

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, August 20, 2018 at 5:30 p.m.

Chairman: Michael Freedman (619) 690-3833 [messages only]

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.]

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 18, 2018 (No meeting in July 2018)
3. **Communications, Announcements and Special Orders**
 - a. **Presentation of Proclamation to SYCPG by City of San Diego.**
 - b. **Chairman**
 1. Vacancy. There is one vacancy for a term ending April 2020. Candidates can be considered for appointment at this meeting. See Vacancy Package attachment.
 2. STOP sign. Installation approved for Via Encantadores (north and south sides) at Vista Lane intersection.
 3. Groundbreaking for *San Ysidro Senior Village* permanent supportive housing for homeless seniors. Wed, Nov. 14, 10 a.m. at 517 West San Ysidro Blvd.
 4. Old Otay Mesa Road Improvement Project. One sidewalk between Hawken Drive and Saltaire Place expected to open this month, completion of project expected as early as October. See Construction Update (July) attachment.
 5. Center Street Trunk Sewer. There will be construction on sewer and manholes between East Beyer Blvd and East San Ysidro Blvd along Center Street. See attachment.
 - c. **Board Members**

SAN YSIDRO COMMUNITY PLANNING GROUP

d. **Elected Officials and Public Servants.**

e. **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.

5. **Docket Items:**

a. **Beyer Blvd Senior Apartments** (Arnulfo Manriquez, MAAC). Follow up review of project presented in June 2018 of a proposed 101-unit affordable senior community at 4132 Beyer Blvd (APN 638-190-27-00 & 638-190-28-00) in the CC-3-6 zone (High Density [community serving residential/commercial]) of the *San Ysidro Historic Village Specific Plan* [Beyer Blvd Trolley District] on two abutting parcels totaling 1.3 acres (56,628 sf). Near to the MTS Blue Line Trolley. Two 3-story buildings over podium parking, community room, outdoor space, service space, and on-site laundry. Unit mix: 80 one BR (550sf); 20 two BR (800sf). Parking for 50 autos. CC-3-6 zone is intended to accommodate development with a high intensity, pedestrian orientation; residential use permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area; residential prohibited on the ground floor in the front 30 feet of the lot.

b. **Border to Bayshore Bikeway** (Alison Moss, SANDAG Project Manager). Update on the *Border to Bayshore Bikeway* – a 6.5 mile project that will connect the Bayshore Bikeway in Imperial Beach all the way to the PedEast Broder Crossing in San Ysidro. Informed by several rounds of community input and meetings, a preferred route with preliminary design has been developed. SYCPG will provide input on the draft concept plan.

c. **Vacancy.** Consider all candidates, if any, and select by vote of the boardmembers one person to fill the seat expiring April 2020. Candidates may speak before the vote.

6. **Subcommittee Reports**

a. There are no active subcommittees.

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 - (Lopez)

8. **Adjournment**

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from June 18, 2018

1. **Call to order:** At 7:00 p.m. Chairman Michael Freedman called meeting to order.

Roll Call: Present: F. Castaneda; M. Chavarin; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; R. Lopez; A. Perez; D. Qasawadish.

Absent: M. Aguirre; A. Martinez; B. Meza.

Quorum of 9 present at Call to Order, Item #2a, 2.b., 5.a, 5.b, 5.c

2. **Agenda & Minutes**

a. Approval of Published Agenda: A motion was made by B. Gonzalez and seconded by R. Lopez to approve the Agenda as Published. Motion Passed (9-0-0). Yes: F. Castaneda; M. Chavarin; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; R. Lopez; A. Perez; D. Qasawadish. No: None. Abstain: None.

- b. Approval of Minutes:**

Minutes of 5/21/2018 - A Motion was made by B. Gonzalez and seconded by R. Lopez to approve the Minutes of May 21, 2018 as published. Motion Passed (9-0-0)

Yes: F. Castaneda; M. Chavarin; D. Flores; M. Freedman; R. Lopez; B. Gonzalez; J. Goudeau; A. Perez; D. Qasawadish. No: None. Abstain: None.

3. **Announcements:**

- a. **Chairman:**

1. Parks Master Plan Open House: Wednesday June 27, 2018 6-8 pm, San Ysidro Community Activity Center, 179 Diza Rd. San Ysidro. Learn about the Parks Master Plan and provide input.
2. Border to Bayshore Bikeway: Open House June 27, 2018, 6-8 pm, Civic Center, 212 Park Ave.

- b. **Board Members:**

1. J. Goudeau – July 1, 2018, 3 to 10 pm, Independence Day Festival, Larsen Field, All Welcome, Fireworks at 9 pm.
2. D. Flores:
 - (a) Casa Familiar Abrazo Dinner, August 3, 2018, 5-8:30 pm, Double Tree by Hilton at Mission Valley, 7450 Hazard Center Dr. Contact tiernans@casafamiliar.org
 - (b) D. Flores – Thanks for letter of support for Community Air Monitoring Grant application. Casa Familiar received grant to work on San Ysidro Border Area with a new study for the EPA which will add 6 monitors in Tijuana.

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

1. Gabriella Dominguez, Council District 8:
 - (a) Celebration for San Ysidro, July 21, 2018 at 11am. San Ysidro Senior Center.
 - (b) Download the *Get it Done* app to report City of San Diego potholes, street light outages, graffiti, abandoned vehicles, etc.

2. Officer Carlos Lacarra, San Diego Police Department
 - (a) *Get It Done* app is being updated. User will be able to report more items.
 - (b) Reminder to keep windows closed and door locks for security, especially at night.
 - (c) Open House at SDPD Southern Div, July 21, 2018 9 am-1 pm. 27th Street & Coronado Ave.
 - (d) National Night Out Against Crime, Tues, August 7, 2018 5 to 7 p.m. at South Bay Rec Center, Saturn & Coronado Ave. Community Walk Against Crime at 4:30 pm.

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

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

5. **Docket Items:**

- a. **Beyer Blvd. Senior Apartments:** (Arnulfo Manriquez, MAAC). Initial review of a proposed 101-unit affordable senior community (independent living) at 4132 Beyer Blvd. (APN 638-190-27-00 & 638-190-28-00) in the CC-3-6 zone (High Density (community serving residential/commercial) of the San Ysidro Historic Village Specific Plan (Beyer Blvd. Trolley District) on two abutting parcels totaling 1.3 acres (56,628 sf). Near to the MTS Blue Line Trolley. Two 3-story building over podium parking, community room, outdoor space, service and on-site laundry. Unit mix: 80 1-bedrooms (550sf); 21 2-bedrooms (800sf). Parking for 50 autos. (CC-3-6 zone is intended to accommodate development with a high intensity, pedestrian orientation; residential use permits a maximum density of 1 dwelling unit for each 1,000 sf of lot area; residential prohibited on the ground floor in the front 30 feet of the lot.) **A motion was made by B. Gonzalez and seconded by A. Perez in support of the concept of the project and for applicant to continue with the development process. Motion Passed (9-0-0). Yes: F. Castaneda; M. Chavarin; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; R. Lopez; A. Perez; D. Qasawadish.. No: None. Abstain: None.**

- b. **SANDAG/MTS Community Benefits Package:** (David Flores, Casa Familiar) Letter of Support “*demanding community benefits agreements for any funding spent by SANDAG and MTS in increasing their capacity to operate and take local community funds and small businesses away from our collective vision for San Ysidro...*” and requesting a community forum to discuss future planning, investment and operation surrounding the San Ysidro Land Port of Entry and benefits to San Ysidro. Propose identifying a 5% community benefits package integrated into the project financing. **A motion was made by A. Perez and seconded by M. Chavarin to support concept/draft of letter to MTS. Motion Passed (9-0-0). Yes: F. Castaneda; M. Chavarin; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; R. Lopez; A. Perez; D. Qasawadish. No: None. Abstain: None.**

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

- c. Special Election Results**, (Chair Freedman). Announcing the results of the Special Election held on Monday June 18, 2018 from 5:30 – 6:30 pm. Two seats available expiring April 2022. Two Candidates: Jason Wells (Business - Not-For-Profit, San Ysidro Chamber of Commerce) and Alfonso Zermeno (Property Owner). 14 total votes were cast, all votes cast were eligible votes. Jason Wells 13 votes, Alfonso Zermeno 13 votes. Jason Wells and Alfonso Zermeno were elected. One seat expiring in April 2020 remains open for appointment.
- 6. Subcommittee Reports: No Active Subcommittees.**
- 7. Representative's Reports:**

 - a. **SY POE Expansion & Reconfiguration** (Aguirre): No Report
 - b. **SY Smart Border Coalition** (Flores): Reviewed draft of SANDAG/MTS Community Benefits Agreement Letter.
 - c. **Community Planners Committee** (Meza): No Report.
 - d. **Otay Mesa Planning Group** (Lopez): No Report, next meeting Wednesday June 20, 2018.
- 8. Adjournment** – Meeting Adjourned at 8:14 p.m.

Next Regular Meeting July 16, 2018.

Minutes submitted J. Goudeau

Stakeholders –

Here is a brief update on the Old Otay Mesa Road Improvements project (OOMR). The project is currently 88% complete. Since May, the major project activity was the completion of 38,000 SF of 4 new retaining walls on the north side of OOMR.



The 4 new north side walls help to expand the width for the new roadway and sidewalks.



Along with the north side wall completion, recent progress also included the completion of various new storm drain structures and piping and new 24" steel water line. The last remaining 200' of water line was previously on hold, due to the nesting Cooper's hawk. Once the line successfully passes testing, it can be put in service. This new water line will provide the City with more flexibility and redundancy to its water supply system in this area.



In the upcoming weeks, construction activities will primarily include work on the new roadway and sidewalks. The new sidewalk will be on both the north and south sides of OOMR and will vary between 5' wide and 8' wide depending on location. The north side sidewalk is currently scheduled to be completed by early September. Additionally, crews will be working to get the new lighting structures installed. There will be 9 light poles lining the new roadway. Final activities will include the placement of the new asphalt concrete roadway and final re-vegetation.



The whole project team continues to work diligently to get the project completed, as soon as possible, and expect to have the road opened by Fall of this year.

Thank you



THE CITY OF SAN DIEGO

Date of Notice: July 31, 2018

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

PUBLIC WORKS DEPARTMENT

WBS No. B-18145.02.06

PROJECT NAME/NUMBER: ACCELERATED TRUNK SEWER REFERRAL GROUP 1

COMMUNITY PLAN AREA: La Jolla, Pacific Beach, University, Clairemont Mesa, Southeastern San Diego, National City, and San Ysidro

COUNCIL DISTRICT: 1, 2, 8

LOCATION: Pearl St between High Ave and Girard Ave, La Jolla Blvd between Turquoise St and Tourmaline St, La Jolla Hermosa Ave between the south end of the street and Carla Way, Loring St between Mission Blvd and Bayard St, Via Sonoma between Caminito Eastbluff and Via Marin, Clairemont Drive going north east between Erie St and Frankfort St, South 33rd St at the southern end of the street going west towards Payne St, Lou St going north east from the end of the cul-de-sac, and **Center St between East Beyer Blvd and E San Ysidro Blvd.**

PROJECT DESCRIPTION: The project would include: trenchless rehabilitation of approximately 0.70 miles, of existing 10-inch, 12-inch, 18-inch, 21-inch, and 30-inch Vitriified Clay Pipe and 20-inch Concrete Pipe Trunk Sewer. No point repairs are expected. New cleanouts will be installed at the property line for any laterals that do not have existing cleanouts. All manholes are going to be rehabilitated. The project alignments are within city public right-of-way, easement or on city-owned land (see attached Location Map and Individual Site Maps). Construction of new Cleanout if needed would occur within non-sensitive areas. The construction of new Cleanouts involves excavating a five-foot by five-foot wide area from the ground surface to the existing pipeline within the existing pipeline trenches.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 – (Existing Facilities), 15303 – (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Public Works Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project meets the categorical exemption criteria set forth in CEQA State Guidelines, Section 15301 – (Existing Facilities), which allows for the repair

of existing public facilities; 15303 – (New Construction) which allows for the construction and location of limited numbers of new, small facilities; and where the exceptions listed in Section 15300.2 would not apply.

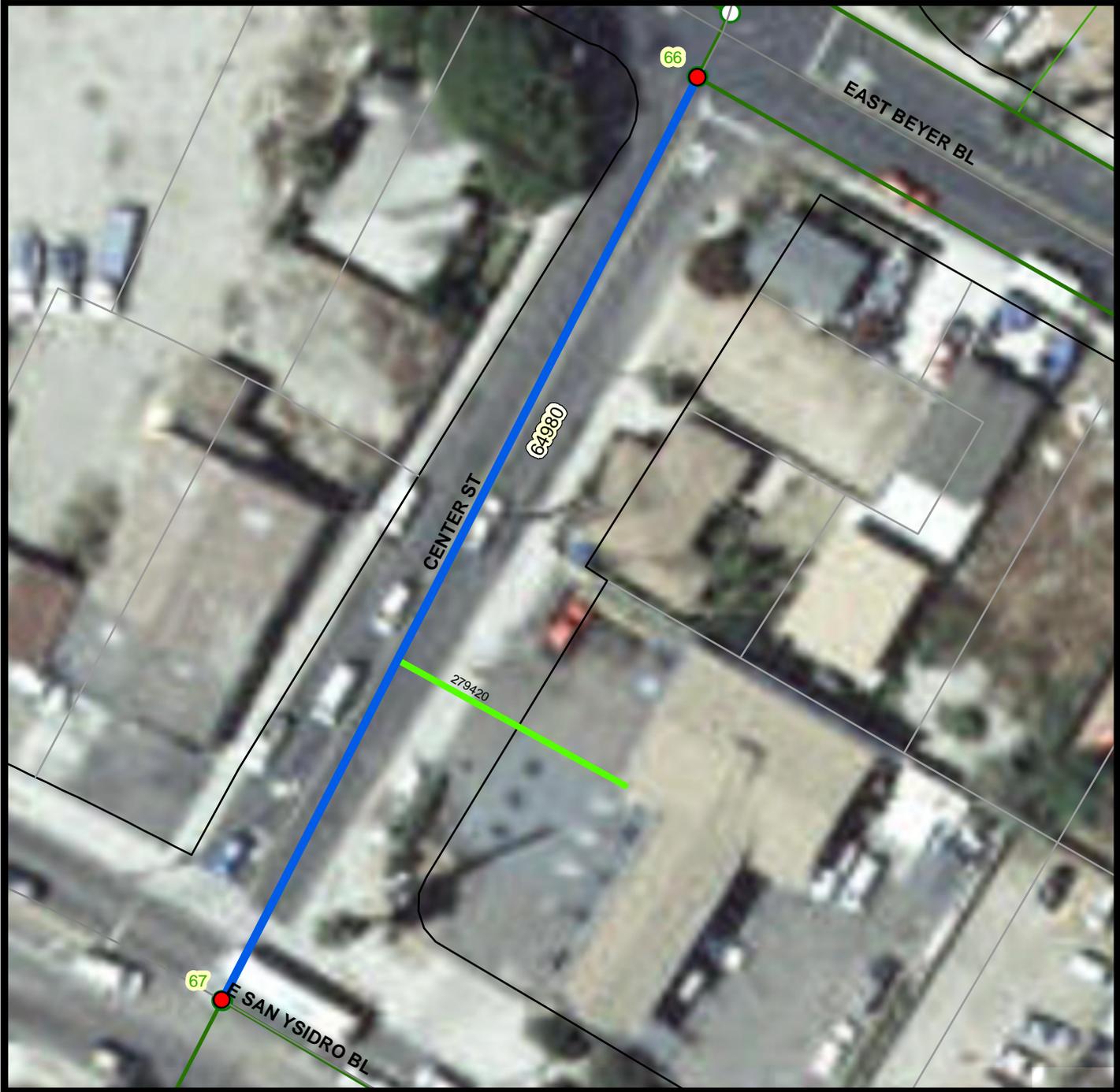
CITY PROJECT MANAGER: Natalie de Freitas
MAILING ADDRESS: 525 B Street, Suite 750, San Diego, CA 92101
PHONE NUMBER: (619) 533-4603

On July 31, 2018 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (August 14, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

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The City of **SAN DIEGO** Public Works

Accelerated Trunk Sewer Referral Group 1

COMMUNITY NAME: SAN YSIDRO
COUNCIL DISTRICT: 8

WBS: B-18145
DATE: 5/23/2018

SENIOR ENGINEER
ANDREA DEMICH
619-533-5126

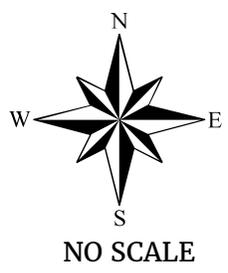
PROJECT MANAGER
SABEEN COCHINWALA
619-533-4661

PROJECT ENGINEER
VALERY POLYAK
619-533-5495

DRAFTER
AMMAR OHAN
619-533-5243

LEGEND:

-  FSN: FACILITY SEQUENCE NUMBER
-  MANHOLE ID
-  EXISTING MANHOLE & SEWER MAIN
-  LATERALS LINING WITH NEW CLEANOUT
-  REHAB MANHOLE
-  REHAB PIPE



FSN: 64980 Rehab Plan

SHEET NO. 10

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SANDAG

The City of **SAN DIEGO** Public Works

Accelerated Trunk Sewer Referral Group 1
 COMMUNITY NAME: SAN YSIDRO
 COUNCIL DISTRICT: 8

WBS: B-18145
 DATE: 5/23/2018

SENIOR ENGINEER
 ANDREA DEMICH
 619-533-5126

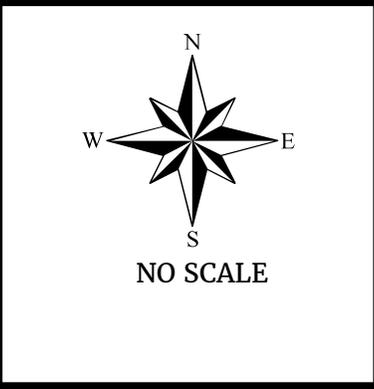
PROJECT MANAGER
 SABEEN COCHINWALA
 619-533-4661

PROJECT ENGINEER
 VALERY POLYAK
 619-533-5495

DRAFTER
 AMMAR OHAN
 619-533-5243

LEGEND:

- FSN: FACILITY SEQUENCE NUMBER
- MANHOLE ID
- EXISTING MANHOLE & SEWER MAIN
- LATERALS LINING WITH NEW CLEANOUT
- REHAB MANHOLE
- REHAB PIPE



FSN: 64980 Rehab Plan

SHEET NO. 10

MAAC

638-190-28-00 & 638-190-29-00

Legend

-  63819028&29
-  Our Lady-Mount Carmel Catholic Church

SY Health Ctr

Our Lady of Mount Carmel

La Bodegita

7-ELEVEN

4282 Beyer Blvd

Beyer Blvd

Gr. St. Anthony

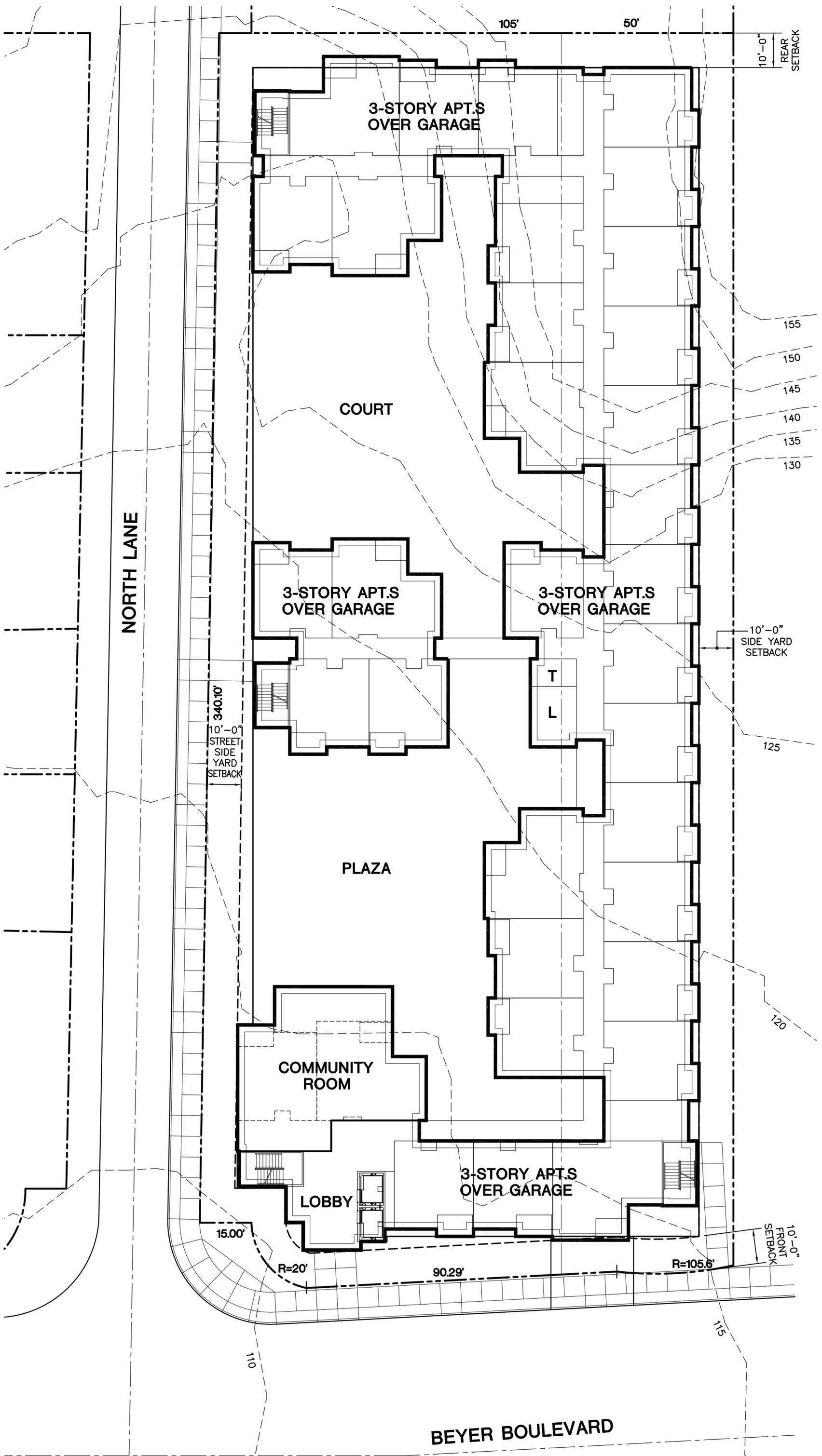
W. Park Ave

Google Earth

© 2018 INEGI
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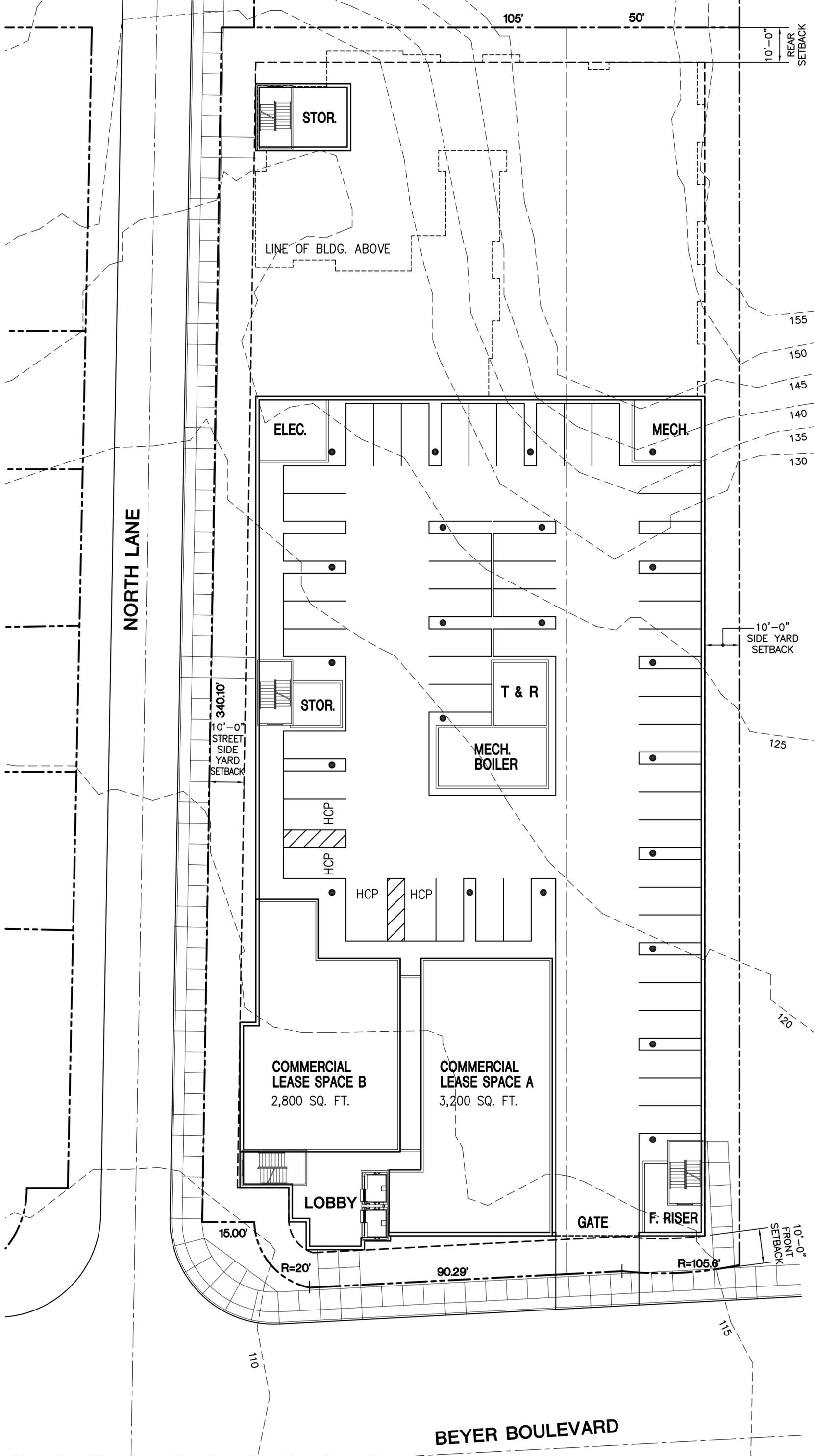


300 ft



ARCHITECTURAL SITE PLAN

PODIUM LEVEL



ARCHITECTURAL SITE PLAN

PARKING STRUCTURE AT FIRST LEVEL

SAN YSIDRO COMMUNITY PLANNING GROUP

VACANCIES

[Excerpts from the SYCPG Bylaws of June 17, 2015]

The SYCPG should fill vacancies at the time the vacancies are declared by selection by the elected planning group members at the time the vacancies are declared, but not sooner than the next regular meeting at which a quorum is present. Vacancies shall be filled by a majority vote to elect a candidate to the vacant seat, or if more than one vacancy, then the seats are filled by plurality. Publication in a regular meeting agenda shall be sufficient notice of the vacancy.

No person shall be considered for a vacant or open seat who has previously been an elected or appointed member in the twelve (12) months immediately preceding the day the vacancy or opening was declared.

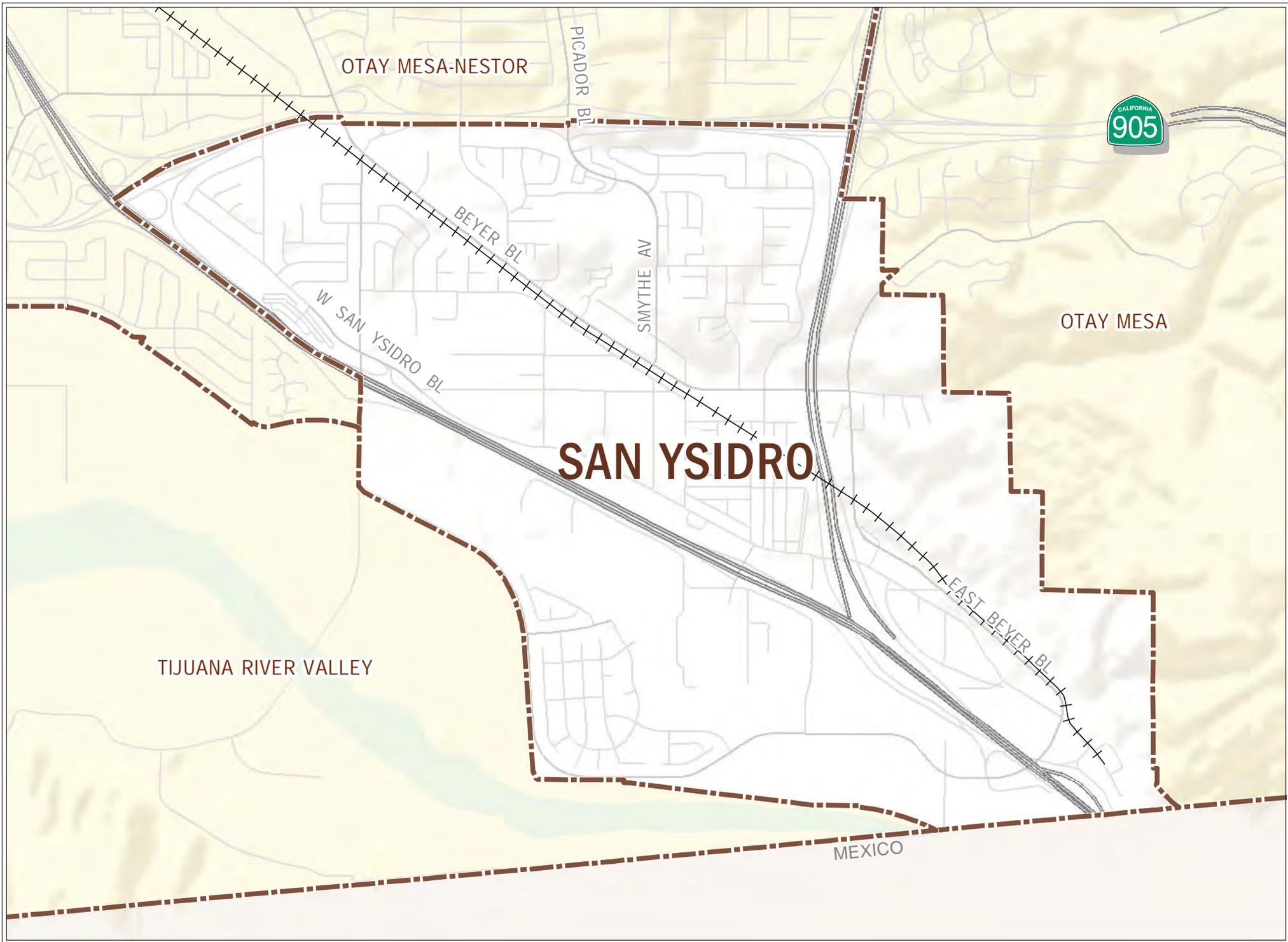
Two or more concurrent SYCPG vacancies shall be filled by a vote of all eligible members of the community by secret written ballot.

[An individual must be recorded on the SYCPG Master Membership List as determined by the Secretary, and] must be at least 18 years of age, and shall be affiliated with the community as a:

- (1) property owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped), within the community planning area, or
- (2) resident, *[including a renter or tenant]* who is an individual whose primary address of residence is an address in the community planning area, ~~or~~
- (3) local business person, who is a local business or not-for-profit owner, operator, or designee at a non-residential real property address in the community planning area; only one representative of a particular establishment may hold a seat on the community planning group at one time.

For the purpose of qualifying a "designee" of a not-for-profit . . . the designee must be identified by name in writing by the qualifying governing body or its chief executive.

When the SYCPG is unable to fill a vacancy within 120 days . . . and the planning group has more than twelve members, a search for a new member should continue, however either the seat may remain vacant until the next planning group election, or these bylaws may be amended to permit decreased membership to a minimum of 12 members.



APPLICATION FOR GENERAL MEMBERSHIP – PAGE 1 OF 2

The San Ysidro Community Planning Group (“SYCPG”) holds regular meetings each month at a time and place announced in the Agenda for that month. There are 15 Elected Members. The role of the SYCPG is to review and provide recommendations to the City on land use matters and development-related projects and issues that fall within the San Ysidro Community Planning Area or are of City-wide significance. In this capacity, the SYCPG is the officially recognized advisory group to the San Diego City Council. There is no fee charge to attend meetings or to join the SYCPG. Anyone may submit this membership form to the Planning Group’s Secretary. Please review the qualifications on the reverse side of this form.

General Members are encouraged to volunteer to serve on the Planning Group, to participate at the Planning Group’s meetings, to vote when Board elections are held, and to consider becoming candidates for Board membership.

This *Application for General Membership* forms must be submitted to the Planning Group Secretary. Contact the City of San Diego’s City Planning & Community Investment (CPCI) Department for the current mailing address or visit www.sandiego.gov/planning/community/pdf/contactlist.pdf. You can also bring this form to a SYCPG meeting.

The general boundaries of the San Ysidro Community Plan, as shown in Exhibit “A” of the bylaws, are: I-905 on the north, I-5 south to Dairy Mart Road continuing to the Tijuana River levee and International Border, then to the east to the hillsides between Otay Mesa and San Ysidro, then northwest to the intersection of I-805 and I-905.

(Circle one) DR. MR. MS. Other: _____ NAME: _____

MAILING ADDRESS: _____
Street Address or P.O. Box City State Zip Code

E-MAIL ADDRESS _____ FAX _____

HOME PHONE: _____ WORK PHONE: _____ CELL: _____

IMPORTANT! IF YOU HAVE MORE THAN ONE OF THE CHOICES, PLEASE SELECT THE ONE CHOICE IN WHICH YOU WISH TO BE LISTED (address or parcel # must be within San Ysidro Community Plan Area boundaries).

() RESIDENT HOMEOWNER ADDRESS OF PROPERTY: _____

() RESIDENT RENTER ADDRESS OF PROPERTY: _____

() PROPERTY OWNER ADDRESS OR PARCEL # OF PROPERTY: _____

() LOCAL BUSINESS OWNER, OPERATOR OR DESIGNEE AT A NON-RESIDENTIAL REAL PROPERTY ADDRESS IN THE COMMUNITY PLANNING AREA
LIST THE NAME AND ADDRESS OF THE BUSINESS:

() NOT-FOR-PROFIT (see reverse)
LIST THE NAME AND ADDRESS OF THE NOT-FOR-PROFIT:

SIGN HERE: _____ DATE: _____

For Planning Group Use	Reviewed by: _____	Date: _____
	Meets Eligibility Criteria: YES _____	NO _____

EXHIBIT “B”
APPLICATION FOR GENERAL MEMBERSHIP – PAGE 2 OF 2

The following is a summary of Article III, Section 2 of the bylaws.

To be an eligible community member an individual must be

- at least 18 years of age, and
- shall be affiliated with the community as a:
 - property owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped), within the community planning area, or
 - resident, who is an individual whose primary address of residence is an address in the community planning area, or
 - local business person, who is a local business or not-for-profit owner, operator, or designee at a non-residential real property address in the community planning area.

Only eligible community members have the right to vote at the SYCPG general election and to be a candidate for election.

An individual may become an eligible member of the community by demonstrating qualifications to the planning group Secretary or Election Committee prior to the March election or at the time of voting. Eligibility is demonstrated by filing this *Application for General Membership* and upon validation of the affiliation requirements.

For the purpose of qualifying a “designee” of a not-for-profit, in addition to this membership form, the designee must be identified by name in writing by the qualifying governing body or its senior executive.

For the purposes of qualification as a General Member, a “not-for-profit” is defined as an existing community organization, association, or institution which has its headquarters or a site office at a physical location at a non-residential real property address within the San Ysidro Community Plan area, and serves the constituents of the planning area.

Among the duties of the elected SYCPG members is the requirement to attend meetings. There are no “excused absences.” The SYCPG shall find that a vacancy exists upon receipt of a resignation in writing from one of its members or upon receipt of a written report from the planning group's secretary reporting the third consecutive absence or fourth absence in the 12-month period of April through March each year, of a member(s) from the planning group’s regular meetings. An individual who vacates a seat after eight consecutive years may not again be elected or appointed for a period of one year.