

demolished in order to construct a new, 8,000 square-foot mixed use commercial building that would include retail and office uses. The San Ysidro Community Plan designates the site for community commercial land use and it is also within the Plan's Historical District. The property is within a commercial corridor that runs generally east and west along San Ysidro Boulevard and is surrounded on both sides of the street by older commercial development that primarily associates with cross-border services. There is residential across a named alley called Blanche Street to the north of the project site. No new development has been proposed in the area for two decades or longer therefore this project represents the first major in-fill proposal for a significant time in the community.

DISCUSSION

This project is requesting two discretionary entitlements. A Site Development Permit is required pursuant to the San Ysidro Planned District Ordinance for the new commercial development and to accommodate a deviation requesting one-way vehicular access off of San Ysidro Boulevard. And, a Neighborhood Development Permit is required by the Land Development Code to allow commercial tandem parking. The proposed use and site plan are both consistent with the designated land use and in the community plan and the underlying CSR-2 Zone. The project issues included the demolition of the potentially historic buildings, the tandem parking for the commercial use and the deviation requesting vehicle access off of San Ysidro Boulevard when there is alley access to the site at the rear of the property.

Vehicular Access from San Ysidro Boulevard

The Land Development Code requires properties with an abutting alley to access the site from the alley with no curb cut or drive aisle allowed from the street. The Boulevard at 165 project has an alley at the rear of the site and is requesting a deviation via the Planned District Ordinance that would allow one-way access into the project site. The requirement to access the site from the alley is from the citywide parking regulations and is one of several sections of the Land Development Code added to the San Ysidro Planned District Ordinance (SYPDO) by reference rather than a specific regulation within the SYPDO. The SYPDO anticipated situations where strict interpretation of a referenced citywide code requirement may not be in the best interest of the community and established a process by which a variance can be approved with a Site Development Permit. Staff is supportive of the requested deviation for several reasons. The property is near the middle of a large 1,000-foot block which is a conditioned not found anywhere else along the commercial section of San Ysidro Boulevard. It is reasonable to conclude prospective customers would not know to circle such a long block and access an alley in order to return to the project site. Staff considered the significant amount of directional signage that would be required to make this a clear path of travel. Also, there is an existing curb cut and driveway on San Ysidro Boulevard that is approximately 30-feet wide and currently provides two-way access and egress from the site. The project proposes reducing the current opening to 12-feet and making the driveway a one-way entrance only with vehicles required to exit through the alley at the rear of the site. Staff determined that this reduction significantly improves the current condition, increases pedestrian safety and provides additional on-street parking. And finally, as previously noted, this is the first major in-fill development in this area

for over twenty years and therefore the commercial success of the project should be considered fundamental to further economic stimulation in the community. The intent of the regulation to prohibit vehicle access at the street frontage is to improve pedestrian activity and safety along the street. This solution does both by significantly reducing the size of the curb cut and limiting the driveway to an entrance only.

Demolition

As noted there is a two-story residential structure on the site that was built in 1927 and a commercial building constructed in 1958. The structures are more than 45-years old and therefore were reviewed for any potential historical significance. The applicant provided county assessor and building records as well as a list detailing all previous occupants. Staff reviewed the submitted material and the architectural style and detail of the structures and concluded the buildings have no historical significance. Based on this review, staff has no objection to the demolition as proposed with this application.

Tandem Parking

The Land Development Code requires a Neighborhood Development Permit for nonresidential tandem parking. Based on the commercial parking ratios the project will require 20 off-street parking spaces and one motorcycle space. The tandem parking would be assigned as employee parking only and would not adversely impact the remaining parking spaces or vehicle circulation on the site.

Community Plan and Project Analysis

The proposed project would be consistent with the designated community commercial land use of the San Ysidro Community Plan. Additionally, the project would implement many of the goals and recommendations of the plan by providing an attractive, community-oriented development, providing new retail, commercial, and office uses that would benefit the town center area. Adequate parking at the rear of the lot would meet the community plan and Municipal Code requirements while the large existing two-way driveway entrance to the current unscreened parking lot would be replaced with a small, entry only driveway to the screened parking in the rear. The closure of the two-way access and the replacement with a smaller one-way drive would be an improvement over the current condition and provide an increased level of pedestrian safety.

The project would remove two structures that are unsightly, and replace them with an attractive project from the front as well as the sides and rear, with landscaped areas and plazas. The project is within the International Gateway area, and would provide additional jobs for the local economy, and greatly begin to improve the physical appearance of the area. As the location is near residential neighborhoods as well as commercial, it will provide new business use to serve that area, helping to meet those needs of both local residents as well as visitors. The project will provide ground floor retail and potential restaurant uses to enhance the environment at the pedestrian level.

The project is designed to reflect both the history and climate of the area, with the inclusion of outdoor plaza and seating areas on both levels, public spaces, and enhancing the sidewalk experience for resident and visitor use, creating the start of a "Village" look to this stretch of commercial properties. The flow through pedestrian pathway through the building to the uses and parking in the rear, enhanced with decorative paving, trellises, landscaping will create a friendly and appealing pedestrian experience, linking both the front and rear plaza areas. The second floor will have expansive deck and terrace areas for public use, as well as creating additional opportunities for the second floor business use.


CONCLUSION

The proposed project has been reviewed for compliance with the applicable land use plan, regulations and land use policies affecting the site and determined to be consistent with the recommended land use, density and zoning. The project would implement the goals and recommendations of the San Ysidro Community Plan by providing new community commercial uses and revitalizing the area. The project would comply with the San Ysidro Planned District Ordinance and CSR-2 Zone regulations including the deviation to allow access to the site from San Ysidro Boulevard. The project would not adversely affect the public health, safety or welfare nor would the project impact any environmental resource. Development Services staff believes all of the findings to approve the project as proposed can be affirmed and therefore recommends the project be approved as conditioned.

ALTERNATIVES

1. Approve Site Development Permit No. 1155972 and Neighborhood Development Permit No. 1273850, with modifications, or
2. Deny Site Development Permit No. 1155972 and Neighborhood Development Permit No. 1273850, if the findings required to approve the project cannot be affirmed.

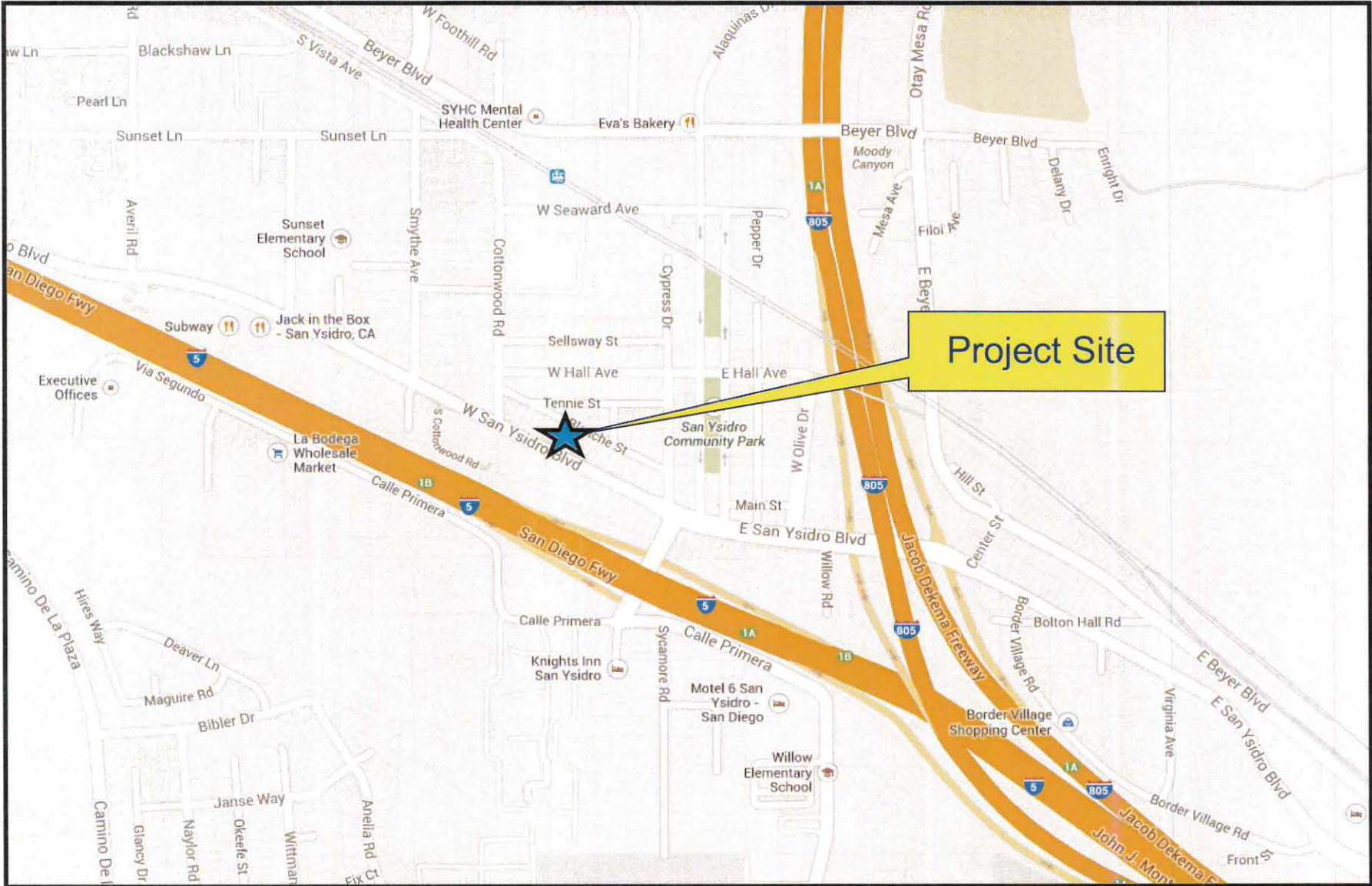
Respectfully submitted,


John Patrick Hooper, Development Project Manager

Attachments:

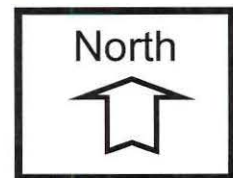
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions

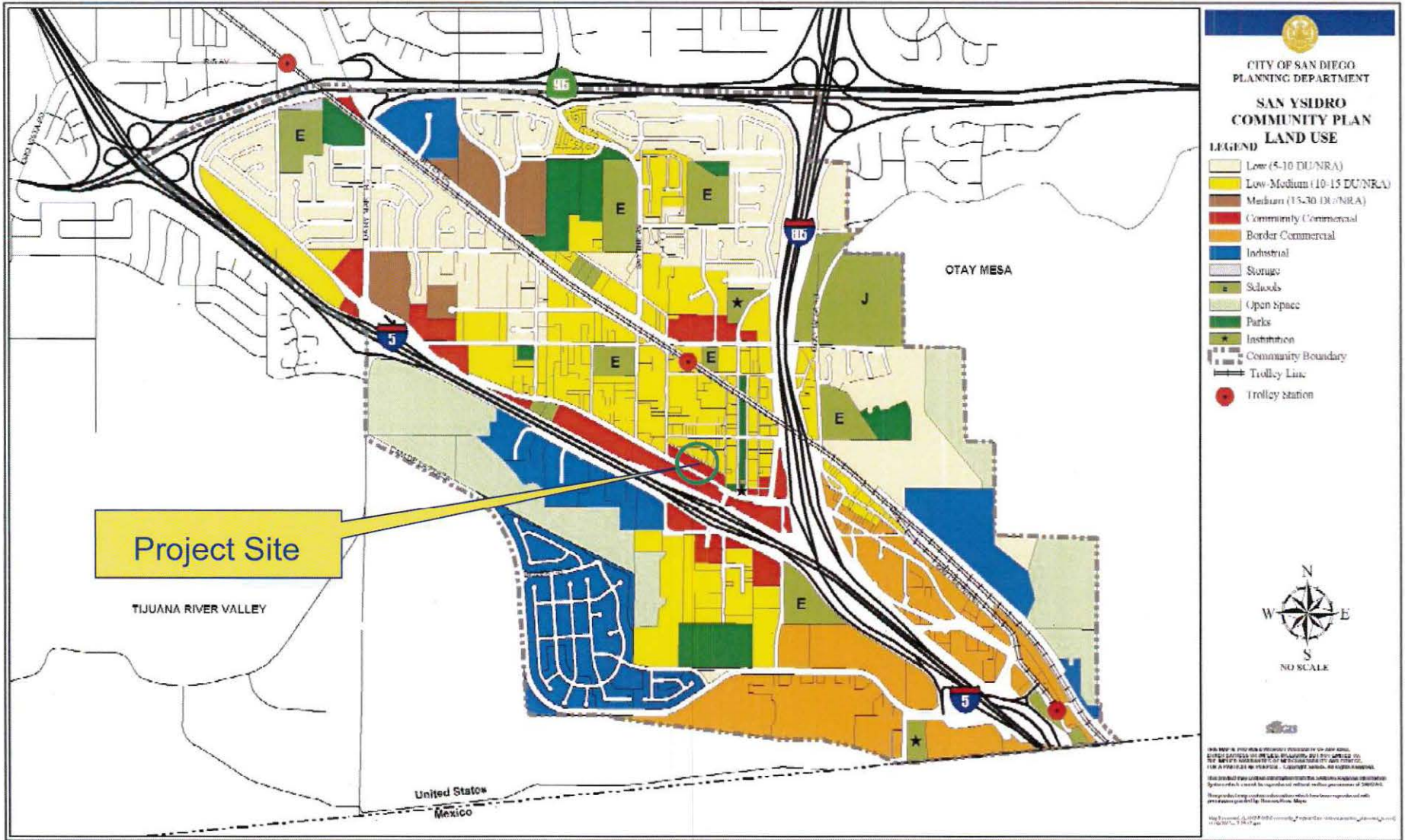
6. Environmental Exemption
7. Project Plans
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement



Vicinity Map

THE BOULEVARD AT 165- 165 SAN YSIDRO BOULEVARD
PROJECT NO. 330829

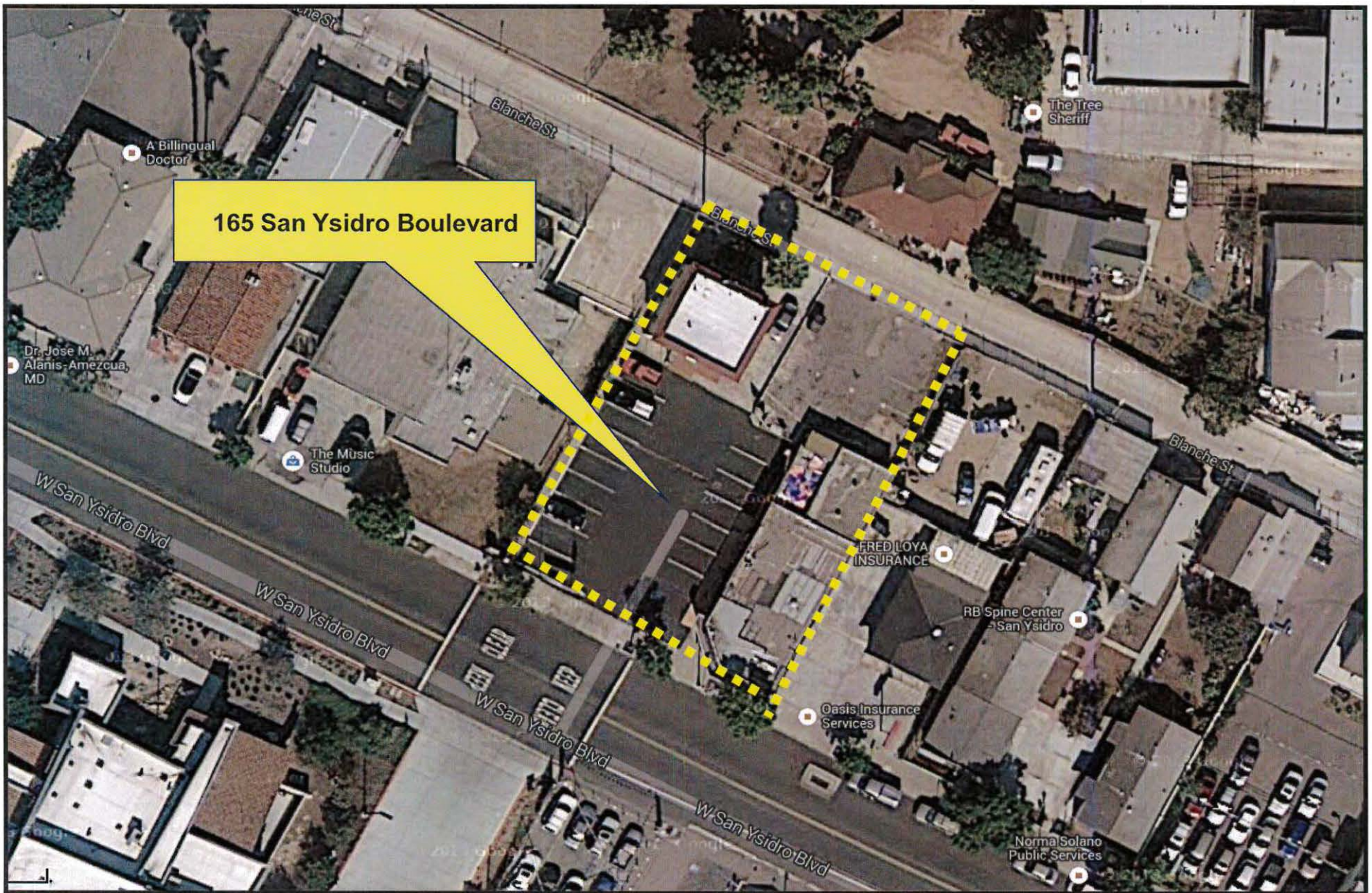




Land Use Map

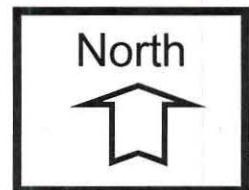
THE BOULEVARD AT 165- 165 SAN YSIDRO BOULEVARD
PROJECT NO. 330829





Aerial Photo

THE BOULEVARD AT 165- 165 SAN YSIDRO BOULEVARD
PROJECT NO. 330829



HEARING OFFICER RESOLUTION NO. **DRAFT**
SITE DEVELOPMENT PERMIT NO. 1155972
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1273850
THE BOULEVARD AT 165 - PROJECT NO. 330829

WHEREAS, ORVG INVESTMENTS, LLC., Owner and Permittee, filed an application with the City of San Diego for a permit to demolish two existing structures and construct a new two-story, 8,000 square-foot mixed use commercial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1155972 and Neighborhood Development Permit No. 1273850, on portions of a 0.32-acre site; and

WHEREAS, the project site is located at 165 San Ysidro Boulevard in the CSR-2 Zone of the San Ysidro Planned District Ordinance within the San Ysidro Community Plan area; and

WHEREAS, the project site is legally described as Lots 115 and 116 of San Ysidro in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 1174, filed in the Office of the County Recorder of San Diego County, April 10, 1909; and

WHEREAS, on March 19, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on April 16, 2014, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1155972 and Neighborhood Development Permit No. 1273850 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 16, 2014.

Site Development Permit - Section 126.0504

1. The proposed use and project design meet the purpose and intent of the San Ysidro Planned District Ordinance, comply with the recommendations of the San Ysidro Community Plan, and will not adversely affect the San Ysidro Community Plan, the General Plan or other applicable plans adopted by the City Council.

The project site is within the Historic District 1 of the San Ysidro Community Plan and designates the site for community commercial land use. The project proposes a mixed use commercial development consistent with the recommended land use that would be designed to reflect the goals and objectives of the community plan and Planned District Ordinance in a number of ways. The project was designed as a two-story structure to be consistent with the height and scale of both existing and future development within the neighborhood. The project uses a variety of design elements that would promote and foster a pedestrian orientation along San Ysidro Boulevard. The building would incorporate a variety of

harmonious colors and textures in the façade. The project proposes a contemporary design that incorporates various elements such as Spanish arches and window treatments that compliment elements of the older San Ysidro buildings and compliments the surrounding community. The second floor at the front and rear is stepped back from the lower façade, relieving some of the bulk and scale of the building to enhance a pedestrian feel, as well as stepped facades and storefronts horizontally along the street, enabling placement of planting areas, benches, and street themed outdoor sitting area. All the parking is placed in the rear of the structure to screen it from the Boulevard. In this manner, the proposed development would be compatible with the Urban Form and cultural and Historic resource elements of the area and would promote and revitalize the commercial corridor as expressed in the Community Plan. Therefore, the proposed use and project design meet the purpose and intent of the San Ysidro Planned District Ordinance, comply with the recommendations of the San Ysidro Community Plan, and will not adversely affect the San Ysidro Community Plan, the General Plan or other applicable plans adopted by the City Council

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.

The proposed development would demolish to existing structures and construct a new two-story commercial mixed use project. The project would be compatible with existing two and three story low-rise structures in the area and consistent with the historical architectural style of the community. Design features include arched facades, terraces and second story deck areas as well as appropriate landscaping material. The new mixed use development would provide additional employment opportunities and commercial services to the area. The project is hoped to be a catalyst for additional in-fill development projects along the commercial corridor on San Ysidro Boulevard. Therefore, the proposed development would be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community would be achieved as far as practicable.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The project proposes to demolish to old and poorly maintained structures and develop the site with a new two-story, mixed use commercial building. The proposed development was categorically exempt from the California Environmental Quality Act (CEQA) after a preliminary review of the project determined there would be no environmental impacts associated with the project. The proposed development would replace older, dilapidated structures with a new building that would be designed, constructed and inspected using current uniformed building standards. Further, the project would also improve pedestrian safety along San Ysidro Boulevard by reducing the width of the existing drive way and making it a one-way access rather than the current two-way in and out configuration. Therefore, the proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

4. The proposed use will comply with the relevant regulations in the Municipal Code.

The proposed development would comply with all of the applicable regulations of the Municipal Code including the San Ysidro Planned District Ordinance (SYPDO) and the citywide regulations of the underlying CSR-2 Zone. The project is requesting a variance with the Site Development Permit as outlined in the SYPDO Section 1518.0202(a)(6). The Variance would allow the project to take limited vehicular access directly from San Ysidro Boulevard which is normally not permitted when there is alley access available to the site. The Variance can be supported by staff because the proposed development would improve the existing condition that includes a 30-foot wide two-way access and egress from the property along San Ysidro Boulevard. The proposed development would reduce the width of the driveway to 12-feet and only allow for one-way access onto the site. Vehicles leaving the property would exit through the alley to the adjacent side streets. Support of the deviation from the code is based on the improvement over the current condition however; staff also noted two other justifications. First, the property is in the middle of a “super block” that is 1,000 feet long. Cars passing the storefront with no access would require either local knowledge or a prodigious amount of directional signage to know an alley existed behind the properties that would take them back to the site. Since one of the main goals of the community plan is to promote and revitalize the economic health of the commercial zones, allowing easier access to the property can be readily justified. Also considered was that the ban on curb cuts when alley access is available is not specific to the SYPDO but rather included by reference to citywide standards. Staff concluded that the Variance process established within the SYPDO is specifically provided for instances such as this when the broader interpretation of the citywide standard did not serve the best interest of the community. Therefore, the proposed development would comply with the applicable regulations of the Land Development Code, including the requested deviations pursuant to the Land Development Code.

Neighborhood Development Permit - Section 126.0404

1. The proposed development will not adversely affect the applicable land use plan;

The project proposes to demolish to old and poorly maintained structures and develop the site with a new two-story, mixed use commercial building. The project is requesting tandem parking spaces for the commercial use which can be permitted with a Neighborhood Development Permit. The San Ysidro Community Plan designates the project site for community commercial use but does not address tandem parking. The proposed development would implement the commercial use and the tandem parking would allow for the maximum use of the property. Therefore, the proposed development would not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The project proposes to demolish to old and poorly maintained structures and develop the site with a new two-story, mixed use commercial building. The project is requesting tandem parking spaces for the commercial use which can be permitted with a Neighborhood Development Permit. The tandem parking is located and dimensioned pursuant to the citywide parking standards and would be used exclusively for employee parking. Therefore, the proposed development would not be detrimental to the public health, safety or welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project proposes to demolish to old and poorly maintained structures and develop the site with a new two-story, mixed use commercial building. The project is requesting tandem parking spaces for the commercial use which can be permitted with a Neighborhood Development Permit. The tandem parking would comply with the citywide standards and be assigned as employee parking only. The commercial tandem parking would comply with the applicable regulations of the Land Development Code, and no deviation related to the tandem parking is requested with this development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Site Development Permit No. 1155972 and Neighborhood Development Permit No. 1273850 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1155972 and Neighborhood Development Permit No. 1273850, a copy of which is attached hereto and made a part hereof.

John P. Hooper
Development Project Manager
Development Services

Adopted on: April 16, 2014
Job Order No. 42003928

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
 CITY CLERK
 PROJECT MANAGEMENT
 PERMIT CLERK
 MAIL STATION 501

INTERNAL ORDER NUMBER: 24003928

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1155972
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1273850
THE BOULEVARD AT 165 - PROJECT NO. 330829
 HEARING OFFICER

This Site Development Permit No. 1155972 and Neighborhood Development Permit No. 1273850, is granted by the Hearing Officer of the City of San Diego to ORVG INVESTMENTS, LLC., Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 15.18.0202. The 0.32 acre lot located at 165 W. San Ysidro Boulevard in the CSR-2 zone of the San Ysidro Planned District Ordinance (SYPDO) within the San Ysidro Community Plan. The project site is legally described as: as Lots 115 and 116 of San Ysidro in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 1174, filed in the Office of the County Recorder of San Diego County, April 10, 1909

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two existing structures and construct a two-story, 8,219 square foot mixed use retail/office/commercial building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 16, 2014, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing vacant residential structure and an existing retail market for the construction of a new two-story, 8,219 square foot mixed use commercial building.
- b. The project has been granted a variance through this Site Development Permit in accordance with the San Ysidro Planned District Ordinance Section 1518(a)(6) that permits a 12-foot wide curb cut and driveway to facilitate one-way access on to the site. All vehicles must exit the property through the rear alley. Signage to direct traffic will be provided.
- c. Off-street parking;

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 30, 2017.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. The proposed driveway at San Ysidro Boulevard shall comply with the requirement of City Standard SDG-164 satisfactory to the City Engineer.

12. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

16. The drainage system proposed for this development is private, shall be privately maintained and subject to approval by the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

17. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

18. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

19. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

20. A minimum of 20 automobile including 1 van accessible, 1 accessible, 1 carpool vehicles and zero emissions vehicles, 2 motorcycle, 2 long term bicycle and 2 short term bicycle parking spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.

21. The Owner/Permittee shall assure that all loading or unloading from delivery vehicle shall be completed only during hours in which all businesses are closed to the public, to the satisfaction of the City Engineer.

22. The Owner/Permittee shall assure that the proposed sliding gate onto the alley will remain open during the hours in which any business is open to the public, to the satisfaction of the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

23. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD's), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

25. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

26. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

27. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

28. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on April 16, 2014, pursuant to Hearing Officer Resolution No. (DRAFT).

Permit Type/PTS Approval No.:
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

NAME
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION

TO: X Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2422

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

 Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project No.: **330829**

Project Title: **The Boulevard at 165**

Project Location-Specific: 165 West San Ysidro Boulevard, San Diego, California 92173

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: SITE DEVELOPMENT PERMIT (SDP), and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to allow demolition of existing commercial and residential structures, and construction of a 2-story, 8,219 square-foot mixed use retail/office/commercial building on a 0.32 acre lot.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Scott Fleming (Agent), 3152 Grape Street, San Diego, CA, 92102,
 (619) 743-5770

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: CEQA Exemption 15332-(In-Fill Development Projects)
 Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal for a new mixed use retail/office/commercial building would be consistent with the existing land use designation (Community Commercial), and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Amel L. McPherson AICP / Senior Planner
 Signature/Title

March 19, 2014
 Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

The BOULEVARD at 165

MIXED USE COMMERCIAL PROJECT

165 SAN YSIDRO BOULEVARD
SAN YSIDRO, CA



JAMES SCOTT FLEMING AIA
ARCHITECTURE PLANNING GRAPHICS
3152 GRAPE STREET, SAN DIEGO, CA 92102
619-743-5770 SFLEMINGA@AOL.COM

ARCHITECTURE

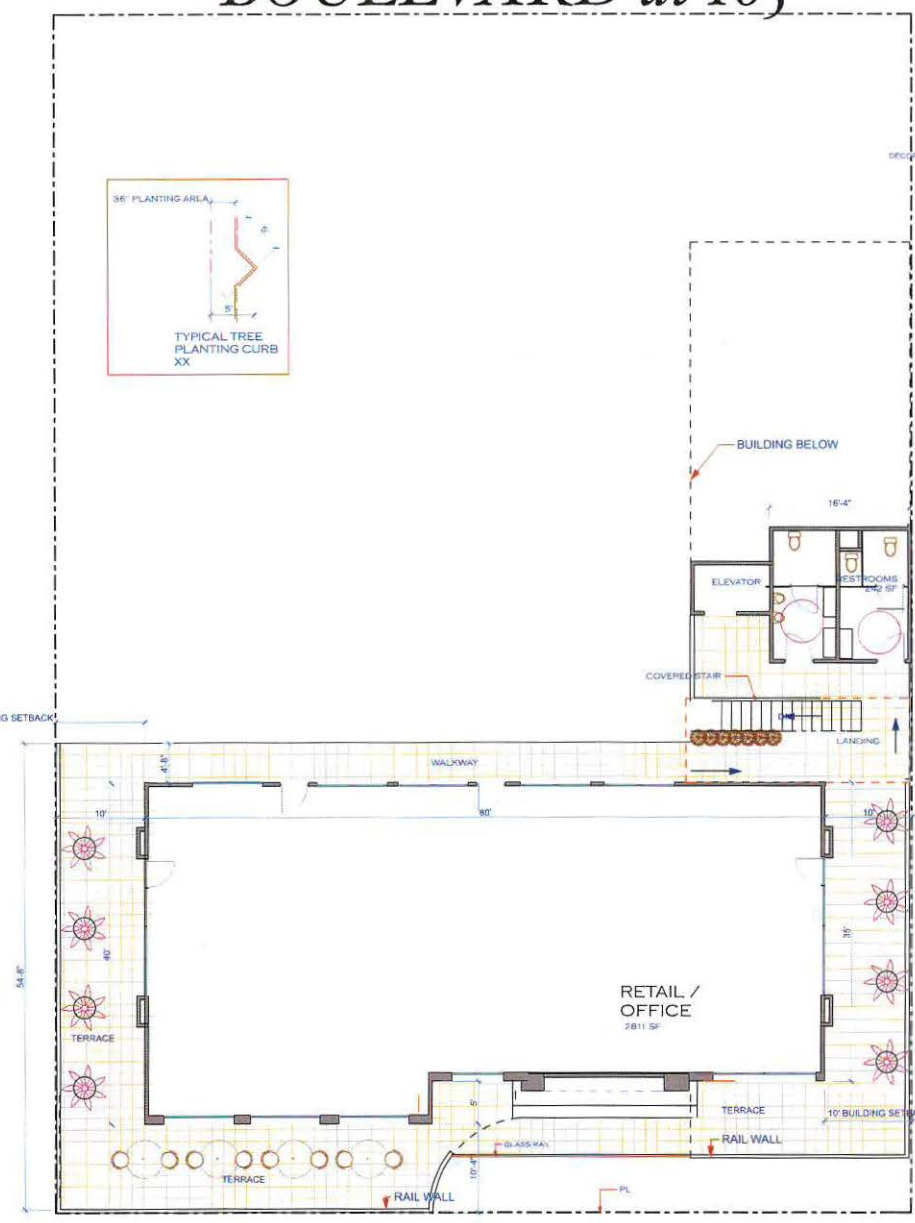
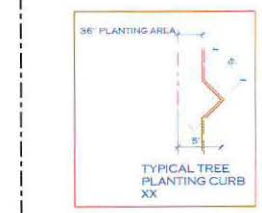


BOULEVARD AT 165 MIXED USE PROJECT		165 W. SAN YSIDRO BLVD SAN YSIDRO, CA				
DATE OF ORIGINAL DRAWINGS: 7-5-2013						
REVISION DATE: 12-19-2013	CONTENTS:					
REVISION DATE: 1-29-2014	C	COVER SHT				
REVISION DATE:	A1	SITE PLAN				
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	A6	LANDSCAPE PLAN				
	A7	ACCESSIBILITY PLAN				
	A8	TOPO PLAN				
C	A1	A2	A3	A4	A5	A6
A7	A8					

BOULEVARD at 165
MIXED USE COMMERCIAL PROJECT
165 SAN YSIDRO BOULEVARD
SAN YSIDRO, CA

C1

BOULEVARD at 165



LEVEL TWO PRELIMINARY FLOOR PLAN
1/8" = 1'-0"

NOTES:

THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET ABOVE GRADE (SDMG SECT 531.5444 AND 133.6555) HIGHEST POINT ON THE ROOF EQUIPMENT PIPE, VENT, ANTENNA OR OTHER PROJECTIONS SHALL NOT EXCEED 30' ABOVE GRADE.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 5 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE PLANS AND SPECIFICATIONS.

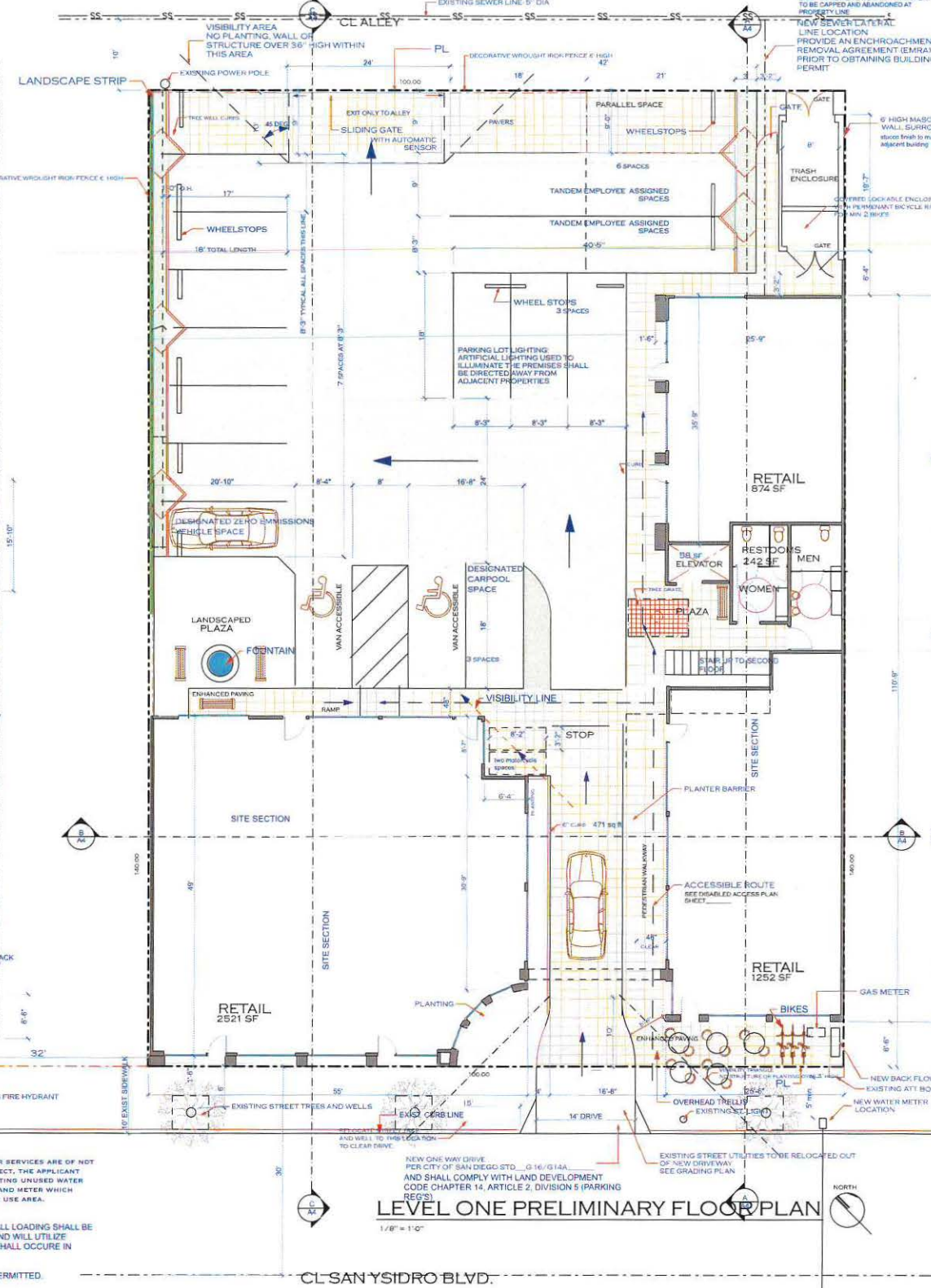
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHP'S POLICY P-064.4 (UPC 901.4.4)

IF IT IS DETERMINED THAT THE EXISTING WATER SERVICES ARE OF NOT ADEQUATE SIZE TO SERVE THE PROPOSED PROJECT, THE APPLICANT WILL BE REQUIRED TO REMOVE/REPLACE ANY EXISTING UNUSED WATER SERVICES AND INSTALL NEW WATER SERVICES AND METER WHICH MUST BE LOCATED OUTSIDE OF ANY VEHICULAR USE AREA.

NOTE: NO ON-SITE LOADING IS PROPOSED. ALL LOADING SHALL BE DONE PRIOR OR AFTER BUSINESS HOURS, AND WILL UTILIZE EXISTING DRIVEWAY ACCESS. NO LOADING SHALL OCCUR IN FRONT OR STREET SIDE YARDS.

NO OUTDOOR STORAGE IS PROPOSED OR PERMITTED.



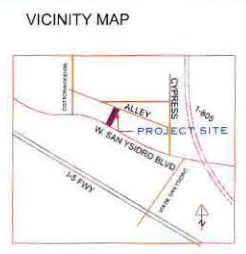
LEVEL ONE PRELIMINARY FLOOR PLAN
1/8" = 1'-0"

STORMWATER QUALITY NOTES:

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY BOARD, SAN DIEGO REGION, ORDER NO. 2007-01 NPDES, NO. C4310203 AND THE CITY OF CARLSBAD LAND DEVELOPMENT CODE.

NOTES 1-4 REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUFFICIENT BMPs TO BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET OR STORM WATER CONVEYANCE SYSTEMS DUE TO THE CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SILT THAT MAY BE ON THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH OF THE INSTALLED CONSTRUCTION DEBRIS. A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO EXISTING STREETS.
2. ALL STOCKPILES OF UNCOMPACTED SOIL, AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROL. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENT THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RAINFALL OR AFTER A MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



PROJECT SCOPE:
NEW 8000 SF MIXED USE COMMERCIAL, RETAIL, OFFICE PROJECT, TWO STORIES AND RELATED PARKING AND SITEWORK, SITE DEVELOPMENT PERMIT, DEMOLITION OF EXISTING STRUCTURES, SITE DEVELOPMENT/AN YSIDRO DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT (TANDEM PARKING SPACES), VARIANCE (FRONT DRIVEWAY ACCESS).

PROPERTY OWNER:
ORVG INVESTMENTS, LLC
890 BEECH ST, UNIT 1901
SAN DIEGO, CA 92101
SAN DIEGO, CA 92101
CONTACT: GUILLERMO MARIN
619-789-3369
SERMARIN@AOL.COM

ARCHITECT:
JAMES SCOTT FLEMING, AIA
3152 GRAPE STREET
SAN DIEGO, CA 92102
619-743-5770
SFLEMING@AOL.COM

PROJECT ADDRESS: 165 W. SAN YSIDRO BLVD
APN: 666-030-08-00
LEGAL: LOTS 115 AND 116 OF SAN YSIDRO, PER MAP 1174, FILED APRIL 10, 1909
ZONE: SY10-CR2 (COMMERCIAL)
LOT SIZE 14000 SF
CURRENT USE: COMMERCIAL AND RESIDENTIAL
PROPOSED USE: MIXED USE COMMERCIAL OFFICE MIXED USE
YEAR BUILT:
BASE ZONE:
COMMUNITY PLAN - SAN YSIDRO
SETBACKS: FRONT= 0
SIDE: 0
STREET SIDE
REAR: 0
MAX COVERAGE: 75%
MAXIMUM FAR: .75 (14000X.75 = 10,500 ALLOWABLE)
PROPOSED FAR: .58
SPRINKLERS: YES
BUILDING HEIGHT LIMIT 150'
PROPOSED HEIGHT:
GROSS FLOOR AREAS
GROUND LEVEL: 4947 SF
SECOND LEVEL: 3053 SF
TOTAL 8000 SF
PARKING REQUIRED: 2.5 SPACE/1000 SF
8000 SF/1000 = 8 8X2.5= 20 SPACES REQUIRED.
PARKING PROVIDED: 20 SPACES
TYPE OF CONSTRUCTION: TYPE VB- SPRINKLED
CODE: 2009 IBC, 2010 CBC, CMC, CEC, CPC
GEOLOGIC HAZARD CATEGORY S3
THERE ARE NO BUS STOPS AT THE PROPERTY

NOTES: ALL EXISTING SEWER/WATER AND GAS LINES TO BE ABANDONED.
ANY EXISTING OVERHEAD UTILITIES TO BE UNDERGROUND.
PRIOR TO STARTING WORK IN THE CITY RIGHT OF WAY, THE APPLICANT SHALL APPLY FOR A "PUBLIC RIGHT-OF-WAY" PERMIT FOR TRAFFIC CONTROL.
PRIOR TO THE ISSUANCE OF THE FIRST CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL ASSURE BY PERMIT AND BOND THE CLOSURE OF ALL EXISTING DRIVEWAYS ONTO SAN YSIDRO BLVD ALONG THE PROJECT FRONTAGE AND THE CONSTRUCTION OF FULL HEIGHT CURB AND GUTTER AND SIDEWALK SATISFACTORY TO THE CITY ENGINEER. THESE IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED BY THE CITY ENGINEER PRIOR TO ANY OCCUPANCY PERMIT.

BOULEVARD AT 165, MIXED USE PROJECT 165 W. SAN YSIDRO BLVD SAN YSIDRO, CA

DATE OF ORIGINAL DRAWINGS: 7-5-2013

REVISION DATE: 10-1-2013	CONTENTS:
REVISION DATE: 12-16-2013	C COVER SHEET
REVISION DATE: 1-29-2014	A1 SITE PLAN
	A2 FLOOR PLANS/ROOF PLAN
	A3 EXTERIOR ELEVATIONS
	A4 SITE CROSS SECTIONS
	A5 GRADING AND ROOF PLAN
	A6 LANDSCAPE PLAN
	A7 ACCESSIBILITY PLAN
	A8 TOPO PLAN
	A9 BUILDING PLANE DIAG.
	A10 SQUARE FOOTAGE DIAG.

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ARCHITECTURE PLANNING GRAPHICS
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619-743-5770 SFLEMING@AOL.COM

REGISTERED ARCHITECT
JAMES SCOTT FLEMING
No. C15497
EXP 3-2015
STATE OF CALIFORNIA

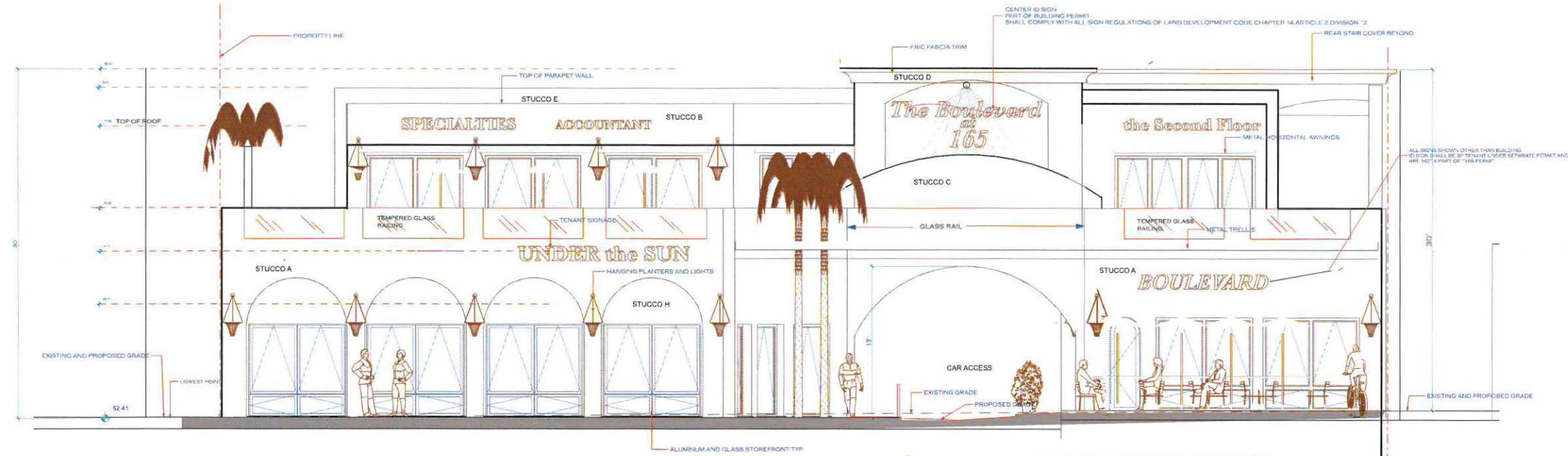
ARCHITECTURE

BOULEVARD at 165
MIXED USE COMMERCIAL PROJECT
165 SAN YSIDRO BOULEVARD
SAN YSIDRO, CA

C	A1	A2	A3	A4	A5	A6
A7	A8	A9	A10			



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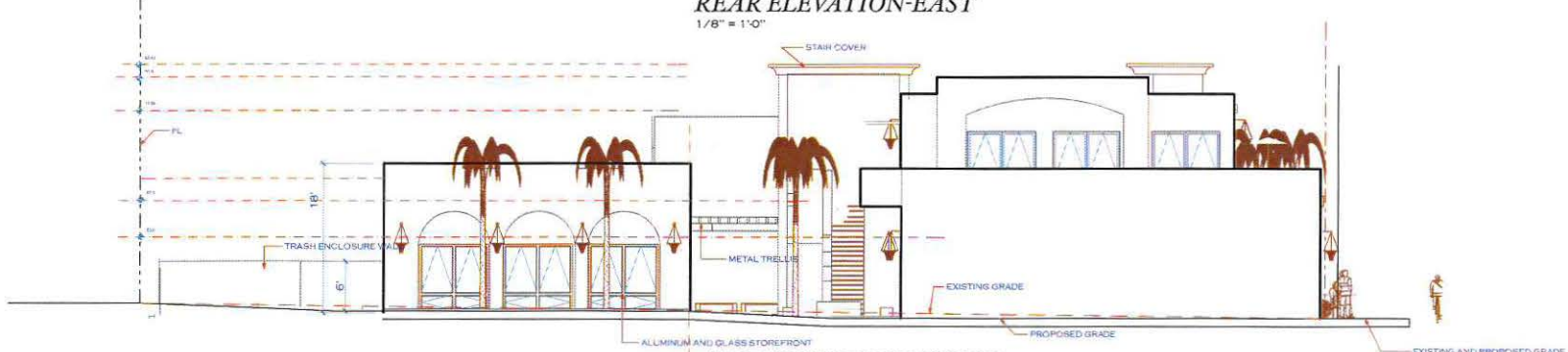


FRONT ELEVATION-WEST
1/4" = 1'-0"

BOULEVARD at 165



REAR ELEVATION-EAST
1/8" = 1'-0"



SIDE ELEVATION-NORTH



SIDE ELVATION-SOUTH

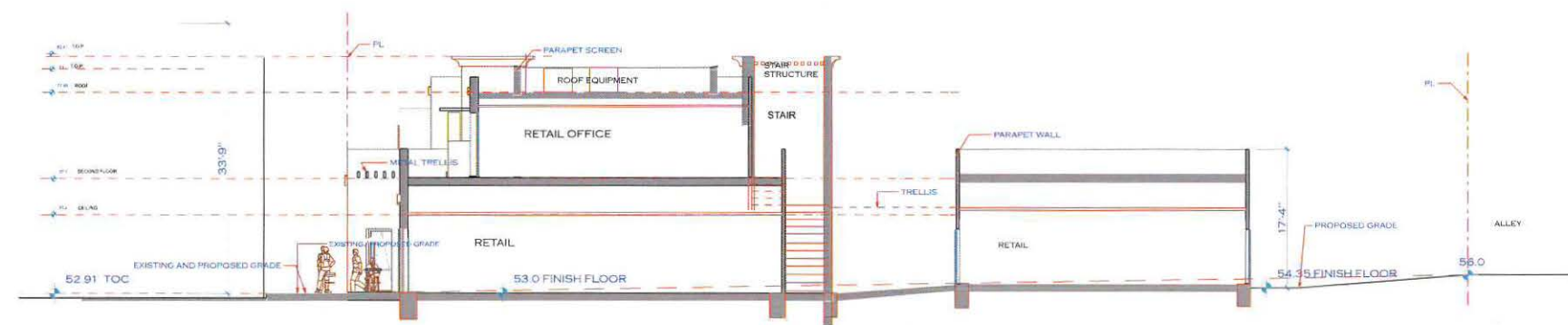
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BOULEVARD at 165
MIXED USE COMMERCIAL PROJECT
165 SAN YSIDRO BOULEVARD
SAN YSIDRO, CA

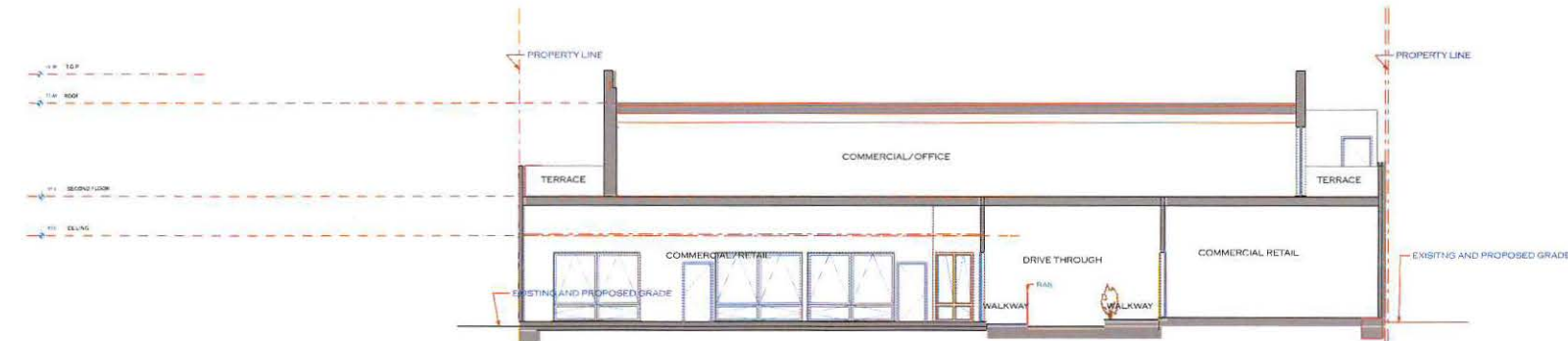


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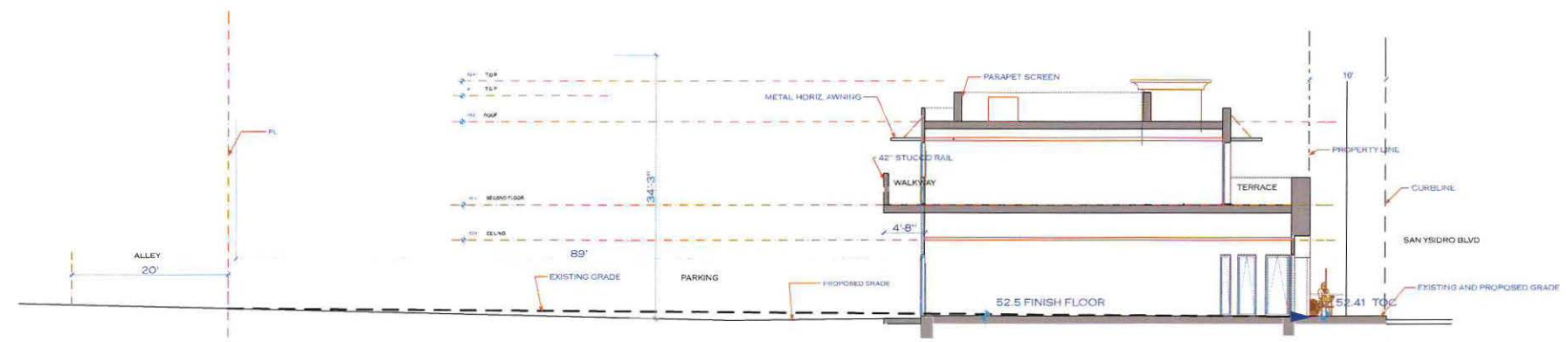
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CROSS SECTION A



CROSS SECTION B



CROSS SECTION C

BOULEVARD AT 165		165 W. SAN YSIDRO BLVD SAN YSIDRO, CA				
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BOULEVARD at 165
 MIXED USE COMMERCIAL PROJECT
 165 SAN YSIDRO BOULEVARD
 SAN YSIDRO, CA



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ARCHITECTURE

BOULEVARD at 165
 MIXED USE COMMERCIAL PROJECT
 165 SAN YSIDRO BOULEVARD
 SAN YSIDRO, CA

A-6

DESIGN STATEMENT:
 THE PLANTS AND TREES SELECTED ARE PRIMARILY LOW WATER USE/DROUGHT TOLERANT SPECIES. PLANTING AREAS ARE MIXED TO ACHIEVE TALLER BACKGROUND AND ACCENT PLANTINGS IN COMBINATION WITH LOWER GROWING PERENNIALS AND FLOWERING SPECIES TO CREATE AN EVER CHANGING EFFECT THROUGHOUT THE YEAR. A MIX OF YELLOWS, BLUES AND LAVENDERS WERE SELECTED TO COMPLEMENT THE MULTI COLORED ASPECT OF THE BUILDING.
 TREES WERE SELECTED IN PARKING AREAS TO GIVE CANOPY SHADING AS THEY GROW DURING HOT MONTHS OF THE YEAR. AND PALMS OF DIFFERENT TYPES WERE SELECTED AND INTERSPERSED ON BOTH LEVELS OF THE BUILDING TO GIVE HEIGHT AND ACCENT TO THE BUILDING STYLE.
 MULTI FLOWERING VINES WILL GROW OVER THE TOP OF SOME SECOND FLOOR RAILING WALLS TO ADD COLOR ACCENT AND SOFTEN HARDER EDGES. AND SHADE TOLERANT SPECIES WERE SELECTED FOR UNDER CANOPY SHADED AREAS.

Landscape Calculations Worksheet
Vehicular Use Areas (VUA)

Provide the following information on the landscape plan. The landscape calculations determine the planting area and points required for the landscape. Chapter 14, Article 3, Chapter 15 of the Land Development Code.
 One has container plantings and/or trees with 36" or 48" diam. in the landscape code.
 1) trees and shrubs in containers with 36" or 48" diam. are considered 1/2 of the required planting area.
 2) trees and shrubs in containers with 48" or 60" diam. are considered 3/4 of the required planting area.

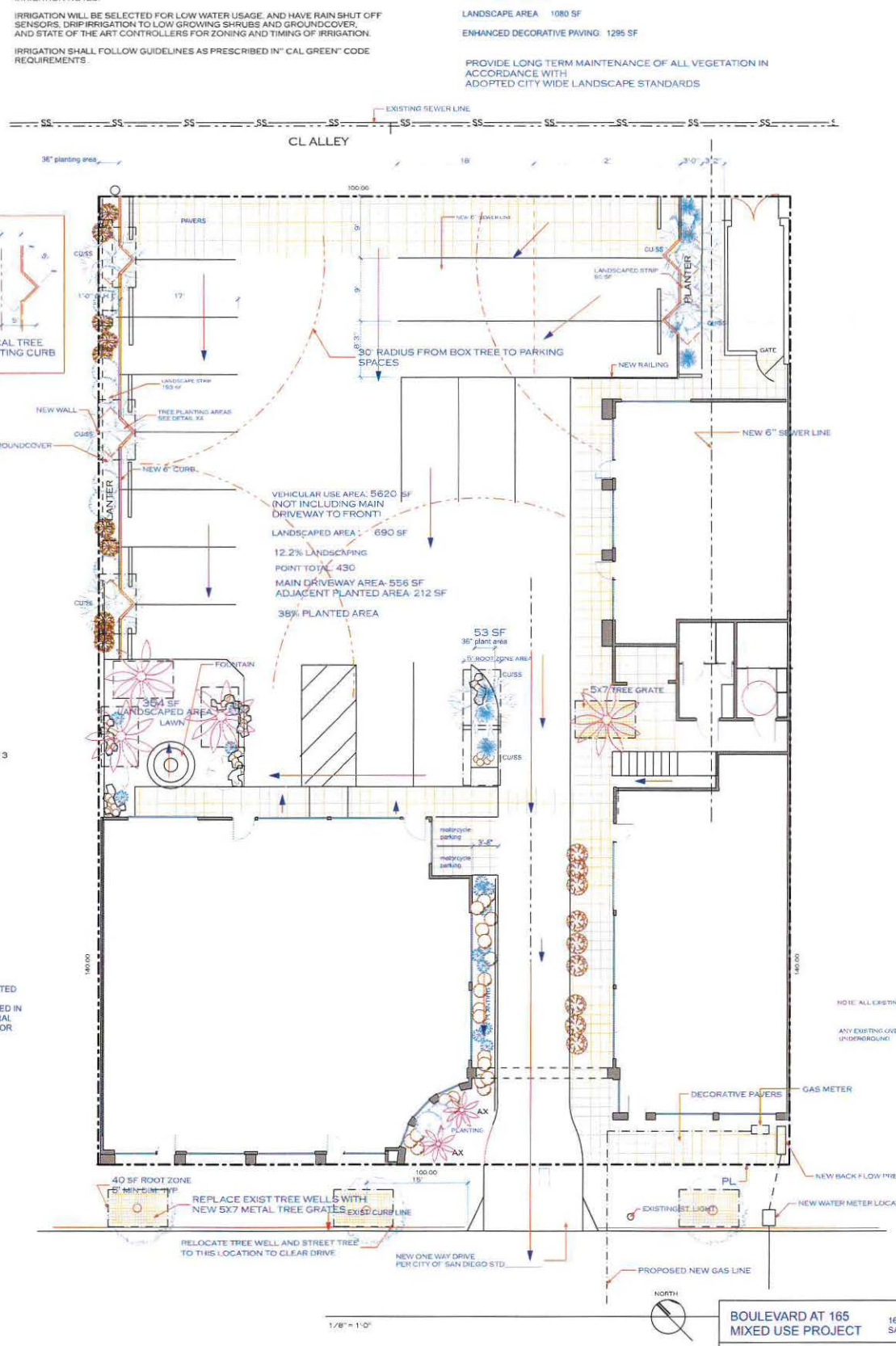
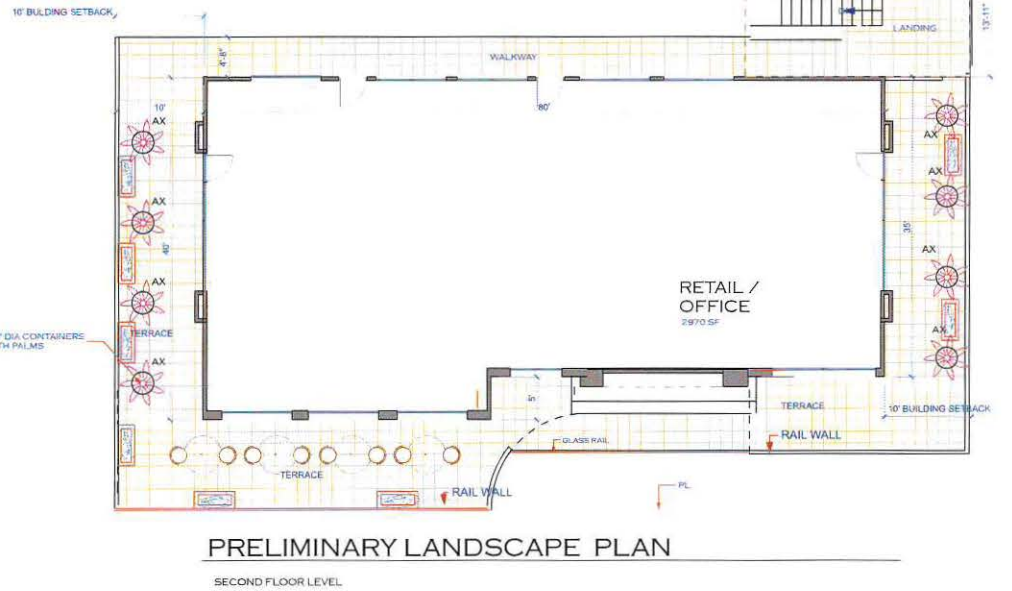
Planting Area Required (SQUARE FEET)	Planting Points Provided	Excess Points Provided
Planting Area Required (SQUARE FEET)	Planting Points Provided	Excess Points Provided
Planting Area Required (SQUARE FEET)	Planting Points Provided	Excess Points Provided

Landscape Calculations Worksheet
Industrial Development in RM and C Zones
Commercial Development in All Zones

Provide the following information on the landscape plan. The landscape calculations determine the planting area and points required for the landscape. Chapter 14, Article 3, Chapter 15 of the Land Development Code.
 One has container plantings and/or trees with 36" or 48" diam. in the landscape code.
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Planting Area Required (SQUARE FEET)	Planting Points Provided	Excess Points Provided
Planting Area Required (SQUARE FEET)	Planting Points Provided	Excess Points Provided
Planting Area Required (SQUARE FEET)	Planting Points Provided	Excess Points Provided

- LEDGEND**
- PISTACIA CHINESE- CHINESE PISTACHE 36" BOX QUANTITY: 6
CANOPY TREE POINT TOTAL IN VUA: 300
 - Q I AMAEEROPS HUMILIS "MEDITERANEAN FAN PALM" 36" BOX QUANTITY: 9 10' TRUNK HT.
POINT TOTAL IN VUA: 75
 - DYSPIS DECARYL "TRIANGLE PALM" 24" BOX QUANTITY: 2 POINT TOTAL IN VUA: 6
 - MYRTUS COMMUNIS "COMMON MYRTLE" 5 GAL QUANTITY: 14 (8 IN VUA)
POINT TOTAL IN VUA: 16
 - COMBINATION CISTUS SPECIES "ROCKROSE" AND LEUCOPHYLLUM SPECIES "TEXAS RANGER" 1 GAL (30 TOTAL)
POINT TOTAL: 30
 - COMBINATION MUEHLENBERGIA CAPILLARIS "PINK MULHY GRASS" AND PHORMIUM "TEXAS" "NEW ZEALAND FLAX" 5 GAL QUANTITY: 15
POINT TOTAL (IN VUA): 18
POINT TOTAL (OUTSIDE VUA): 12
 - FINE LINE BUCKHORN 5" TALL VERTICAL SHRUB 5 GAL QUANTITY: 9 IN CONTAINER
POINT TOTAL: 0 (NOT INCLUDED IN VUA)
 - VERBENA PERUVIANA "PERUVIAN VERBENA" 5 GAL QUANTITY: 9
POINT TOTAL: 9
 - SALVIA LEUCANTHA "MEXICAN BUSH SAGE" 5 GAL QUANTITY: 8
POINT TOTAL IN VUA: 16
 - PHOENIX ROEBENI "PYGMY DATE PALM" 24" BOX QUANTITY: 2 IN CONTAINER
POINT TOTAL IN VUA: 10
 - COMBINATION: CAROTOPIS CLANDONENSIS "BLUEBEARD SHRUB" 5 GAL 5 AND BERBERIS STENOPHYLLA COMPACT CORAL BARBERRY 5 GAL: 4
POINT TOTAL IN VUA: 18
 - REPLACEMENT STREET TREES CASSIA LEPTOPHYLLA "GOLD MEDALION TREE" 36" BOX QUANTITY: 3
 - GROUND COVER: ROSMARNUS OFFICINALIS "HUNTINGTON CARPET" FLATS
 - CONTAINER WITH MASCAGNIA MACROPTERA "YELLOW ORCHID VINE" AND ROSMARNUS OFFICINALIS "PROSTRATUS" GROW OVER TOP OF RAIL WALL
 - INDICATES MIN. TREE ROOT AREA 40 SF
TREES DESIGNATED WITH THIS MARKER HAVE LIMITED RESTRICTED AREAS
FOR FULL TREE ROOT ZONE AREAS THESE TREES TO BE PLANTED IN AN APPROVED "STRUCTURAL SOIL" MIX SUCH AS "CU-STRUCTURAL SOILS" THAT CONSIST OF 80% 1" AGGREGATE STONE/20% LOAM OR CLAY LOAM, AND HYDROGEL



BOULEVARD AT 165
 MIXED USE PROJECT

165 W. SAN YSIDRO BLVD
 SAN YSIDRO, CA

DATE OF ORIGINAL DRAWINGS: 7-5-2013

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	A8 TOPO PLAN
	A9-BUILDING PLANE DIAG.
	A10-SQUARE FOOTAGE DIAG.

C	A1	A2	A3	A4	A5	A6

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from August 19, 2013

1. **Call to order:** At 5:31 p.m. Chairman Michael Freedman called meeting to order.

Roll Call: Present: M. Aguirre; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; Y. Hernandez (6:05 pm); Antonio Martinez; S. Otto; M. Paredes; M. Paul (5:35 pm); A. Perez; J. Wyman.

Absent: I. Adato; D. Flores; R. Moran

Quorum of 10 present at Call to Order, Item #2. Item #3.

Quorum of 11 present Item # 6.a, 6.b,

Quorum of 12 present Item #6.c,

Quorum of 9 present for Items # 6.d, 6.e,

2. **Approval of Agenda:** A motion was made by A. Martinez and seconded by B. Gonzalez to approve the agenda as published. Motion Passed (10-0-0). Yes: M. Aguirre; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; S. Otto; M. Paredes; A. Perez; J. Wyman. No: None. Abstain: None.
3. **Approval of Minutes:** A motion was made by M. Paredes and seconded by T. Currie to approve the minutes of July 15, 2013. Motion Passed (10-0-0). Yes: M. Aguirre; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; S. Otto; M. Paredes; A. Perez; J. Wyman. No: None. Abstain: None.
4. **Announcements:**
- a. **Vacancies:** None.
 - b. **Chairman:** No published announcements.
 - c. **Group Members:** 1. T. Currie announced SY Chamber Breakfast August 28th at 8:30 am at the Hometown Buffet 930 Dennery Road, SD. Jessie Navarro from the District Attorney's Office will be speaking. 2. M. Paredes, SYSD with the US Navy and Urban Youth Collaborative had a clean-up day, with painting and landscape trimming at the schools. 3. M. Aguirre, SANDAG has presented two options for the San Ysidro ITC to the Community. M. Aguirre urges everyone to get involved. Chair Freedman will send letter to SANDAG stating that the proposed options have been disclosed at the community plan update meetings, but have not been presented to the San Ysidro Community Planning Group for consideration.
 - d. **City Staff, Other Officials, Elected Representatives:** Council Member David Alvarez' Office, Melina Meza: 1. San Diego Foundation will be introduced to the Community soon. 2. Officer Carlos Lacarra: There have been vehicle break-ins with 5 significant arrests. There have been several strong-arm incidents: one at the McDonalds on Camino de la Plaza where an I-Phone was stolen; another at the Chevron on West San Ysidro Blvd. where there was a theft and a knife was displaced. A break in at the San Ysidro High School where the Vice Principal's office was broken into-- an arrest was made. T. Currie report that Officer Lacarra helped with an accident in the 700 block of East San Ysidro Blvd. Someone ran into the fence and Officer LaCarra contacted the City to repair.

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

5. **Public Comment:** None.

6. **Docket Items:**

- a. **Our Lady of Mount Carmel Church Substantial Conformance Review.** Review for proposed portico addition to existing Conditional Use Permits C-8039 and C-17056. Portico will replace temporary “pop-up tents” used by Parish organizations following weekend Masses. **A motion was made by M. Paul and seconded by M. Paredes to support the portico addition to replace “pop-up tents”. Motion Passed: 11-0-0. Yes: M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, A. Martinez, S. Otto, M. Paredes, M. Paul, A. Perez, J. Wyman. No: None. Abstain: None.**
- b. **Flood Wastement Vacation:** Conditional Development Permit and Site Development Permit and Easement Vacation to vacate an existing flood water storage easement dedicated per Parcel Map 19629. The flood water containment is now underground. Located at the *Plaza at the Border*, 3951 and 3975 Camino de la Plaza. **A motion was made by A. Perez and seconded by T. Currie to support vacation of the Easement dedicated per Parcel Map 19629. Motion Passed: 11-0-0. Yes: M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, A. Martinez, S. Otto, M. Paredes, M. Paul, A. Perez, J. Wyman. No: None. Abstain: None.**
- c. **165 West San Ysidro Blvd.** Demolition of all structures on a .32 acre (14,000 sf) site located at 165 West San Ysidro Blvd. Construct approximately 8,000 sf of commercial space in two stories, with 20 on-site parking spaces in the CSR-2 zone of the SYIO. Rebuild will be a mixed use project with proposed retail and office space. Drive way will be entrance only from West San Ysidro Blvd. and cars will exit to the rear alley. **A motion was made by M. Paul and seconded by J. Wyman to recommend and support allowing access to this project from West San Ysidro Blvd. and allowing a tower height of 34 feet. Motion Passed: 12-0-0. Yes: M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, Y. Hernandez, A. Martinez, S. Otto, M. Paredes, M. Paul, A. Perez, J. Wyman. No: None. Abstain: None.**
- d. **Commercial Zone Subcommittee Report.** Consider possible new recommendations regarding the previous recommendation for Commercial Rezoning as part of the San Ysidro Community Plan Update, resulting from initial traffic and economic studies. Discussion of zoning particularly heights limits of the 700 block of East San Ysidro Blvd. (ITC area). A map with commercial zoning recommendations was distributed. **A motion was made by A. Martinez and seconded by Y. Hernandez to recommend approval of the recommendation of the subcommittee meeting of August 7, 2013 with a change to the CC3-5 zone at Port of Entry area. A new zone would be created for the CC3-5 zone at the POE area allowing 150’ with a 2.0 FAR. Additional language would be added to the Community Plan allowing residential and additional height with a master development and additional environmental review. Motion Passed: 9-0-1. Yes: M. Freedman, B. Gonzalez, J. Goudeau, Y. Hernandez, A. Martinez, S. Otto, M. Paul, A. Perez, J. Wyman. No: None. Abstain: M. Aguirre.**

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

- e. **Capital Improvements Project.** Information Only. Update on Capital Improvement Project with discussion on timelines on submitting projects to Planning Group and to Community Planners Committee. Recommended projects will be presented at the next Community Plan Update meeting and also at a Park and Recreation Council meeting.
7. **Subcommittee Reports:**
- a. Infrastructure & Public Improvements: S. Otto – See Item 6.e.
 - b. San Ysidro Community Plan Update Advisory Committee: M. Freedman – Next meeting September 11, 2013..
 - c. Commercial Zones: (Martinez) – See Item 6.d
8. **Representative’s Reports:**
- a. SY POE Expansion & Reconfiguration (I. Adato): Not present. No Report.
 - b. SY Smart Border Coalition (Currie): Meeting Summary was distributed. Presentation of the two initial ITC concepts. Suggestions/recommendations to each concept were presented to SANDAG.
 - c. Community Planners Committee (M. Paredes/Wyman): Presentation on the “rent a bike” program, by Ed Clancy, City of San Diego Bike Coordinator. Introduction of the new Planning Director, Bill Fulton, and his work with Community Planning Groups. Civic San Diego and winding down of Public Improvement Projects.
 - d. Otay Mesa Planning Group (Paul): continue working on their Community Plan Update. Minutes were distributed by email.
 - e. Border Health Equity Stakeholder Group (Aguirre/Flores): Last meeting was on how to structure the study.
9. **Adjournment:**
- Meeting Adjourned at 7:54 p.m.
- Next Meeting September 16, 2013.
- Minutes submitted by J. Goudeau

PTS 330829



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title **Project No. For City Use Only**
 The Boulevards at 165 330829

Project Address:
 165 W. SAN YSIDRO BLVD. SAN YSIDRO, CA

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
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 Street Address: _____
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 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title:	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
DRVG INVESTMENTS LLC

Owner Tenant/Lessee

Street Address:
850 BEECH ST. # 1902

City/State/Zip:
SAN DIEGO, CA 92101

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):
SERGIO G. MARIN

Title (type or print):
MANAGER

Signature: [Signature] Date: 7/8/13

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____