are residents of Kensington, living at 4645 West Talmadge Drive. We also own property at 4745 Terrace Drive in Kensington. We have been aware of the Kensington Terrace project for some time and have attended meetings regarding this project.

We feel that the developer has provided ample information, and has made adjustments as requested by the residents. He has also met the city's requirements.

It is too bad that some residents have been unaware of the plans, and have not participated in the review of the project over the past two years. However, their lack of participation does not mean the hearing or the project should be postponed.

We would like to request that the hearings not be postponed.

Sincerely,

John and Dixie Blake
4645 W Talmadge Drive
San Diego, CA 92116
619 281 2867 phone
dixblake@aol.com email

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001649

From: Jenny Belk
To: ToniAtkins
Date: Tuesday, November 06, 2007 10:18:02 AM
Subject: Project #105244 (Kensington Terrace)

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Virginia E. Belk, a 9 year resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007.

I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Virginia E. Belk

4949 Westminster Terrace

San Diego, CA 92116

001650

From: Planning Commission
To: Fisher, John
Date: Tuesday, November 06, 2007 10:33:58 AM
Subject: Fwd: In support of Kensington Building Project.

HEY! We got one in favor!!! :-)

>>> jroudebush@cox.net 11/6/2007 10:20:AM >>>

Memo to: Members of Planning Commission
From: Keith and Janice Roudebush
Subject: Planning commission Agenda
Date: November 6, 2007

I am writing in support of the Planning Commission to maintain the scheduled review of the Kensington building project developed by Allard Jansen. Very recently a flyer with completely incorrect information was circulated within the Kensington community. This flyer upset a number of people and Mr. Jansen and the KenTal Planning Commission addressed these concerns with another community meeting held last Thursday on November 1. At this meeting, which lasted almost three hours, people were able to raise their concerns. Now after several years of planning and an opportunity for input, a group including our city's district attorney who is not a member of community and for some reason thought he should be part of this meeting, are attempting to block this project. As members of the Kensington community, my husband and I are in full support of this project and encourage the members of the San Diego Planning Commission to move forward and to give their full approval of Mr. Jansen's project.

Below you will find a listing of information that has been available over the last two years regarding this project. Nothing has been a secret now after all the work, studies and preparation, it is time to allow Mr. Jansen to move forward.

There was a planning change sign posted on property for months and this has been a subject of numerous planning group meetings dating back two years. One of the first was in early 2006 and was a "visioning exercise" hosted by the Kensington Community Church

There was a huge FOR SALE sign posted on the two houses and the sale to Allard Jansen was reported in business media - it was clear that he would then re-work the "gas station site only" plans to include entire block

There have been stories about the planned project in the Union Tribune, Daily Transcript, North Park News and on local blogs. These public meetings are on various City websites, are posted on library and open to all - but people did not participate. Agendas are mailed to all who are interested in keeping up to date on the Ken Tal Meetings

In addition - Allard Jansen has spoken at numerous groups throughout the community.

CC: Stricker, Dan

001651

From: Floytom@aol.com
To: Jerry Sanders
Date: Tuesday, November 06, 2007 11:07:09 AM
Subject: Kensington Terrace#105244

Mayor Sanders,

This e-mail is a request to ask that the Planning Commission Committee Hearing scheduled for November 8 be rescheduled in at 60 days or later. Toni Atkins' office indicated that it is the Mayor who must make this request concerning the Kensington Terrace project # 105244.

The proposed project has been kept very quite for us Kensington residents. When the property went up for sale there was a 6 foot by 4 foot sign indicating the sale. But not now when so much is at stake for all the Kensington residents that must travel to Adams Avenue to get out of Kensington. I only found out, two days ago by accident, while taking a walk. The 8 by 12 sign was posted on a palm tree on Kensington Drive. While speaking to other Kensington residents I firmly believe that the scope and impact of this project was not properly communicated to those that will be affected.

This proposed three story development will create havoc for us Kensington residents while being built and will create traffic jams, traffic accidents and prevent the evacuation by land of Kensington residents in case of fire.

Kensington is a prime area for fires because of the many canyons. While the project is being built there will only be one street for us to get on to Adams Avenue. It is already a bad traffic situation with the existing three story building across the street from the proposed project.

Senator Feinstein has stated that Planning Commissions should take careful look at where they approve new developments and this project certainly is an area that needs more evaluation because the Kensington residents living north of the proposed development will be caught in a death trap if a fire were to hit during such a large proposed complex that will block traffic.

The parking situation is already terrible because of the existing three story building on Adams. Patrons of the complex take up blocks of parking around the area from early morning till late at night. The large trucks delivering products take up so much of the Kensington Drive and Marlborough streets that visibility is curtaied for us drivers going on to Adams.

There are big public safety and environmental issues that have not been properly evaluated. We, Kensington residents, Floyd and Yolanda Thomas, 4186 Hilldale Road, request that project #105244 be moved to at least 60 days from the original hearing date of November 8, 2007.

Thank you,
Floyd and Yolanda Thomas

See what's new at AOL.com and Make AOL Your Homepage.

CC: Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, achesbro@sandiego.gov

001652

From: Planning Commission
To: Stricker, Dan
Date: Tuesday, November 06, 2007 11:56:07 AM
Subject: Fwd: Public Hearing: Kensington Adams Avenue Development (Project 105244 - - Kensington Terrace)

>>> wayne murphy 11/6/2007 11:54:AM >>>
Toni,

As a 15 year resident of the Kensington community and one of your constituents, I was surprised to learn yesterday (November 5) of the subject final public hearing before the Planning Commission scheduled for November 8. The hearing is to be held at the City Council Chambers.

I learned about the hearing through a flyer left on my front porch apparently by a Kensington neighborhood advocacy group. The flyer lists the names and addresses of citizens who reside on Edgeware Road and whose property is most impacted by the proposed project.

This matter seems similar to the controversy which existed last year when a very large development was proposed on University Avenue in Hillcrest. Eventually you concluded that the businesses in Hillcrest were in need of that development and you therefore voted for it in spite of the controversy.

The Kensington area is a much smaller one and has a very limited corridor of businesses located on Adams Avenue between the Rt. 15 interchange and Van Dyke Avenue/Aldine Drive.

The building of the proposed enormous commercial and residential project will largely subsume that corridor and result in major and permanent changes in our pedestrian-oriented Kensington community. Apparently the proposal with the City Council's concurrence will result in street widening, traffic control, lane striping, 115 additional parking spaces and approximately 2500 additional vehicular trips per day. The project also apparently requires approval of a height variance to accommodate the three story structure and a two level underground parking garage.

I will plan on attending the Commission hearing on November 8.

My really big concern is that there was no communication from your office to the homeowners within this community about this major project. For example, I recently received a notice at my home from the City of San Diego of the inspection of our sewer lines to the end of retrofitting the lines if feasible. One would think that the construction of such a project as the subject one within the community would have been announced broadly and receive broad input from the community.

I hope that you will consider personal involvement in this project to the end of assuring that broad input from the homeowners in the Kensington community is sought and carefully considered before action on the project is taken. It would be highly desirable to postpone the Planning Commission action on November 8 until opportunity for broad input is provided.

Thank you for considering my request.

Wayne Murphy
4509 Van Dyke Avenue
San Diego, CA 92116

Phone (619) 280-9880

CC: Fisher, John

001053

From: Karen Capp
To: Planning Commission
Date: Tuesday, November 06, 2007 12:39:21 PM
Subject: Kensington Terrace proposed development

Dear Planning Commission,

I am writing in regards to the hearing that is scheduled for this Thursday at 9:30am to review the proposed Kensington Terrace Development. I am requesting a continuance of this hearing so that our neighborhood may have more time to work with Ken-Tal and the developer to get answers to more of our questions. My husband and I, homeowners in Kensington, only found out the night before the originally scheduled October meeting that this was to be a 3 story complex. We found this out because I happened to walk by a realtor office and I saw a public notice. We don't live within 300 feet of the proposed development site and therefore received no mailings on this issue. We had heard that development was going to happen and I don't object to that, but we do object to the SIZE of this development and the increased traffic and parking congestion it will bring. We immediately sent an email to your commission objecting to this development and we received the email back that the hearing had been moved to Nov. 8th. Since that time we have spoken with many of our neighbors and found that none of them had accurate information on the changes planned for Adams Avenue. Additionally we attended the meeting with the developer held at the Kensington Church and would like to point out that it was well attended and many people had a number of questions. Not all those questions were answered and it seems that there is still room for better solutions.

We urge you to give this historic neighborhood a chance to become involved in a project that could literally change the face of the neighborhood and will, undoubtedly, set the tone for future development to come. While many different points were raised at last Thursday night's meeting, three points are of utmost importance to me:

My husband and I both feel that 3 stories is simply overpowering to Adams Avenue. We'd like development to happen and agree that what we have now is an eyesore, but we'd like development in keeping with the rest of the street, more like the redevelopment that has happened in South Park versus Hillcrest. We are paving the way for future development on Adams now and would like to encourage a more quaint restoration, in keeping with historical feel of neighborhood, versus the very dense and large scale of what is proposed. *I think with some cooperation between developer and residents this really can still happen.* If you drive South Park and then Hillcrest I think you'll very clearly see the difference in the results there.

The parking issues for Edgeware and Marlborough are of concern and while we appreciate that the developer is putting in parking, which is a good and necessary move, we'd like to see better protection for the residents of those streets, i.e. residential parking stickers for them with developer paying for street signage reserving those areas for people with parking stickers. The problem we foresee with underground validated parking is people will choose the street parking first. We don't live on either of these streets (we are on Norfolk Terrace) but out of respect for our neighbors I think this should be thought through.

Additionally the alley behind the gas station will be a very busy 2 way street and stop signs should be

001054

planned for these intersections, otherwise people (and children) walking up to the park and the library will still be competing with motorists to cross just as they were with gas station traffic. We would like to be proactive in the planning for these intersections, safeguarding pedestrians now, not after the fact.

In summary, my husband and I aren't trying to stop this development we are just requesting some time to try to work with Ken-Tal and the developer to bring in more of the community's feedback now that more people are in the loop. I think that is reasonable and I'd love to see a development go in that the vast majority of residents are happy to support so we can bring in businesses that will serve the community and be successful in our neighborhood with residents ready to frequent their establishments.

Best regards,

Karen Capp

4195 Norfolk Terrace

San Diego, CA 92116

619-750-4468

CC: Jerry Sanders, ToniAtkins, DSDEAS DSDEAS, Dan Stricker, 'Tom Capp'

001655

From: Planning Commission
To: Stricker, Dan
Date: Tuesday, November 06, 2007 11:48:34 AM
Subject: Fwd: allard project number 105244

>>> Bill 11/6/2007 10:39:AM >>>
BILL CROSTHWAITE
4560 E. TALMADGE DRIVE
SAN DIEGO, CA 92116
619-281-2456 VOICE/FAX

November 6, 2007

City of San Diego Planning Commission
1222 First Avenue 4th Floor
San Diego, CA 92101

EMAIL and FAX ONLY

RE: Project number 105244

Dear Planning Commission:

This project should be sent back to the Kensington Talmadge Planning Committee for additional review and noticing.

I believe the requirement to approve this project is if the project is better for the community. This project should not go forward till all of the traffic and other issues are resolved. This project will not benefit the community.

While the project is on Adams and Marlborough Street and Edgeware Road, the impact will be community wide. This is due to the additional traffic and potential traffic mitigation per the traffic report. Since the whole community of Kensington and Talmadge Park I will be impacted - notices should go out to the impacted community.

Page 39 of the June 12, 2007 Kensington Terrace Draft Traffic Impact Analysis 10.3 concludes with the project is calculated to have 6 direct impacts at the aforementioned locations. "All of the impacts were either mitigated by re-striping Adams Avenue to a 3 lane collector from I-15 to Aldine, widening Marlborough Drive from Adams Avenue to the project alley, or no mitigation was found necessary due to the acceptable intersection and arterial LOS."

Also, a signalized intersection is proposed for Adams Avenue and Kensington Drive. This signalized intersection will also impact the entire community mentioned above. The entire community should be noticed as they will be impacted.

When I-15 was being developed along with the Kensington Talmadge Master Plan, the community spent much time discussing traffic along Adams Avenue and Aldine Drive. The same community input should be sought for this change. About this same time frame, a portion of the community requested a stop sign at Adams Avenue and Kensington Drive. Traffic Engineering denied this request as traffic would backup into the community. What has changed to propose a signalized intersection? The whole community should be noticed on this issue.

With the proposed changes in place it will negatively impact Aldine Drive. This street was been under review for a long time and is in need of improvements. I did not see where the traffic report analyzed this condition. Another reason for this project to go back to the Planning Committee.

001656

On page 25 of the Kensington Terrace Draft Traffic Impact Analysis report dated June 12, 2007 the chart shows 20,664 ADT on Adams between Kensington Drive and Marlborough. Between Marlborough and Edgeware going east there are 11, 124 ADT. Then in the next block only 7,226 ADT. Where did the 3,898 ADT go?

There was also some discussion about removing the ballards at the end of the north and south parking lots on Terrace Drive. The community spent many hours discussing this issue to come up with the current situation. The whole community should be noticed on all of these important traffic issues.

Another issue is delivery hours. I believe the City Council for another infill project in Carmel Valley put restrictions on the delivery hours. This occurred several months ago. If I remember correctly, the acceptable hours of delivery were 9AM to 9 PM. Restricted delivery hours are a must for this project. If possible, penalties of some kind should be in the permit for violations.

Please send this project back to the Kensington Talmadge Planning Committee for these questions to be reviewed by the community before any action by the Planning Commission.

Sincerely,

/s/

Bill Crosthwaite

001657

From: Planning Commission
To: Fisher, John; Stricker, Dan
Date: Tuesday, November 06, 2007 11:56:17 AM
Subject: Fwd: Allard's project

>>> Darlene Love 11/6/2007 10:48:AM >>>

I am a property owner in Kensington. In fact my property is across the street from the planned Kensington Park Plaza. My property is located on the S.E. corner of Adams and Marlborough.

I support the Nov. 8th meeting, and hope you make a decision to let him get started on his project.

I am concerned about traffic issues and parking.

Darlene Love

001658

From: Planning Commission
To: Fisher, John; Stricker, Dan
Date: Tuesday, November 06, 2007 12:51:12 PM
Subject: Fwd: Reference Project #105244

>>> Susy Gonzalez 11/6/2007 12:35:PM >>>
Project Reference-105244

To the City of San Diego Planning Commission,

We are the residents of 4585 Van Dyke Avenue we have 2 daughters, a 6 year old and 3 year old.

We were notified about this 3-story building and 2-under ground level parking and the elimination of our gas station and parking on Adams Ave. between the I-15 and Aldine.

Ever since the I-15 was built we have had more traffic on Adams Ave. from Terrace to Van Dyke Ave. I have seen a number of accidents ever since the freeway exit was built, and now this wealthy developer from Del Mar (non Kensington resident) is wanting to make it worse!!! By building a monstrosity in our laid back village. In return this is going to cause traffic, nonresidents parking in our streets, more accidents, and more noise pollution.

Who does this man think he is?! He does not live here which means he does not care. He thinks he can change building codes just because he has money. I know the city of San Diego needs more revenue like sales tax, property tax, etc. But come on this is not the way to go about it.

My wife almost got hit twice crossing the intersection, in other words it is already bad why make it worse.

I highly urge you to reconsider this permit by keeping it 2-stories at the most and by keeping our gas station and our parking!!

Sincerely,

Alex and Susy Gonzalez

Help yourself to FREE treats served up daily at the Messenger Café. Stop by today!

001659

From: Peterson, Mark NAVAIR ISEO (Engineer)
To: wayne murphy, ToniAtkins
Date: Tuesday, November 06, 2007 1:30:37 PM
Subject: Public Hearing: Kensington Adams Avenue Development (Project 105244 - - Kensington Terrace)

Dear Councilperson Atkins,

My partner, Wayne Murphy has sent his concerns about the proposed shopping center in Kensington. I wish to add my views as well.

I had heard about this project from local merchants, but did not realize that the permit process was moving ahead so quickly with so little publicity. A project of this size will change Kensington dramatically.

I will not be able to attend the public hearing, but want to point out a few things and ask a few rhetorical questions:

1. Aldine is a winding, steep street with homes near the top of the hill. How will heavy traffic influence those people? The connecting North/South streets lead to El Cajon Blvd through well kept neighborhoods. The other access to this is Adams Ave. off 15.
2. How will a huge, 3 storey building integrate with the homes south of Adams Avenue? Will these homes be overshadowed? How will this affect their value?
3. This area is not blighted by any means. It may be old, and some property may need repairs, but for the most part, the buildings are quite repairable.
4. Has the prospect of this shopping center dissuaded owners of property along Adams Avenue from doing proper maintenance? Is this a similar situation to the neighborhood along 40th Street before Highway 15 was built between Adams and Landis? Has San Diego Planning shot itself in its own foot?
5. There are blighted areas just 4 blocks South along El Cajon Boulevard. Why is it necessary to disturb the small town nature of Kensington to make it like Village Hillcrest? That area in Hillcrest was a dump, this area is not, by any stretch of the imagination.
6. The logic in this project is not clear at all. Why is the City trying to fix something that is not broken?
7. Is this project good for Kensington, or is this a developer who just wants to make a profit off of one of San Diego's most charming neighborhoods?
8. Why is this project so big? This is a case of putting 10 lbs of potatoes in a 5 lb sack.

Sincerely,
Mark Peterson

4509 Van Dyke Ave

001660

San Diego, CA 92116
(619)553-9937 work
(619)282-4548 home

CC: scottpeters@sandiego.gov, Council Member Kevin Faulconer, Anthony Young, Brian Maienschein, Donna Frye, Jim Madaffer, Ben Hueso, Jerry Sanders, Planning Commission, todd.merriman@uniontrib.com

001661

From: Celia Conover
To: Mayor. Office of the
Date: Tuesday, November 06, 2007 6:01:55 PM
Subject: Kensington Terrace proj. 105244

Dear Mayor Sanders,

I am respectfully asking that you have the November 8th hearing on the Kensington Terrace project postponed due to the apparent feelings of a very large turn-out at the meeting at the local church of people who felt this project has a large impact on the community, but were *not aware of the full extent of it until that night last week.*

There is a strong feeling that the meeting on the 8th would be the final approval, yet many people have just learned of the project. There is a feeling of inevitability and even dread for some people. People in the meeting expressed respect for the efforts that Allard Jansen has made in the design of this project, and his willingness to speak forthrightly at the meeting and answer questions, but an overwhelming concern that was repeatedly voiced is that this project is just too large for this site.

Along the entire 3 mile stretch of Adams, from Park Blvd. to Aldine, there are only five or six three story buildings. Even at its most active center the buildings are only one & two story. The site of this project is just where commercial use along Adams dwindles and it becomes residential only. All the current residential is also one & two story. The approval of this building would significantly change the historic character of Kensington.

The other major concern is for the amount of traffic the project will generate in an already congested area, and the safety of the pedestrians and drivers due to this traffic. The current plan Allard is proposing has conformed to the requirements, but still seems *heavily flawed, especially since it relies heavily on an alley to funnel two way traffic to and from the project.* An alley that also must handle delivery trucks and garbage service.

I realize this could be perceived as a conflict of interest for you since you live just blocks away, but please don't let that stand in the way of listening to this request for a delay.

Thank you,
Celia

CC: Stricker. Dan, Fisher. Jim, DSDEAS DSDEAS, Atkins. Councilmember, Chesebro. April

001662

From: don wall
To: Mayor. Office of the
Date: Tuesday, November 06, 2007 7:50:40 PM
Subject: Kensington Terrace project 105244

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Donald W. Wall, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
Donald W. Wall
5167 Marlborough Dr.
San Diego, CA 92116
619 282-4186

CC: Stricker. Dan, Fisher. John, DSDEAS DSDEAS, Atkins. Councilmember, Chesebro.
April

001663

From: Larry Zwissler
To: Planning Commission
Date: Tuesday, November 06, 2007 8:36:13 PM
Subject: Kensington Terrace Project#105244 Request for continuance

Dear City Officials,

I have just learned today for the first time about a public hearing regarding the referenced subject matter and I am very concerned about the impact this new development could have on this historic area of San Diego. *I am in full support of responsible development, however, I have not had sufficient opportunity to learn about the details and provide feedback to the City of San Diego and the Project Developer. Unfortunately, I will be on business travel tomorrow and will be unable to attend tomorrow's meeting in person. Therefore, I request a Continuance with the purpose of simply delaying approval of the project for a period of time so that the developer can provide a workshop to educate all interested residents about the project, and give residents the opportunity to make educated comments to the Planning Commission regarding what is being proposed.*

Thanks for your consideration and understanding.

Regards...

Larry Zwissler

4228 Norfolk Terrace
San Diego Ca 92116
phone 619 516-1301

CC: Mayor. Office of the, Larry Zwissler, DSDEAS DSDEAS, Stricker. Dan, Fisher. John, Atkins. Councilmember

001664

From: Jane Milner-Mares
To: Planning Commission
Date: Tuesday, November 06, 2007 8:42:41 PM
Subject: Project 105244/Kensington Terrace

As 25 year residents of Kensington, we were disappointed to learn of an attempt to persuade the planning commission to grant a continuance to allow for further education and study of the proposed project. Frankly the project has been discussed in the neighborhood for months, and anyone with a genuine interest in learning more has had ample opportunity to do so. We therefore interpret the request for continuance as a hope to create sufficient delay, inconvenience, and financial cost to the developers that they decide not to pursue the project. In our view, such an outcome would be a great loss for Kensington.

Some residents of Kensington choose to ignore the fact that commercial areas in the city will necessarily experience increased density and development as the city continues to grow. In fact, the choice is not whether to develop, but how to develop. The lead developer on this project has shown himself to be responsible and innovative. His existing project at Adams and Marlborough has been a great contribution to the neighborhood. It is unlikely that another developer would be as sensitive to the neighborhood and develop a project of equivalent quality. If this project were defeated, or delayed with the result that the developers withdrew, a likely result is that this plan would be replaced by a strip mall with convenience stores which would dramatically detract from the quality and character of the neighborhood.

We therefore strongly oppose a continuance, and urge approval of the proposed plan.

Jane Milner-Mares
David Mares
Bristol Road

CC: dmares@dss.ucsd.edu, DSDEAS DSDEAS, Stricker. Dan, Mayor. Office of the, Fisher. John, Atkins. Councilmember

001665

From: Point Loma Publications
To: Mayor. Office of the
Date: Tuesday, November 06, 2007 9:22:05 PM
Subject: Fw: Email Communication to City of San Diego

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially *change the traffic and parking issues of our neighborhood.*

Significant public safety and environmental issues have not been properly evaluated. as well as the impact on already serious traffic congestion and parking problems. As a business owner of the community of Kensington, I am requesting you, Mayor Sanders, to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. I receive daily comment from Kensington residents that they are outraged that they have not been informed in a timely manner about this project. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Ken Small

WisdomTraditions Institute

4060 Adams Ave.

San Diego, Ca. 92116

001666

From: rjmckenney@aol.com
To: Mayor. Office of the
Date: Tuesday, November 06, 2007 9:32:47 PM
Subject: Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. We, Rebecca and Carl McKenney, residents of the community of Kensington, are requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. We strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
Rebecca and Carl McKenney
4114 Rochester Rd.
San Diego, CA 92116

Email and AIM finally together. You've gotta check out free AOL Mail!

CC: Stricker. Dan, Fisher. John, DSDEAS DSDEAS

001667
From: Pamela Hubbell
To: Atkins, Councilmember
Date: Tuesday, November 06, 2007 9:24:20 PM
Subject: RE: Kensington Terrace

Dear Councilmember Atkins:

Thank you for your response to my email in which I stated my serious concerns about the Kensington Terrace development. It was assuring to know that you have taken the time to look into the progress of this project.

Please consider the points I have made below in regards to the issue of public noticing that has occurred for this project.

1. The Ken-Tal Planning Group publicizes their meetings on the library marquis; however, I have been told that the notice would just announce their meeting date/time and state that Allard Jansen would be presenting. Most residents driving through Kensington would not know that that referred to a major developer and his Kensington Terrace project. Perhaps more specific notices went to residents who had attended Ken-Tal meetings before and were on a list, but to say Ken-Tal "publicly-noticed" their meetings does not mean that they "publicly-noticed" what was under discussion.

2. Within 300 feet of the proposed site there is a high number of businesses and rentals. The Notices of Application had to go to property owners, so it is fair to say that a significant number of those notified were not representative of the residents who are just now learning about the project and speaking out about it.

3. Even if residents had heard about new development going in at that site, they would have likely assumed that our Ken-Tal Planning Group would be acting as good stewards of our unique community. I'm sure Ken-Tal affected substantial modifications to the project for the benefit of the community, but as a resident I for one cannot believe they would approve a 3-story, 1-block long development in Kensington with no agreements in place to ensure that we do not end up with a 7/11 and a McDonald's in the heart of our historic community.

4. Allard Jansen did present to the residents on Nov. 1, and he very generously listened to our comments and answered questions. However, none of the opposition's concerns were "addressed" in any way, shape or form.

5. Finally, you outline what appears to be a fairly airtight case in defense of the "noticing" efforts that have taken place. You seem fairly convinced yourself that all requirements were met. However, near the end of the Nov. 1 meeting between Allard Jansen and residents, I asked him if he could just reflect on some of the issues he would be taking away with him from those who spoke in opposition to the project. The only point he conceded was that there seemed to have been a breakdown in "noticing."

001068

Stricker, Dan

From: cc@studioconover.com
Sent: Tuesday, November 06, 2007 6:01 PM
To: Mayor, Office of the
Cc: Stricker, Dan; DSDEAS DSDEAS; Fisher, Jim; Chesebro, April; Atkins, Councilmember
Subject: Kensington Terrace proj. 105244

Dear Mayor Sanders,

I am respectfully asking that you have the November 8th hearing on the Kensington Terrace project postponed due to the apparent feelings of a very large turn-out at the meeting at the local church of people who felt this project has a large impact on the community, but were not aware of the full extent of it until that night last week.

There is a strong feeling that the meeting on the 8th would be the final approval, yet many people have just learned of the project. There is a feeling of inevitability and even dread for some people. People in the meeting expressed respect for the efforts that Allard Jansen has made in the design of this project, and his willingness to speak forthrightly at the meeting and answer questions, but an overwhelming concern that was repeated voiced is that this project is just too large for this site.

Along the entire 3 mile stretch of Adams, from Park Blvd. to Aldine, there are only five or six three story buildings. Even at it's most active center the buildings are only one & two story. The site of this project is just where commercial use along Adams dwindles and it becomes residential only. All the current residential is also one & two story. The approval of this building would significantly change the historic character of Kensington.

The other major concern is for the amount of traffic the project will generate in an already congested area, and the safety of the pedestrians and drivers due to this traffic. The current plan Allard is proposing has conformed to the requirements, but still seems heavily flawed, especially since it relies heavily on an alley to funnel two way traffic to and from the project. An alley that also must handle delivery trucks and garbage service.

I realize this could be perceived as a conflict of interest for you since you live just blocks away, but please don't let that stand in the way of listening to this request for a delay.

Thank you,
Celia

001669

Thank you for continued attention to this matter.

Sincerely,

Pam Hubbell

4080 Terrace Court

San Diego, CA 92116

From: ToniAtkins [mailto:ToniAtkins@sandiego.gov]
Sent: Mon 11/5/2007 4:39 PM
To: ToniAtkins
Subject: Kensington Terrace

Dear Concerned Resident:

Thank you for contacting my office regarding the current proposed project on Adams Avenue, between Marlborough Drive and Edgeware Road, known as Kensington Terrace. Your communication with me is important and I appreciate your thoughts and observations regarding this matter.

I have read and will keep all of the letters and e-mails that I have received on this issue. Input from citizens is an important part of the legislative process, and I will consider your opinion if the proposed Kensington Terrace project comes before the City Council.

I believe in the community process and letting projects go through the rigorous City and community approval procedure. It is inappropriate for Councilmembers to interfere with the Planning Commission process because the project could potentially be appealed to Council for final decision.

After I was informed that residents voiced concern over the public notification of this project, I asked the Planning Department to explain the history of the project. I was informed that public planning charrettes for the Kensington Terrace project have taken place since February 2006 and the project has been discussed at numerous publicly-noticed local planning committee meetings. The City's Planning Department notified all residents within 300 feet of the proposed project on November 30, 2006 with the first Notice of Application and again on June 21, 2007 with the revised Notice of Application. On October 10, 2007, the Kensington-Talmadge Planning Committee unanimously voted to approve Kensington Terrace with a vote of 9-0-0. The first Notice of Public Hearing was mailed to the same residents on October 18, 2007 and again on October 24, 2007. The Notice of Hearing was also publicized in the Daily Transcript. In response to numerous community members who expressed that they were not aware of the project, Kensington Terrace's developer held an ad-hoc meeting on November 1, 2007 to address these

001670

residents* concerns.

I hope you find this information useful. If you would like to express your concerns about the project, you may do so at the Planning Commission meeting on Thursday, November 8, 2007, when the Kensington Terrace project will be heard. The Planning Commission will be meeting at 9am at 202 C Street, on the 12th Floor, in Council Chambers.

I assure you that I'll continue to monitor this issue as it moves forward and I appreciate your taking the time to get in touch with me. Please feel free to contact me anytime on this or any other City-related matter.

Sincerely,

TONI ATKINS
Councilmember, Third District
City of San Diego

TA: ac

CC: Planning Commission, Stricker, Dan, Fisher, John, Mayor, Office of the

001671

BILL CROSTHWAITE
4560 E. TALMADGE DRIVE
SAN DIEGO, CA 92116
619-281-2456 VOICE/FAX

November 6, 2007

City of San Diego Planning Commission
1222 First Avenue 4th Floor
San Diego, CA 92101

EMAIL and FAX ONLY

RE: Project number 105244

Dear Planning Commission:

This project should be sent back to the Kensington Talmadge Planning Committee for additional review and noticing.

I believe the requirement to approve this project is if the project is better for the community. This project should not go forward till all of the traffic and other issues are resolved. This project will not benefit the community.

While the project is on Adams and Marlborough Street and Edgeware Road, the impact will be community wide. This is due to the additional traffic and potential traffic mitigation per the traffic report. Since the whole community of Kensington and Talmadge Park I will be impacted – notices should go out to the impacted community.

Page 39 of the June 12, 2007 Kensington Terrace Draft Traffic Impact Analysis 10.3 concludes with the project is calculated to have 6 direct impacts at the aforementioned locations. "All of the impacts were either mitigated by re-striping Adams Avenue to a 3 lane collector from I-15 to Aldine, widening Marlborough Drive from Adams Avenue to the project alley, or no mitigation was found necessary due to the acceptable intersection and arterial LOS."

Also, a signalized intersection is proposed for Adams Avenue and Kensington Drive. This signalized intersection will also impact the entire community mentioned above. The entire community should be noticed as they will be impacted.

When I-15 was being developed along with the Kensington Talmadge Master Plan, the community spent much time discussing traffic along Adams Avenue and Aldine Drive. The same community input should be sought for this change. About this same time frame, a portion of the community requested a stop sign at Adams Avenue and Kensington Drive. Traffic Engineering denied this request as traffic would backup into

001672

the community. What has changed to propose a signalized intersection? The whole community should be noticed on this issue.

With the proposed changes in place it will negatively impact Aldine Drive. This street was been under review for a long time and is in need of improvements. I did not see where the traffic report analyzed this condition. Another reason for this project to go back to the Planning Committee.

On page 25 of the Kensington Terrace Draft Traffic Impact Analysis report dated June 12, 2007 the chart shows 20,664 ADT on Adams between Kensington Drive and Marlborough. Between Marlborough and Edgeware going east there are 11, 124 ADT. Then in the next block only 7,226 ADT. Where did the 3,898 ADT go?

There was also some discussion about removing the ballards at the end of the north and south parking lots on Terrace Drive. The community spent many hours discussing this issue to come up with the current situation. The whole community should be noticed on all of these important traffic issues.

Another issue is delivery hours. I believe the City Council for another infill project in Carmel Valley put restrictions on the delivery hours. This occurred several months ago. If I remember correctly, the acceptable hours of delivery were 9AM to 9 PM. Restricted delivery hours are a must for this project. If possible, penalties of some kind should be in the permit for violations.

Please send this project back to the Kensington Talmadge Planning Committee for these questions to be reviewed by the community before any action by the Planning Commission.

Sincerely,



Bill Crosthwaite

Stricker, Dan

001673

From: bxwaite@pacbell.net
Sent: Tuesday, November 06, 2007 10:41 AM
To: Stricker, Dan
Subject: project number 105244

Attachments: alllard project.doc



alllard project.doc
(28 KB)

Dan,

Attached is the email I faxed and emailed to the Planning Commission.

Thanks for your assistance.

Bill Crosthwaite
619-281-2456
bxwaite@pacbell.net

001674

Gary Matson, Jr.
4591 Vista St.
San Diego, CA 92116

November 6, 2007

San Diego Planning Commission
1222 First Ave., 4th Floor
San Diego, CA 92101

RE: Kensington Terrace Planned Development Permit for Adams Avenue in the Community of Kensington

Dear Sirs/Madams:

I am a resident of Kensington. I have just learned the details of the planned development of the property on Adams Avenue between Marlborough and Edgeware Road. I and many other members of the community had heard about a proposed development on this site but many of us had assumed it would be similar in scale to the development on the other side of Marlborough on Adams (Starbucks, etc.). We had heard there would be a market, a few other retail stores and some condos. Most of us were very happy to hear of this planned improvement to the area.

Now we learn that they want a height variance, 115 parking spaces, and will generate 2,479 new vehicle trips through Kensington daily! Even worse, they want to re-stripe Adams Avenue, creating a center turn lane, create bike lanes and essentially eliminate any parking on Adams Avenue.

Currently Adams Avenue is like a small town "Main Street". This proposal will turn it into a busy thorough-fare for the sole purpose of increasing the profits of one property owner!

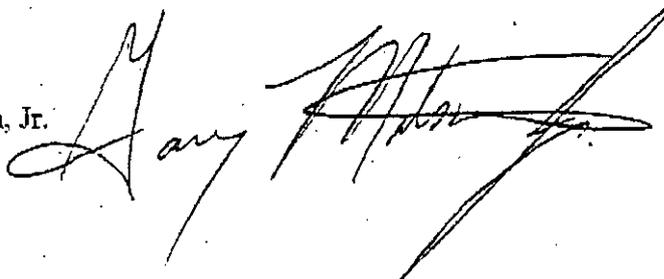
I can't believe city planners would even consider letting this developer red-curb all of Adams Avenue from I-15 to Aldine! Where are all the cars who want to go to other area businesses (the local restaurants, cinema, etc.) going to go for parking? Answer: They are going to clog up the residential side streets including mine!

This new project, as proposed, will destroy the small-town character of Kensington!

Scale it down! No height variance! And DON'T destroy our beautiful community by re-striping and red-curbing Adams Avenue!

Sincerely,

Gary Matson, Jr.



001675

From: Peterson, Mark NAVAIR (SEO (Engineer))
To: wayne murphy, Toni Atkins
Date: Tue, Nov 6, 2007 1:30 PM
Subject: Public Hearing: Kensington Adams Avenue Development (Project 105244 - - Kensington Terrace)

Dear Councilperson Atkins,

My partner, Wayne Murphy has sent his concerns about the proposed shopping center in Kensington. I wish to add my views as well.

I had heard about this project from local merchants, but did not realize that the permit process was moving ahead so quickly with so little publicity. A project of this size will change Kensington dramatically.

I will not be able to attend the public hearing, but want to point out a few things and ask a few rhetorical questions:

1. Aldine is a winding, steep street with homes near the top of the hill. How will heavy traffic influence those people? The connecting North/South streets lead to El Cajon Blvd through well kept neighborhoods. The other access to this is Adams Ave. off 15.
2. How will a huge, 3 storey building integrate with the homes south of Adams Avenue? Will these homes be overshadowed? How will this affect their value?
3. This area is not blighted by any means. It may be old, and some property may need repairs, but for the most part, the buildings are quite repairable.
4. Has the prospect of this shopping center dissuaded owners of property along Adams Avenue from doing proper maintenance? Is this a similar situation to the neighborhood along 40th Street before Highway 15 was built between Adams and Landis? Has San Diego Planning shot itself in its own foot?
5. There are blighted areas just 4 blocks South along El Cajon Boulevard. Why is it necessary to disturb the small town nature of Kensington to make it like Village Hillcrest? That area in Hillcrest was a dump, this area is not, by any stretch of the imagination.
6. The logic in this project is not clear at all. Why is the City trying to fix something that is not broken?
7. Is this project good for Kensington, or is this a developer who just wants to make a profit off of one of San Diego's most charming neighborhoods?
8. Why is this project so big? This is a case of putting 10 lbs of potatoes in a 5 lb sack.

Sincerely,
Mark Peterson

4509 Van Dyke Ave



Submittal Requirements

1/14/08 2:25 pm

001676

THE CITY OF SAN DIEGO
Development Services

Page 1 of 1

L64A-001

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: 147273 Title: 7-Eleven ROW

Project Mgr: Garcia, Rosa

(619)557-7925

rngarcia@sandiego.gov



Review Cycle Information

Review Cycle: 7 LDR-Drainage & Grades(Submit)

Opened: 01/09/2008 9:07 am

Submitted: 01/14/2008 2:22 pm

Due:

Closed:

Required Documents:

Package Type

Pkg Qty Document Type

Qty Needed

Public Improvement Plan	1	Construction Plan (DS-3179)	1
Development Agreement	1	Development Agreement	1
Construction Plan (DS-3179) (Redline)	1	Construction Plan (DS-3179) (Redline)	1
Cost Estimate	1	Construction Cost Estimate	1
Development Permit Exhibit	1	Development Permit Exhibit	1
Agreement - Stormwater BMP Maintenance	1	Agreement - Stormwater Mgmt. and Discharge Control	1
Agreement - Encroachment 1 (Redline)	1	Agreement - Encroachment 1 (Redline)	1



001677

From: Ingrid and Steve
To: Planning Commission
Date: Tue, Nov. 6, 2007 8:31 PM
Subject: Kensington Terrace project #105244

I am writing to ask for permission to attend and speak at the meeting to be held on November 8, 2007. I would really prefer that the meeting be postponed for several reasons, primarily my questions as to the accuracy of the traffic study. That gas station does not generate anywhere near 900 cars a day of traffic. It seems that based on the sales of gas, sundries and repairs the number is closer to 250.

This is a huge project. I am unclear as to why our small neighborhood would need such a huge and dense structure. I don't see how our small community could support the retail and office space planned for it. If people, and their cars, have to come in to fill the building, it will create a serious traffic problem and detract from the quality of life in the Kensington Village, instead of enhance it.

As a member of this community I must confess that I knew nothing of the plans until a few weeks ago. I do not recall ever receiving any information as to the plans for this property.

Developing this area will be a wonderful addition for our neighborhood but this particular plan seems much too large and dense for our small community.

For these reasons I urge you to demand another traffic study and postpone the hearing.

Sincerely,

Ingrid Qirko

001078

From: Larry Zwissler
To: Planning Commission
Date: Tue, Nov 6, 2007 8:36 PM
Subject: Kensington Terrace Project#105244 Request for continuance

Dear City Officials,

I have just learned today for the first time about a public hearing regarding the referenced subject matter and I am very concerned about the impact this new development could have on this historic area of San Diego. I am in full support of responsible development, however, I have not had sufficient opportunity to learn about the details and provide feedback to the City of San Diego and the Project Developer. Unfortunately, I will be on business travel tomorrow and will be unable to attend tomorrow's meeting in person. Therefore, I request a Continuance with the purpose of simply delaying approval of the project for a period of time so that the developer can provide a workshop to educate all interested residents about the project, and give residents the opportunity to make educated comments to the Planning Commission regarding what is being proposed.

Thanks for your consideration and understanding.

Regards...

Larry Zwissler

4228 Norfolk Terrace
San Diego Ca 92116
phone 619 516-1301

CC: Mayor. Office of the, Larry Zwissler, DSDEAS DSDEAS, Stricker. Dan, Fisher. John, Atkins. Councilmember

001679

From: Aaron Levin
To: Planning Commission
Date: Tue, Nov 6, 2007 4:48 PM
Subject: Free Self Storage Ads

Dear Storage Owner,

Infomoving.com is a Moving Companies Directory, We generate Moving Leads Nationwide for all your Moving needs.

We Also Generate Auto Transport Leads, as well as Self Storage, International Moving, Local Moving, Moving Boxes and Self Moving Leads

We welcome your linking to our site. We want to provide important information and services to your users and to provide an enrichment to your site.

If your clients are moving to your state or from your state or within your state. Infomoving.com can provide an easy way to help them find a professional mover to make their relocation more pleasant.

In Exchange to your link we will place an ad for you on our Self Storage Section for FREE!
This ad will also generate free leads for your bussiness therefore we require a home page link!

Check it out on this link : <http://www.infomoving.com/self-storage.aspx>

To View an Example Listing : [Click Here](#)

If You are interested in joining our team and putting our link on your website, the following code can be used for our text link. If your interested in a different text link or have any questions regarding links or anything else please Email us at: webmaster@infomoving.com or call at anytime 954-797-5202

Please copy the code and paste it to your website (below the code is a preview how it will look)

```
<a href= "http://www.infomoving.com/">Movers Quotes</a>
```

Movers Quotes

Thank you,
Yaron Levin - Advertising Manager
Infomoving.com

001630

From: Margarita Castro
To: Planning Commission
Date: Tue, Nov 6, 2007 3:19 PM
Subject: FW: Request for continuance procedure

Would you please let us know the following:

When will the agenda for November 15, 2007 Planning Commission meeting be available on line?

What are the requirements to request a continuance on an agenda item?

Thank you so much for your assistance.

Margarita Castro
email: mcastro1@san.rr.com
Tel: 858-278-3134

CC: Curtin, Sabrina

001681

From: Lisa Getchel
To: Planning Commission
Date: Tue, Nov 6, 2007 4:39 PM
Subject: Re: Fw: La Jolla Vista Townhouses HOA

Sabrina,

Thank you for the e-mail below. Have you found out anything on this matter? We are trying to Amend this Declaration in the very near future and need to know how to obtain approval from the Planning Commission as specified on the original document. I look forward to hearing back from you.

- Lisa

----- Original Message -----

From: Planning Commission
To: lgetchel@hoalaw.com
Sent: Friday, October 26, 2007 1:10 PM
Subject: Re: Fw: La Jolla Vista Townhouses HOA

Lisa,
I'm checking into it and will get back to you.

Thank you,

Sabrina Curtin
Development Services Department
619-321-3208
619-321-3200 fax

>>> Lisa Getchel 10/26/2007 10:47:AM >>>

----- Original Message -----

From: Lisa Getchel
To: planningcommision@sandiego.gov
Sent: Friday, October 26, 2007 10:31 AM
Subject: La Jolla Vista Townhouses HOA

Dear Sir of Madam:

I am with the lawfirm of Peters & Freedman, L.L.P. Our firm is currently Amending the Declaration of Restrictions for La Jolla Vista Townhouses HOA, located on Genesee Avenue in San Diego. In the body of the current Declaration of Restriction is states "no such amendment shall be effective until and unless the same be approved and consented to by the Planning Commission and/or the City Council of the City of San Diego". Therefore, we are inquiring as to how this should be accomplished. Please contact the undersigned as to procedures necessary to obtain this approval.

Thank you for your attention to this matter and I look forward to hearing back from you.

Sincerely,

001682

PETERS & FREEDMAN, L.L.P.

Lisa A. Getchel
Paralegal

(760) 436-3441 - Telephone
(760) 436-3442 - Facsimile

001683

From: gmatsonjr@cox.net
To: Planning Commission
Date: Tue, Nov 6, 2007 10:51 PM
Subject: Kensington Terrace Development Proposal

Dear Sirs/Madams:

I'm writing to you, as a resident of Kensington, to ask you to vote down the current development proposal by the Kensington Terrace Developer for Adams Avenue in Kensington. The current proposal would destroy the small town character of Kensington. Please scale it down and please do not re-stripe and red-curb Adams Avenue.

I have attached a more detailed letter on my position regarding this proposal.

Gary Matson, Jr.
4591 Vista St.
San Diego, CA 92116

001684

From: Dan Stricker
To: Commission, Planning
Date: Wed, Nov 7, 2007 9:13 AM
Subject: Fwd: Kensington Terrace Continuance

>>> woohoo365@cox.net 11/7/07 9:06 AM >>>

To Whom It May Concern,

I am writing to express concern about the Kensington Terrace project in its current proposed format. I am also requesting a Continuance be granted to allow residents of Kensington an opportunity to learn more about the project and make comments to the Planning Commission. Thank you,

Donna Pryor

Kensington Resident

001685

From: Pamela Hubbell
To: Atkins, Councilmember
Date: Tue, Nov 6, 2007 9:24 PM
Subject: RE: Kensington Terrace

Dear Councilmember Atkins:

Thank you for your response to my email in which I stated my serious concerns about the Kensington Terrace development. It was assuring to know that you have taken the time to look into the progress of this project.

Please consider the points I have made below in regards to the issue of public noticing that has occurred for this project.

1. The Ken-Tal Planning Group publicizes their meetings on the library marquis; however, I have been told that the notice would just announce their meeting date/time and state that Allard Jansen would be presenting. Most residents driving through Kensington would not know that that referred to a major developer and his Kensington Terrace project. Perhaps more specific notices went to residents who had attended Ken-Tal meetings before and were on a list, but to say Ken-Tal "publicly-noticed" their meetings does not mean that they "publicly-noticed" what was under discussion.

2. Within 300 feet of the proposed site there is a high number of businesses and rentals. The Notices of Application had to go to property owners, so it is fair to say that a significant number of those notified were not representative of the residents who are just now learning about the project and speaking out about it.

3. Even if residents had heard about new development going in at that site, they would have likely assumed that our Ken-Tal Planning Group would be acting as good stewards of our unique community. I'm sure Ken-Tal affected substantial modifications to the project for the benefit of the community, but as a resident I for one cannot believe they would approve a 3-story, 1-block long development in Kensington with no agreements in place to ensure that we do not end up with a 7/11 and a McDonald's in the heart of our historic community.

4. Allard Jansen did present to the residents on Nov. 1, and he very generously listened to our comments and answered questions. However, none of the opposition's concerns were "addressed" in any way, shape or form.

5. Finally, you outline what appears to be a fairly airtight case in defense of the "noticing" efforts that have taken place. You seem fairly convinced yourself that all requirements were met. However, near the end of the Nov. 1 meeting between Allard Jansen and residents, I asked him if he could just reflect on some of the issues he would be taking away with him from those who spoke in opposition to the project. The only point he conceded was that there seemed to have been a breakdown in "noticing."

001686

Thank you for continued attention to this matter.

Sincerely,

Pam Hubbell

4080 Terrace Court

San Diego, CA 92116

From: ToniAtkins [mailto:ToniAtkins@sandiego.gov]
Sent: Mon 11/5/2007 4:39 PM
To: ToniAtkins
Subject: Kensington Terrace

Dear Concerned Resident:

Thank you for contacting my office regarding the current proposed project on Adams Avenue, between Marlborough Drive and Edgeware Road, known as Kensington Terrace. Your communication with me is important and I appreciate your thoughts and observations regarding this matter.

I have read and will keep all of the letters and e-mails that I have received on this issue. Input from citizens is an important part of the legislative process, and I will consider your opinion if the proposed Kensington Terrace project comes before the City Council.

I believe in the community process and letting projects go through the rigorous City and community approval procedure. It is inappropriate for Councilmembers to interfere with the Planning Commission process because the project could potentially be appealed to Council for final decision.

After I was informed that residents voiced concern over the public notification of this project, I asked the Planning Department to explain the history of the project. I was informed that public planning charrettes for the Kensington Terrace project have taken place since February 2006 and the project has been discussed at numerous publicly-noticed local planning committee meetings. The City's Planning Department notified all residents within 300 feet of the proposed project on November 30, 2006 with the first Notice of Application and again on June 21, 2007 with the revised Notice of Application. On October 10, 2007, the Kensington-Talmadge Planning Committee unanimously voted to approve Kensington Terrace with a vote of 9-0-0. The first Notice of Public Hearing was mailed to the same residents on October 18, 2007 and again on October 24, 2007. The Notice of Hearing was also publicized in the Daily Transcript. In response to numerous community members who expressed that they were not aware of the project, Kensington Terrace's developer held an ad-hoc meeting on November 1, 2007 to address these

001687

Fisher, John

From: Grabski, Patricia
Sent: Tuesday, November 06, 2007 9:01 AM
To: John Fisher
Subject: Fwd: FW: Kensington Park Plaza flyer

Attachments: PublicHearingNotice.pdf



PublicHearingNot
ice.pdf (9 KB)...

fyi

>>> Carolyn Zawacki 11/5/2007 7:51 PM >>>
Hi,

I just wanted to follow up with everyone who attended the Allard Jansen presentation at my house a couple of weeks ago. A neighbor of mine forwarded the following email to me, and I felt that I should share it with all of you. I've also attached a notice of public hearing that is taking place this Thursday, November 8th regarding this issue. If you want to be heard, send an email to PlanningConimission@sandiego.gov or attend the meeting.

Thanks.

Carolyn

-----Original Message-----

From: Peter Dennehy [mailto:petrden@cox.net]
Sent: Saturday, November 03, 2007 9:13 AM
To: 'Darlene Love'
Cc: Mary Ellen Dennehy; Karen & Jan Lezny; Susan Harding; kimball@sd-homes.com; Dale Larabee
Subject: Kensington Park Plaza flyer

Darlene - thanks for the info/announcements offer - we would like to be included - info needed is below

One other thing:

We got a flyer in our courtyard today about Kensington Terrace development - it is anonymous - although I assume that it was put out by the people on attached letter

I went to the developer presentation Thursday night - this flyer is full of inaccurate information - and I think that you should let people know at least not to take this flyer at face value...

001688

Most important I suppose - is that the developer is NOT eliminating any parking on Adams and the 2600 cars number is not correct. Once the project is credited back the traffic generated by current use (gas station) - it drops to about 1400 cars.. - but this also assumes the commercial uses as assumed and could be lower if retail mix changes. The project will actually add parking along Adams and Marlborough by eliminating curb cuts and the overflow parking in project can be used as paid parking for the Village area (or through validation system like Horton Plaza). All the businesses need more parking accessibility - but few are in a position to provide it. A business like Kensington Coffee or Burger Lounge cannot suddenly add onsite parking - but the availability of more parking (even paid) nearby can be an asset.

The developer is actually not proposing any particular traffic mitigation - they are responding to the City's requirements.

The City of San Diego's Engineer is the City entity responsible for measuring traffic impacts and suggesting mitigation - the developer is agreeing to a number of traffic mitigation efforts - including a new stoplight at Kensington Drive/Adams - a landscaped median at Adams & Terrace, widening Marlborough and a re-striping of Adams from 15 to Aldine to allow a middle turn lane (plus 2 thru traffic lanes). At the meeting - they said they would work with the City Engineer and community to pursue additional mitigation that might make sense - including making their alley one way - BUT THE CITY ENGINEER IS WHO WILL NEED TO APPROVE THIS (and residents will need to work through them)

As for the height limit - this flyer does not give the details needed to understand the height deviation they are requesting. It is complicated - they are asking for a height increase ONLY on the right side of block (two houses) where limit is 30 feet - the gas station parcel ALREADY has a 50 foot height limit. Rather than build to the limit they could on the gas station site (and overpower the corner) - they are asking to spread height over whole site - going lower than allowed on gas station side and 8 feet higher on two houses side - the resulting project is about same height as the Kensington Park Plaza project. Its actually a reasonable compromise and reflects changes made after local Planning group rejected the earlier plan...they have worked through the established process (whether people chose to participate or not)

Personally I support the project - I can understand why people will not welcome development - but it will eventually come to that site in one form or another. At the meeting - Allard Jansen was called an "outsider" - but the reality is that by already owning the largest commercial project in the community - he has more invested in the community than most. He appears to be committed to delivering a quality project with tenants that reflect what the community wants. He also appears to be willing to work with the community to mitigate concerns through the established process. I think we should judge him by the excellence of what he has already developed in the community - Kensington Park Plaza has won planning awards and is cited as a model for redeveloping less dense "suburban" commercial districts.

In fact - the only "outsider" at the meeting was our City Attorney - who once again showed a talent for stirring up conflict...it is unfortunate that he was invited

Finally - the Talmadge Sisters clearly have a role to play in getting local residents involved in their own community. During the hearing - it was clear that there was an utter lack of active participation in the local planning group, business association, etc on the part of those who were most upset about the project. One person after another got up and said that they had "no idea" such a project was being considered until they got the misleading flyer. AMAZING! Most of the letter signers live on Edgeware and it was taking place at the end of their block.

001639

* There was a planning change sign posted on property for months and this has been a subject of numerous planning group meetings dating back two years. The first one I recall was in early 2006 and was a "visioning exercise" hosted by the Kensington Community Church

* There was a huge FOR SALE sign posted on the two houses and the sale to Allard Jansen was reported in business media - it was clear that he would then re-work the "gas station site only" plans to include entire block

* There have been stories about the planned project in the Union Tribune, Daily Transcript, North Park News and on local blogs. These public meetings are on various City websites, are posted on library and open to all - but people did not participate. I get the monthly planning group agenda emailed to me automatically because I signed up to receive it - I am informed even if I cannot make meetings.

* In addition - Allard Jansen has spoken at numerous groups, including Talmadge Sisters.

* What happened to the neighborhood grapevine? People were not talking about this in some form in local groups, while sitting at local coffee house, etc.

You get the community you create. We need to encourage active, collaborative and civil engagement in local affairs.

Thanks!

PFD

Peter F. Dennehy

4617 East Talmadge Drive

San Diego, CA 92116

619.563.7889

petrden@cox.net

00169i

Fisher, John

From: rjmckenney@aol.com
Sent: Tuesday, November 06, 2007 9:32 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS
Subject: Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. We, Rebecca and Carl McKenney, residents of the community of Kensington, are requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. We strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
Rebecca and Carl McKenney
4114 Rochester Rd.
San Diego, CA 92116

Email and AIM finally together. You've gotta check out free AOL Mail!

Fisher, John

From: Pamela.Hubbell@cgu.edu
Sent: Tuesday, November 06, 2007 9:24 PM
To: Councilmember Atkins
Cc: Dan Stricker; John Fisher; Office of the Mayor; Planning Commission
Subject: RE: Kensington Terrace

Dear Councilmember Atkins:

Thank you for your response to my email in which I stated my serious concerns about the Kensington Terrace development. It was assuring to know that you have taken the time to look into the progress of this project.

Please consider the points I have made below in regards to the issue of public noticing that has occurred for this project.

1. The Ken-Tal Planning Group publicizes their meetings on the library marquis; however, I have been told that the notice would just announce their meeting date/time and state that Allard Jansen would be presenting. Most residents driving through Kensington would not know that that referred to a major developer and his Kensington Terrace project. Perhaps more specific notices went to residents who had attended Ken-Tal meetings before and were on a list, but to say Ken-Tal "publicly-noticed" their meetings does not mean that they "publicly-noticed" what was under discussion.
2. Within 300 feet of the proposed site there is a high number of businesses and rentals. The Notices of Application had to go to property owners, so it is fair to say that a significant number of those notified were not representative of the residents who are just now learning about the project and speaking out about it.
3. Even if residents had heard about new development going in at that site, they would have likely assumed that our Ken-Tal Planning Group would be acting as good stewards of our unique community. I'm sure Ken-Tal affected substantial modifications to the project for the benefit of the community, but as a resident I for one cannot believe they would approve a 3-story, 1-block long development in Kensington with no agreements in place to ensure that we do not end up with a 7/11 and a McDonald's in the heart of our historic community.
4. Allard Jansen did present to the residents on Nov. 1, and he very generously listened to our comments and answered questions. However, none of the opposition's concerns were "addressed" in any way, shape or form.
5. Finally, you outline what appears to be a fairly airtight case in defense of the "noticing" efforts that have taken place. You seem fairly convinced yourself that all requirements were met. However, near the end of the Nov. 1 meeting between Allard Jansen and residents, I asked him if he could just reflect on some of the issues he would be taking away with him from those who spoke in opposition to the project. The only point he conceded was that there seemed to have been a breakdown in "noticing."

001693

Thank you for continued attention to this matter.

Sincerely,

Pam Hubbell

4080 Terrace Court

San Diego, CA 92116

From: ToniAtkins [mailto:ToniAtkins@sandiego.gov]
Sent: Mon 11/5/2007 4:39 PM
To: ToniAtkins
Subject: Kensington Terrace

Dear Concerned Resident:

Thank you for contacting my office regarding the current proposed project on Adams Avenue, between Marlborough Drive and Edgeware Road, known as Kensington Terrace. Your communication with me is important and I appreciate your thoughts and observations regarding this matter.

I have read and will keep all of the letters and e-mails that I have received on this issue. Input from citizens is an important part of the legislative process, and I will consider your opinion if the proposed Kensington Terrace project comes before the City Council.

I believe in the community process and letting projects go through the rigorous City and community approval procedure. It is inappropriate for Councilmembers to interfere with the Planning Commission process because the project could potentially be appealed to Council for final decision.

After I was informed that residents voiced concern over the public notification of this project, I asked the Planning Department to explain the history of the project. I was informed that public planning charrettes for the Kensington Terrace project have taken place since February 2006 and the project has been discussed at numerous publicly-noticed local planning committee meetings. The City's Planning Department notified all residents within 300 feet of the proposed project on November 30, 2006 with the first Notice of Application and again on June 21, 2007 with the revised Notice of Application. On October 10, 2007, the Kensington-Talmadge Planning Committee unanimously voted to approve Kensington Terrace with a vote of 9-0-0. The first Notice of Public Hearing was mailed to the same residents on October 18, 2007 and again on October 24, 2007. The Notice of Hearing was also publicized in the Daily Transcript. In response to numerous community members who expressed that they were not aware of the project, Kensington Terrace's developer held an ad-hoc meeting on November 1, 2007 to address these residents' concerns.

I hope you find this information useful. If you would like to express your concerns about the project, you may do so at the Planning Commission meeting on Thursday, November 8, 2007, when the Kensington Terrace project will be heard. The Planning Commission will be meeting at 9am at 202 C Street, on the 12th Floor, in Council Chambers.

I assure you that I'll continue to monitor this issue as it moves forward and I appreciate your taking the time to get in touch with me. Please feel free to contact me anytime on this or any other City-related matter.

Sincerely,

001694

TONI ATKINS
Councilmember, Third District
City of San Diego

TA: ac

Fisher, John

From: jmilnermares@ucsd.edu
Sent: Tuesday, November 06, 2007 8:42 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins; dmares@dss.ucsd.edu
Subject: Project 105244/Kensington Terrace

As 25 year residents of Kensington, we were disappointed to learn of an attempt to persuade the planning commission to grant a continuance to allow for further education and study of the proposed project. Frankly the project has been discussed in the neighborhood for months, and anyone with a genuine interest in learning more has had ample opportunity to do so. We therefore interpret the request for continuance as a hope to create sufficient delay, inconvenience, and financial cost to the developers that they decide not to pursue the project. In our view, such an outcome would be a great loss for Kensington.

Some residents of Kensington choose to ignore the fact that commercial areas in the city will necessarily experience increased density and development as the city continues to grow. In fact, the choice is not whether to develop, but how to develop. The lead developer on this project has shown himself to be responsible and innovative. His existing project at Adams and Marlborough has been a great contribution to the neighborhood. It is unlikely that another developer would be as sensitive to the neighborhood and develop a project of equivalent quality. If this project were defeated, or delayed with the result that the developers withdrew, a likely result is that this plan would be replaced by a strip mall with convenience stores which would dramatically detract from the quality and character of the neighborhood.

We therefore strongly oppose a continuance, and urge approval of the proposed plan.

Jane Milner-Mares
David Mares
Bristol Road

001636

Fisher, John

From: zwiss.la@cox.net
Sent: Tuesday, November 06, 2007 8:30 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins; larry.zwissler@hs.utc.com
Subject: Kensington Terrace Project#105244 Request for continuance

Dear City Officials,

I have just learned today for the first time about a public hearing regarding the referenced subject matter and I am very concerned about the impact this new development could have on this historic area of San Diego. I am in full support of responsible development, however, I have not had sufficient opportunity to learn about the details and provide feedback to the City of San Diego and the Project Developer. Unfortunately, I will be on business travel tomorrow and will be unable to attend tomorrows meeting in person. Therefore, I request a Continuance with the purpose of simply delaying approval of the project for a period of time so that the developer can provide a workshop to educate all interested residents about the project, and give residents the opportunity to make educated comments to the Planning Commission regarding what is being proposed.

Thanks for your consideration and understanding.

Regards...

Larry Zwissler

4228 Norfolk Terrace
San Diego Ca 92116
phone 619 516-1301

Fisher, John

From: donwwall@gmail.com
Sent: Tuesday, November 06, 2007 7:50 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: Kensington Terrace project 105244

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Donald W. Wall, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
Donald W. Wall
5167 Marlborough Dr.
San Diego, CA 92116
619 282-4186

Fisher, John 1000

From: Fisher, Jim
Sent: Tuesday, November 06, 2007 6:26 PM
To: John Fisher
Subject: FW: Kensington Terrace proj. 105244

John, Here is an email for you. Jim

-----Original Message-----

From: Celia Conover
To: JerrySanders. BIRCH. PLUMAS
Cc: DStricker. Proc_2000. CCP; DSDEAS. Willow. PLUMAS; JFisher. PINE. TAHOE; AChesebro. FIR. TRINITY; ToniAtkins. FIR. TRINITY
Sent: 11/6/07 6:05 PM
Subject: Kensington Terrace proj. 105244

Dear Mayor Sanders,

I am respectfully asking that you have the November 8th hearing on the Kensington Terrace project postponed due to the apparent feelings of a very large turn-out at the meeting at the local church of people who felt this project has a large impact on the community, but were not aware of the full extent of it until that night last week.

There is a strong feeling that the meeting on the 8th would be the final approval, yet many people have just learned of the project. There is a feeling of inevitability and even dread for some people. People in the meeting expressed respect for the efforts that Allard Jansen has made in the design of this project, and his willingness to speak forthrightly at the meeting and answer questions, but an overwhelming concern that was repeated voiced is that this project is just too large for this site.

Along the entire 3 mile stretch of Adams, from Park Blvd. to Aldine, there are only five or six three story buildings. Even at it's most active center the buildings are only one & two story. The site of this project is just where commercial use along Adams dwindles and it becomes residential only. All the current residential is also one & two story. The approval of this building would significantly change the historic character of Kensington.

The other major concern is for the amount of traffic the project will generate in an already congested area, and the safety of the pedestrians and drivers due to this traffic. The current plan Allard is proposing has conformed to the requirements, but still seems heavily flawed, especially since it relies heavily on an alley to funnel two way traffic to and from the project. An alley that also must handle delivery trucks and garbage service.

I realize this could be perceived as a conflict of interest for you since you live just blocks away, but please don't let that stand in the way of listening to this request for a delay.

Thank you,
Celia

[Message delivered by NotifyLink]

001699

Fisher, John

From: d.damico@cox.net
Sent: Tuesday, November 06, 2007 2:20 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Dominic D'Amico, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,
Dominic D'Amico
5260 Canterbury Dr.
San Diego, CA 92116

001700

From: wayne murphy
To: ToniAtkins
Date: Tue, Nov 6, 2007 11:55 AM
Subject: Public Hearing: Kensington Adams Avenue Development (Project 105244 - - Kensington Terrace)

Toni,

As a 15 year resident of the Kensington community and one of your constituents, I was surprised to learn yesterday (November 5) of the subject final public hearing before the Planning Commission scheduled for November 8. The hearing is to be held at the City Council Chambers.

I learned about the hearing through a flyer left on my front porch apparently by a Kensington neighborhood advocacy group. The flyer lists the names and addresses of citizens who reside on Edgeware Road and whose property is most impacted by the proposed project.

This matter seems similar to the controversy which existed last year when a very large development was proposed on University Avenue in Hillcrest. Eventually you concluded that the businesses in Hillcrest were in need of that development and you therefore voted for it in spite of the controversy.

The Kensington area is a much smaller one and has a very limited corridor of businesses located on Adams Avenue between the Rt. 15 interchange and Van Dyke Avenue/Aldine Drive.

The building of the proposed enormous commercial and residential project will largely subsume that corridor and result in major and permanent changes in our pedestrian-oriented Kensington community. Apparently the proposal with the City Council's concurrence will result in street widening, traffic control, lane striping, 115 additional parking spaces and approximately 2500 additional vehicular trips per day. The project also apparently requires approval of a height variance to accommodate the three story structure and a two level underground parking garage.

I will plan on attending the Commission hearing on November 8.

My really big concern is that there was no communication from your office to the homeowners within this community about this major project. For example, I recently received a notice at my home from the City of San Diego of the inspection of our sewer lines to the end of retrofitting the lines if feasible. One would think that the construction of such a project as the subject one within the community would have been announced broadly and receive broad input from the community.

I hope that you will consider personal involvement in this project to the end of assuring that broad input from the homeowners in the Kensington community is sought and carefully considered before action on the project is taken. It would be highly desirable to postpone the Planning Commission action on November 8 until opportunity for broad input is provided.

Thank you for considering my request.

Wayne Murphy
4509 Van Dyke Avenue
San Diego, CA 92116

Phone (619) 280-9880

CC: scottpeters@sandiiego.gov, Council Member Kevin Falconer, Anthony Young, Brian Maienschein, Donna Frye, Jim Madaffer, Ben Hueso, Jerry Sanders, Planning Commission, todd.merriman@uniontrib.com

001701

Fisher, John

From: lwtam@cox.net
Sent: Monday, November 05, 2007 9:51 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS
Subject: Project # 105244

Dear Mayor Sanders:

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Leslie Tam, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Leslie Tam
5233 Canterbury Drive
San Diego, CA 92116

001702

Fisher, John

From: joybrewster@cox.net
Sent: Monday, November 05, 2007 9:07 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: Kensington Terrace project 105244

Subject: Kensington Terrace project 105244

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a

proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood.

Significant public safety and environmental issues have not been properly evaluated. I, Joy Brewster, a resident

of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with

respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe

that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed

and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to

provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Joy Brewster

5152 Canterbury Drive

San Diego, CA 92116

Fisher, John

From: gowest83@cox.net
Sent: Monday, November 05, 2007 8:53 PM
To: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS
Cc: April Chesebro; Councilmember Atkins
Subject: Kensington Terrace project 105244

As a resident of the Kensington community, I am requesting that the hearing for the above named project be postponed.

I strongly believe that the community as a whole needs to provide input to the scope of the project and the impact of the proposed traffic changes.

I would like to ask for a continuance on this issue and/or a denial to the current proposed project. I would like the developer to hear the input from the community on what is a reasonable development for this area of land.

The proposed traffic light, street changes, and increased car trips in and out of the 3 block area would cause congestion continually throughout the day. The impact of the project is too great and detrimental to the safety of children crossing the street to the park and library, pedestrians trying to access the current businesses, and residents trying to enter and exit the community.

Your attention to this matter is appreciated.

Olga West
4146 Rochester Road
San Diego, CA 92116

Fisher, John 601704

From: tcapp@noboundariesinc.biz
Sent: Monday, November 05, 2007 8:28 PM
To: Councilmember Atkins
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Planning Commission; jvanderlin@sandiego.gov
Subject: Kensington Terrace project

Dear Councilmember Toni Atkins,

I appreciate your quick response to my email regarding the proposed Kensington Terrace project. I am also pleased to see that you have reviewed the steps taking by the Planning Commission to notify a portion of the Kensington residents most closely impacted by this development. While it would seem that all guidelines for notification were taken, I would like to take exception with the concept that only residents who live within 300 feet of the development area would have concerns about this project and would want to be made aware of it. As this section of Adams Avenue is the only mixed use/ commercial area of Kensington, it is of importance to ALL the property owners and renters in the Kensington neighborhood. The traffic generated by this development will impact almost everyone's entry into the neighborhood and it seemingly will create large parking issues for the residents on Edgeware and Marlborough.

If this project is approved it will be the largest building both in height and width that historical Kensington has every held. The scope of the three story building covering 51,000 square feet of retail, residential and business space justifies and indeed warrants, the city taking additional steps to ensure that the majority, not the minority, of Kensington residents be notified. I had heard that this area was going to be developed when the burned out building on Adams sold but did not hear anything regarding the size of the project until the night before the initial October hearing, that was then rescheduled for Nov. 8th. That night my wife was walking and saw a notice about the hearing in the magazine racks at the realtor office. We IMMEDIATELY sent an email voicing our concerns to the city because that was the first we'd heard that the project was to be 3- story and involve the whole block.

My wife and I are not against the project as a whole-we firmly believe that development of this area is in the neighborhood's best interest and can be embraced by many more residents if a few issues are more thoroughly discussed. We hope that concerned residents, Ken-Tal and the developer can meet again and not just discuss what is planned but also come up with solutions to the most widespread concerns. This would then lead to a community that is ready for change and willing to embrace and support the businesses that come, making for a more long-lasting success for the developer as well. We would point to the differences between the revitalization of South Park and Hillcrest. Both are thriving, but South Park certainly retains a smaller, quaint residential feel, while Hillcrest is a busier, more trafficked urban area. Throughout the city, Kensington is noted as a residential area of historical significance- it is the site of the annual Memorial Day parade, host of holiday home tours and has an active homeowner base that continually upgrades and maintains their 70 to 100 year old homes. Doesn't this community deserve more time?

I would appreciate if you would look beyond the Planning Commission's notification process and guidelines and understand the direct impact this project will have on the whole Kensington community. There are too many unanswered questions and many residents that are not aware of this project. It should be in your best interest to help support Historical Kensington and its residents and ask for a continuance and the postponement of the November 8th hearing date.

Regards,
Tom Capp

Kensington Homeowner
4195 Norfolk Terrace
San Diego, CA 92116

Fisher, John 001705

From: Moore2com@aol.com
Sent: Monday, November 05, 2007 7:47 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: Please delay 8 Nov. Planning Commission meeting

Subject: Kensington Terrace project 105244 The Honorable Mayor Jerry Sanders City Administration Building 11th Floor, 202 C Street San Diego, CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228

Dear Mayor Sanders:

I live in Kensington not far from the proposed Kensington Terrace development, City project number 105244. I believe that residents were not adequately informed about the progress of this project's passage toward planning approval, and believe that our neighborhood traffic flow and parking will be severely and negatively affected.

Because of these reasons, with this email I am requesting you, as San Diego City Mayor, to move the Planning Commission's Committee hearing on this project. The meeting is currently scheduled for this Thursday, 8 November. I feel our community needs more time to study the project. I am requesting a postponement of the meeting of the Planning Commission to approve project #105244 (Kensington Terrace). A waiting period should also provide sufficient time for our community to register our comments and recommendations with the Planning Commission, as we were unable to complete adequately before this week.
Sincerely,

Sydney Moore
5026 Bristol Rd. San Diego, CA 92116

=

See what's new at <http://www.aol.com>

001706

Fisher, John

From: lbkey@gobarefootstudio.com
Sent: Monday, November 05, 2007 6:11 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; Planning Commission
Subject: Kensington Terrace, project 105244

Subject: Kensington Terrace project 105244

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three-story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. I feel that significant public safety and environmental issues have not been properly evaluated. I am resident of the community of Kensington, and am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered.

Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Please grant us a continuance until the issues we see can be worked out. I am particularly concerned about the issues of traffic, parking, and public safety. This is a small neighborhood, and increasing traffic as substantially as it seems this project will lead to a huge change in lifestyle and safety in our neighborhood. I am concerned about the traffic studies done and do not feel that they reflect the true impact of this project. I have even spoken to the people who run the gas station, and know for a fact that the numbers listed for traffic into the gas station are out-right incorrect. We need time to truly look at the project and address our concerns. Please grant us this.

Sincerely,
Linda Brown-Key
4627 Edgeware Rd.
San Diego, CA 92116

From: jeaniecamp@gmail.com
Sent: Monday, November 05, 2007 6:29 PM
To: julie_jordan@sbcglobal.net
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Planning Commission; Councilmember Atkins; jvanderlin@sandiego.gov
Subject: Re: Kensington Terrace Project, Project No. 105244

Julie,

From the bottom of my heart, thank you for your time on the case law!

Cheers,
Jeanie Camp
4757 Edgeware

On Nov 5, 2007 5:35 PM, Julie Jordan <julie_jordan@sbcglobal.net> wrote:

November 5, 2007

Via Electronic Mail Only

PlanningCommission@sandiego.gov

Dear Planning Commission:

The purpose of this letter is to express concerns over the pending hearing for the Kensington Terrace Project, Project No. 105244 set for the Planning Commission on November 8, 2007. I am requesting the hearing be postponed until the community has sufficient time to review and comment on the proposed mitigated negative declaration.

I am a homeowner and resident of Kensington. I have only recently become aware of the project - not through notice from the City but from fellow neighbors. I am deeply concerned that the environmental process has not been followed pursuant to CEQA. In particular, it does not appear that proper public notice and review was given.

I am not interested in preventing development at the subject site. However, I, and countless others in Kensington, would like an opportunity to review the mitigated negative declaration (hereinafter "MND") and offer comments regarding the significant environmental impacts and the proposed mitigation. [1]

As I am sure you are aware, "public participation is an essential part of the CEQA process." CEQA guidelines 15201. A very large number of Kensington residents are completely shocked that they were not informed of this project. The community feels it did not have an opportunity to comment on it - particularly in an educated fashion - once it learned about the size and scope of the project.. "Environmental review derives its vitality from public participation." Ocean View Estates Homeowners Assn, Inc. v. Montecito Water District, (2004) 116 Cal.App.4th 396, 400.

"Public review permits accountability and informed self-government...Public review ensures that appropriate alternatives and mitigation measures are considered, and permits and input from agencies with expertise...Thus, public review provides the dual purpose of bolstering the public's confidence in the agency's decision and providing the agency with information from a variety of experts and sources."

Schoen v. Department of Forestry & Fire Protection, (1997) 58 Cal.App.4th 556, 573-574.

Who better to understand the community and regional character than the homeowners and residents of Kensington. Environmental review is supposed to involve the public in a recognition that, "comments are most helpful when they suggest additional specific

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alternatives or mitigation measures that would provide better ways to avoid or mitigate significant environmental impacts." Guide to CEQA, 11th Ed. Remy, Thomas, Moose & Manley at p. 349.

This was not done. Once a lead agency (in this case the City of San Diego) determines that it will proceed with a MND, it must provide members of the public and specified agencies with notice of its intention to proceed to adopt the MND. Pub. Res. Code 21092(a)(b); CEQA guidelines 15072. [2]

In the *Plaggmier v. City of San Jose*, (1st Dis. 1980) 101 Cal.App. 3d 842, 853-856, the Court emphasized the importance of providing members of the public with an adequate opportunity to protest the conclusions of a proposed MND.

In the instant case, the City admits it did not even provide the minimum 20 days notice. See "Responses to Comments, unnumbered paragraph, "[t]he document was available for a 20-day public review period from September 7, 2007 to September 26, 2007". That is not 20 days.

It would seem the City should be interested in receiving informed comments from the residents of Kensington. This is a neighborhood made up of families and longtime residents. The residents are interested in working with the City and the Developer to encourage a project that enhances the community - while at the same time protects the environmental resources that are unique to Kensington. The only way to do that is to include the community in the environmental process. This has not been done. [3]

It seems that the "scoping" for notice of the proposed project was very limited. My understanding is it may have been limited to as little as 300 feet from the project. In a geographically isolated and almost exclusively residential neighborhood, 300 feet would seem clearly insufficient to capture the "impact area".

I am hopeful that the Planning Commission, the City Attorney's office and the Office of the Mayor will help the residents of Kensington to ensure that all levels within the City of San Diego are held accountable to make decisions with environmental consequences in mind. Thank you for your anticipated attention.

Very truly yours,

Julie A. Jordan
4965 Kensington Drive
San Diego, CA 92116
julie_jordan@sbcglobal.net

cc:
City Project Manager, Dan Stricker dstricker@sandiego.gov City Project Manager, John Fisher jsfisher@sandiego.gov Environmental Planner, Anne Jarque DSDEAS@sandiego.gov Deputy City Attorney, Jim Vanderlin jvanderlin@sandiego.gov Council member: Toni Atkins email: toniatkins@sandiego.gov Mayor Jerry Sanders, JerrySanders@sandiego.gov

[1] A very brief review of the MND reveals significant impacts for traffic, aesthetics and neighborhood character, historical resources, and public safety for hazardous materials.

[2] Further, I see no evidence that the MND was ever sent to the State Clearinghouse to allow for review and comment. As I am sure you are aware, the legislature amended Public Resources Code 21082.1 to require that copies of virtually all environmental documents, including negative declarations, be submitted to the State Clearinghouse for review and comment by state agencies.

[3] Although not required, CEQA encourages public hearings on proposed NDs and MNDs. CEQA Guidelines 15202 (a) (g). The residents of Kensington have spoken loud and clear that they want to be included in the process. Obviously one or two public hearings would allow for that. They were not offered here.

Fisher, John

From: julie_jordan@sbcglobal.net
Sent: Monday, November 05, 2007 5:36 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; Office of the Mayor; DSDEAS DSDEAS; Councilmember Atkins; jvanderlin@sandiego.gov
Subject: Kensington Terrace Project, Project No. 105244

November 5, 2007

Via Electronic Mail Only

PlanningCommission@sandiego.gov

Dear Planning Commission:

The purpose of this letter is to express concerns over the pending hearing for the Kensington Terrace Project, Project No. 105244 set for the Planning Commission on November 8, 2007. I am requesting the hearing be postponed until the community has sufficient time to review and comment on the proposed mitigated negative declaration.

I am a homeowner and resident of Kensington. I have only recently become aware of the project - not through notice from the City but from fellow neighbors. I am deeply concerned that the environmental process has not been followed pursuant to CEQA. In particular, it does not appear that proper public notice and review was given.

I am not interested in preventing development at the subject site. However, I, and countless others in Kensington, would like an opportunity to review the mitigated negative declaration (hereinafter "MND") and offer comments regarding the significant environmental impacts and the proposed mitigation.[1]

As I am sure you are aware, "public participation is an essential part of the CEQA process." CEQA guidelines 15201. A very large number of Kensington residents are completely shocked that they were not informed of this project. The community feels it did not have an opportunity to comment on it - particularly in an educated fashion - once it learned about the size and scope of the project.. "Environmental review derives its vitality from public participation." Ocean View Estates Homeowners Assn, Inc. v. Montecito Water District, (2004) 116 Cal.App.4th 396, 400.

"Public review permits accountability and informed self-government...Public review ensures that appropriate alternatives and mitigation measures are considered, and permits and input from agencies with expertise...Thus, public review provides the dual purpose of bolstering the public's confidence in the agency's decision and providing the agency with information from a variety of experts and sources."

Schoen v. Department of Forestry & Fire Protection, (1997) 58 Cal.App.4th 556, 573-574.

Who better to understand the community and regional character than the homeowners and residents of Kensington. Environmental review is supposed to involve the public in a recognition that, "comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate significant environmental impacts." Guide to CEQA, 11th Ed. Remy, Thomas, Moose & Manley at p. 349.

This was not done. Once a lead agency (in this case the City of San Diego) determines that it will proceed with a MND, it must provide members of the public and specified agencies with notice of its intention to proceed to adopt the MND. Pub. Res. Code 21092(a)(b); CEQA guidelines 15072.[2]

In the Plaggmier v. City of San Jose, (1st Dis. 1980) 101 Cal.App. 3d 842, 853-856, the Court emphasized the importance of providing members of the public with an adequate opportunity to protest the conclusions of a proposed MND.

001710
In the instant case the City admits it did not even provide the minimum 20 days notice. See "Responses to Comments, unnumbered paragraph, "[t]he document was available for a 20-day public review period from September 7, 2007 to September 26, 2007". That is not 20 days.

It would seem the City should be interested in receiving informed comments from the residents of Kensington. This is a neighborhood made up of families and longtime residents. The residents are interested in working with the City and the Developer to encourage a project that enhances the community - while at the same time protects the environmental resources that are unique to Kensington. The only way to do that is to include the community in the environmental process. This has not been done.[3]

It seems that the "scoping" for notice of the proposed project was very limited. My understanding is it may have been limited to as little as 300 feet from the project. In a geographically isolated and almost exclusively residential neighborhood, 300 feet would seem clearly insufficient to capture the "impact area".

I am hopeful that the Planning Commission, the City Attorney's office and the Office of the Mayor will help the residents of Kensington to ensure that all levels within the City of San Diego are held accountable to make decisions with environmental consequences in mind. Thank you for your anticipated attention.

Very truly yours,

Julie A. Jordan
4965 Kensington Drive
San Diego, CA 92116
julie_jordan@sbcglobal.net

cc:
City Project Manager, Dan Stricker dstricker@sandiego.gov City Project Manager, John Fisher jsfisher@sandiego.gov Environmental Planner, Anne Jarque DSDEAS@sandiego.gov Deputy City Attorney, Jim Vanderlin jvanderlin@sandiego.gov Council member: Toni Atkins email: toniatkins@sandiego.gov Mayor Jerry Sanders, JerrySanders@sandiego.gov

[1] A very brief review of the MND reveals significant impacts for traffic, aesthetics and neighborhood character, historical resources, and public safety for hazardous materials.

[2] Further, I see no evidence that the MND was ever sent to the State Clearinghouse to allow for review and comment. As I am sure you are aware, the legislature amended Public Resources Code 21082.1 to require that copies of virtually all environmental documents, including negative declarations, be submitted to the State Clearinghouse for review and comment by state agencies.

[3] Although not required, CEQA encourages public hearings on proposed NDs and MNDs. CEQA Guidelines 15202 (a) (g). The residents of Kensington have spoken loud and clear that they want to be included in the process. Obviously one or two public hearings would allow for that. They were not offered here.

001711

From: Dennis Key
To: Jerry Sanders
Date: Mon, Nov 5, 2007 5:05 PM
Subject: Kensington Terrace project 105244 (requesting continuance)

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three-story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Dennis Key, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Being a resident of Kensington and living on Edgeware Rd., less than one block from the proposed Kensington Terrace (project #105244), I am concerned that the project's scope will dramatically impact our daily lives due to the impact of parking and traffic on Edgeware Rd., Adams Ave., Marlborough Dr., and Alder Dr. Although I am not opposed to developing that area, I do feel it necessary to understand traffic & parking impacts in Adams and neighboring streets along with pedestrian / vehicle safety issues. We frequently walk to Kensington Village and already find it difficult to cross Adams Ave, Edgeware Rd. and Marlborough Dr., even without the new project.

Regards,

Dennis Key

4627 Edgeware Rd.

San Diego, CA 92116

C: 619.318.0396

P: 619.528.1269

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001712

- 2) The proposed stoplight at Kensington Drive.
- 3) The estimated increase of 2,479 vehicle trips to Kensington per day.
- 4) The re-striping of and parking restrictions along Adams Avenue from Interstate 15 - Aldine Drive.
- 5) The potential for increased traffic and parking on all surface streets in and around Adams Avenue from Terrace Drive to Van Dyke Avenue, both north and south of Adams Avenue.

While I am in favor of this site being redeveloped, it appears to me that the size and scope of the proposed project and the potential impact to Kensington are not positive for the Kensington community or residences.

Please consider my five concerns when reviewing this project.

Sincerely

Ralph Riebli

Cc: Councilmember Toni Atkins, Council District 3

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CC: ToniAtkins

001713

to the State Clearinghouse for review and comment by state agencies.

[3] Although not required, CEQA encourages public hearings on proposed NDs and MNDs. CEQA Guidelines 15202 (a) (g). The residents of Kensington have spoken loud and clear that they want to be included in the process. Obviously one or two public hearings would allow for that. They were not offered here.

CC: Planning Commission, Dan Stricker, John Fisher, DSDEAS DSDEAS,
jvanderlin@sandiego.gov, ToniAtkins, Jerry Sanders

C01715

Fisher, John

From: dennis@gobarefootstudio.com
Sent: Monday, November 05, 2007 5:02 PM
To: Office of the Mayor
Cc: John Fisher; DSDEAS DSDEAS; Planning Commission
Subject: Kensington Terrace project 105244 (requesting continuance)

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three-story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated. I, Dennis Key, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Being a resident of Kensington and living on Edgeware Rd., less than one block from the proposed Kensington Terrace (project #105244), I am concerned that the project's scope will dramatically impact our daily lives due to the impact of parking and traffic on Edgeware Rd., Adams Ave., Marlborough Dr., and Alder Dr. Although I am not opposed to developing that area, I do feel it necessary to understand traffic & parking impacts in Adams and neighboring streets along with pedestrian / vehicle safety issues. We frequently walk to Kensington Village and already find it difficult to cross Adams Ave, Edgeware Rd. and Marlborough Dr., even without the new project.

Regards,

Dennis Key

4627 Edgeware Rd.

San Diego, CA 92116

C: 619.318.0396

P: 619.528.1269

No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.5.503 / Virus Database: 269.15.20/1108 - Release Date: 11/3/2007 9:42 PM

Fisher, John 001716

From: wyomingbud@cox.net
Sent: Monday, November 05, 2007 4:43 PM
To: Planning Commission
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: Kensington Terrace #105244

Dear Mayor Sanders,

I, DAVID B. HAMILTON, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Furthermore, it is my contention that The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated

Sincerely,
David B. Hamilton
4544 Edgeware Rd
San Diego, CA 92116

CC:
City Project Manager, Dan Stricker
City Project Manager, John Fisher
Environmental Planner, Anne Jarque
Council member: Toni Atkins
April Chesebro

001717

Fisher, John

From: jim@jgspermitservice.com
Sent: Monday, November 05, 2007 4:35 PM
To: John Fisher
Subject: Re: Project #105244 Kensington Terrace

11.5.07

Thank You for forwarding the messages and correcting me on the address. If you live in Kensington, you may want to have a "say" in this entire matter....

Jim Symons
4666 Edgeware Rd.

John Fisher wrote:

Please correct the address you use for sending emails to John Fisher, Development Services Dept. Your use of jfisher@sandiego.gov goes to the Deputy Director of the Water Dept. Not your intended recipient.

My correct address is jsfisher@sandiego.gov

Thank you,
>>> Jim Fisher 11/5/2007 4:04 PM >>>
John, Here is another email for you. Jim

jF

John S. Fisher, RLA
Development Project Manager
Affordable/Infill Housing and Sustainable Buildings Expedite Program
Development Services Department
City of San Diego
(619) 446-5231

jsfisher@sandiego.gov

Correspondents should assume that all communication to or from this address is recorded and may be reviewed by third parties.

>>> Jim Symons 11/5/2007 4:00:03 PM >>>
11.5.07

This afternoon, I received an e-mail from another member of the community that contains the following:

"2. I told Dan that the KTPB did no extra or special noticing given that the size, redesign, rezoning of the site...which I feel is inadequate. He didn't disagree....but all that is not mandatory."

The reference to "KTPB" is the Kensington-Talmadge Planning Group (sic). The question to be raised is, how can the planning group hold that their decision represents the Kensington Community, if only a few were given the opportunity to have a voice?? Please enter this to the official record.

Sincerely,

Jim Symons
4666 Edgeware Rd.
92116

001718

Fisher, John

From: rputnamj@cox.net
Sent: Monday, November 05, 2007 2:27 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: Kensington construction project; Kensington Terrace project 105244

Dear Mayor Sanders,

I am one of your Kensington neighbors and I write to express my concern about the approval process for the new development that is slated to be built on Adams between Marlborough and Edgeware. The process has been proceeding way too quickly, with far too little public information available about the likely impact of this development on the neighborhood. For example; I have learned that the development will generate about 2,500 new auto trips in and out of the neighborhood each day - that sounds like an awful lot, but without know the numbers for our current traffic patterns I can't even judge it.

I am asking that you postpone the Planning Commission meeting set for November 8 for 60 days so my neighbors and I can be sure to have enough information about the proposed development that we can offer informed opinions about whether we want this to happen in our neighborhood.

Thank you.

Rebecca Jones

4270 Biona Place

San Diego, 92116

(619) 284-1292

001719

Fisher, John

From: deansarah@cox.net
Sent: Monday, November 05, 2007 1:44 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS
Subject: Kensington Terrace project 105244.

Dear Mayor Sanders,

The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated.

I, Sarah Thailing, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project # 105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007.

I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Sincerely,

Sarah Thailing

4232 Hilldale Road

San Diego, CA 92116

001720

Fisher, John

From: alwada@cox.net
Sent: Monday, November 05, 2007 1:39 PM
To: Office of the Mayor
Cc: Dan Stricker; John Fisher; DSDEAS DSDEAS; April Chesebro; Councilmember Atkins
Subject: Please delay 8 Nov. Planning Commission meeting

Subject: Kensington Terrace project 105244 The Honorable Mayor Jerry Sanders City Administration Building 11th Floor, 202 C Street San Diego, CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228

Dear Mayor Sanders:

I live on Ridgeway Drive in Kensington. I believe that I was not adequately informed about the progress of this project's passage toward planning approval. I have just learned that the traffic impact study that was supposed to be conducted for this project instead referenced inaccurate and outdated tabular data, rather than a performed empirical evaluation. I believe that our neighborhood traffic flow and parking will be severely and negatively affected.

Moreover, I have just learned that an Environmental Impact Study was never performed. Thus, it is my belief that the City has not done due diligence in analyzing the environmental impacts of this development.

Because of these reasons, with this email I am requesting you, as San Diego City Mayor, to move the Planning Commission's Committee hearing on this project. The meeting is currently scheduled for this Thursday, 8 November. I feel our community needs at least 60 days to study these issues more effectively. I am requesting a postponement of the meeting of the Planning Commission to approve project #105244 (Kensington Terrace) to no earlier than 8 January 2008. This waiting period should also provide sufficient time for our community to register our comments and recommendations with the Planning Commission, as we were unable to complete adequately before this week.

Very truly yours,

Allison & John Walsh, 4266 Ridgeway Drive, San Diego, 92116

001721

TO: City of San Diego Planning Commission
1222 First Ave. 4th Floor
San Diego, CA 92101

FROM: Residents of Kensington

RE.: Project # 105244, "Kensington Terrace"

DATE: November 5, 2007

As residents living throughout Kensington, we wish to express our primary concerns regarding the proposed development of "Kensington Terrace" on Adams Avenue between Marlborough Street and Edgeware Road.

First, please realize that the majority of residents signed below just recently became fully aware of the details of this project. As word has spread that the project received a unanimous vote of approval by the Kensington -Talmadge Planning Group, and that the Planning Commission would be voting on it on November 8th, residents became fully aware of the extent to which "noticing" had not occurred. Apparently, our concerns were brought to Allard Jansen's attention, and he provided a presentation for residents on November 1st.

Consequently, our goal in writing this letter to the Commission is to ensure that our opinion, as residents of the Kensington community, is sufficiently considered by you in your review of the application for the "Kensington Terrace" planned development permit as specified above. And while we look forward to improvements to our community and see the need specifically for development along the stretch of Adams Avenue between Marlborough and Edgeware, we strongly feel that because there has not been adequate notification to residents we have not had a sufficient opportunity for comment on it, and so we strongly urge the Planning Commission to **DISAPPROVE** the project or delay your vote for 60 days. The unanimous vote of approval by the Kensington -Talmadge Planning Group does not represent consensus and is not the product of collaboration among the larger Kensington community.

Most importantly, we feel that the increased need for parking and additional traffic on our streets would fundamentally alter the fact that Kensington is a historic residential community augmented by a small-scale, walking commercial district. As homeowners and residents in Kensington, we have invested in a unique community and we have intentionally chosen to live in a place where we can walk to coffee shops, restaurants, and the park and greet people we know along the way. We do not want to be cut off from this kind of lifestyle by a great increase in commercial traffic being funneled through Kensington to get to a bank, a large market, or an office.

Secondly, we feel that the residential streets closest to Adams Avenue are already congested enough. Non-resident cars that currently park along Kensington Drive, Marlborough Avenue, and Edgeware Road within 1-2 blocks of Adams Avenue already cause unsafe congestion. How will traffic entering and exiting the new complex be handled by Marlborough and Edgeware which are already excessively congested? These residential roads are not wide enough to handle

001722

the current parking load that overflows from the Adams Ave. commercial businesses into the residential streets. Currently, with cars parked on both sides of these streets it is necessary for the 2-way traffic to stop-and-go to allow one side of traffic to go at a time. The proposed new development for Adams Ave. will add to this already unsafe traffic/parking condition. We feel the current plans for the "Kensington Terrace" commercial development should not be supported at the expense of the integrity of our residential roads.

Finally, the height limits are in place for a reason and we see no reason for a height deviation to be granted for even a portion of the project. Furthermore, taking into consideration the existing character of the Kensington Village, it is unconscionable to many that there could be a 3-story building that extends for an entire block dominating the very heart of it. This developer has already built the tallest complex in Kensington, must his commercial aspirations be allowed to change the very nature of what Kensington is?

The residents signed below appreciate your consideration of this letter and urge you to NOT APPROVE this project or delay your vote for 60 days.

Signed,

Pam and Drew Hubbell
4080 Terrace Court
San Diego, CA 92116

Lynn Thompson
4850 Canterbury Drive
San Diego, CA 92116

Michael Worley
4944 Marlborough Drive
San Diego, CA 92116

Debra Dupree
4760 Kensington Drive
San Diego, CA 92116

Mari and Harmon Huff
4733 Kensington Drive
San Diego, CA 92116

Dean Calbreath & Sarah Thailing
4232 Hilldale Road
San Diego, CA 92116

Linda Bonham
4733 Terrace Drive
San Diego, CA 92116

Shirley Boyle and William Smail
4847 Hart Drive
San Diego, CA 92116

Mary Ray and Robert Heinlein
4632 Edgeware Road
San Diego, CA 92116

Dorothy Dean
4046 Terrace Court
San Diego, CA 92116

Frank A. Bottini
4787 Kensington Drive
San Diego, CA 92116

Philip and Joanne West
4849 Canterbury
San Diego, CA 92116

Lilian Cooper
4817 Kensington Drive
San Diego, CA 92116

Marg Stark and Duke Clark
4602 Marlborough Drive
San Diego, CA 92116

Sidelia R. Dickinson
4858 Sussex Drive
San Diego, CA 92116

Karen Rudd
4056 Terrace Court
San Diego, CA 92116

Sherry Hopwood
4632 Edgeware Road
San Diego, CA 92116

Jeannie and Dennis O'Connor
4830 Sussex Drive
San Diego, CA 92116

Sheila and Andrew Walker
4060 Terrace Court
San Diego, CA 92116

Ron and Sheryl Chafee
4265 Ridgeway Drive
San Diego, CA 92116

Jim and Kathleen Kaiser
4807 Kensington Drive
San Diego, CA 92116

001723

From: db hamilton
To: Planning Commission
Date: Mon, Nov 5, 2007 4:52 PM
Subject: Kensington Terrace #105244

Dear Mayor Sanders,

I, DAVID B. HAMILTON, a resident of the community of Kensington, am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

Furthermore, it is my contention that The City of San Diego has failed to adequately inform the majority of residents of Kensington and analyze the environmental impacts of a proposed three story development on Adams Avenue that will substantially change the traffic and parking issues of our neighborhood. Significant public safety and environmental issues have not been properly evaluated

Sincerely,
David B. Hamilton
4544 Edgeware Rd
San Diego, CA 92116

CC:
City Project Manager, Dan Stricker
City Project Manager, John Fisher
Environmental Planner, Anne Jarque
Council member: Toni Atkins
April Chesebro

CC: Dan Stricker, John Fisher, DSDEAS DSDEAS, ToniAtkins, April Chesebro

001724

From: Jeanie Camp
To: Julie Jordan
Date: Mon, Nov 5, 2007 6:29 PM
Subject: Re: Kensington Terrace Project, Project No. 105244

Julie,

From the bottom of my heart, thank you for your time on the case law!

Cheers,
Jeanie Camp
4757 Edgeware

On Nov 5, 2007 5:35 PM, Julie Jordan <julie_jordan@sbcglobal.net> wrote:

November 5, 2007

Via Electronic Mail Only

PlanningCommission@sandiego.gov

Dear Planning Commission:

The purpose of this letter is to express concerns over the pending hearing for the Kensington Terrace Project, Project No. 105244 set for the Planning Commission on November 8, 2007. I am requesting the hearing be postponed until the community has sufficient time to review and comment on the proposed mitigated negative declaration:

I am a homeowner and resident of Kensington. I have only recently become aware of the project - not through notice from the City but from fellow neighbors. I am deeply concerned that the environmental process has not been followed pursuant to CEQA. In particular, it does not appear that proper public notice and review was given.

I am not interested in preventing development at the subject site. However, I, and countless others in Kensington, would like an opportunity to review the mitigated negative declaration (hereinafter "MND") and offer comments regarding the significant environmental impacts and the proposed mitigation. [1]

As I am sure you are aware, "public participation is an essential part of the CEQA process." CEQA guidelines 15201. A very large number of Kensington residents are completely shocked that they were not informed of this project. The community feels it did not have an opportunity to comment on it - particularly in an educated fashion - once it learned about the size and scope of the project.. "Environmental review derives its vitality from public participation." Ocean View Estates Homeowners Assn, Inc. v. Montecito Water District, (2004) 116 Cal.App.4th 396, 400.

"Public review permits accountability and informed self-government...Public review ensures that appropriate alternatives and mitigation measures are considered, and permits and input from agencies with expertise...Thus, public review provides the dual purpose of bolstering the public's confidence in the agency's decision and providing the agency with information from a variety of experts and sources."

Schoen v. Department of Forestry & Fire Protection, (1997) 58 Cal.App.4th 556, 573-574.

Who better to understand the community and regional character than the homeowners and residents of Kensington. Environmental review is supposed to involve the public in a recognition that, "comments are

001725

From: Carolyn Zawacki
To: Planning Commission
Date: Mon, Nov 5, 2007 8:06 PM
Subject: Kensington Terrace/Project No. 105244

Planning Commission members,

We support the Kensington Terrace project and endorse it. Please forward your recommendation to move forward with this project to the City Council.

Thank you.

Tom Hoyt and Carolyn Zawacki

4317 N. Talmadge Drive

San Diego, CA 92116

619-640-7279

001726

From: Tim Blood
To: Planning Commission
Date: Mon, Nov 5, 2007 2:37 PM
Subject: FW: Kensington Terrace Project 105244

The following is an email I sent earlier today.

From: Tim Blood
Sent: Monday, November 05, 2007 11:33 AM
To: 'JerrySanders@sandiego.gov'
Cc: 'dstriker@sandiego.gov'; 'jsfisher@sandiego.gov'; 'DSDEAS@sandiego.gov';
'toniatkins@sandiego.gov'; 'achesebro@sandiego.gov'
Subject: Kensington Terrace Project 105244

My family and I have not been adequately informed about the Kensington Terrace project, and want more time to analyze the project and, if appropriate, work with the City and the developer to ensure everyone's needs are met.

I am requesting the Mayor of San Diego to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's *scope and impact*, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable timeframe for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

- Tim Blood
5318 Canterbury Drive
San Diego, CA 92116

NOTICE: This email message is for the sole use of the intended recipient(s) and may contain information that is confidential and protected from disclosure by the attorney-client privilege, as attorney work product, or by other applicable privileges. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Olga West
To: Planning Commission
Date: Mon, Nov 5, 2007 9:34 PM
Subject: Kensington Development

Dear Planning Commission:

I am concerned about the scope of work planned for Adams Ave between Marlborough and Edgeware.

This project will negatively impact traffic, parking, and safety. The idea to put a light at Kensington Drive does not allow traffic to flow. This would put 3 traffic lights for 3 city blocks. It will be a safety issue as cars back up. The project is

I am concerned about the lack of community input. I would like to ask for a continuance on this issue. I would like the developer to hear the input from the community on what is a reasonable development for this area of land.

Sincerely,

Olga West

- >
- > -Understand traffic & parking impacts in Adams and neighboring streets
- > -Help with pedestrian vs. vehicle safety on the project
- > -Discuss ways tailor uses for the community...while keeping in mind the developer's economics...
- > -Discuss how the construction process will work and not adversely impact safety, streets, parking, environment, ect...
- >
- > Keep the calls and emails coming...we're having an impact!
- >
- > Sincerely,
- >
- > Jim
-

001728

From: Gina Gianzero
To: Planning Commission
Date: Mon, Nov 5, 2007 2:40 PM
Subject: Request for Continuance

I am a resident of Kensington writing to request a continuance on the Kensington Terrace Project #105244. to provide time for the community to work with the developer on the following key issues:

Understand traffic & parking impacts in Adams and neighboring streets
Help with pedestrian vs. vehicle safety on the project
Discuss ways to tailor uses for the community, while keeping in mind the developer's economics
Discuss how the construction process will work and not adversely impact safety, streets, parking, environment, etc.

Thank you for your consideration of this request,

Gina Gianzero
4751 Edgeware Road
San Diego CA 92116

001729

From: Ava Liss
To: Planning Commission
Date: Mon, Nov 5, 2007 2:56 PM
Subject: Kensington Terrace

To whom it may concern,

I am not able to attend the Nov.8 planning commission meeting regarding this project. I have to go to work just like many many residents who already have to work too hard to exit this area via Adams Ave. in the morning hours. Gee, if this project goes ahead as planned, life will really suck for those of us who have to leave this area to go to work every day. Let me just say that if YOU lived here, you would NEVER vote for this project to be here. If you just saw how CONGESTED Adams Ave. already is approaching the 15 on ramp in the morning, you undoubtedly would shake your head in disbelief that such a plan is even being considered. Please please PLEASE DO NOT ALLOW FOR THIS PROJECT TO GO THROUGH. IT WILL SEVERELY IMPACT THE QUALITY OF OUR LIVES. WE HAVE WORKED HARD TO PURCHASE AND MAINTAIN A RESIDENCE IN ONE OF THE NICEST NEIGHBORHOODS IN SAN DIEGO. PLEASE DON'T RUIN IT FOR US NOW!!!!

Sincerely,

Ava Liss
4658 Kensington Drive

001730

From: jennifer reed
To: Planning Commission
Date: Mon, Nov 5, 2007 3:06 PM
Subject: Request for postponement

As a resident of Kensington, I am requesting that the planning commission postpone the decision for the Kensington Terrace project slated on your November 8 agenda.

Many residents have serious concerns regarding this project and would like to have additional time for these concerns to be addressed.

Traffic
Parking
Pedestrian Safety
Density
Height

Thank you for this consideration,

Jennif Reed
4730 Biona Drive
San Diego, CA 92116
619-640-0053

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001731

From: Sherry Hopwood
To: Planning Commission
Date: Mon, Nov 5, 2007 3:21 PM
Subject: Kensington Terrace project 105244

I am urging you to move the Planning Commission's Committee hearing with respect to project #105244 (Kensington Terrace) to at least 60 days from the original hearing date of November 8, 2007. I strongly believe that our community, which is just becoming aware of this project's scope and impact, needs further time to evaluate the changes proposed and get our questions answered. Additionally this extension will provide sufficient notice and a reasonable time frame for the community to provide comments and recommendations to the Planning Commission regarding the current proposed plan.

I left my old neighborhood of over 30 years due to the increased development and destruction of all the beautiful old Craftsman homes so that businesses could be put up. The traffic, noise, increased crime were all reasons why I left. I paid a lot of money to live in Kensington Park because I was assured that this was such an historic resource that the City would never do to it what it did to my old neighborhood - "Uptown". I live on the 4600 block of Edgware. We already have 4 apartment buildings on our block - one of them quite large. We also have 2 large Condo complexes. None of these multi-residential buildings supply adequate parking for the residents nor their visitors. I am in my late 50's with a disability and cannot find a parking place on my block several times a week and on weekends. We don't have driveways so, we cannot park in them. The apartment buildings have front parking that takes up a huge portion of our street for street parking. I sit on my porch and watch people come and park in front of my home and walk to Adams. The cars stay there for hours. People speed up and down our street so that they can go around the block and quickly snatch a parking space they saw before it's gone.

Please - there needs to be a more thorough traffic analysis that includes the existing parking and traffic density of the 4600 block of Edgware. We are desperate. I believe that the recommendation by the Kensington Planning Committee is not in the resident's best interest and that they have continued to ignore the input and requests from the majority of residents on Edgware Road.

Sincerely,
Sheryl L. Hopwood
4632 Edgware Rd
San Diego, CA 92116

001732

From: Elaine McElhinney
To: Planning Commission
Date: Tue, Nov 6, 2007 10:33 AM
Subject: Fwd: Need for Continuance of Nov. 8 Planning Commission Hearing on Kensington Terrace Project #10524

From: Elaine McElhinney <1derwm@gmail.com>
Date: Nov 5, 2007 12:07 PM
Subject: Need for Continuance of Nov. 8 Planning Commission Hearing on Kensington Terrace Project #105244
To: JerrySanders@sandiego.gov
Cc: dstricker@sandiego.gov, jsfisher@sandiego.gov, DSDEAS@sandiego.gov, toniatkins@sandiego.gov, achesebro@sandiego.gov

I live in Kensington and am requesting that you move the Planning Commission Committee Hearing scheduled for November 8, 2007 re: Kensington Terrace Project #105244 back at least 60days.

The basis for this request is as follows:

- A majority of the Kensington community has only recently become aware of this project. Therefore, we need to understand the traffic and parking impact this project will have on our neighborhood.

- We also need to determine if the required public safety and environmental studies have been properly completed.

- Granting a 60 day continuance will allow the Kensington community to address all of the factors involved in this project to ensure the finished product provides a positive enhancement to our area.

Thank you,

Elaine McElhinney
4966 Kesnington Drive
619-285-1267

001733

From: John Grisafi
To: Al Cox
Date: 11/6/2007 12:58:16 PM
Subject: IGR TM 4134 C Street

Al,

Pete Pfander and I reviewed the paperwork you provided for the TM located at 4134 C Street in San Diego. It appears Caltrans owns the easement shown as RW Parcel 22520 and therefore if the proponent plans to relocate the sewer, it would be advised that Caltrans either transfer the easement to the City of San Diego or quitclaim it to the owner. The process may involve a decertification which would be handled by Carmen Mullenix,. There is also an older sewer easement that crosses the property, owned by Caltrans that may need to be quit claimed in order to clear title. Otherwise, the property will remain encumbered by the state easements.

In any event, we would like to review a copy of the tentative map, so please request that the City send it to us for comment.

Thanks

John Grisafi
Senior Transportation Surveyor
Caltrans District 11

4050 Taylor St.
Mail Station 311
San Diego, Ca. 92110

(619) 688-3685
Fax 688-6061

CC: Pete Pfander, William Sanders, Carmen Mullenix, William J. Zounes

001734

From: Bill
To: Planning Commission
Date: Tue, Nov 6, 2007 10:41 AM
Subject: allard project number 105244

BILL CROSTHWAITE
4560 E. TALMADGE DRIVE
SAN DIEGO, CA 92116
619-281-2456 VOICE/FAX

November 6, 2007

City of San Diego Planning Commission
1222 First Avenue 4th Floor
San Diego, CA 92101

EMAIL and FAX ONLY

RE: Project number 105244

Dear Planning Commission:

This project should be sent back to the Kensington Talmadge Planning Committee for additional review and noticing.

I believe the requirement to approve this project is if the project is better for the community. This project should not go forward till all of the traffic and other issues are resolved. This project will not benefit the community.

While the project is on Adams and Marlborough Street and Edgeware Road, the impact will be community wide. This is due to the additional traffic and potential traffic mitigation per the traffic report. Since the whole community of Kensington and Talmadge Park I will be impacted - notices should go out to the impacted community.

Page 39 of the June 12, 2007 Kensington Terrace Draft Traffic Impact Analysis 10.3 concludes with the project is calculated to have 6 direct impacts at the aforementioned locations. "All of the impacts were either mitigated by re-striping Adams Avenue to a 3 lane collector from I-15 to Aldine, widening Marlborough Drive from Adams Avenue to the project alley, or no mitigation was found necessary due to the acceptable intersection and arterial LOS."

Also, a signalized intersection is proposed for Adams Avenue and Kensington Drive. This signalized intersection will also impact the entire community mentioned above. The entire community should be noticed as they will be impacted.

When I-15 was being developed along with the Kensington Talmadge Master Plan, the community spent much time discussing traffic along Adams Avenue and Aldine Drive. The same community input should be sought for this change. About this same time frame, a portion of the community requested a stop sign at Adams Avenue and Kensington Drive. Traffic Engineering denied this request as traffic would backup into the community. What has changed to propose a signalized intersection? The whole community should be noticed on this issue.

With the proposed changes in place it will negatively impact Aldine Drive. This street was been under review for a long time and is in need of improvements. I did not see where the traffic report analyzed this condition. Another reason for this project to go back to the Planning Committee.

On page 25 of the Kensington Terrace Draft Traffic Impact Analysis report dated June 12, 2007 the chart shows 20,664 ADT on Adams between Kensington Drive and Marlborough. Between Marlborough and Edgeware going east there are 11, 124 ADT. Then in the next block only 7,226 ADT. Where did the

001735

From: Susy Gonzalez
To: Planning Commission
Date: Tue, Nov 6, 2007 12:36 PM
Subject: Reference Project #105244

Project Reference-105244

To the City of San Diego Planning Commission,

We are the residents of 4585 Van Dyke Avenue we have 2 daughters, a 6 year old and 3 year old.

We were notified about this 3-story building and 2-under ground level parking and the elimination of our gas station and parking on Adams Ave. between the I-15 and Aldine.

Ever since the I-15 was built we have had more traffic on Adams Ave. from Terrace to Van Dyke Ave. I have seen a number of accidents ever since the freeway exit was built, and now this wealthy developer from Del Mar (non Kensington resident) is wanting to make it worse!!! By building a monstrosity in our laid back village. In return this is going to cause traffic, nonresidents parking in our streets, more accidents, and more noise pollution.

Who does this man think he is?! He does not live here which means he does not care. He thinks he can change building codes just because he has money. I know the city of San Diego needs more revenue like sales tax, property tax, etc. But come on this is not the way to go about it.

My wife almost got hit twice crossing the intersection, in other words it is already bad why make it worse.

I highly urge you to reconsider this permit by keeping it 2-stories at the most and by keeping our gas station and our parking!!

Sincerely,

Alex and Susy Gonzalez

Help yourself to FREE treats served up daily at the Messenger Café. Stop by today!

001736

3,898 ADT go?

There was also some discussion about removing the ballards at the end of the north and south parking lots on Terrace Drive. The community spent many hours discussing this issue to come up with the current situation. The whole community should be noticed on all of these important traffic issues.

Another issue is delivery hours. I believe the City Council for another infill project in Carmel Valley put restrictions on the delivery hours. This occurred several months ago. If I remember correctly, the acceptable hours of delivery were 9AM to 9 PM. Restricted delivery hours are a must for this project. If possible, penalties of some kind should be in the permit for violations.

Please send this project back to the Kensington Talmadge Planning Committee for these questions to be reviewed by the community before any action by the Planning Commission.

Sincerely,

/s/

Bill Crosthwaite

001737

From: tmm.la@att.net
To: Planning Commission
Date: Mon, Nov 5, 2007 11:40 AM
Subject: <No Subject>

To Whom It May Concern:

It has recently come to our attention, as well as many other residents of the community of Kensington, that a project called Kensington Terrace (project # 105244) will be meeting with the Planning Commission on Thursday, November 8, 2007 to finalize the project.

We have some valid and serious concerns pertaining to this project that need to be addressed and they are as follows:

First, the traffic study is based on outdated traffic reports from 1989 and based on generic tables versus actual traffic studies for this specific Kensington Community.

Second, the Ken-Tal Planning Committee supports massive deviations of current zoning restrictions without any limitations to the size and scope of new businesses in the community.

Third, the Environmental Impact Study (EIS) submitted by Allard Jenson is incomplete and relies in pertinent on the faulty traffic study and lack of zoning restrictions.

Based on the above, we ask for a minimum 60 day continuance of the currently scheduled November 8th hearing before the Planning Commission so that accurate and complete information may be presented to the Board prior to their voting on this important issue.

Thank you for your help and consideration with regard to this matter.

Sincerely,

Michael and Teresa Anderson
4978 Kensington Drive
San Diego, California 92116

001738

From: Darlene Love
To: Planning Commission
Date: Tue, Nov 6, 2007 11:50 AM
Subject: Allard's project

I am a property owner in Kensington. In fact my property is across the street from the planned Kensington Park Plaza. My property is located on the S.E. corner of Adams and Marlborough. I support the Nov. 8th meeting, and hope you make a decision to let him get started on his project. I am concerned about traffic issues and parking.

Darlene Love

001739

From: Pamela Hubbell
To: Planning Commission
Date: Mon, Nov 5, 2007 1:23 PM
Subject: ATTN: Sabrina Curtin, Recording Secretary

ATTN: Sabrina Curtin, Recording Secretary

RE: Letter with signatures concerning Project #105244, "Kensington Terrace."

Please find attached and below a letter that has been signed by numerous Kensington residents concerning the above project.

We would like to petition the Planning Commission to accept this letter for consideration at the Nov. 8th meeting.

We realize materials must be submitted a full week prior to the meeting; however, due to the fact that many residents started becoming fully aware of the development @ October 20th, and that the fires prevented much discussion or progress the week of October 22nd, and that Allard Jansen presented his project to concerned residents on November 1st, we found it difficult to prepare a letter with signatures prior to this late date.

Sincerely,
Pam Hubbell on behalf of the residents signed below.

TO: City of San Diego Planning Commission
1222 First Ave. 4th Floor
San Diego, CA 92101

FROM: Residents of Kensington

RE.: Project # 105244, "Kensington Terrace"

DATE: November 5, 2007

As residents living throughout Kensington, we wish to express our primary concerns regarding the proposed development of "Kensington Terrace" on Adams Avenue between Marlborough Street and Edgeware Road.

First, please realize that the majority of residents signed below just recently became fully aware of the details of this project. As word has spread that the project received a unanimous vote of approval by the Kensington -Talmadge Planning Group, and that the Planning Commission would be voting on it on November 8th, residents became fully aware of the extent to which "noticing" had not occurred.

001740

Apparently, our concerns were brought to Allard Jansen's attention, and he provided a presentation for residents on November 1st.

Consequently, our goal in writing this letter to the Commission is to ensure that our opinion, as residents of the Kensington community, is sufficiently considered by you in your review of the application for the "Kensington Terrace" planned development permit as specified above. And while we look forward to improvements to our community and see the need specifically for development along the stretch of Adams Avenue between Marlborough and Edgeware, we strongly feel that because there has not been adequate notification to residents we have not had a sufficient opportunity for comment on it, and so we strongly urge the Planning Commission to DISAPPROVE the project or delay your vote for 60 days. The unanimous vote of approval by the Kensington -Talmadge Planning Group does not represent consensus and is not the product of collaboration among the larger Kensington community.

Most importantly, we feel that the increased need for parking and additional traffic on our streets would fundamentally alter the fact that Kensington is a historic residential community augmented by a small-scale, walking commercial district. As homeowners and residents in Kensington, we have invested in a unique community and we have intentionally chosen to live in a place where we can walk to coffee shops, restaurants, and the park and greet people we know along the way. We do not want to be cut off from this kind of lifestyle by a great increase in commercial traffic being funneled through Kensington to get to a bank, a large market, or an office.

Secondly, we feel that the residential streets closest to Adams Avenue are already congested enough. Non-resident cars that currently park along Kensington Drive, Marlborough Avenue, and Edgeware Road within 1-2 blocks of Adams Avenue already cause unsafe congestion. How will traffic entering and exiting the new complex be handled by Marlborough and Edgeware which are already excessively congested? These residential roads are not wide enough to handle the current parking load that overflows from the Adams Ave. commercial businesses into the residential streets. Currently, with cars parked on both sides of these streets it is necessary for the 2-way traffic to stop-and-go to allow one side of traffic to go at a time. The proposed new development for Adams Ave. will add to this already unsafe traffic/parking condition. We feel the current plans for the "Kensington Terrace" commercial development should not be supported at the expense of the integrity of our residential roads.

Finally, the height limits are in place for a reason and we see no reason for a height deviation to be granted for even a portion of the project. Furthermore, taking into consideration the existing character of the Kensington Village, it is unconscionable to many that there could be a 3-story building that extends for an entire block dominating the very heart of it. This developer has already built the tallest complex in Kensington, must his commercial aspirations be allowed to change the very nature of what Kensington is?

The residents signed below appreciate your consideration of this letter and urge you to NOT APPROVE this project or delay your vote for 60 days.

Signed,

001741

Pam and Drew Hubbell

4080 Terrace Court

San Diego, CA 92116

Lynn Thompson

4850 Canterbury Drive

San Diego, CA 92116

Michael Worley

4944 Marlborough Drive

San Diego, CA 92116

Debra Dupree

4760 Kensington Drive

San Diego, CA 92116

Mari and Harmon Huff

4733 Kensington Drive

San Diego, CA 92116

Dean Calbreath & Sarah Thailing

4232 Hilldale Road

San Diego, CA 92116

Linda Bonham

4733 Terrace Drive

San Diego, CA 92116

001742

Shirley Boyle and William Smail

4847 Hart Drive

San Diego, CA 92116

Mary Ray and Robert Heinlein

4632 Edgeware Road

San Diego, CA 92116

Dorothy Dean

4046 Terrace Court

San Diego, CA 92116

Frank A. Bottini

4787 Kensington Drive

San Diego, CA 92116

Philip and Joanne West

4849 Canterbury

San Diego, CA 92116

Lilian Cooper

4817 Kensington Drive

San Diego, CA 92116

Marg Stark and Duke Clark

4602 Marlborough Drive

San Diego, CA 92116

001743

Sidella R. Dickinson
4858 Sussex Drive
San Diego, CA 92116

Karen Rudd
4056 Terrace Court
San Diego, CA 92116

Sherry Hopwood
4632 Edgeware Road
San Diego, CA 92116

Jeannie and Dennis O'Connor
4830 Sussex Drive
San Diego, CA 92116

Sheila and Andrew Walker
4060 Terrace Court
San Diego, CA 92116

Ron and Sheryl Chafee
4265 Ridgeway Drive
San Diego, CA 92116

Jim and Kathleen Kaiser
4807 Kensington Drive
San Diego, CA 92116

001745

November 4, 2007

San Diego Planning Commission
San Diego, Ca.

Chuck and Linda Jamison
4624 Biona Drive
San Diego, Ca. 92116

Dear Sirs,

My wife and I are residents of Kensington and wanted to write and express our full support for the proposed project on Adams Ave. What currently is there is an eye sore. To stop parking on Adams is a blessing and the additional retail and commercial space is a need. We both enjoy what the development on the other corner has brought our community (Starbucks) and welcome more. Please vote to approve.

Sincerely,



Rev. Charles Jamison