

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – March 23, 2021 meeting

Call to order: 6:36 PM

Adjourn: 8:39 PM

Virtual Zoom Meeting

Board members present: Helmich, McLeod (6:41pm), Swanson, Sanders, Waggonner, Lindahl, Flores, Smith

Board members absent: Royale, McGann

Agenda: Helmich amended agenda to change Miramar proposal for sealer on rock blanket at splitter islands to an informational item from action item since bid from Miramar was based upon standard wage, not city prevailing wage. (Bid needs to be amended.) Add informational item to have an initial discussion regarding assessment calculations due to proposed increase number of ADUs (granny flats) within Talmadge. Helmich motioned to adopt amended agenda; Swanson seconded motion. Unanimous approval.

Minutes: Unanimous approval of minutes. (1 change by McLeod)

Treasurer's Report/Finance: None. Treasurer absent.

Community Forum/Open Discussion: Swanson wanted to know who sponsored recently enacted zoning changes to Ken-Tal. Wanted a brief synopsis/history of the zoning changes. Questioned why El Cerrito and Rolando were not included if the premise of the rezoning was to increase housing near major transit corridors like ECB and University Ave. Julio Garcia responded that previous administration focused on building fast. ADU issue is throughout San Diego – not just mid-city. Elo Rivera staff researching topic. Lindahl: Originally, zoning change did not impact all of Talmadge. Original incentives were to accommodate ADUs for family members' use. Developers have taken advantage of loosened regulations: expedited process and no review. Helmich interjected: up zoning without legal operation/process typically required to rezone. Sanders: Need clarification and guidance of zoning changes so TMAD Board can accurately education residents about zoning changes. Referenced state legislation. Helmich added that state legislation didn't take terrain into account when considering distance/proximity to transit corridors. Consequently, transit not as accessible as one is led to believe. Norma Garcia: Questioned whether we were talking about the same zoning ordinance; Norma referring to SB13 sponsored by Todd Gloria. Mentioned criteria. ADUs permitted state wide. Don't need to be near transit corridor. Julio Garcia: Believed bill Norma mentioned was a different bill. Julio to research. Statewide there is a political push to eliminate single family (dwelling) housing and to stream line building process – eliminate a lot of regulation. Important for Talmadge to understand these changes. McLeod: Understood one reason for zoning changes was driven by Talmadge's proximity to Grantville trolley station. The logic that one living near trolley did not need a vehicle. However, no safe way to walk to trolley from Talmadge. Any legal remedies to stop these recent zoning changes? Any viable course(s) of action? Sanders: Unrealistic to expect ADU residents of Talmadge to take public transportation. Swanson underscored point of public transportation inadequacies. Vehicle is a

necessity for things like grocery shopping. Teyssier : Politicians cry housing crisis. What is their definition of housing crisis? Current infrastructure in poor shape. How will increased population via ADAs impact infrastructure? Can current infrastructure support it? Mention of current and past politicians who have had role in shaping current situation/legislation: Atkins, Ward, Gloria.

City of San Diego Representative's Report:

Park & Rec – John Crago – Sprinklers remained off. Will be turned back on when warranted. Roses fertilized. Report forming pot whole (near Traffic Circle West side) on Get It Done app. Hoover Trees have been organically fertilized. Watered by Aztec when needed. Report on various street lights – newly burnt out bulbs (4546 Euclid) and status of various repair. (Re report outage). Right of way tree trimming hopefully to commence next week. Previously the contractor didn't get it on the schedule. Following up on Gate repair. Needed to identify/clarify places where pieces are missing. Quote pending so PO may be opened. Discussion about planting options in Traffic Circle.

Julio Garcia representative for District 9: Received communications from several neighborhood (including Talmadge, Kensington, and College) about ADUs. Plan to schedule walking tour in Talmadge for neighbors with Councilmember Elo Rivera to discuss recent zoning changes. Reached out to the city Economic Department to see if there is clarification as to what MAD assessment ADUs would pay.

Information Items:

Madison-Contour-51st St Traffic Calming: Change in City Project Manager. Time frame for advertising bids has closed. Period for receiving bids for the project has begun. Helmich requested copies of bidding documents. Teyssier wants qualified and experienced candidates. Project needs Talmadge oversight due to deficiencies with rock blanket work with splitter islands. (Lindahl requested formal complaint be lodged against Miramar due to quality control issues.)

Adams & 49th Splitter Islands: Cameras removed. Telephone poles that held cameras were removed and holes filled. Issue with hole filled on South end of Traffic Circle. Areas need to be returned/restored to condition before pole installation. Dan Nutter's responsibility. McLeod & Helmich discussion of mailbox by Traffic Circle. Repaint curb? Relocate mailbox? Discuss with City. Discussion of tight roadway on 49th St. causing large trucks to hit tree (SW part of 49th St). Discussion of sealer finishes – satin versus gloss. Second proposal lower than first by approximately 25% due to removal of items that are already covered under contract. (Double billing). Awaiting revised proposal from Miramar which has City prevailing wage. Helmich expects revised proposal of \$9,332 gloss, \$7,712 satin. Standard City warranty 1 year. Teyssier: Felt Miramar did poor job cleaning rock blanket. TMAD should write City to notify them of poor quality so vendor isn't used again for future City projects. Work improved, but still not acceptable. Aesthetically and structurally unacceptable. Concerned stones popping out. Mortaring not done correctly. Tell City do not pay Miramar. Lindahl concurred with most of Teyssier's assessment. Flores agreed.

ADU's/Granny Flats/recent rezoning of Ken-Tal: Helmich: Discussed how apportions in current MAD calculated/assessed. Need to update document regarding assessments to account for new types of housing definitions/nomenclature: Single Dwelling units (opposed to

Single Family Housing), ADUs, Junior ADUs. Also account for various zoning classes. Should Single Dwelling Units with ADUs be assessed more? Garcia: Complicated issue. Not necessarily clear cut how a housing unit impacts neighborhood. Slippery slope. Example: Could a Single Dwelling Unit (Single Family Home) with 7 kids and 6 cars be charged the same as Single Dwelling Unit with couple? Lindahl: Developers will now build ADUs rather than apartment buildings and condos. Easier, quicker and cheaper process for ADUs. More profitable too. Neighborhood suffers. Issue ultimately comes down to this. Swanson: Ranted that recent zoning changes with ADUs is like the Huffman Six-packs meeting College Area mini-dorms. Worst of both worlds. Owen: Asked about historic designation for neighborhood. Strategy to stop ADUs. Litigation as a potential avenue to prevent future developer ADUs. Sanders: Moty and Sanders strategizing way to combat zoning change. What is the best approach? Petition forthcoming.

Action Items: None. Covered above.

TMAD Sub- Committee Reports: No reports.

- a. **Roads and Walks/Master Plan:**
- b. **Capital Projects:**
- c. **Communications:**
- d. **Beautification & Trees:**
- e. **By-Laws and Membership**
- f. **Budget Forecast**

Motion was made Swanson to adjourn the meeting; seconded by McLeod.
Motion was approved unanimously by remaining Board Members.
Meeting adjourned at 8:39 PM.