

Minutes San Ysidro Community Planning Group – July 2026

Call to order, Chair Cristian motion

Jennifer second

5:30 PM

Approval of Minutes, Chair Cristian

Roxanne second

5:40 PM

Public Comment:

Ms. Galicia,

Cottonwood should be a one-way street and Smythe as well,

July 15th will be a community meeting, the members of the meeting agree on the idea and the goal is to outreach to tenants and spread flyers. The main concern is for an exit, with apartments being built on the corner of cottonwood, there will be much traffic in between the schools and the trolley station, on top of apartments, therefore the population will be overwhelming in the area, with the priority being avoidance of accidents.

In the case of an accident, the narrow street will be blocked.

In case of trash pickup, the narrow street will be blocked.

In the scenario of parking, the task is challenging.

Facebook comment,

Congressman voted for Israel-Iran War, vote is upcoming to integrate US and Israeli militaries, even though it is a community meeting, it must be condemned.

ITEMS:

Mr. Placencia,

EPOCA... part of larger build out for the area, 200k homes in the area upcoming, and additional 4k homes in the area.

Sales are taking place, with willow being completed alongside reed; all sold-out.

Growth in the area, alongside 3 communities for lease; silo, ironwood, mason.

No schools yet in plan but yes a police and fire station.

Video presentation from EPOCA

image presentation of residential area

A school lot is designated, but school district needs to claim land before developments are done.

San Ysidro school district is in charge of the development for the school, specifically for a elementary or middle school being built.

Otay Mesa has long been known as an industrial area, but the housing will provide housing to address the crisis.

The houses are affordable in compliance with state law, 30% affordable units.

Image of current Otay Mesa

The greenery and open space is yet to be determined as to their plan,

Total growth is 9k housing units projected over the coming years, it will provide needed housing to san diegans,

Commercial units are connected to Beyer blvd, set to median income of SD for price of homes.

Q1: Less than a month has been revealed despite the long development of the plan, fire station is absolutely necessary to mitigate fire risk, furthermore a second police station must be built to avoid crime in the higher populated area. Please inform...

Otay Mesa enhance finance district, gathers taxes and uses them, Vivian Moreno is part of the committee on enhanced financing district.

Q2: is infrastructure planned ahead or post plan,

The utilities are being planned ahead of the development to address the demand for water and electricity. 6k units are already done with many still ahead,

Q3: Contingency to get land back in case SYSD does not use the land,

None, SYSD has explicit rights for an elementary school to be built.

Q4: From the three properties only Silo has 30% has affordable housing units but the others do not?

Correct, only Silo has affordable housing units.

There are no bus or transit planned despite the rapid development,

The presenter is only a resident, he is not affiliated nor works with the developers,

Given that very few homes are affordable, the interest rates of the regular homes will be significantly lower than market value.

Resident express concerned and compared the scenario to 2008 housing events,

The areas are desirable due to location of the Otay Mesa new home developments.

Q5: Is there protection from selling the houses to large firms?

No protection from large firms purchasing the new homes being built.

PRESENTATION FROM THE OFFICE OF CONGRESSMAN JUAN VARGAS”

Valery is a field representative from Congressman JV , she will present points regarding Tijuana River Valley & Immigration.

Legislation:

Since 2025, Home Together Act was presented to JV in order to prevent sharing of information about residences to DHS

Temporary Immigration Judge Integrity Act, to codify Biden admin. Immigration judges to remain in job.

Accessible Language for Everyone Act, in order to uphold language requirements in DHS and translation services.

The Office of Congressman Juan Vargas also handles immigration casework for constituents. Such as USCIS inquiry, DOS inquiry, DHS inquiry.

Detention center visits: it is law that any congressman can visit an ICE detention center, but there is currently a legal battle between Congress and the agency.

DACA, the congressman can handle casework for DACA application and renewal, despite the backlog from USCIS.

Tijuana River Valley, the congressman recently sent a letter to the Small Business Administration in order to raise concerns about the economic impact of TRV.

Q1: Regarding TRV, what is the work done in SY?

It is difficult as work needs to be done with City and County, but nonetheless the funding has been raised by the Congressman in order to address the crisis.

EPA did a study, alongside meeting have been done with IBWC, and the County Supervisor. Immediate action currently beyond renewal of facilities is not yet done.

Q2: What work is recommended to be done by the residents in order to address the TRV?

The TRV working group is constantly participated by the Congressman in order to address the crisis.

Q3: What collective efforts can be done?

Letters can be sent to the Office of Congressman Juan Vargas. A meeting can also be organized by the board members of SYCPG

Q4: How can we be on the Congressman's schedule?

Congressman is very busy, but despite the busy schedule accommodations have and are being done in order to address him in regard to concerns of SY.

Q5: How many bills have become laws?

This administration is challenging when passing laws compared to the previous administration with their bipartisanship.

Q6: Is there anything that can be done in order to help the amount of stray dogs in the area of SY?

No comment

Q7: How come action on the TRV was swift when NASCAR was hosted in Coronado?

Low familiarity with the topic, it is an injustice, nonetheless. Lee Zeldin signed a new minute which includes a TRV masterplan, with the concerns also being raised to the IBWC, there are indeed extra flows despite dry season.

Letter from Mr. Manny Lopez,

There is a timeline of crosswalks, but when will it be completed?

15 years ago, signatures were raised, nonetheless the police laughed.

Update from the city: The project should begin in November and completion will be quick.

The material cost is 320, nonetheless the total price is 1 million for the construction of the crosswalk.

There are rebellious students in SYSD and it is difficult to drive in the area in order to prevent accidents with the students.

Mr. Manny Lopez proposes re-sending the letter addressing the construction of the crosswalk.
MTS bus routes should be developed in Beyer Blvd and Otay Mesa road, up the hill.

Ms. Espinoza already tried to advocate for a bus route.

Mr. Martinez proposed a shuttle bus to cover the route rather than traditional bus routes.
the State of CA gave grants to MTS for re-routing of Bus routes in November.

Motion to approve the letter, Chair Cristian

Motion passed unanimously.

Letter received regarding reduction of speed limits in San Ysidro roads, and evaluations of reduction of speed roads in the region.

Police Officer stated that throughout 18 years shift minimum has remained the same.
He advises contacting elected leaders in order to support public safety.

From 9-7PM there are 7 officers in the region, with 2 officers per call.

National Night Out

Wildcatters are a public safety issue.

Questions to police:

There is currently a settlement with the city in order to address citations for living in motor homes.

A bump needs to be placed to slow down traffic, in traffic service requests with city of san diego.

Flock cameras can only be used for serious crimes. Serious crime considers felonies, no flock cameras for misdemeanors.

Physical fitness tests have been diminished in rigor for new cadets of Police.

Questions for Mayor's office:

Prepare utilities and services before construction of new residences in SY.

SYCPG is planning to host city, county, state (assembly & senate) offices to the meetings.

*Report received by office of councilmember Vivian Moreno.

Q1: Why is there no transparency?

Q2: Are we getting a ceremony on the opening of the bike lane once construction ends?

Unknown, it is SANDAG project.

Q3: Who received non-profit funds last year?

Not available at this time, but it can be accessed.

Q4: Why did Councilmember vote for TAC-CAT?

It is a bulldozer to assist in law enforcement, similar to GTA, it is armored and prevents shootings in hostage situations. It went to council for surveillance ordinance.

Q5: Why does San Ysidro have a higher flock camera presence than other regions in SD?

Unknown, but Vivian Moreno has repeatedly voted no on the topic.

David Alvarez office, state route closures, 4:00pm-6am on July 13.

Parks & Rec

Banner presentation

Mr. Farias' seat is now vacated.

Board reports:

Can the Councilmember provide funds to the planning group?

No, it needs to be an official non-profit organization

New announcement for Intl. Friendship Day & BLK Box gallery anniversary, invitation for Thursday 30, 2026 at 3:00 PM.

Contact request with SANDAG

Safety Subcommittee: Chair stepping down.

Engagement Subcommittee: concerns were raised in first meeting; respectful and productive meeting was conducted. With main goal being feedback as of now.

CPC report: news reporter was contacted and invited to SYCPG, technology disparity, voice opinions needed to city hall and other town hall meetings.

OMCPG: no report, meeting cancelled.

Meeting adjourned at 8:05 PM.