

SAN YSIDRO COMMUNITY PLANNING GROUP

NOTICE OF REGULAR MEETING

Location:

San Ysidro School District Education Center
4350 Otay Mesa Road [north of Beyer Blvd]
in San Ysidro, California

Monday, July 17, 2017 at 5:30 p.m.

Chairman: Michael Freedman (619) 690-3833
City Planner: Elizabeth Ocampo Vivero (619) 236-6301

Except for Public Comment, Items Appearing On This Agenda May Be Acted Upon Without Further Notice as Allowed by the Brown Act [California Gov. Code, §54950 et.seq.]
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- 1. Call to Order, Introduction, and Roll Call**
- 2. Agenda & Minutes**
 - a. Approval of the Published Agenda**
 - b. Approval of Minutes.** Regular Meeting of June 19, 2017
- 3. Communications, Announcements and Special Orders**
 - a. Chairman**
 1. Anticipate a Regular Meeting will be held on August 21st.
 - b. Board Members**
 - c. Elected Officials and Public Servants.**
 - d. Members of the Public**

4. Public Comment on Matters Not on the Agenda.

Any person may address the SYCPG regarding matters which are not shown in this Agenda. Comments and inquiries must be related to the SYCPG purposes (City Council Policy 600-24). The Chair can limit comment to a set period of time per item, or per speaker. The "Brown Act", a State law, does not allow any discussion of, or action to be taken on, items not properly noticed to the public.

This information will be made available in alternative format upon request. To request an agenda in alternative format, to request a sign language or oral interpreter, or to request Assistive Listening Devices (ALD's) for the meeting, you must call the City of San Diego at (619) 235-5200 at least five working days prior to the meeting to insure availability.

SAN YSIDRO COMMUNITY PLANNING GROUP

5. Docket Items:

a. Jamboree Housing. (Vicky Ramirez, Policy Director). Request Letter of Support for financing. Proposed 65 unit multifamily "permanent supportive housing" project at 429 & 437 West San Ysidro Blvd. APN 638-091-28-00 & 29. in the RM-2-5 zone (1 unit per 1500 sf of lot). Combined lot size 73,617 sf, allows 49 units. Extremely low- and very low-income special needs individuals identified as needing permanent housing in a service-enhanced environment; homelessness, including those at risk, special needs (physical & mental); chronic health problems; substance abuse. Will use appropriate support service providers from the local community.

b. Community Choice Energy. (Alicia Race, Climate Action Campaign) Request Letter of Support. Consideration to allow the City to purchase electricity for all residents and businesses and set the rate for that power. Possible advantage is local control of electrical energy, freedom of choice for ratepayers, and potential for competition in the electricity marketplace.

c. Appointment of New Representative to Otay Mesa Planning Group. (Chairman) To replace Antonio Martinez due to other personal commitments. OMPG meets every other month at 3 p.m. at the Otay Mesa-Nestor Library, 3003 Coronado Ave (at Beyer Blvd).

d. San Ysidro Transit Station. (Miguel Aguirre, Boardmember). San Diego Metropolitan Transit System (SDMTS) is erecting commercial/business structures at the trolley platform in San Ysidro, without application or review by Planning Department or SYCPG.

6. Subcommittee Reports

a. Infrastructure and Public Improvements - (Otto)

7. Representative's Reports

a. SY POE Expansion & Reconfiguration - (Aguirre)

b. SY Smart Border Coalition – (Flores)

c. Community Planners Committee – (Meza)

d. Otay Mesa Planning Group - (Martinez)

8. Adjournment

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Minutes from June 19, 2017

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

Roll Call: Present:; M. Aguirre (5:33 pm); F. Castaneda; M. Chavarin; O. Espinoza (5:42 pm); M. Freedman; J. Goudeau; R. Lopez; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish.

Absent: D. Flores; B. Gonzalez.

Quorum of 11 present at Call to Order, Item #2a, 2.b.

Quorum of 13 present for Items # 5.a, 5.b, 5.c, 5.d, 6.a, 7.a, 7.b, 7.c, 7.d

2. **Agenda & Minutes –**

a. Approval of Published Agenda: A motion was made by A. Martinez and seconded by A. Perez to approve the Agenda as Published. Motion Passed (11-0-0). Yes: F. Castaneda; M. Chavarin; M. Freedman; J. Goudeau; R. Lopez; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.

b. Approval of Minutes: A motion was made by A. Martinez and seconded by R. Moran to approve the Minutes of April 17, 2017 as published. Motion Passed (11-0-0). Yes: F. Castaneda; M. Chavarin; M. Freedman; J. Goudeau; R. Lopez; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.

3. **Announcements:**

- a. **Chairman:**

1. San Ysidro Chamber of Commerce is hosting the Independence Day Festival on Saturday July 1st, 3-9 pm at Larsen Field.
2. Markets at the Border on Thursday 4-7 pm at parking lot behind H&M at the Outlets at the Border shopping mall.
3. Park and Recreation Project Coordination Meeting held on June 13, 2017. San Ysidro Park Construction Update: Larsen Field ADA construction is 85% complete; San Ysidro Community Park and Rec Center ADA Phase I was completed in March 2017, phase II should be complete in July 2017; San Ysidro Community Park Upgrades construction is 90% complete and should be done by July 4, 2017; and Beyer Community Park Environmental Study is moving along.

- b. **Board Members:**

1. A. Martinez
 - a. Friends of the Library is working with Real Estate Assets to decide on what to do with old library building. A petition was passed around to gather ideas.
 - b. Proud of Planning Group members for showing up at budget hearing.
2. R. Lopez – Closing portion of Hall Ave for the Playground Opening to allow for a bigger event.
3. M. Aguirre – Acknowledging all for dedication to Planning Group. MTS is destroying business around McDonald's Bldg by allowing commercial kiosks on trolley platform without requiring permits.

c. **Elected Officials and Public Servants:**

1. Officer Lacarra, SDPD

a. September 30, 2017 is a gun buy back. \$20,000 in funding.

b. Last week had coffee with Command. Thanks to M. Freedman for always attending.

c. SDPD - Southern Division Open House is being held on July 8th from 9 am to 1 pm. Event to be held at 1120 27th Street.

2. Gabriela Dominguez, District 8

a. Thanks for attending budget meeting, \$400,000 was budgeted for Beyer Park design; \$15,000 to fix tennis courts and \$11,000 to fix bathrooms at San Ysidro Community Park; traffic light at WSYB & Averil was budgeted; a crosswalk from Coco's to the bus stop; and sidewalk on Iris Avenue.

b. Gabriela Dominguez, District 8 – Wall at East San Ysidro Blvd. and Beyer Blvd which collapsed due to winter storms is being repaired, along with the sidewalk.

3.

d. **Members of the Public: No Comments.**

4. Public Comment on Matters Not on the Agenda: None

5. Docket Items:

a. **San Ysidro Community Plan Update ;** (Sara Osborn, AICP, City of San Diego). San Ysidro Community Plan Policy Revisions to address Coastal Commission issues. The San Ysidro Community Plan update was approved unanimously by the City Council on November 15, 2016. The portion of the community within the Coastal Zone (generally west of Interstate 5 and Willow Road) remains under the 1990 San Ysidro Community Plan until it is certified by the Coastal Commission. The Coastal Commission took action on May 11, 2017 to adopt language proposed by CCC staff which would require studies and assessment conditions before a roadway could cross the Dairy Mart Ponds between Calle Primera and Camino de la Plaza. All other revisions recommended by City staff were adopted. Next step is City Council approval of the new language. **A motion was made by R. Lopez and seconded by S. Otto to recommend the City Council adopt the Community Plan revision as adopted by the Coastal Commission on 5/11/17. Motion Passed (13-0-0). Yes: M. Aguirre; F. Castaneda; M. Chavarin; O. Espinoza; M. Freedman; J. Goudeau; R. Lopez; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.**

b. **Gateway Parking:** (Sean Blitz – Stockdale Capital, Applicant) Process 3 Conditional Use Permit to create a paid parking facility on 1.39 acres (60,548 sf) for the general public with parking for 182 autos, 16 motorcycles, 6 accessible (1 van). Located at 701 E San Ysidro Blvd. (APN 667-020-64-00) in CC-2-5 zone. Requires demolition of existing two-story motel. **M. Aguirre, J. Goudeau and Ben Meza recused themselves from this item.** Applicant is not formally in escrow on property, previously was in escrow but not currently. They are negotiating with owner to re-open escrow. CUP was submitted to the City of San Diego Development Services by Applicant, requesting a 10-year term. Property has cleared through Historical and Housing Commission and received a demolition permit. Stockdale Capital currently owns two parking structures in San Francisco but has no other projects in San Ysidro or San Diego. **A motion was made by S. Otto and seconded by R. Lopez to recommend approval of the CUP and the concept for parking with suggestion that north entrance on East Beyer Blvd. be used as primary entrance. Motion Passed (10-0-0-3). Yes: F. Castaneda; M. Chavarin; O. Espinoza; M. Freedman; R. Lopez; A. Martinez; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Recuse: M. Aguirre; J. Goudeau; B. Meza.**

c. **Old Fire Station #29 Pocket Park** (Michael Fleming, Interested Party). The City owned property at 175 West San Ysidro Blvd. is proposed for a “pocket “park” of 0.32 acres (13,939 sf) APN 666-030-05, 06 & 07. The pocket park is listed as Project P-11 in the San Ysidro Impact Fee Study. Mr. Fleming proposes to add an undeveloped property contiguous easterly and intends to seek a donor or donors to purchase that property to add to the park site. In addition, he will donate a tree to the park. Park is to be completed in September 2017. The Chairman noted that the property proposed for expansion was owned by a private party and had an approved development known as "*165 West San Ysidro Boulevard.*" A request was made for a crosswalk with flashing lights on Blanche Street.
INFORMATION ONLY.

d. **San Ysidro Wayfinding Signs Workshop** (Ty Sterns, Urban Corps). All workshops have been concluded. The two selected logo concept samples were presented in full size mock-ups. This project will design and install bicycle and pedestrian wayfinding signs at the San Ysidro Port of Entry. Signs will help visitors easily locate public services, popular destinations and transportation options. It will serve as a pilot project for planned signage unifying the entire community. The project is funded by a \$350K TRANSNET grant. San Ysidro Planning Group Board Members and the public attending voted on their favorite. **Option B received 8 votes. Option A received 7 votes.** Installation is scheduled to be completed by December 2017.

4. **Subcommittee Reports:**

a. **Infrastructure & Public Improvements (Otto)**: There has been movement on some projects. Next meeting July 17th at 4:30 pm.

5. **Representative's Reports:**

- a. **SY POE Expansion & Reconfiguration** (Aguirre): CBP has completed the move of the pedestrian inspection booths on East side.
- b. **SY Smart Border Coalition** (Flores): No Report.
- c. **Community Planners Committee** (Meza): No Report.
- d. **Otay Mesa Planning Group** (Martinez) No Report. A. Martinez will resign as representative effective at next meeting. Volunteers may be appointed at next meeting. Otay Mesa Planning Group meets every other month.

6. **Adjournment** – Meeting Adjourned at 7:30 p.m.

Next Regular Meeting July 17, 2017.
Minutes submitted by J. Goudeau

SAN YSIDRO COMMUNITY PLANNING GROUP

ATTENDANCE RECORD

APRIL 2017 - MARCH 2018

	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEP 2017	OCT 2017	NOV 2017	DEC 2017	JAN 2018	FEB 2018	MAR 2018	MEETINGS MISSED
AGUIRRE	P		P										NONE
CASTANEDA	P		P										NONE
CHAVARIN	P		P										NONE
ESPINOZA	P		P										NONE
FLORES	A		A										2
FREEDMAN	P		P										NONE
GONZALEZ	A		A										2
GOUDEAU	P		P										NONE
LOPEZ	P		P										NONE
MARTINEZ	P		P										NONE
MEZA	P		P										NONE
MORAN	P		P										NONE
OTTO	A		P										1
PEREZ	A		P										1
QASAWADISH	A		P										1
<p>CITY COUNCIL POLICY 600-24 & SYCPG BYLAWS REQUIRE THAT A SEAT <u>MUST</u> BE DECLARED VACATED WHEN THERE ARE:</p> <p style="margin-left: 100px;">3 <u>CONSECUTIVE</u> ABSENCES, <u>OR</u></p> <p style="margin-left: 100px;">4 <u>TOTAL</u> ABSENCES BETWEEN APRIL 2016 AND MARCH 2017</p> <p>Note: Adjourned Meetings and Special Meetings are not counted for attendance purposes.</p>													

B.





Jamboree is committed to being a leader in helping California turn the tide on homelessness.

Since 2003, our strategy has been to ensure that people are housed first. Jamboree often uses a coordinated entry method to house those most vulnerable. Stable housing is the foundation on which stable lives are built.



The Studios at Hotel Berry
Sacramento, CA

INTEGRATED, mixed-use renovation and modernization of 1920s vintage hotel into 105 single-resident occupancy studios (includes 10 MHSA, 25 veterans) with first-floor retail space, just blocks from State Capitol



Jackson Aisle
Midway City, CA

DEDICATED development of 29 studios as County's first 100% permanent supportive housing property



Rockwood
Anaheim, CA

INTEGRATED community of 70 apartment homes (includes 6 large families, 15 MHSA, 48 homeless families) built by Jamboree's in-house licensed GC



Diamond
Anaheim, CA

DEDICATED development of 25 apartment homes as State's first 100% MHSA property



Doria
Irvine, CA

INTEGRATED, two-phase development of 134 apartment homes (includes 20 MHSA) built as partnership with Irvine Community Land Trust, in upscale master-planned community



Permanent Supportive Housing

Permanent supportive housing is quality housing with quality services.

It is a national best practice. It demonstrates that permanent housing and access to supportive services allows chronically homeless people to rebuild their lives while providing significant cost savings to communities.

Residents typically pay no more than 30% of their income towards rent. The supportive services are voluntary and focus on keeping the residents housed, resulting in **high residency retention rates** and reduced psychiatric hospitalizations, incarcerations, and medical hospitalizations.



475+ residents

- Chronically homeless
- Homeless veterans
- Homeless families
- Individuals living with mental health diagnosis



Onsite supportive services

- 24/7 access to clinical services from full-service providers
- Life skills and vocational training
- Community-building activities
- Community alliances, liaisons, referrals



Award-winning housing

- 2 **DEDICATED** multifamily properties
- 3 **INTEGRATED** multifamily properties
- 250+ studios and apartment homes



Knowledge & expertise

- Diverse financing and multiple funding sources
- LEED for Homes certified design and construction
- Collaborative network of partnerships

Jamboree at a Glance

Mission

Deliver high quality affordable housing and services that transform lives and strengthen communities

Expertise

Quality affordable housing for working families, seniors and those with special needs

Communities

88 from Sacramento to San Diego

Residents

- 17,000+
- 700+ vets
- 1,700+ seniors
- 5,200+ families

Average household income

\$24,000

Asset portfolio

\$1.1 billion

Net worth

\$134 million

Commitment

Long-term ownership and management of 55 years

Waitlist

Up to 3 years



To explore solutions that help end homelessness:

Roger Kinoshita, Business Development
rkinoshita@jamboreehousing.com
 949.263.8676

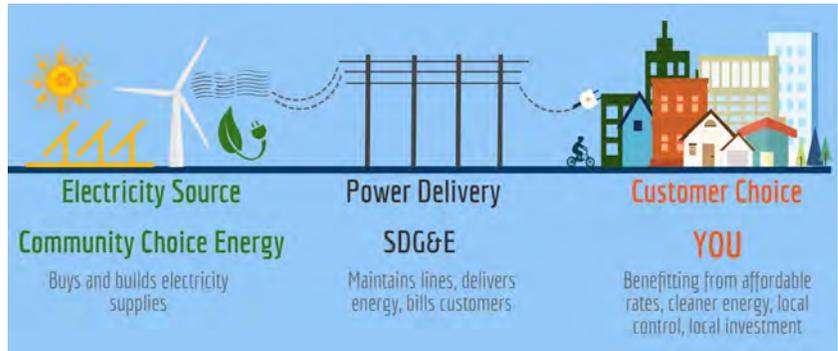
Jamboree Housing Corporation
 17701 Cowan Avenue, Suite 200, Irvine, CA 92614

RAISE YOUR VOICE FOR COMMUNITY CHOICE

18 Million Californians Expected to Have Freedom of Energy Choice by 2020!

What Is Community Choice Energy?

- Community Choice Energy (CCE) provides **consumer choice by expanding your options.**
- CCE allows cities and counties to purchase cleaner power provided to consumers at a competitive or lower price.
- It is a partnership between the city and the utility - SDG&E.



How Does It Work?

- The City Council votes to establish a Community Choice program to purchase the power supply & set rates.
- SDG&E continues to deliver the power safely and reliably over their power lines.
- Residents can choose to purchase their electricity from the local CCE, or "opt out" to SDG&E.
- Community Choice Energy programs are not-for-profit and self-supporting through electricity bills.

How Will Community Choice Benefit San Diegans?

- **Consumer Choice** - You have a choice when it comes to your electricity provider.
- **Competition** - Choice creates competition, and standard CCE options have been able to beat the rates of the competing utility.
- **Local Control** - San Diegans pay the highest electricity rates in California. CCE gives us local control and accountability.
- **Clean Energy** - CCE can reduce the region's carbon footprint by providing a higher mix of clean energy sources on our grid. **We cannot get to 100% clean energy without CCE!**
- **Local Economic Opportunity** - Over time, a local community choice program can buy increasing amounts of power from local sources, helping support local jobs and local economic development.

Got Solar?

This program is especially for you! CCEs often pay customers premium rates for excess electricity generated.

San Diegans Want the Freedom of Energy Choice!

A local Fox 5 News poll asked in early 2017, "would you be in favor of having an option other than SDG&E for power and gas?" **94% of San Diegans polled said yes! We want consumer choice.**

Where is Community Choice Already Working?

Marin County, Napa County, and the cities of Benicia, Lafayette, San Pablo, Richmond, and Walnut Creek (2010); Sonoma County (2014), City of Lancaster (2015); City of San Francisco, Mendocino County, San Mateo County and its 20 cities (2016) - Coming soon to Solana Beach, City of San Jose, and Los Angeles County! By 2020, a projected **18 million Californians** will have the freedom of energy choice ([Center for Climate Protection](#)).

Ready For Choice in San Diego? Raise Your Voice!

CALL/WRITE/E-MAIL/TWEET the Mayor and your City Councilmember today and urge them to support Community Choice for San Diegans!

GET INVOLVED

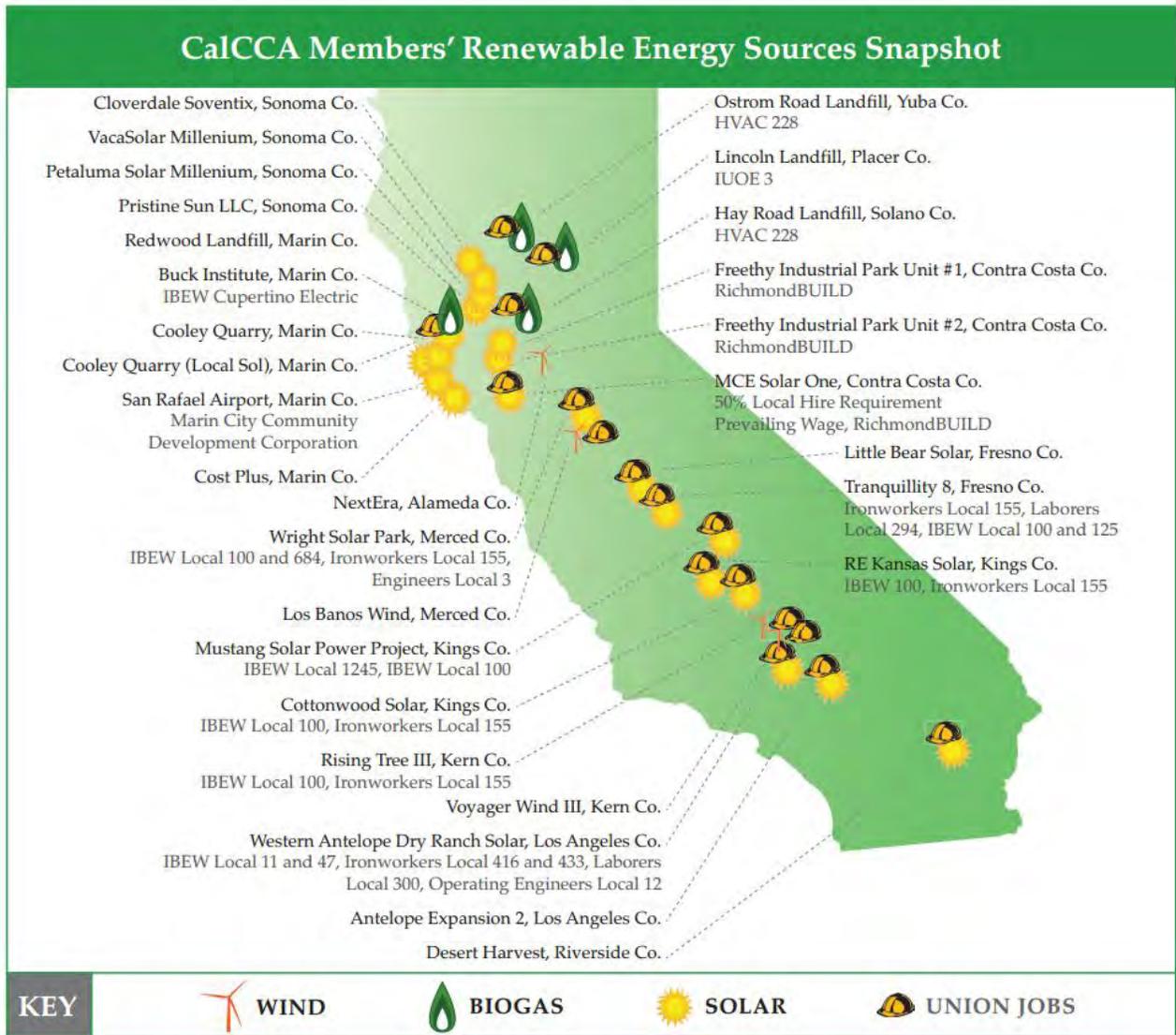
Email info@ClimateActionCampaign.org, visit our website www.ClimateActionCampaign.org, or call us at 619-419-1222.

BUILDING NEW RENEWABLES

CCAs have over \$1 billion in construction of California renewables, and the majority of the spending on the projects are with project labor agreements. It takes three to four years for an operating CCA to create a diverse, long-term portfolio. See the reverse side for a list of new renewable energy projects in California currently under contract with CCAs.

2,800+ CALIFORNIA JOBS

MCE's renewable projects have supported more than 2,800 California jobs* resulting in 1.2 million union labor hours in 2016. Lancaster Choice Energy's projects have created 80 jobs since 2015.



* MCE uses the National Renewable Energy Laboratory's Jobs and Economic Development Impacts Model to provide consistent and reasonably accurate estimates of direct and indirect jobs involved in CCA power contracting efforts and general operations.

Map Source: California Community Choice Association

Partner Organization



DRAFT

Date: _____

Honorable Mayor Kevin Faulconer
Honorable Councilmembers
City of San Diego
202 C St.
San Diego, CA 92101

RE: Community Choice Energy (CCE)

Dear Mayor Faulconer and Council,

Thank you for taking a leading role in addressing climate change and moving our city toward a 100% clean energy future.

Community Choice Energy can be one of the key strategies for achieving our Climate Action Plan goals. The City's commitment is to reach 100% clean energy by 2035. Community Choice could give San Diego families local control over our energy future, maybe help stabilize or reduce our rates, and perhaps provide each homeowner and business with the option to choose the source of their electrical power provider.

We are particularly interested in examining the opportunity for a local community choice program to buy increasing amounts of power from local sources, supporting local jobs and local economic development.

We believe the city's efforts can, after careful study, join 3+ million Californians in the movement for clean energy, clean jobs, and local choice through community choice energy.

We urge you to consider supporting the freedom of energy choice for San Diego.

Sincerely,

SAN YSIDRO COMMUNITY PLANNING GROUP

Michael R. Freedman
Chairman

CC: Mayor Kevin Faulconer
City Council