

San Ysidro COMMUNITY PLAN UPDATE

San Ysidro Community Plan Update Advisory Committee

Community Plan Update

Meeting #11

November 9th, 2011

SUMMARY

ATTENDEES

*San Ysidro Community Plan Update
Advisory Committee members present:*

Jennifer Goudeau

Raquel Moran

Michael Freedman

Miguel Aguirre

Anthony Aguirre

Alicia Jimenez

Steve Otto

Matthew Paredes

Bertha Alicia Gonzalez

INTRODUCTION

On November 9, 2011, members of the San Ysidro Community Plan Update Advisory Committee (Update Committee) of the San Ysidro Community Plan Update Process convened in the twelfth meeting. The purpose of the meeting was:

- (a) To gain input and confirm land use assumptions including areas of change
- (b) To confirm neighborhood district map and review preferred building form and type selected for each neighborhood
- (c) To present land use concepts for Border Village and El Pueblito Viejo Village areas

MEETING MINUTES 11/9/11

MEETING SUMMARY NOTES FOR SAN YSIDRO COMMUNITY PLAN UPDATE
MEETING

NOVEMBER 9, 2011

Michael Freedman opened the meeting at 6:15 PM. He went over roll call, provided an agenda overview, and turned it over to Jami Williams, with RRM Design Group. Jami began by indicating that the purpose of the meeting was to review and confirm a number of assumptions with the community before moving forward with the technical analysis and going over whether the assumptions are realistic and their implications.

As the project progresses, future topics of discussion at the meetings will include traffic, air quality, economics, and environmental analysis. Jami provided a rundown of the existing Land Use Plan and indicated that Parks and Open Spaces Concepts was an important topic that would be discussed at a later meeting date. Jami urged the community to participate and provide their input on the Land Use Concepts Questionnaire while Josie Calderon passed out questionnaires to community members in the audience.

Jami went on to present a Building Type and Massing Overview; followed by an overview on Density that distinguished density into categories based on density units per acre. Kitty Otto asked what the density guidelines were for San Ysidro according to the General Plan to which Nancy Bragado responded that it's a mixed use village concept.

Neighborhood characteristics were presented as to what makes a community a community. Audience members were shown a neighborhood map of San Ysidro in which nine districts were identified within the community. An overview of each San Ysidro neighborhood and district was presented which included descriptions of its existing land use, favored frontage types for the area, proposed densities, and desired areas of change.

The Port of Entry District was referred to as a mega hub of transportation. Miguel Aguirre indicated that 700 block was different from the 500 and 600 blocks of the area and that the District as proposed in the map makes no distinction. Land use separation makes distinction between commercial designations.

Steve Otto pointed out that the area of the San Ysidro North Neighborhood west of the trolley tracks does not identify with the area east of the tracks and a sub-district should be considered. Michael Freedman agreed with Steve's observation. The trolley tracks were identified as the divider within the San Ysidro North Neighborhood. Sara Osborn asked if the concept would

apply to the Sunset Neighborhood. Michael and Steve agreed that there was no reason to change it, as it was identified as such in the General Plan.

The San Ysidro South Neighborhood was previously identified as a Community Commercial area. Visitor Commercial is identified as more appropriate land use term for the area. Michael Freedman, on behalf of the San Ysidro Community Planning Group, expressed the desire to remove the neighborhoods commercial use designation and replace it with zoning ordinance CC42.

It was commented by a community member that north San Ysidro serves the local community and South San Ysidro serves the region.

With regard to the Sunset North neighborhood, Kitty Otto commented that more density in the area would result in less parking where parking is already an issue; adding that traffic impacts need to be considered. Bertha Alicia Gonzalez expressed concern over the impact of traffic and parking associated with commercial businesses in the residential areas.

The San Ysidro Commercial District was described as a mixed use product density area. Previously defined as Border Commercial and being considered to be known as Regional Commercial. Jami Williams distinguishes the difference between Regional Commercial and Community Commercial. Community members are asked to vote whether they are in favor of changing the designation from Community Commercial to Regional Commercial.

The Border Village neighborhood is defined as Visitor Commercial according to the General Plan but it is currently designated as Border Commercial. Miguel Aguirre disagrees with the 700 block being included in the Visitor Commercial area within Border Village. Jennifer Goudeau questioned why the 700 block had to be border specific and should be defined in smaller area from the rest of the commercial area.

It was agreed that visitor commercial areas needed to be revisited and the Community Planning Group needed a better understanding behind the zonings intent.

El Pueblito Viejo Village is divided by trolley and San Ysidro Blvd. It is defined as a Community Village and the community is asked to explore intensification (i.e. mix-use and public space) around San Ysidro Blvd. and Trolley. Community members voted whether the boundary and land use designation was appropriate.

Historical and Cultural resources will be considered in planning process. Bertha Alicia Gonzalez would like to conserve the church and the feed store in their integrity because of their history and cultural elements.

Beyer Hills is designated as light industrial use with a wide variety of densities. Community members are asked to vote whether they are in favor of analyzing the level of intensity in the area. Community members requested a blow up map of the area for further consideration.

Jami --- Next Steps

It will take time before study and research results concerning traffic, economic development and environmental can be shared with the group. New information will be available in January along with results of studies conducted to date. Jami asked if there were any topics that the group would like to cover during the December meeting. The San Ysidro Community Plan Update Advisory Committee decided to cancel the December meeting.

Adjournment