# Community Information

## Kensington/Talmadge

California
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## Kensington

Kensington overlooks Mission Valley's southern rim with many of its homes enjoying views of the valley. The area includes five subdivisions developed in the early part of the 20th century and named for a residential district in London. The distinctive California-Spanish style homes sit above steep slopes dedicated to open space. The homes owe their unique aesthetics to the development firm of Davis-Baker.

This firm had already established a strong reputation in Pasadena building when they were hired by George Forbes in 1926 to develop his land in the Kensington area. San Diego was in one of its periodic real estate slumps in 1926 and Forbes knew he needed an improved product if his subdivision was going to succeed.

Davis-Baker immediately associated themselves with San Diego architect, Richard Requa, known for his work on the areas of Ojai and Rancho Santa Fe.

Davis-Baker established an Architectural Committee and appointed Richard Requa the sole member. The firm established rules for the styles of homes and added a significant number of high-end improvements to the sub-division. The result was a delightful collection of "luxuriously modest homes of refinement."

## Adams Avenue

Above the San Diego Stadium and Mission Valley, Adams Avenue runs through the historic neighborhoods of Kensington, Normal Heights and University Heights. Here you will find antique shops, bookstores and a whole lot of one-of-a-kind bars, restaurants, clubs and eateries. It’s also the home of the Annual Adams Avenue Street Fair and the Adams Avenue Roots Festival.

The shopping district along Adams Avenue is designated by a large sign hung over the street and is home to small shops offering services to residents and visitors. There is a vintage movie theater showing art films, a coffeehouse, a pub and a park with a playground for local children. There are also a number of antiques in the area. The area is centrally located near I-15 and offers quick access to many San Diego attractions.

## Kensington/Normal Heights Branch Library

4121 Adams Avenue / San Diego, CA 92116
(619) 533-3974 / www.sandiego.gov/public-library

## Talmadge

Talmadge is located on the eastern edge of the City of San Diego just south of Mission Valley. The area takes it's name from the Talmadge sisters--Norma, Constance and Natalie. All of the sisters were notable silent film stars. Norma was married to John Shenick, president of United Artists Corporation. Shenick and his brother-in-laws, working with real estate developers Roy and Guy Lichty, subdivided the Talmadge community in the 1920s. Three streets of the

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sub-division were named for the famous sisters, and they attended the openings and other events.

The Talmadge Gates set the neighborhood apart. Eight decorative forged-iron gates were installed in 1927. In 1998, Talmadge residents raised over $100,000 to restore the gates to their original glory. Each one was removed in turn, sand-blasted, rewired and returned to its original design erasing years of neglect and vandalism. They stand again proudly setting the tone for the neighborhood.

To accomplish this project, the residents of the area formed the Talmadge Maintenance Assessment District (T-MAD) to restore and maintain the quality of life of the area. In addition to the gate restoration project, T-MAD is also coordinating the improvements to the traffic circle at 49th and Adams Avenue. Over 400 trees were planted in 2000-2002 as part of the area's beautification projects.

Originally designed to be a self-contained residential district that was advertised as a place where children could go to school from kindergarten through college without ever leaving, Talmadge is still a charming place to live and work near to the heart of the city.

## Education

**San Diego Unified School District**
4100 Normal Street / San Diego, CA 92103
(619) 725-8000 / www.sandi.net

**Elementary Schools**
Central
4063 Polk Ave. (92105)
(619) 281-6644 / sandi.net/central

Euclid
4166 Euclid Ave. (92105)
(619) 282-2192

Fay
4080 52nd St. (92105)
(619) 624-2600 / new.sandi.net/schools/fay

Franklin
4481 Copeland Ave. (92116)
(619) 284-9279

Hardy
5420 Montezuma Rd. (92115)
(619) 582-0136 / new.sandi.net/schools/hardy

Ibarra
4877 Orange Ave. (92115)
(619) 641-5400

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Normal Heights
3750 Ward Rd. (92116)
(619) 584-6000 / www.sandi.net/normalheights

**Middle Schools**

Mann
4345 54th St. (92115)
(619) 582-8990 / www.sandi.net/mann/expression

Wilson
3838 Orange Ave. (92105)
(619) 280-1661 / wilsontigers.org

**High Schools**

Crawford High Educational Complex
4191 Colts Way (92115)
(619) 583-2500 / sandi.net/crawford

Hoover
4474 El Cajon Blvd. (92115)
(619) 283-6281 / www.hoovercardinals.org

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# DEMOGRAPHIC & SOCIO ECONOMIC ESTIMATES
## Community Planning Area
## Kensington-Talmadge

| | Jan 1, 2016 |
|---|---|
| **Total Population** | **15,110** |
| Household Population | 15,063 |
| Group Quarters Population | 47 |
| **Persons Per Household** | 2.35 |

## HOUSING AND OCCUPANCY

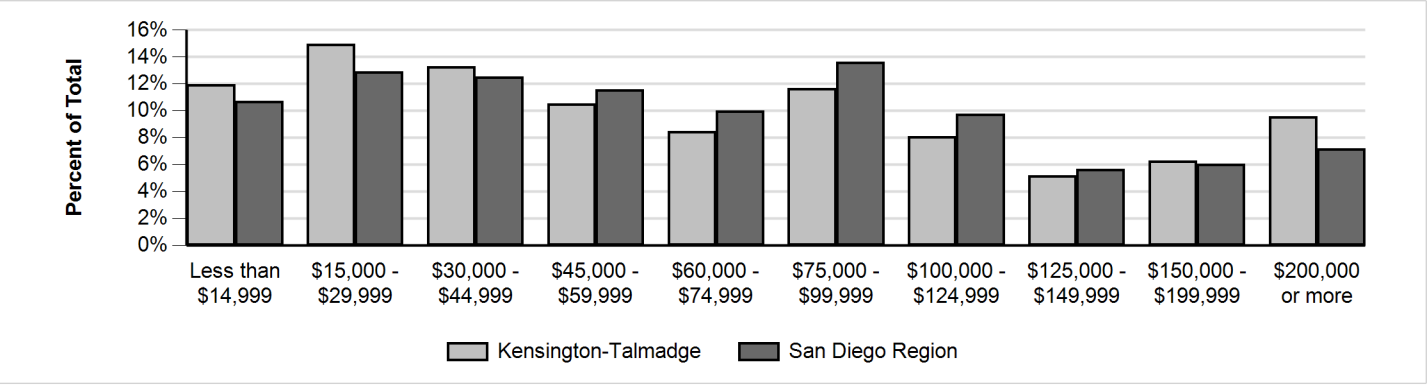
| | Total Housing Units | Households | Vacancy Rate |
|---|---|---|---|
| **Total Housing Units** | **6,649** | **6,418** | **3.5%** |
| Single Family - Detached | 2,839 | 2,762 | 2.7% |
| Single Family - Multiple-Unit | 1,188 | 1,146 | 3.5% |
| Multi-Family | 2,622 | 2,510 | 4.3% |
| Mobile Home and Other | 0 | 0 | -- |

## HOUSEHOLD INCOME

**Households by Income Category (2010 $, adjusted for inflation)**

| | Less than $15,000 | $15,000-$29,999 | $30,000-$44,999 | $45,000-$59,999 | $60,000-$74,999 | $75,000-$99,999 | $100,000-$124,999 | $125,000-$149,999 | $150,000-$199,999 | $200,000 or more |
|---|---|---|---|---|---|---|---|---|---|---|
| % of Total | 12% | 15% | 13% | 11% | 8% | 12% | 8% | 5% | 6% | 10% |

| **Median Household Income** | 2016 |
|---|---|
| Adjusted for Inflation (2010 $) | $59,000 |
| Not adjusted for inflation (current 2015$) | $64,762 |




## IMPORTANT ADVISORY:

Caution should be taken when using data for small population groups, particularly at small levels of geography. Minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.

In addition, Census 2010 does not include information about structure type or household income. Those details and other demographic estimates shown here are developed from other sources, including the California Department of Finance E-5 estimates for cities and the County of San Diego; San Diego County Assessor Records, vital events records from the California Department of Health, and income data from the U.S. Census Bureau American Community Survey.

Caution should always be taken when using data for small population groups, particularly at small levels of geography.

Source: SANDAG, Current Estimates
SANDAG
www.sandag.org



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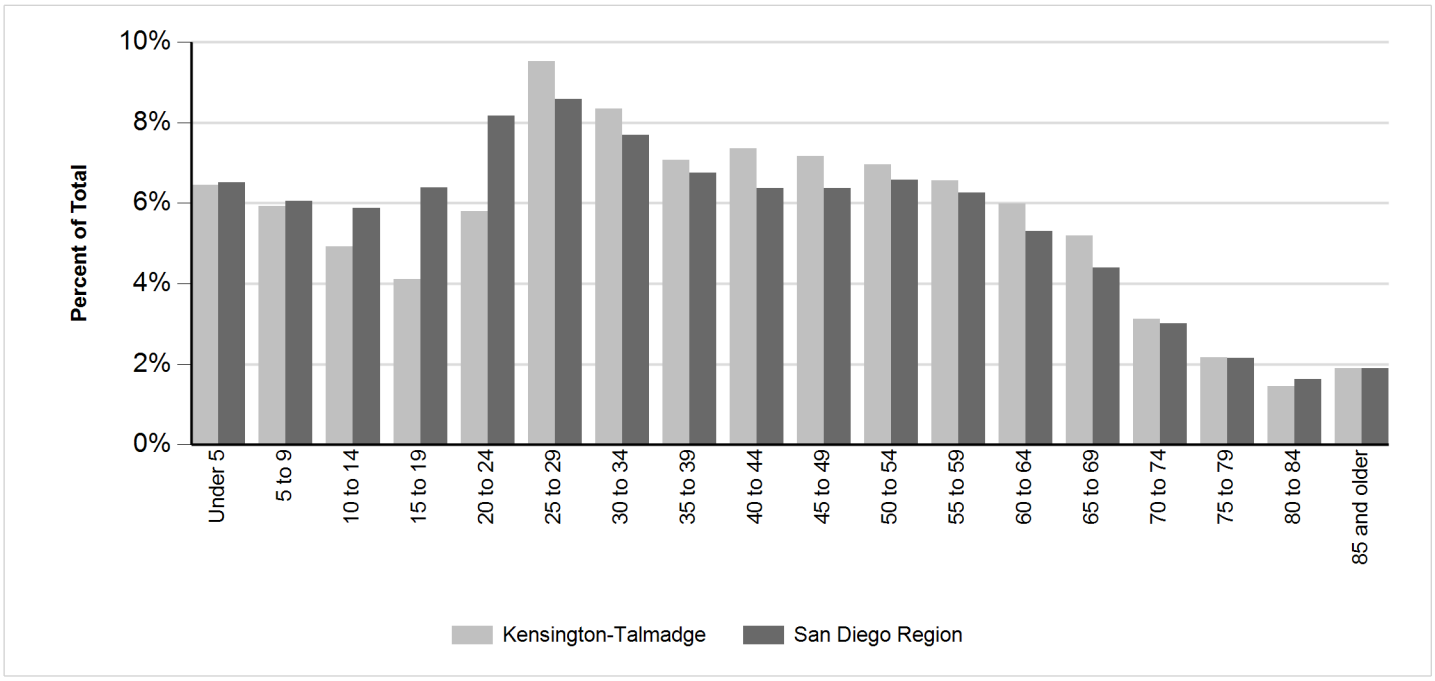
## POPULATION BY GENDER AND AGE

| | Total | Male | Female | Percent Female |
|---|---|---|---|---|
| **Total Population** | **15,110** | **7,478** | **7,632** | **51%** |
| Under 5 | 975 | 550 | 425 | 44% |
| 5 to 9 | 895 | 457 | 438 | 49% |
| 10 to 14 | 744 | 369 | 375 | 50% |
| 15 to 17 | 403 | 209 | 194 | 48% |
| 18 and 19 | 219 | 108 | 111 | 51% |
| 20 to 24 | 875 | 439 | 436 | 50% |
| 25 to 29 | 1,440 | 699 | 741 | 51% |
| 30 to 34 | 1,261 | 622 | 639 | 51% |
| 35 to 39 | 1,068 | 514 | 554 | 52% |
| 40 to 44 | 1,111 | 576 | 535 | 48% |
| 45 to 49 | 1,083 | 581 | 502 | 46% |
| 50 to 54 | 1,051 | 553 | 498 | 47% |
| 55 to 59 | 991 | 478 | 513 | 52% |
| 60 and 61 | 376 | 172 | 204 | 54% |
| 62 to 64 | 528 | 242 | 286 | 54% |
| 65 to 69 | 784 | 344 | 440 | 56% |
| 70 to 74 | 471 | 218 | 253 | 54% |
| 75 to 79 | 328 | 159 | 169 | 52% |
| 80 to 84 | 220 | 87 | 133 | 60% |
| 85 and older | 287 | 101 | 186 | 65% |
| Under 18 | 3,017 | 1,585 | 1,432 | 47% |
| 65 and older | 2,090 | 909 | 1,181 | 57% |
| Median Age | 38.5 | 37.8 | 39.1 | N/A |

## POPULATION BY AGE

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## POPULATION BY RACE, ETHNICITY AND AGE

| | | Non-Hispanic | | | | |
|---|---|---|---|---|---|---|
| | Hispanic | White | Black | American Indian | Asian & Pacific Isl. | All Other |
| **Total Population** | **3,881** | **7,714** | **1,075** | **63** | **1,868** | **509** |
| Under 5 | 378 | 352 | 62 | 8 | 97 | 78 |
| 5 to 9 | 343 | 325 | 64 | 8 | 98 | 57 |
| 10 to 14 | 287 | 303 | 34 | 3 | 79 | 38 |
| 15 to 17 | 142 | 170 | 19 | 1 | 43 | 28 |
| 18 and 19 | 79 | 72 | 24 | 1 | 34 | 9 |
| 20 to 24 | 329 | 333 | 87 | 9 | 88 | 29 |
| 25 to 29 | 400 | 669 | 109 | 3 | 198 | 61 |
| 30 to 34 | 390 | 529 | 101 | 2 | 195 | 44 |
| 35 to 39 | 316 | 481 | 91 | 5 | 147 | 28 |
| 40 to 44 | 291 | 556 | 80 | 2 | 147 | 35 |
| 45 to 49 | 244 | 568 | 89 | 6 | 149 | 27 |
| 50 to 54 | 193 | 640 | 72 | 4 | 115 | 27 |
| 55 to 59 | 158 | 639 | 76 | 5 | 93 | 20 |
| 60 and 61 | 46 | 259 | 29 | 2 | 33 | 7 |
| 62 to 64 | 86 | 329 | 42 | 1 | 66 | 4 |
| 65 to 69 | 80 | 557 | 45 | 1 | 93 | 8 |
| 70 to 74 | 43 | 344 | 22 | 1 | 57 | 4 |
| 75 to 79 | 31 | 223 | 17 | 1 | 51 | 5 |
| 80 to 84 | 23 | 157 | 3 | 0 | 37 | 0 |
| 85 and older | 22 | 208 | 9 | 0 | 48 | 0 |
| Under 18 | 1,150 | 1,150 | 179 | 20 | 317 | 201 |
| 65 and older | 199 | 1,489 | 96 | 3 | 286 | 17 |
| Median Age | 29.8 | 45.6 | 37.1 | 27.5 | 38.5 | 26.3 |



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