

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, April 17, 2017 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 March 13, 2017
3. **Communications, Announcements and Special Orders**
 - a. **Chairman**
 1. Old Otay Mesa Road is scheduled for completion in late 2018.
 2. Markets at the Border on Thursdays 4 - 7 p.m. at parking lot behind H&M at the *Outlets at the Border* shopping mall.
 - 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 shown 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. **Border to Bayshore Bikeway.** (Alison Moss, SANDAG). The **Bayshore Bikeway** is a regional bicycle facility that will eventually extend 24 miles around San Diego Bay, providing a vital and scenic connection to tourist destinations well as major bayfront employers. Currently, about 15 miles of bicycle paths have been built. The rest of the facility consists of on-street sections designated as either bicycle lanes or bicycle routes. SANDAG is developing additional improvements to the bikeway along the east side of the Bay based on the Bayshore Bikeway Plan, adopted in 2006. Consider the segments connecting to San Ysidro CPA.

b. **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. City Staff will present the draft policy revisions which aim to address Coastal Commission staff issues outlined in their letter dated November 11, 2016.

c. **San Ysidro Wayfinding Signs Workshop.** (Bobby Mordenti, City of San Diego). The three workshops have been concluded. Visuals representing the proposed designs will be presented. The City of San Diego is working in collaboration with Urban Corps of San Diego County through an innovative public-private partnership supporting at-risk youth to 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. This project will build on the newly adopted San Ysidro Community Plan with additional opportunities for focused public involvement, and it will serve as a pilot project for planned signage unifying the entire community. The project is funded by a \$350K TRANSNET grant.

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

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

Minutes from March 13, 2017

1. **Call to order:** At 5:35 p.m. Chairman Michael Freedman called meeting to order.

Roll Call: Present: M. Aguirre; F. Castaneda; M. Chavarin (5:38 pm); D. Flores; M. Freedman; B. Gonzalez; R. Lopez; A. Martinez (5:40 pm); B. Meza; R. Moran (5:50 pm); A. Perez; D. Qasawadish.

Absent: O. Espinoza; J. Goudeau; S. Otto

Quorum of 9 present at Call to Order, Item #2a, 2.b.

Quorum of 12 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 R. Lopez and seconded by D. Flores to approve the Agenda as Published. Motion Passed (9-0-0). Yes: M. Aguirre; F. Castaneda; D. Flores; M. Freedman; B. Gonzalez; R. Lopez; B. Meza; A. Perez; D. Qasawadish. No: None. Abstain: None.

b. Approval of Minutes: A motion was made by A. Perez and seconded by R. Lopez to approve the Minutes of February 27, 2017 as published. Motion Passed (10-0-0). Yes: M. Aguirre; F. Castaneda; M. Chavarin; D. Flores; M. Freedman; B. Gonzalez; R. Lopez; B. Meza; A. Perez; D. Qasawadish. No: None. Abstain: None.

3. **Announcements:**

- a. **Chairman:**

1. Hand out of 2017-2018 SY Community Planning Group meeting schedule.

- b. **Board Members:**

1. None

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

1. Officer Lacarra – San Diego Police Department: Successful Homeless Assistance Event held on march 4th at the Nestor Community Health Center.
2. Officer Lacarra – San Diego Police Department: coffe with the SDPD on March 21st at the Hometown Buffet.
3. Gabriela Dominguez – Councilmember David Alvarez’ Office: Homeless discussion on March 20th at Golden Hall.
4. Gabriela Dominguez – Councilmember David Alvarez’ Office: Free Legal Clinic.

- d. **Members of the Public:** None

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

5. Docket Items:

a. **Affordable Housing Fund FY 2018 ;** (Liliana Caracoza, Housing Commission). Informational presentation to distribute the draft Annual Plan and describe the methods by which the public can submit comments. The Plan purposes are: a permanent and annually renewable source of revenue to meet, in part, the housing needs of the City's very low, low, and median income households; leverage every \$1 of City funds with \$2 of non City funds, disperse affordable housing developments throughout the City to support the City's Balanced Communities Policy; preserve and maintain affordable housing; and encourage private sector activities. Housing Commission has an annual budget of \$74 million with \$44 m going to housing production. \$5m annually is available for citywide assistance programs. Wait time for Section 8 Housing is 10-12 years.

b. **San Ysidro Senior Village Permanent Supportive Housing:** (John Seymour, National CORE) (Previously heard as an information item on November 14, 2016). Requesting a Letter of Support for proposed project of 51 units at 517 W. San Ysidro Blvd. in the RM-2-5 zone (Medium Density Residential, 15-30 dwellings/acre) on two parcels totaling 1.19 acres (APN 638-080-20-& 62). The three story project will include 51 units of which 50 units will be studios of between 275 sf and 350 sf and a two bedroom for the on-site full time manager. Provides 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. Project will be partnered with Casa Familiar. Project will be LEED Gold. **A motion was made by A. Martinez and seconded by B. Gonzalez to authorize Chairman Freedman to prepare and send a letter in support of the project. Motion Passed (12-0-0). Yes: M. Aguirre; F. Castaneda; M. Chavarin; D. Flores; M. Freedman; B. Gonzalez; R. Lopez; A. Martinez; B. Meza; R. Moran; A. Perez; D. Qasawadish. No: None. Abstain: None.**

c. **Seaward & Cypress Apartments** (Chris Earl, Chelsea Investment). Proposed 139 unit affordable family community at 251-263 & 238-240 Cypress Drive and 160 W. Seaward Ave. in the RM-2-5 zone (Medium Density Residential, 15-30 dwelling units/acre) of the San Ysidro Historic District Specific Plan on five parcels totaling 3.26 acres (638-120-16, 17, 18, 19 & 20). Adjacent to the MTS Blue Line Trolley. Six 3-story buildings, community room, outdoor space, play areas, and on-site laundry. Unit mix 24 one-BR (573 sf); 79 two-BR (773/814 sf); 36 3-BR (1,022 sf). Parking for 153 auto, 15 motorcycle and 72 bicycles. Partnering with Casa Familiar. Concerns included graffiti, trolley noise, adequacy of city utility services. **A motion was made by R. Moran and seconded by A. Martinez to recommend support of the project. Motion Passed (12-0-0). Yes: M. Aguirre; F. Castaneda; M. Chavarin; D. Flores; M. Freedman; B. Gonzalez; R. Lopez; A. Martinez; B. Meza; R. Moran; A. Perez; D. Qasawadish. No: None. Abstain: None.**

d. **San Ysidro Wayfinding Signs Workshop:** (Bobby Mordenti, City of San Diego). This is the final of three workshops. The City of San Diego is working in collaboration with Urban Corps of San Diego County through an innovative public-private partnership supporting at risk youth to 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. This project will build on the newly adopted San Ysidro Community Plan with additional opportunities for focused public involvement, and it will serve as a pilot project for planned signage unifying the entire community. The project is funded by a \$350K TRANSNET grant. **DISCUSSION ONLY.**

6. **Subcommittee Reports:**

- a. **Infrastructure & Public Improvements (Otto):** Next meeting March 24, 2017.

7. **Representative's Reports:**

- a. **SY POE Expansion & Reconfiguration** (Aguirre): No Report.
b. **SY Smart Border Coalition** (Flores): Will attend smart border conference in Mexico City, discussed smart link WiFi Kiosks, security cameras and air quality monitors.
c. **Community Planners Committee** (Meza): No Report.
d. **Otay Mesa Planning Group** (Martinez will attend Otay Planning Group meeting on March 15th at 3 pm.

8. **Adjournment** – Meeting Adjourned at 7:17 p.m.

Next Regular Meeting April 17, 2017.

Minutes submitted by B. Meza for J. Goudeau

SAN YSIDRO COMMUNITY PLANNING GROUP

ATTENDANCE RECORD

APRIL 2016 - MARCH 2017

	APR 2016	MAY 2016	JUN 2016	JUL 2016	AUG 2016	SEP 2016	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	MEETINGS MISSED
AGUIRRE	A	P	P	A		P	P	P		P	A	P	3
BARBA			P	P									
CASTANEDA	P	P	P	P		P	P	P		P	P	P	NONE
CHAVARIN	P	A	P	P		P	A	P		A	P	P	3
ESPINOZA						P	A	P		P	A	A	3
FLORES	P	P	A	A		P	P	P		P	A	P	3
FREEDMAN	P	P	P	P		P	P	P		P	P	P	NONE
GONZALEZ	P	P	A	P		P	P	P		A	A	P	3
GOUDEAU	P	P	P	P		P	P	P		P	P	A	1
LOPEZ	P	P	P	A		P	A	P		P	P	P	2
MARTINEZ	P	P	A	P		P	P	P		P	P	P	1
MEZA	P	A	P	P		A	P	A		P	P	P	3
MORAN	P	P	P	P		P	P	P		P	P	P	NONE
OTTO	P	P	P	P		P	P	P		P	P	A	1
PEREZ	P	P	A	A		P	P	P		P	P	P	2
QASAWADISH	P	P	P	P		P	P	P		A	A	P	2
<p>CITY COUNCIL POLICY 600-24 & SYCPG BYLAWS REQUIRE THAT A SEAT <u>MUST</u> BE DECLARED VACATED WHEN THERE ARE:</p> <p>3 <u>CONSECUTIVE</u> ABSENCES, <u>OR</u> 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>													

Results from March 24th I&PI subcommittee meeting- What Steve Otto heard:

I. Overview- Two threads/guiding principles apply to I&PI initiative to play major role in implementation of SYCPU in general and IFS projects in particular:

- Advocate that SY receives “fair share” infrastructure and public improvements funding
- Reinforce City’s commitment in mobilizing all potential alternative sources of funding in implementing IFS- with a “starter” set of 66 projects requiring \$247 million unidentified funding (December 2016).

Initially, sub-committee will focus on two areas:

#1 Identify multiple alternative funding sources to be further explored; the several sources described in CPU Section 10 Implementation chapter form the starting point

#2 Identify maximum three IFS “opportunity” projects for “early action.”

II. March 24th Meeting Results-

1. Attendance- Jason Wells and Steve Otto; Michael Freedman; Sara Osborn/City of San Diego, Gaby Dominguez/Council District 8; Special Guests- Michael Lengyl/Civic San Diego and Stephen Maduli-Williams/City of San Diego; not in attendance- Antonio Martinez, Ben Meza, Francisco Castaneda, David Flores, Jeff Brazel and Raquel Moran.

2. Alternative funding sources to be explored – continuing discussion; reviewed at this meeting:

A. Enhanced Infrastructure Financing District (EIFD) and Community Revitalization and Investment Authority (CRIA):

- Presentation by Michael Lengyl/Civic San Diego and Stephan Maduli-Williams/City of San Diego Economic Development Department
- Building on Otay Mesa’s recent formation of an EIFD may offer excellent potential for SY, especially long term. Is similar to old Redevelopment Agency legislation with retaining 2% of tax increment for SY projects....in a “lock box” with the ability “to bond against.” Requires SD County buy-in, otherwise only 17% of the 2% increment retained for SY—and this further reduced by half over the next five years (City draw off for Proposition H/Infrastructure Fund). For SY justification would highlight the substantial “public benefit” for the realization of array of IFS projects.
- Conclusion: CRIA and (especially) EIFD may provide an opportunity for SY, and, to this end, a presentation should be provided to the full SYCPG. Perhaps in June? By this time an initial progress report on the startup Otay Mesa EIFD will be available (note: Sara staffs Environmental component of OM EIFD). Depending on full SYCPG reaction, could subsequently petition Mayor’s Office for formation of an EIFD for SY.

B. Other funding sources that offer potential over medium term: the aforementioned Proposition H/Infrastructure Fund (see comment above); CDBG; Redevelopment Property Tax Trust Fund; DIF “Bowl;” and new additions from special presentation:

- New Markets Tax Credit Program (Jason sits on CSD’s Advisory Committee)- can employ to extent the development project has 20% ongoing revenue source
- Transit Oriented Development Fund (w/SY identified as one of five target districts- \$4 million): SY an especially good fit with multiple mixed-use project opportunities identified in CPU

C. In discussion- other points in support of success in generating alternative funding sources:

- Seek linkage one or more of IFS projects to developer's off-site improvements requirement. E.G. San Ysidro Village Supportive Housing project....51 units just off M-1J/M-25 new traffic signal and/or roundabout at WSYB/Averil intersection. As developer proposals come before CPG, we could "leverage" particular developer interest/developer proposed project before City to bring in alternative City funds (e.g. Prop H/Infrastructure Fund) to implement area IFS projects.
- Work with City on developing a program, an incentive for developers so as to "defer" DIF payment now required to be paid in advance. Chula Vista has this!
- Consider SYCPG advocating before City Council the placement on 2018 Ballot additional ½ cent sale tax measure; funds to support infrastructure projects....would be citywide, but SY can make a good case!

3. Early Action IFS projects- See detailed listing described in February's I&PI report- no less than 12 IFS projects with "movement" (most particularly six included as budget priorities for FY 2018 city budget submitted by CD 8); discussed at March meeting:

A. Individual Projects

- M – 2 "Border to Bay Shore Bikeway- \$6.2 million"- Project holder is SANDAG; currently in "conceptual design" phase. Project Manager Allison Moss has offered to give a presentation to full SYCPG.

B. Tracking Development and Current Status All Projects/Sub Projects: Brief discussion early version of a comprehensive spreadsheet that details current status combined 142 projects/subprojects

- With intent of securing further CIP project number designations, Otto will work with Gaby

III Next Meeting- To be determined.