



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: December 7, 2016 REPORT NO. HO-16-082
HEARING DATE: December 14, 2016
SUBJECT: San Ysidro Tianguis Swap - CUP. Process Three Decision
PROJECT NUMBER: [416723](#)
OWNER/APPLICANT: San Ysidro Tianguis LTD, Owner/ Estrada Land Planning, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow an outdoor swap meet to occur at 648 East San Ysidro Boulevard, on a 2.5-acre site located in the SYIO-CSR-3 Zone of the San Ysidro Planned District, within the San Ysidro Community Plan?

Staff Recommendation: Approve Conditional Use Permit No. 1466423.

Community Planning Group Recommendation: On August 17, 2015, the San Ysidro Community Planning Group voted 12-0-1 to approve the project, without conditions (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 31, 2016, and the opportunity to appeal that determination ended November 15, 2016.

BACKGROUND

The 2.5-acre site is located at 648 East San Ysidro Boulevard (Attachment 1), in the SYIO-CSR-3 Zone of the San Ysidro Planned District, within the San Ysidro Community Plan (Attachment 2). The site and surrounding areas are designated for Border Commercial Use by the San Ysidro Community plan. The project site is currently used as a semi-trailer truck parking lot and no structures currently exist on the site. The site is currently covered by gravel, asphalt concrete paving, minimal landscaping, some dirt areas and lightly vegetated areas. No Environmentally Sensitive Lands exist on the project site. The property is bounded on the southwest by Highway 805 and by commercial development on the remaining sides. The project site connects to East San Ysidro Boulevard via a 19-foot wide unpaved driveway that extends to the north from the project site.

According to San Diego Municipal Code Sections [126.0303](#) and [141.0506](#) swap meets and other large outdoor retail facilities are permitted with a CUP decided in accordance with a Process Three, Hearing Officer as the decision maker. The SYIO-CSR-3 Zone permits the use of a swap meet if a Conditional Use Permit (CUP) is approved. In granting a CUP the Hearing Officer may impose reasonable conditions as deemed necessary and desirable to protect the public health, safety, and welfare (Attachment 3). The swap meet is intended to be a temporary use for this location, and will have a five year expiration date of December 30, 2021.

DISCUSSION

The project proposes an outdoor swap meet with a maximum of 178 vendor spaces, to include asphalt paving, ticket booth structures, landscaping, parking lot lighting, and pre-manufactured offices and restrooms with self contained water and sewer facilities. The swap meet would operate from 7:00 am to 3:00 pm three days a week and up to six days a week during the winter holiday period (November to December), excluding Mondays; with extended hours from 7:00 am to 6:00 pm from June through September, and 7:00 am to 9:00 pm from November to December. The site will serve as a parking lot on days the swap meet is not operational. The existing parking lot has been in operation at this location since 1974.

The adopted San Ysidro Community Plan (SYCP) designates the site for Border Commercial uses; the swap meet is considered to be a commercial use. One of the objectives of the SYCP is to attract community-oriented commercial redevelopment and in-fill projects. In addition, within the chapter on Economic Prosperity in the City of San Diego's General Plan an objective is to provide a diversified economy with a focus on providing quality employment opportunities and self-sufficient wages for all San Diegans (EP- EP.5). The swap meet operates as a marketplace for local business incubators, small businesses and will serve as a local farmers market, providing healthy choices for the community. Consistent with the SYCP and the General Plan the swap meet will provide local vendors an opportunity to sell their merchandise. The proposed use at this location would be desirable to provide a service contributing to the general well-being of the neighborhood and community.

Another objective of the SYCP is to provide adequate parking in the San Ysidro Boulevard/Border Village Road area to ensure that businesses will benefit from improved vehicular traffic. The swap meet will provide a total of 275 parking spaces for both vendors and the general public. The project will provide 97 parking spaces to serve customers and 178 parking spaces for potential vendors. No new signage is proposed with this project. All future signage would have to comply with the City Wide Sign Regulations, in accordance with San Diego Municipal Code Section [142.1201](#).

The proposed swap meet is consistent with the existing land use designation of Border Commercial, and all applicable General Plan polices and regulations. The proposed swap meet at this location would be desirable to provide a service contributing to the general well-being of the neighborhood and community. The swap meet requires no deviations from any applicable regulations in the Municipal Code. Staff has determined the proposed swap meet is consistent with the recommended commercial land use and is an acceptable use for the parking lot, contributing to the consumer needs of the adjacent neighborhood and consistent with the SYCP.

Conclusion

Staff has reviewed the request for a Conditional Use Permit to create an outdoor swap meet and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Conditional Use Permits. Staff believes the required findings can be supported and recommend the Hearing Office approve the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1466423, with modifications.
2. Deny Conditional Use Permit No. 1466423, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Derrick Johnson, Development Project Manager

Attachments:

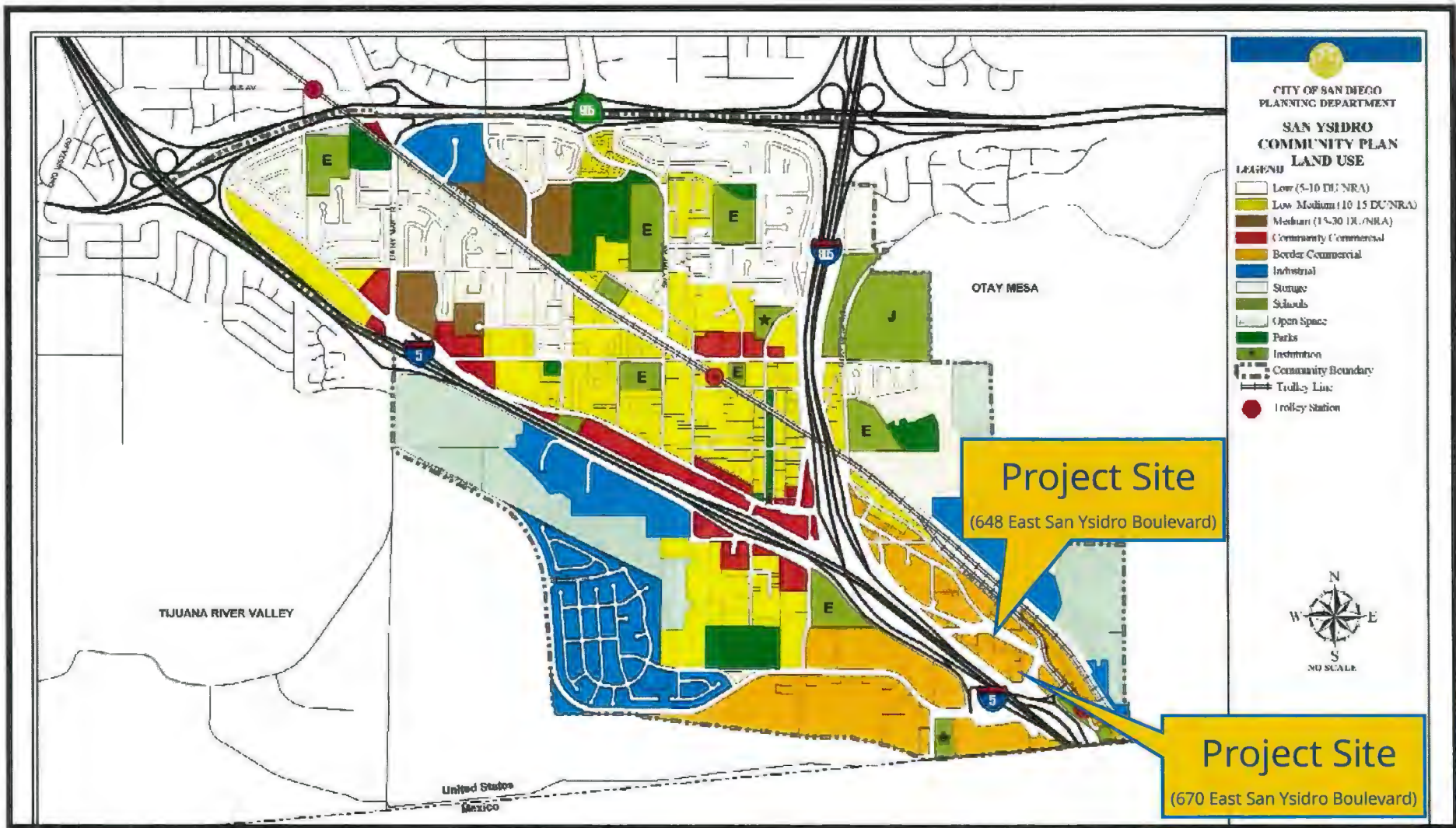
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure
10. Project Plans



Project Location Map

San Ysidro Tianguis Swap / 648 East San Ysidro Blvd. and 670 East San Ysidro Blvd.
 PROJECT NO. 416723





Land Use Map

San Ysidro Tianguis Swap / 648 East San Ysidro Blvd. and 670 East San Ysidro Blvd.
PROJECT NO. 416723





Aerial Photo

San Ysidro Tianguis Swap / 648 East San Ysidro Blvd. and 670 East San Ysidro Blvd.
PROJECT NO. 416723



PROJECT DATA SHEET

Project Name:	416723 San Ysidro Tianguis Swap	
Project Description:	CUP (Process 3) (for an outdoor swap meet.) The 2.5 acre site is located within the CSR-3 Zone of the San Ysidro Planned District, Transit Area Overlay Zone, and Council District 8.	
Community Plan Area:	San Ysidro Community Plan	
Discretionary Actions:	Process 3 – Conditional Use Permit	
Community Plan Land Use Designation:	Border Commercial	
ZONING INFORMATION:		
	Zone: CSR-3 – San Ysidro Planned District	
	Height Limit: None	
	Lot Size: 2.5 acres	
	Floor Area Ratio: .75	
	Front Setback: 0'.	
	Side Setback: 0'.	
	Rear Setback: 0'.	
	Parking: 97 automobile parking spaces.	
Adjacent Properties:	Land Use Designation & Zone	Existing Land Use
North:	Border Commercial & CSR-3	General commercial and self storage & CSR-3
South:	Border Commercial & CSR-3	Hotel & CSR-3
East:	Border Commercial & CSR-3	General commercial & CSR-3
West:	Border Commercial & CSR-3	Interstate 5 & CSR-3
Deviation Requested:	None.	
Community Planning Group Recommendation:	On August 17, 2015, the San Ysidro Community Planning Group voted 12-0-1 to approve the project, without conditions.	

HEARING OFFICER, RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT No. 1466423
SAN YSIDRO TIANGUIS SWAP-CUP
PROJECT NO. 416723

WHEREAS, SAN YSIDRO TIANGUIS LTD, Owner/Permittee, filed an application with the City of San Diego for a permit to operate an outdoor swap meet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1466423), on portions of a 2.5-acre site;

WHEREAS, the project site is located at 648 East San Ysidro Boulevard in the SYIO-CSR-3 Zone of the San Ysidro Planned District, within the San Ysidro Community Plan;

WHEREAS, the project site is legally described as; Grant Deeds, Per Documents #1998-0702651, #1997-038644, #1998-0704415, and #1998-0756379;

WHEREAS, on December 14, 2016, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1466423, pursuant to Section 141.0506 of the Land Development Code of the City of San Diego;

WHEREAS, on October 31, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; Now Therefore,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated December 14, 2016.

FINDINGS:

Conditional Use Permit Section 141.0506:

- 1. The proposed development will not adversely affect the applicable land use plan-SDMC § 126.0305(a).**

The project proposes to operate an outdoor swap meet with a maximum of 178 vendor booths spaces, to include asphalt paving, ticket booth structures, landscaping, parking lot lighting, and pre-manufactured offices and restrooms with self contained water and sewer facilities. The swap meet would operate from 7:00 am to 3:00 pm three days a week Thursday thru Sunday and up to six days a week during the winter holiday period (November to December), excluding Mondays; with extended hours from 7:00 am to 6:00 pm from June through September, and 7:00 am to 9:00 pm from November to December.

The site will serve as a parking lot on days the swap meet is not operational. The existing parking lot has been in operation at this location since 1974.

The adopted San Ysidro Community Plan (SYCP) designates the site for Border Commercial uses; the swap meet is considered to be a commercial use. One of the objectives of the SYCP is to attract community-oriented commercial redevelopment and in-fill projects. In addition, within the chapter on Economic Prosperity in the City of San Diego's General Plan an objective is to provide a diversified economy with a focus on providing quality employment opportunities and self-sufficient wages for all San Diegans (EP- EP.5). The swap meet operates as a marketplace for local business incubators, small businesses and will serve as a local farmers market, providing healthy choices for the community. Consistent with the SYCP and the General Plan the swap meet will provide local vendors an opportunity to sell their merchandise. The proposed use at this location would be desirable to provide a service contributing to the general well-being of the neighborhood and community.

Another objective of the SYCP is to provide adequate parking in the San Ysidro Boulevard/Border Village Road area to ensure that businesses will benefit from improved vehicular traffic. The swap meet will provide a minimum of 275 off-street parking spaces at all times; consisting of 97 parking spaces to serve customers and 178 parking spaces for potential vendors. No new signage is proposed with this project. All future signage would have to comply with the City Wide Sign Regulations, in accordance with San Diego Municipal Code Section [142.1201](#).

Staff has determined the proposed swap meet is consistent with the recommended commercial land use and is an acceptable use for the parking lot, contributing to the consumer needs of the adjacent neighborhood and consistent with the SYCP. Therefore, the proposed project will not adversely affect the SYCP or the City of San Diego's General Plan.

2. The proposed development will not be detrimental to the public health, safety and welfare-SDMC § 126.0305(b).

The subject swap meet would not be detrimental to the health, safety or general welfare of persons living or working in the area nor be injurious to property or improvements in the vicinity. Because, the proposed swap meet would result in minimal physical changes to the existing development on site. In addition, the project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 153332, In-Fill Development Projects demonstrating the project will not be detrimental to the public health safety and welfare. Additionally, the permit controlling the development and continued use of the development proposed for this site contains conditions addressing the project's compliance with the City's regulations and policies and other regional, state, and federal regulations designed to prevent detrimental impacts to the public health, safety, and welfare. In addition, prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the closure of the one driveway with full height curb and gutter and shall construct one new 19-foot wide-City Standard driveway perpendicular to the right-of-way, to the satisfaction of the City Engineer, ensuring public safety. Improvements shall be completed and accepted by the City Engineer prior to the issuance of first occupancy.

Therefore, with the proposed conditions regulating the swap meet, the proposed development will not be detrimental to the public's health, safety or welfare.

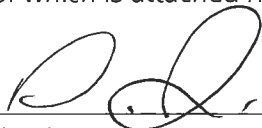
3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code-SDMC § 126.0305(c).

The swap meet is an allowed use with a Conditional Use Permit pursuant to San Diego Municipal Code Sections [126.0303](#) and [141.0506](#). The swap meet requires no deviations from any applicable regulations in the San Diego Municipal Code. Therefore, the project complies with all relevant sections of the Land Development Code, including all landscaping and parking requirements.

4. The proposed use is appropriate at the location-SDMC § 126.0305(d).

The site is located in the SYIO-CSR-3 Zone of the San Ysidro Planned District, which allows for commercial uses such as the swap meet. The site is designated for Border Commercial Use by the San Ysidro Community Plan which allows commercial developments and related uses. The objectives of the Commercial Element of the community plan include the provision of commercial services to ensure the availability of adequate commercial facilities offering a variety of goods and services to meet the needs of the public. According to the SDMC the swap meet is considered to be a commercial development. Compliance with SDMC regulations along with the permit conditions and implementation of project design features will result in a project that is appropriate for this project site. Therefore, staff has determined that the swap meet is in compliance with the goals of the San Ysidro Planned District and the site is appropriate for this use.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by Hearing Officer, Conditional Use Permit No. 1466423, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1466423, a copy of which is attached hereto and made a part hereof.



Derrick Johnson (D.J.)
Development Project Manager
Development Services

Adopted on: December 14, 2016

IO#: 24005766

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24005766

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT No. 1466423
SAN YSIDRO TIANGUIS SWAP – CUP - PROJECT NO. 416723
HEARING OFFICER

This Conditional Use Permit No. 1466423 is granted by the Hearing Officer of the City of San Diego to San Ysidro Tianguis LTD, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections [126.0303](#) and [141.0506](#). The 2.5-acre site is located at 648 East San Ysidro Boulevard in the SYIO-CSR-3 Zone of the San Ysidro Planned District, within the San Ysidro Community Plan. The project site is legally described as: Grant Deeds, Per Documents #1998-0702651, #1997-038644, #1998-0704415, and #1998-0756379;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate outdoor swap meet with a maximum of 178 vendor booth spaces, to include asphalt paving, ticket booth structures, landscaping, parking lot lighting, and pre-manufactured offices and restrooms with self contained water and sewer facilities, identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 14, 2016, on file in the Development Services Department.

The project shall include:

- a. An outdoor swap meet with a maximum of 178 vendor booths spaces, to include asphalt paving, ticket booth structures, landscaping, parking lot lighting, and pre-manufactured offices and restrooms with self contained water and sewer facilities. The swap meet would operate from 7:00 am to 3:00 pm three days a week and up to six days a week during the winter holiday period (November to December), excluding Mondays; with extended hours from 7:00 am to 6:00 pm from June through September, and 7:00 am to 9:00 pm from November to December. The site will serve as a parking lot on the days the swap meet is not operational;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking: A minimum of 275 parking spaces are required at all times, consisting of 97 parking spaces to serve customers and 178 parking spaces for potential vendors.

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC;

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 30, 2019.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on December 30, 2021. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

12. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing driveways with current City Standard concrete driveway, adjacent to the site on San Ysidro Boulevard, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

18. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

19. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001 or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

20. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

21. Prior to issuance of any engineering permits for grading, landscape construction documents shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Office of the Development Services Department.

22. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table

142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, consistent with the Landscape Standards. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

25. The Owner/Permittee shall comply with The Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements." The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

26. Owner/Permittee shall maintain a minimum of 275 parking spaces are required at all times, consisting of 97 parking spaces to serve customers and 178 parking spaces for potential vendors.

27. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

28. A litter control plan shall be implemented to keep the facility and adjacent property litter-free.

29. All storage areas shall be located on the site and screened so that they are not visible from public rights-of-way or from nearby residential development.

30. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

31. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

32. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the closure of the one driveway with full height curb and gutter and shall construct one new 19-foot wide SDG-160 driveway perpendicular to the right-of-way, to the satisfaction of the City Engineer. Improvements shall be completed and accepted by the City Engineer prior to the issuance of first occupancy.

33. Prior to the issuance of the first building permit, the Owner/Permittee shall provide a copy of a recorded access agreement between all parcels/lots affected, satisfactory to the City Engineer.

FACILITES FINANCING REQUIREMENTS:

34. Prior to issuance of first construction permit, owner/permittee will be required to pay development impact fees (DIF) and housing impact fees (HIF). DIF and HIF rates are based upon the applicable San Ysidro DIF schedule and citywide HIF schedule in accordance with Chapter 9, Article 8, Division 6, and Chapter 14, Article 2, Division 6 of the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 14, 2016 and [Approved Resolution No.]

ATTACHMENT 6

Conditional Use Permit No. 1466423
Date of Approval: December 14, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson (D.J.)
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

San Ysidro Tianguis LTD
Owner/Permittee

By _____
Jennifer Goudeau
Vice President

San Ysidro Tianguis LTD
Owner/Permittee

By _____
D. Barry Simons
President and General Partner

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: San Ysidro Tianguis Swap Meet CUP

Project No. / SCH No.: 416723/N.A.

Project Location-Specific: 648 East San Ysidro Boulevard, San Diego, California 92173

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: **CONDITIONAL USE PERMIT (CUP)** to allow for an outdoor swap meet to occur at 648 East San Ysidro Boulevard, with a maximum of 178 vendor spaces, on a 2.5 acre site. The swap meet would operate from 7:00 am to 3:00 pm three days a week; with extended hours from 7 am to 6 pm from June through September, and 7 am to 9 pm from November to December. The site will serve as a parking lot on remaining weekdays. The swap meet improvements would consist of asphalt paving, premanufactured office and restroom with self-contained water and sewer facilities, and ticket booth structures. The project also includes parking at 670 East San Ysidro Boulevard.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Rocio Casco (Applicant), Estrada Land Planning (Firm), 225 Broadway Suite 1160, San Diego, California 92101, (619) 236-0143

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Exemption 15332 (In-Fill Development Projects)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal to allow a use of a swap meet would be consistent with the existing land use designation (Border Commercial), and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

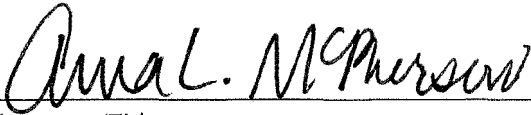
Telephone: (619) 446-5468

ATTACHMENT 7

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Signature/Title

October 31, 2016

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

**Community Planning
 Committee
 Distribution Form Part 1**

Project Name: San Ysidro Triangulo Swap CUP		Project Number: 416723	Distribution Date: 7/7/2015	
Project Scope/Location: San Ysidro (Process 3) Conditional Use Permit to allow the use of a swap meet located at 648 San Ysidro Blvd (also includes parking at 670 San Ysidro Blvd). The 2.5 acre site is located in the SYIO- CSR-3 zone of the San Ysidro Planned District in Council District 8. . CSR-3				
Applicant Name: Rocio Casco		Applicant Phone Number: (619) 236-0143		
Project Manager: Derrick Johnson		Phone Number: (619) 446-5477	Fax Number: (619) 446-5245	E-mail Address: DN-Johnson@
Project Issues (To be completed by Community Planning Committee for initial review): NONE				
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.				



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name:		Project Number: 416723	Distribution Date: 7/7/2015
Project Scope/Location: San Ysidro (Process 3) Conditional Use Permit to allow the use of a swap meet located at 648 San Ysidro Blvd (also includes parking at 670 San Ysidro Blvd). The 2.5 acre site is located in the SY10- CSF-3 zone of the San Ysidro Planned District in Council District 8. . <div style="text-align: center; margin-top: 10px;">CSR-3</div>			
Applicant Name: Rocio Casco rcasco@estrada.landplan.com		Applicant Phone Number: (619) 236-0143	
Project Manager: Derrick Johnson	Phone Number: (619) 446-5477	Fax Number: (619) 446-5245	E-mail Address: DNJohnson@
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 0	Members Abstain 1 (recused)
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: NONE			
NAME: MICHAEL R. FREEDMAN		TITLE: CHAIRMAN	
SIGNATURE: Michael R. Freedman		DATE: 8/17/2015	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

9/14/2015: APPROVED AS WRITTEN (12-0-0)

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from August 17, 2015

1. **Call to order:** At 5:34 p.m. Chairman Michael Freedman called meeting to order.

Roll Call: Present: A. Aguirre; M. Chavarin; L. Corrales; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish; F. Castaneda (7:15 pm) .

Absent: D. Flores

Quorum of 13 present at Call to Order, Item #2a, 2.b., #5.a, 5.b & 5.c

Quorum of 14 present at Item # 5.d.

2. **Consent Items –**

a. **Approval of Published Agenda:** A motion was made by T. Currie and seconded by B. Gonzalez to approve the Agenda as published. Motion Passed (13-0-0). Yes: M. Aguirre; M. Chavarin; L. Corrales; T. Currie; 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 T. Currie and seconded by B. Gonzalez to approve the Minutes of July 27, 2015 as published. Motion Passed (13-0-0).

Yes: M. Aguirre; M. Chavarin; L. Corrales; T. Currie; 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. Vacancy – See Docket Item # 5.c.
2. Victory Outreach Special Event Permit for August 28th – 30th. 1600 block of Precision Park Lane, just south of Dairy Mart Road. Vendor booths, food booths, inflatables, a stage, entertainment, tables, chairs and canopies. Road closure Friday 5 pm – 9 pm; Saturday noon – 9 pm; Sunday 11 am – 7 pm.
3. Old Fire Station 29. Confirmed that the property will not be put for sale and will remain with Park & Recreation Department for a potential “pocket park.”
4. GSA will provide no-cost design services for the SANDAG San Ysidro Wayfinding Grant. This allows all of the \$350,000 grant funds to be used for the installations.
5. September Planning Group meeting will be on the 14th instead of the 21st due to school break.
6. A plaque was presented and to be given to Matthew Paredes for his service to the Community. M. Paredes served on the San Ysidro Community Planning Group from April 2010 to June 2015.

b. **Board Members:**

1. T. Currie distributed the new 2015/2016 Business Association Directory. Directory will be delivered to approximately 11,000 households in the San Ysidro area.
2. L. Corrales – Safe Routes to School will be having a Bike Ride on August 19th from 4 pm to 5:30 pm

9/14/2015: APPROVED AS WRITTEN (12-0-0)

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

1. Gabriella Dominguez (District 8 Council Member Alvarez):
 - a. Distributed Newsletter for District 8.
 - b. Otay Mesa Road sidewalk, construction on the temporary path started and will take 3 weeks to complete. In October will select contractor for permanent improvements which will be completed by the Summer 2017.
 - c. Improvements are being completed at: Camino de la Plaza west of Camiones Way/I-5 off-ramp (sidewalk/turn lane); 600 block East San Ysidro Blvd. (median/fencing); Calle Primera at Via De San Ysidro (Bus Stop).

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

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

5. **Docket Items:**

- a. **San Ysidro Tianguis Swap Meet CUP** (Vicki Estrada, Applicant's Rep) [J. Goudeau recused] Conditional Use Permit to allow the use of a swap meet with 178 stalls located at 648 East San Ysidro Blvd. (also includes some parking at 670 East San Ysidro Blvd.). Site is 2.5 acres (108,900 sf) APN 666-300-18, 23, 38, 40 & 49). Parking spaces total 276 (178 for stalls, 92 visitor, 3 handicap standard, 3 handicap van) Also 5 motorcycle spaces. CSR-3 zone of San Ysidro Planned District. Various comments included: Swap Meet would be a new business incubator; would help to reactivate The Boulevard; should work with SCORE or small business to offer advice on growing businesses; when would vendors need City Business Licenses; please be sure to address clean up/litter control; provide traffic control; it is convenient location for walking customers; lots of pedestrian traffic concerns about people parking leaving cars and crossing border; project is consistent with character of San Ysidro; wayfinding signage needed. **A motion was made by B. Gonzalez and seconded by A. Perez to recommend approval of the San Ysidro Tianguis Swap Meet CUP. Motion Passed 12-0-1 Yes: M. Aguirre; M. Chavarin; L. Corrales; T. Currie; M. Freedman; B. Gonzalez; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Recused: J. Goudeau.**
- b. **Micro-Business Start Up & Community-Serving Park Site** (Andrea Skorepa, Casa Familiar) – Requesting support to have GSA implement a “community development site” to accommodate micro-business start-ups and a community-serving park for San Ysidro’s children and families. The residential community of San Ysidro has received little consideration from having to host the World’s Busiest Border, Customs & Border Protection, Homeland Security, emergency vehicles, Caltrans, MTS, and local business entities whose lands are being taken; they are all being taken care of by design or implementation strategies employed by GSA. The only ones left out of these talks, solutions and considerations is the residential community. We implore our elected and relevant interest entities to help us create this community-serving site. **A motion was made by B. Gonzalez and seconded by A. Martinez to encourage GSA and other local, state and federal governmental agencies to work cooperatively to create a “community development site” for the purpose of accommodating micro-business start-ups and locate and develop suitable border area parkland for San Ysidro children and families. Motion Passed 13-0-0.**

9/14/2015: APPROVED AS WRITTEN (12-0-0)

Yes: M. Aguirre; M. Chavarin; L. Corrales; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.

- c. **Vacancy** - Consider candidates to fill one vacancy for the term ending April 2016 (subject to election in March 2016). Francisco Castaneda was self-nominated to fill the one vacancy. There were no other nominations. **By acclamation vote: 13-0-0 Yes: M. Aguirre; M. Chavarin; L. Corrales; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.**

Francisco Castaneda was elected to fill the vacancy.

- d. **San Ysidro Community Plan Update –April 2015 draft.** NO VOTES WERE CONSIDERED ON THIS ITEM AT THIS MEETING. This was an opportunity for the public and board members to comment on and make recommendations on the following elements: Urban Design, Historic, Public Facilities. Written comments were accepted. Next meeting with be review of *Implementation* Element.

6. Subcommittee Reports:

- a. **Infrastructure & Public Improvements (Otto):** Will meet again on August 28th to compare project list with implementation element in CPU.
- b. **San Ysidro Community Plan Update Advisory Committee:** (Freedman) see 5.d A public meeting on October 14th or November 16th.

7. Representative's Reports:

- a. **SY POE Expansion & Reconfiguration** (Aguirre) CRC meeting was held on Thursday August 6th with updates on Ped West/Virginia Ave. Transit to be completed in April 2016; Phase 2 which is a design and build project and Phase 3 design almost complete.
- b. **SY Smart Border Coalition** (Currie): Tijuana stated that they have no money to finish El Chaparral to meet with the southbound pedestrian crossing at Virginia Ave. Mexico implementing the regulation that a visa is needed to cross the border into Mexico.
- c. **Community Planners Committee** (Meza): No Report
- d. **Otay Mesa Planning Group** (Martinez): No Meeting.

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

Next Meeting September 14, 2015.

Minutes submitted by J. Goudeau



City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title **Project No. For City Use Only**
416723
 San Ysidro Tianguis Swap Meet

Project Address:
 648 East San Ysidro Blvd.

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
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 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title:	Project No. (For City Use Only) 416723
----------------	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
Sun Ysidro Tianguis Ltd.

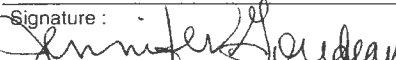
Owner Tenant/Lessee

Street Address:
1330 Neptune Ave.
City/State/Zip:
Leucadia, CA 92024

Phone No: (760) 942-3437 Fax No: (760) 943-9541

Name of Corporate Officer/Partner (type or print):
Jennifer Goudeau

Title (type or print):
Vice President

Signature:  Date: 03/16/15

Corporate/Partnership Name (type or print):
Front Street Development Co., Ltd.

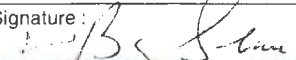
Owner Tenant/Lessee

Street Address:
1330 Neptune Ave.
City/State/Zip:
Leucadia, CA 92024

Phone No: (760) 942-3437 Fax No: (760) 943-9541

Name of Corporate Officer/Partner (type or print):
D. Barry simons

Title (type or print):
President of GP

Signature:  Date: 03/16/2015

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):
Southport Ltd.

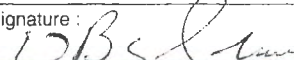
Owner Tenant/Lessee

Street Address:
1330 Neptune Ave.
City/State/Zip:
Leucadia, CA 92024

Phone No: (760) 942-3437 Fax No: (760) 943-9541

Name of Corporate Officer/Partner (type or print):
D. Barry Simons

Title (type or print):
President of General Partner

Signature:  Date: 03/16/2015

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

PREPARED BY
 Landscape Architect
 Estrada Land Planning, INC.
 225 Broadway, Suite 1160
 San Diego, CA 92101
 Ph.: (619) 236-0143, FAX: (619) 236-0578
 ATTN: Vicki Estrada and Rocio Casco

SURVEY:
 Professional Land Surveyor
 San Diego Land Surveying & Engineering, Inc.
 9665 Chesapeake Drive, Suite 445
 San Diego, CA 92123-1354
 Ph.: (619) 595-8362, FAX: (619) 565-4354
 ATTN: Robert Bateman
 Date: 06-27-2014

Bench Mark:
 City of San Diego Bench Mark
 Northwest brass plug at the intersection of
 Virginia Avenue and Border Village Road,
 Elevation = 54.518 M.S.L.

APN:
 666-300-18, 23, 38, 40, 49

Existing Sewer / Water:
 Water/Sewer Maps 138-1758 (M-37-C)
 No public or private water or sewer easements

PROJECT INFORMATION
STREET ADDRESS
 • 648 East San Ysidro Blvd., San Diego CA 92173
 • Approximately 3 acres

ZONE
 • SY10-CSF-3
 San Ysidro Implementing Ordinance: CSF-3

PROPOSED VEHICULAR USE AREA
 • 118,026 SF

PROPOSED PLANTING AREA
 • 5,327 SF
 (2% OF VUA OUTSIDE ST. YARD REQ. = 3,541 SF)

TURNING AREA, NO PARKING
 (8) MOTORCYCLE PARKING
 ENTRY PLAZA
 FENCE AND SLIDING GATE
 (Closed during non-open hours)

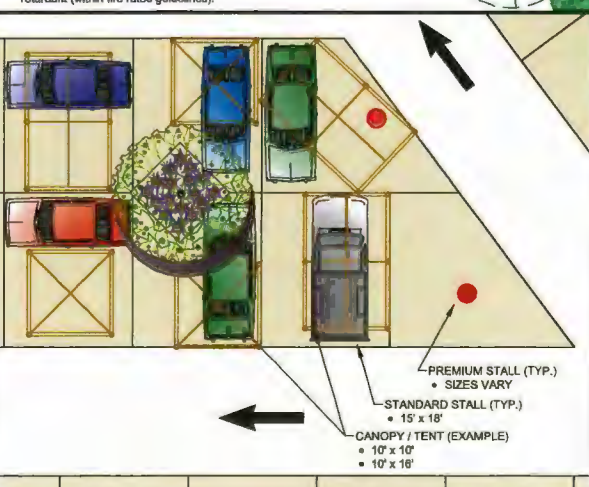
SHORT-TERM BICYCLE PARKING
 (15 SPACES)
 SLIDING GATE
 (Open ONLY during weekday parking)

TICKET BOOTH
 4' MIN. ACCESSIBLE PEDESTRIAN ROUTE
 SECONDARY ENTRANCE HUB
 TABLES / ETC.
 FOOD BOOTH

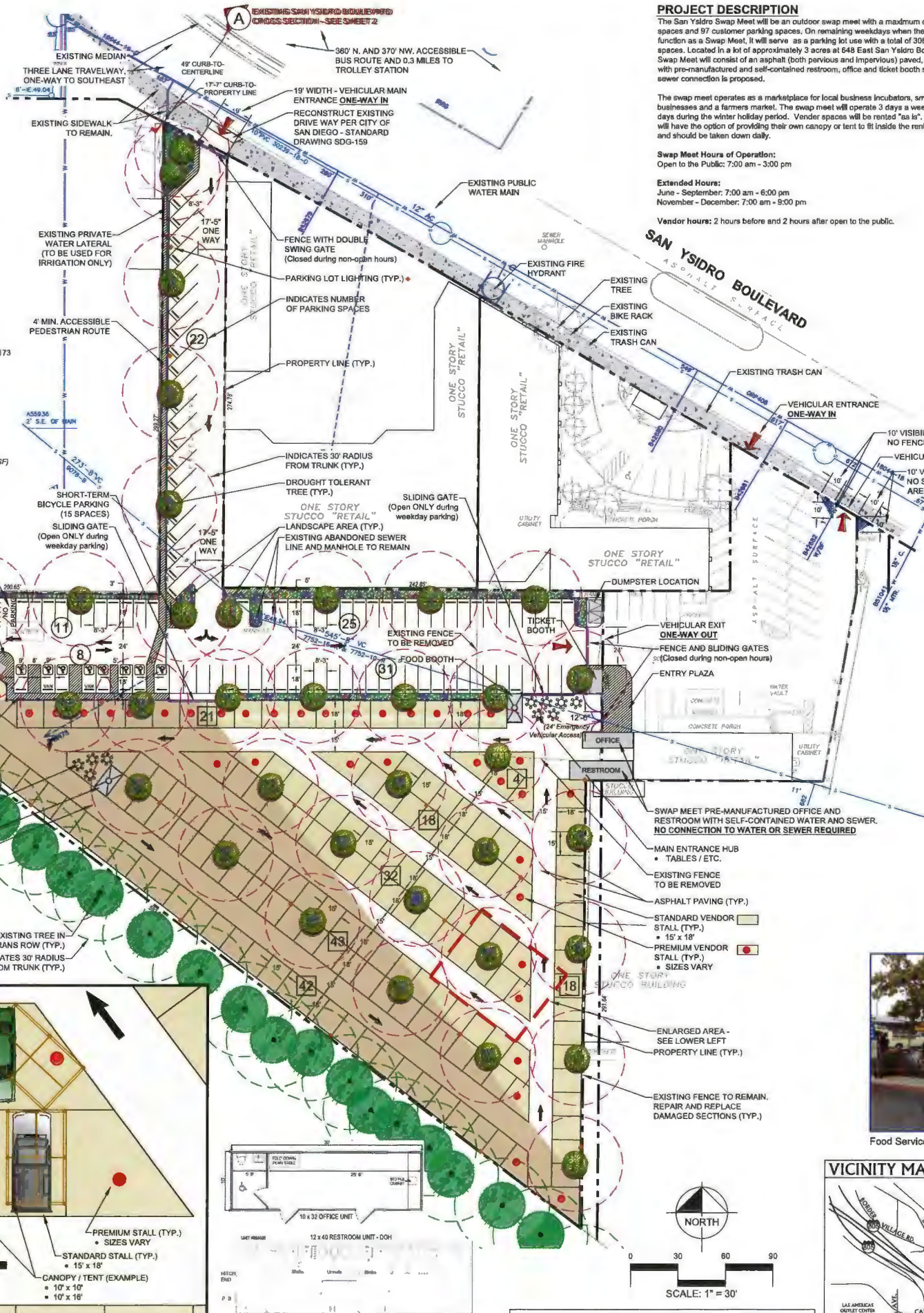
PERVIOUS ASPHALT PAVING BMP
 Vendor Guidelines:
Canopy / Tent

• Canopy / Tent cannot exceed vendor rented space. It must fit inside delineated space.
 • Canopy / Tent should be taken down daily.
 • All Canopy / Tent material must be fire retardant (within fire rated guidelines).

EXISTING TREE IN CALTRANS ROW (TYP.)
 INDICATES 30' RADIUS FROM TRUNK (TYP.)



Possible Canopy / Tent Layouts Enlargement
 SCALE: 1" = 8'



Swap Meet Pre-Manufactured Restroom & Office Floor Plan
 Scale: 1" = 8'

PROJECT DESCRIPTION
 The San Ysidro Swap Meet will be an outdoor swap meet with a maximum of 178 vendor spaces and 97 customer parking spaces. On remaining weekdays when the site does not function as a Swap Meet, it will serve as a parking lot use with a total of 306 parking spaces. Located in a lot of approximately 3 acres at 648 East San Ysidro Boulevard, the Swap Meet will consist of an asphalt (both pervious and impervious) paved, empty lot with pre-manufactured and self-contained restroom, office and ticket booth structures. No sewer connection is proposed.

The swap meet operates as a marketplace for local business incubators, small businesses and a farmers market. The swap meet will operate 3 days a week and up to 6 days during the winter holiday period. Vendor spaces will be rented "as is". Each vendor will have the option of providing their own canopy or tent to fit inside the rented space and should be taken down daily.

Swap Meet Hours of Operation:
 Open to the Public: 7:00 am - 3:00 pm

Extended Hours:
 June - September: 7:00 am - 6:00 pm
 November - December: 7:00 am - 9:00 pm

Vendor hours: 2 hours before and 2 hours after open to the public.

PROPOSED PARKING SPACES

- (97) PARKING SPACES
- (178) SWAP MEET VENDOR STALLS

275 TOTAL

INDICATES NUMBER OF PARKING SPACES

- (67) STANDARD SPACES (8'-3" x 18')
- (22) 45° ANGLE SPACES (8'-3" x 18')
- (8) STANDARD ADA SPACES (9' x 18' w/ 5' MIN. AISLE)
- (2) VAN ACCESSIBLE ADA SPACES (9' x 18' w/ 8' AISLE)

97 TOTAL

INDICATES NUMBER OF SWAP MEET VENDOR STALLS

- (133) STANDARD STALLS (15' x 18')
- (45) PREMIUM STALLS (SIZES VARY)

178 TOTAL
 (ONE PARKING SPACE PER STANDARD OR PREMIUM VENDOR STALL)

CARPPOOL / ZERO EMISSIONS SPACES

- (24) CARPOOL/ZERO EMISSIONS PARKING SPACES (8% OF TOTAL PARKING REQUIRED)

MOTORCYCLE PARKING SPACES

- (6) MOTORCYCLE PARKING SPACES (3' x 8') (2% OF TOTAL PARKING REQUIRED)

BICYCLE PARKING SPACES

- (15) SHORT-TERM BICYCLE PARKING SPACES (5% OF TOTAL PARKING REQUIRED)
- (0) LONG-TERM BICYCLE PARKING SPACES / SHOWERS (EXEMPT - 40 FULL-TIME EMPLOYEES)

LOADING SPACES

- (0) LOADING SPACES

PERVIOUS ASPHALT PAVING - BMP
 On-Site Infiltration to Reduce Storm Drain Offsite Flow:

Pervious asphalt paving will be installed over about a third of the site to allow storm water infiltration along the southwestern boundary adjacent to the Cal-Trans right-of-way. Pervious paving is to be placed as shown on plan in an area totaling 35,095 square feet. See HYDROLOGY REPORT for additional information and requirements. Prepared by: San Diego Land Surveying and Engineering Inc. Date: 05/10/2016



IRRIGATION
 The San Ysidro Swap Meet landscape areas will be irrigated with potable water using an automatic irrigation system and accurate programmable controller which will be connected to the property's existing private water line.

PLANTING LEGEND

TREE (QTY: 37)

• GERBERA PARVIFLORA AUSTRALIAN WILLOW 24" BOX

SHRUBS

• ALOE SPECIES AND HYBRIDS ALOE 1 GAL

• ECHEVERIA SPECIES AND HYBRIDS HENS-AND-CHICKS 1 GAL

• ROSMARINUS OFFICINALIS ROSEMARY 5 GAL

VINES

• BOUGAINVILLEA BOUGAINVILLEA 5 GAL

GROUND COVER

MULCH (IN ALL PLANTING AREAS) 3" LAYER DEPTH

PLANTING NOTES:

1. Trees shall be placed 10' minimum away from all underground utilities.
2. Root Barrier shall be installed when trees are within 5' of public improvements.
3. No trees or shrubs exceeding 3' in height at maturity shall be installed within 5' of any public water facilities or within and 10' of any public sewer facilities.

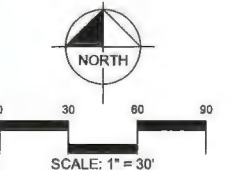
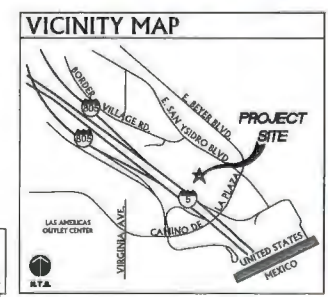
LITTER CONTROL PLAN

There will be two dumpsters, (1) 2-yard recycle dumpster and (1) 4-yard trash dumpster. Service will be scheduled for pick up on Friday and Monday. Changes will be made based on need and days of operation. During days of operation both trash and recycle containers will be placed (emptied and cleaned) throughout the swap meet. Maintenance personnel will be working throughout the day picking up trash and keeping the swap meet grounds clean and orderly.

Vendors will also be required to leave their area clean of all trash at the end of each day of operation.

STORM WATER NOTES

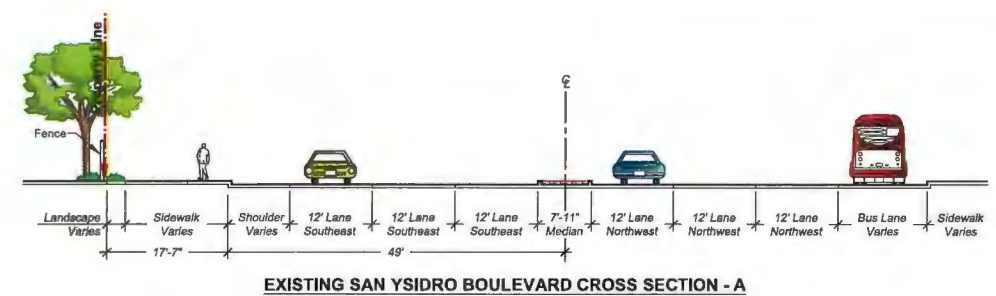
1. This project will not discharge any increase in stormwater run-off onto the adjacent properties.
2. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP) necessary to comply with ch. 14, art. 2, Div. 1 (Grading Regs.) of the SDMC, into the construction plans of specifications.
3. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
4. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit.
5. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0090DWQ, or subsequent order, and the Municipal Stormwater Permit, Order No. R9-2007-0001, or subsequent order, in accordance with Order No. 2009-0090DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
6. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resource Board in accordance with the provisions as set forth in Section I.L.C or Order No. 2009-0090-DWD and a copy shall be submitted to the City.



SEE SHEET 2 FOR WEEKDAY PARKING SITE PLAN.
 SEE SHEET 3 FOR CONCEPTUAL GRADING PLAN.
 SEE SHEET 4 FOR AERIAL & EXISTING CONDITIONS PHOTOS.



Swap Meet Site & Landscape Plan
CONDITIONAL USE PERMIT
SAN YSIDRO SWAP MEET
 August 23, 2016
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EXISTING SAN YSIDRO BOULEVARD CROSS SECTION - A

PROPOSED PARKING SPACES

- (89) FULL-TIME SPACES
- (217) WEEKDAY-ONLY SPACES (ON SWAP MEET AREA)
- 306 TOTAL**

PARKING LEGEND

INDICATES NUMBER OF PARKING SPACES

- (71) STANDARD SPACES (8'-3" x 18')
- (227) 45° ANGLE SPACES (8'-3" x 18')
- (6) STANDARD ADA SPACES (9' x 18' w/ 6' MIN. AISLE)
- (2) VAN ACCESSIBLE ADA SPACES (9' x 18' w/ 8' AISLE)
- 306 TOTAL**

CARPOOL / ZERO EMISSIONS SPACES

- (24) CARPOOL/ZERO EMISSIONS PARKING SPACES (6% OF TOTAL PARKING REQUIRED)

MOTORCYCLE PARKING SPACES

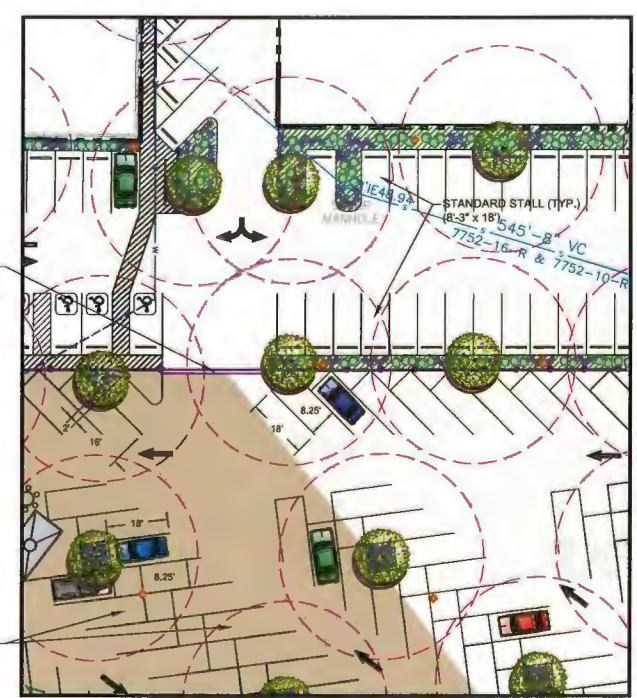
- (6) MOTORCYCLE PARKING SPACES (2% OF TOTAL PARKING REQUIRED)

BICYCLE PARKING SPACES

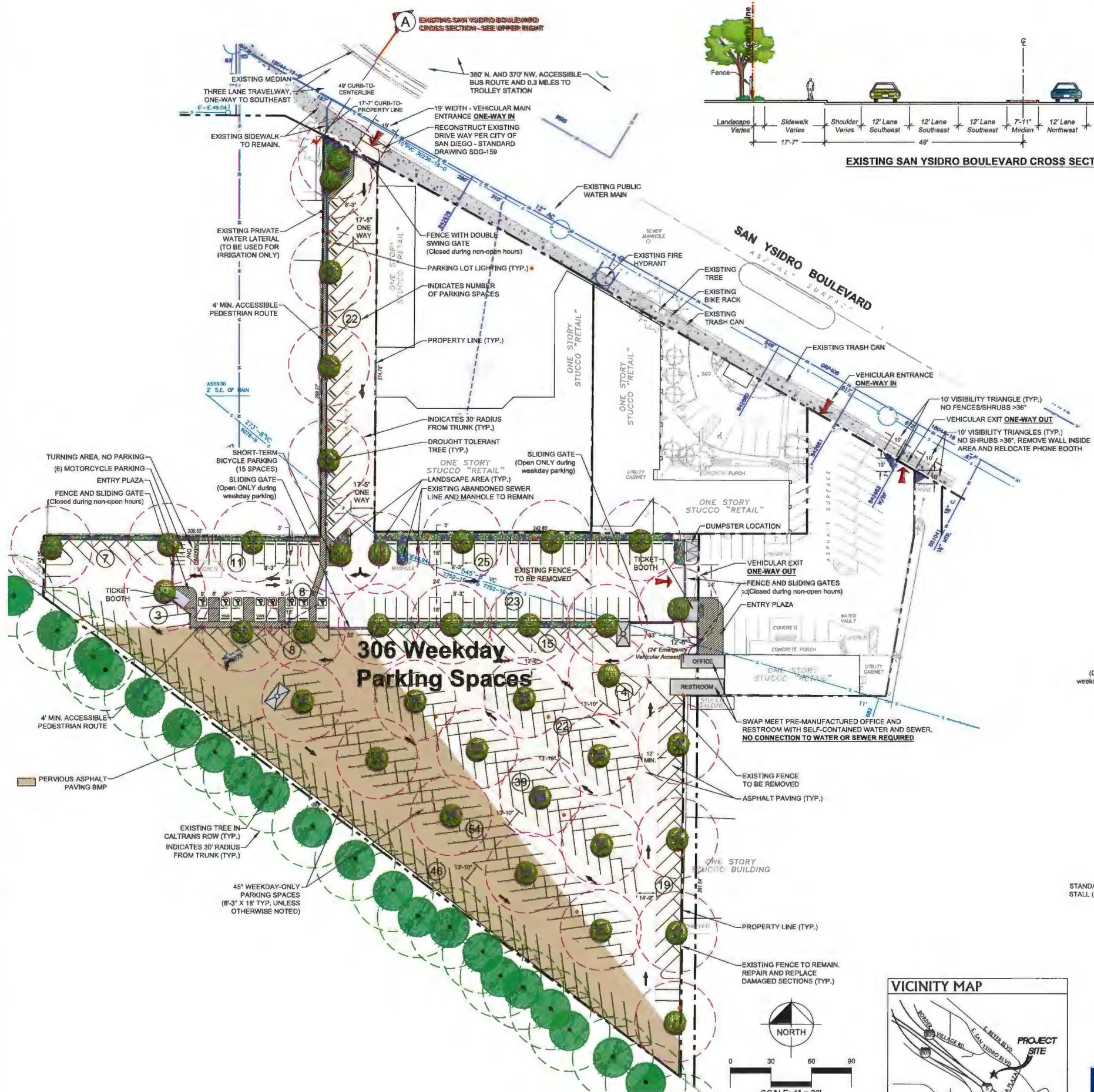
- (15) SHORT-TERM BICYCLE PARKING SPACES (5% OF TOTAL PARKING REQUIRED)
- (0) LONG-TERM BICYCLE PARKING SPACES (EXEMPT - <40 FULL-TIME EMPLOYEES)

LOADING SPACES

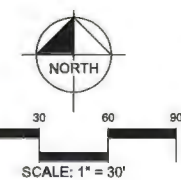
- (0) LOADING SPACES



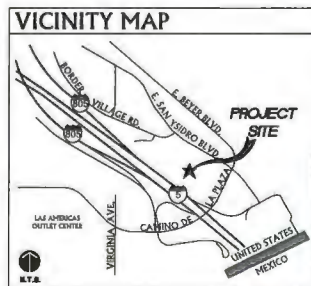
Weekday Parking Lot Layout
Enlargement
Scale: 1" = 20'



306 Weekday Parking Spaces

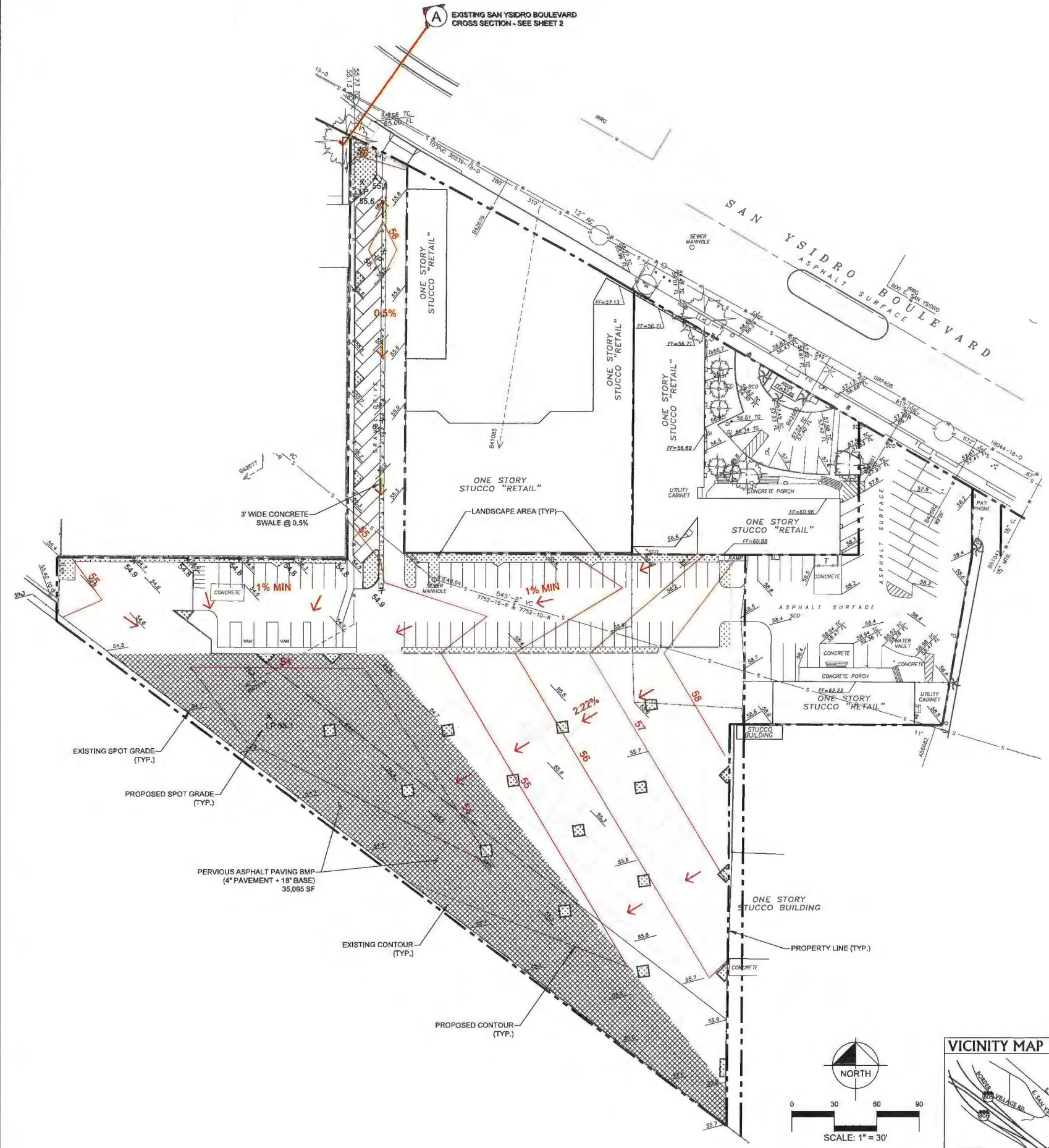


SEE SHEET 1 FOR SWAP MEET SITE PLAN.
SEE SHEET 3 FOR CONCEPTUAL GRADING PLAN.
SEE SHEET 4 FOR AERIAL & EXISTING CONDITIONS PHOTOS.



**Weekday Parking Site & Landscape Plan
CONDITIONAL USE PERMIT
SAN YSIDRO SWAP MEET**

August 23, 2016
Sheet 2 of 4



GRADING

Minimal grading and ground disturbance are anticipated with the proposed paving improvements. Proposed grading will match closely to existing surface grades, and perimeter grades along the property line and existing buildings will be maintained.

To ensure that water will drain at a minimum of 1% from existing buildings, a new low point (finish grade 1' lower than existing grade) is proposed within the pervious asphalt. In a heavy rain event, water will pond/percolate here before running off site to the southwest, to follow current drainage patterns. For the access drive, a new high point is proposed (finish grade 0.5' higher than existing grade) within a concrete swale. From here, water will drain at 0.5% minimum towards the pervious asphalt or towards a small landscape area near the northern property line.

NO ROOF DRAINS FROM ADJACENT BUILDING DISCHARGE ONTO THE SITE.
NO PIPED DRAINAGE IS PROPOSED.

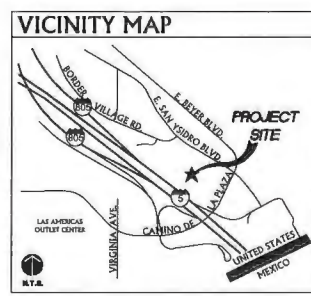
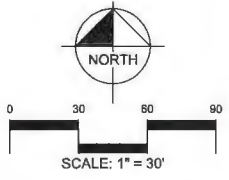
EARTHWORK QUANTITIES:

DISBURSED AREA	2.885 (ACRES)
GRADED AREA	2.885 (ACRES)
CUT CUBIC YARDS	1230 (CY) MAX. CUT DEPTH 2.63'
FILL CUBIC YARDS	555 (CY) MAX. FILL DEPTH 2.05'
EXPORT	275 (CY)

THE QUANTITIES ABOVE ARE THE ENGINEER'S ESTIMATE AND FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE QUANTITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF WORK BEFORE STARTING WORK.

THIS PROJECT PROPOSED TO EXPORT 275 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED INTO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

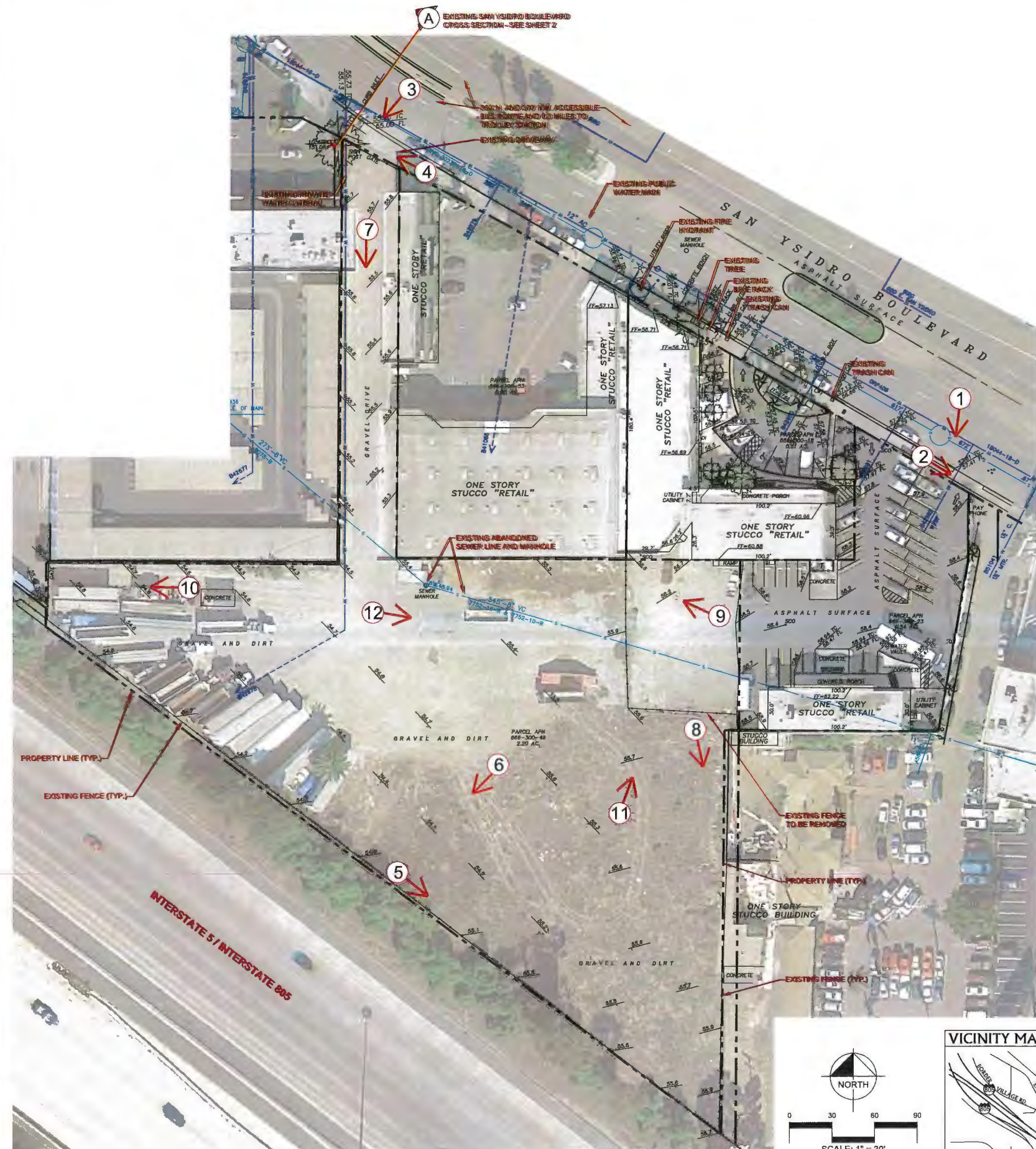
See HYDROLOGY REPORT for additional information and requirements.
Prepared by: San Diego Land Surveying and Engineering Inc.
Dated: 05/10/2016



SEE SHEET 1 FOR SWAP MEET SITE PLAN.
SEE SHEET 2 FOR WEEKDAY PARKING SITE PLAN.
SEE SHEET 4 FOR AERIAL & EXISTING CONDITIONS PHOTOS.

Conceptual Grading Plan
CONDITIONAL USE PERMIT
SAN YSIDRO SWAP MEET
August 23, 2016
Sheet 3 of 4

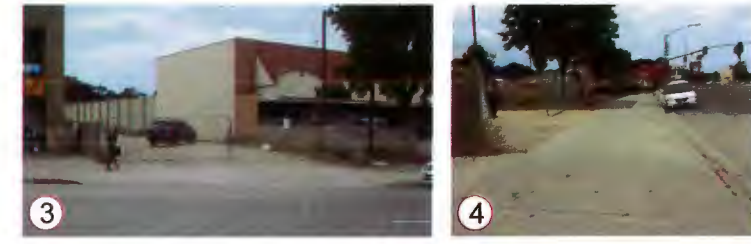




EXISTING DRIVEWAY TO REMAIN ON ADJACENT PARCEL- EXIT ONLY



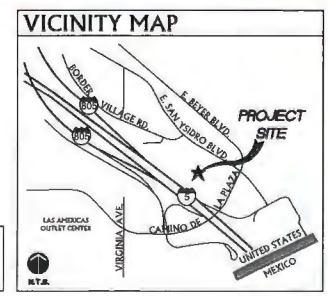
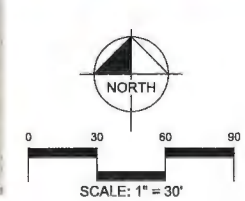
EXISTING DRIVEWAY - ENTRANCE ONLY



EXISTING TREES IN CALTRANS ROW



ADDITIONAL SITE PHOTOS



SEE SHEET 1 FOR SWAP MEET SITE PLAN.
 SEE SHEET 2 FOR WEEKDAY PARKING SITE PLAN.
 SEE SHEET 3 FOR CONCEPTUAL GRADING PLAN.



Existing Conditions
CONDITIONAL USE PERMIT
SAN YSIDRO SWAP MEET
 August 23, 2016
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