

# 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, November 14, 2016 at 5:30 p.m.**

Chairman: Michael Freedman (619) 690-3833

City Planner: Sara Osborn (619) 236-6368

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.]

1. **Call to Order, Introduction, and Roll Call**
2. **Agenda & Minutes**
  - a. **Approval of the Published Agenda**
  - b. **Approval of Minutes.** Regular Meeting of October 17, 2016
3. **Communications, Announcements and Special Orders**
  - a. **Chairman**
    1. Community Plan Update Review Schedule (subject to change):
      - a. *City Council (first hearing);* Tues, Nov 15 at 2:00 p.m., City Council Chambers, 12th Floor, 202 C Street.
      - b. There will be no meeting in December. Next meeting will be on Monday, January **23**, 2017 (date change due to SYSD Winter Break)
  - b. **Board Members**
  - c. **Elected Officials and Public Servants.**
  - d. **Members of the Public**

# SAN YSIDRO COMMUNITY PLANNING GROUP

## 4. Public Comment on Matters Not on the Agenda

This is the time when any person may address the SYCPG regarding matters which are not on this Agenda. Comments and inquiries must be related to the SYCPG purposes, described in 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.

## 5. Docket Items:

a. **Sycamore Road Chevron CUP (PTS 497384)** (Keith Slocum, Applicant). Conditional Use Permit for Type 20 Off-Sale Beer and Wine in an existing service station and convenience store located at 220 Sycamore Road in the Coastal Appealable zone (N-APP-2) and SYIO CSF-2 zone.

**NOTICE:** *On October 17, 2016 a motion to recommend approval was defeated by a vote of 2-9-1. This would stand as a "no recommendation". In order to correct this issue, the Chairman will follow parliamentary procedure of Robert's Rules of Order and move to "Rescind the failed motion to recommend approval of the Sycamore Road Chevron CUP". A new motion should be put forward as to what action is actually desired.*

b. **San Ysidro Senior Village Permanent Supportive Housing** (John Seymour, Representative). This is a preliminary presentation to seek comments from the SYCPG. San Ysidro Senior Village is a proposed new construction affordable housing development located at 517 W. San Ysidro Boulevard on two parcels totaling 51,836 sqft (APNs 638-080-20 & 62). The three-story project will include 51 units of which 50 units will be studios of between 275 SF to 350 SF and a two-bedroom for the on-site full-time manager. San Ysidro Senior Village will provide housing opportunities for formerly homeless seniors with disabilities, utilizing the Housing First approach. Housing First emphasizes permanent housing with supportive services as a primary strategy to stabilize tenants and end homelessness. Once a person moves into permanent housing, case management and wraparound services will be provided by a residential homeless service provider.

## 6. Subcommittee Reports

- a. Infrastructure and Public Improvements - (Otto)
- b. San Ysidro Community Plan Update Advisory Committee - (Freedman)

## 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

## SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from October 17, 2016

1. **Call to order:** At 5:36 p.m. Chairman Michael Freedman called meeting to order.

**Roll Call: Present:** M. Aguirre; F. Castaneda; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish

**Absent:** M. Chavarin; O. Espinoza, R. Lopez

Quorum of 12 present at Call to Order, Item #2a, 2.b. 5.a, 5.b, 5.d,

Quorum of 11 present at 5.c, 5.e, 6.a, 6.b, 7.a, 7.b, 7.c, 7.d

2. **Agenda & Minutes:**

**a. Approval of Published Agenda:** A motion was made by D. Flores and seconded by A. Martinez to approve the Agenda as Published, except Item 5.a. to be heard last. Motion Passed (12-0-0). Yes: M. Aguirre; F. Castaneda; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; 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 D. Flores and seconded by A. Perez to approve the Minutes of September 19, 2016 as published. Motion Passed (12-0-0). Yes: M. Aguirre; F. Castaneda; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.

3. **Announcements:**

**a. Chairman:**

1. Community Plan Update Review Schedule (subject to change)
  - a. Smart Growth & Land Use Committee (City Council); Wed. October 19, 1:00 pm, Council Committee Room, 12<sup>th</sup> Floor, 202 C Street.
  - b. City Council (first hearing): Tuesday November 15, (time TBD), City Council Chambers 12<sup>th</sup> Floor, 202 C Street.
2. Sewer Group Replacement. Final Design Phase for work throughout city between January 2016 and February 2018. Includes a small section at West Park & Seaward.

**b. Board Members:**

1. A. Martinez – Otay Mesa Planning Group, will meet on the Tuesday 10/18 at 11 a.m. to continue discussions on the Central Village plans. Otay Mesa-Nestor Library.
2. D. Flores
  - a. Fall Festival to be held on Friday 10/28/16 from 4 pm to 7pm at Cypress and Blanche.
  - b. Dia de los Muertos Celebration on November 2<sup>nd</sup> from 4 pm to 6:30 pm at the Casa Familiar Civic and Rec Center 212 W. Park Ave.
3. M. Aguirre – Border Fusion to present to Borders & Bridges Committee on Wednesday morning.
4. B. Meza – Friends of the Library meets 3<sup>rd</sup> Thursday of Month 1 pm at the library. Historical Photos available for review.
5. R. Moran -- Hearts and Hands Dinner Event on October 28<sup>th</sup> 5 pm to 10 pm SYMS.

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

1. Victoria Barba, Office of Council Member Alvarez
  - a. Thanks for those who attended the groundbreaking ceremony of Cesar Solis Park.
  - b. San Ysidro Library, design voting is expected to begin 3rd week November
  - c. Gun Buy Back at Ocean View Church on October 29<sup>th</sup>.

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

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

**5. Docket Items:**

**a. San Ysidro Community Plan Update:** (Sara Osborn, City Staff) Minor edits to the Plan documents in response to comments from Planning Commission hearing on August 18 and Supplementary Analysis regarding travel trip length and mode share Climate Action Plan. **INFORMATION ONLY.**

**b. Sycamore Road Chevron CUP (PTS 497384):** (Keith Slocum, Applicant). 5-Year Conditional Use Permit for Type 20 Off-Sale Beer and Wine in an existing service station and convenience store located at 220 Sycamore Road in the Coastal Zone and SYIO CSF-2 zone. D. Qasawadish recused from matter. Applicant will hire security and will handle petty theft in-house instead of reporting to police. Sgt. Robert Stintson was available to answer questions. **A motion was made by S. Otto and seconded by M. Freedman to recommend approval of a 5-Year CUP for a Type 20 Off-Sale Beer and Wine. Motion Failed (2-9-1). Yes: M. Freedman; S. Otto. No: M. Aguirre; F. Castaneda; D. Flores; B. Gonzalez; J. Goudeau; A. Martinez, B. Meza; R. Moran; A. Perez. Recuse: D. Qasawadish.**

**c. Raintree Terrace II (PTS 488263):** (Michael Kootchick, Developer) Tentative Map and Coastal Development Permit for the demolition of two residential dwelling units and the development of 18 residential condominiums on a 1-acre site (43,560sf) at 392-396 Sycamore road (APN 666-170-08-00) in the RM-1-1 zone. Includes 3 density bonus units and 10% affordable housing units, including a request to waive the requirements to underground existing utilities. **A motion was made by D. Flores and seconded by A. Perez to support the project and recommend approval. Motion Passed (11-0-0). Yes: M. Aguirre; F. Castaneda; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.**

**d. Pure Water San Diego:** (Vic Salazar, Outreach Consultant). Requesting a Letter of Support. Pure Water San Diego is the City's phased, multi-year program that will provide one-third of San Diego's water supply locally by 2035. The Pure Water Program will use proven water purification technology to clean recycled water to produce safe, high-quality drinking water. Offers a cost effective investment for San Diego's water needs and will provide a reliable, sustainable water supply. Pure Water Day Open House on Saturday October 22<sup>nd</sup> from 10 am to 3 pm at 4949 Eastgate Mall, San Diego, 92121. **A motion was made by D. Flores and seconded by A. Martinez to provide a letter of support, which includes concerns about providing infrastructure, investment in the Southbay area and the need to mitigate prices for low income families. Motion Passed (12-0-0). Yes: M. Aguirre; F. Castaneda; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; B. Meza; A. Martinez; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.**

e. **Strategic Urban Settings @U.S.-Mexico POE's.** (Miguel Aguirre, Border Fusion Group) PowerPoint presentation – Bridging disparity in culture, economy and image where people first meet – the world’s busiest border crossing(s). Research-based collective-action and cross –border smart-growth principles and ideas at U.S.-Mexico Ports of Entry will more meaningfully deepen and empower an innovative North American competitive trade environment. **INFORMATION ONLY.**

6. **Subcommittee Reports:**

- a. **Infrastructure & Public Improvements (Otto):** No Report.
- b. **San Ysidro Community Plan Update Advisory Committee:** (Freedman): See schedule under Item 3 Announcements.

7. **Representative’s Reports:**

- a. **SY POE Expansion & Reconfiguration** (Aguirre): CBP not fully staffing pedestrian booths on ESYB PedEast entry, as promised.
- b. **SY Smart Border Coalition** (Flores): Following up on public records request.
- c. **Community Planners Committee** (Meza): No Report.
- d. **Otay Mesa Planning Group** (Martinez): Next meeting, 3<sup>rd</sup> Tuesday, at 1 pm regarding the Central Village Specific Plan.

8. **Adjournment** – Meeting Adjourned at 8:25p.m.

Next Regular Meeting November 14, 2016.

Minutes submitted by J. Goudeau



# SAN YSIDRO COMMUNITY PLAN UPDATE

# HEARING SCHEDULE

Provided by Michael R. Freedman, Chairman, SYCPG

## **PARK & RECREATION BOARD**

Thursday, May 19, 2016 at 2:00 p.m.  
Balboa Park Club Ballroom  
2144 Pan American Road West  
*Recreation Element Approved (Vote 7-0-2).*

## **HISTORICAL RESOURCES BOARD**

Thursday, July 28, 2016 at 1:00 p.m.  
War Memorial Bldg, 3325 Zoo Drive, Auditorium  
*Historic Element & Historic District Specific Plan Approved (Vote 7-0-1).*

## **PLANNING COMMISSION (First time)**

Thursday, August 18, 2016 at 2:00 p.m.  
City Administration Bldg, 202 C Street, 12th Floor  
*Item was continued to October 6*

## **INFRASTRUCTURE COMMITTEE**

Mark Kersey, Chair  
Myrtle Cole, Vice Chair  
Lorie Zapf  
Marti Emerald

Thursday, September 22, 2016 @ 2:00 p.m.  
City Administration Bldg, 202 C Street, 12th Floor  
[This is for the *Impact Fee Study* only]  
*Forwarded to City Council without comment. Vote 3-0 (Emerald absent).*

**PLANNING COMMISSION (Second Time)**

Steven Haase, Chairman  
Douglas Austin  
William Hoffman  
Susan Peerson  
Theresa Quiroz  
Anthony Wagner  
James Whalen

Thursday, October 6, 2016 @ 9:00 a.m.

City Administration Bldg, 202 C Street, 12th Floor  
[Continued from August 18]

*Recommended to City Council the Staff Recommendations in Report PC-16-067, and including the Planning Director Memorandum of Sept 27, 2016. Vote 7-0-0.*

**SMART GROWTH & LAND USE COMMITTEE**

Lorie Zapf, Chair  
David Alvarez, Vice Chair  
Todd Gloria  
Scott Sherman

Wednesday, October 19, 2016 @ 1:00 p.m.

City Administration Bldg, 202 C Street, 12th Floor

*Forwarded to City Council with Staff Recommendations. (Vote 4-0-0)*

**CITY COUNCIL**

Tuesday, November 15, 2016 @ either 10:00 a.m. or 2:00 p.m. TBD

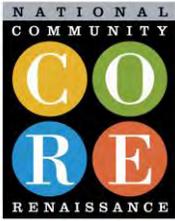
City Administration Bldg, 202 C Street, 12th Floor

Hearing; First Reading of Ordinances

**CITY COUNCIL**

Date/Time TBD

Second Reading of Ordinances - could go on "Consent"

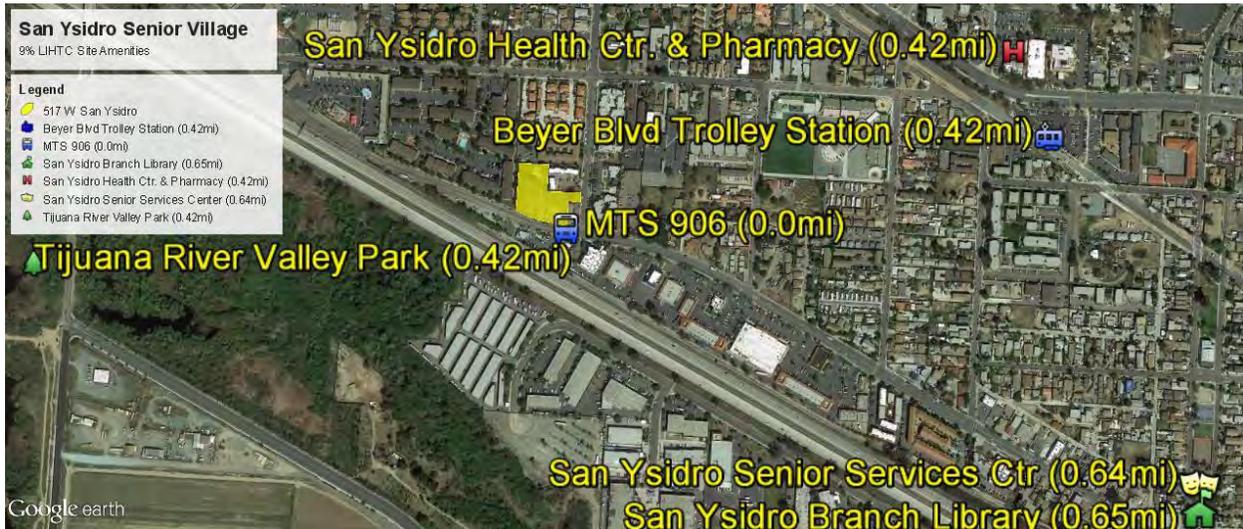


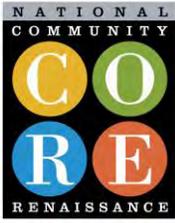
HOPE through HOUSING  
FOUNDATION

## Parcel Map



## Site Amenities for 9% LIHTC & Beyer Blvd. Trolley Station

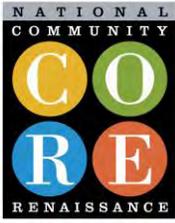




HOPE through HOUSING  
FOUNDATION

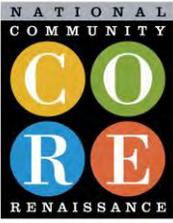
## Pictures of Existing Site, Structure, and Interior





HOPE through HOUSING  
FOUNDATION





HOPE through HOUSING  
FOUNDATION

