

# SAN YSIDRO COMMUNITY PLANNING GROUP

## NOTICE OF REGULAR MEETING

**Location:**  
Governing Board Room  
San Ysidro School District Education Center  
4350 Otay Mesa Road (just north of Beyer Blvd) in San Ysidro, California

**Monday, September 16, 2013 at 5:30 p.m.**

Chairman: Michael Freedman (619) 690-3833  
City Planner: Sara Osborn (619) 236-6368

Except for Public Comment, Items Appearing On This Agenda May Be Acted Upon Without Further Notice as Allowed by the Brown Act [California Gov. Code, §54950 et.seq.]

1. **Call to Order, Introduction and Roll Call.**
2. **Approval of the Agenda** (changes require a vote of 2/3rds of the quorum)
3. **Approval of Minutes.** August 19, 2013
4. **Announcements:**
  - a. Vacancies: None
  - b. Chair
    1. Corrective Action Plan for underground tank leaks (discovered January 1986) at Shell, 314 East San Ysidro Blvd. Comments due by October 3rd.
    2. Councilmember Alvarez will be at our Oct 21 meeting specifically to discuss social equity for San Ysidro in the CIP process. This appearance was confirmed on July 25th.
    3. Election information for SYCPG March 17, 2014 will be posted starting with the October agenda. There are 7 seats to be decided.
  - c. Group Members
  - d. City Staff, Elected Representatives, and Other Officials
5. **Public Comment on Matters Not on the Agenda**

Any person may address the SYCPG regarding matters which are not on this Agenda. Comments and inquiries must be related to the SYCPG purposes, described in City Council Policy 600-24. The Chair can limit comment to a set period of time per item, or per speaker. The "Brown Act", a State law, does not allow any discussion of, or action to be taken on, items not properly noticed.

# SAN YSIDRO COMMUNITY PLANNING GROUP

## 6. Docket Items:

### a. Living Rooms @ the Border

Site Development Permit to construct 10 affordable for-rent residential units on 0.48 acres (20,908 sf) at 114, 114½ & 122 West Hall Avenue. Includes 3 setback deviations; rehab/reuse of a "church" structure. City-wide RM-1-1 zone.

### b. San Ysidro Housing Enhancement Loan Program (HELP)

A program formerly offered by the now-defunct Redevelopment Agency. CIVICSanDiego proposes increasing the number of qualified participants by expanding beyond the boundaries of the former Redevelopment Project Area. In general, the program provides forgivable home enhancement loans of up to \$25,000 for property improvements, and up to an additional \$5,000 for water-conserving landscape improvements. There are income qualification standards by family size.

### c. Capital Improvements Program (CIP) 2014-2015

Final review and approval for submission of the *Neighborhood Input on Infrastructure Needs* specific to San Ysidro, per Council Policy 000-32, with input previously considered at community-wide meetings.

## 7. Subcommittee Reports

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

## 8. Representative's Reports

- a. SY POE Expansion & Reconfiguration - (Adato)
- b. SY Smart Border Coalition – (Currie)
- c. Community Planners Committee – (Paredes/Wyman)
- d. Otay Mesa Planning Group - (Paul)
- e. Border Health Equity Stakeholder Group - (Aguirre/Flores)

## 9. Adjournment

# LOAN TERMS

- Available to homeowners whose gross household income does not exceed 100 percent of the Area Median Income (AMI)\*
- Homeowners must live in the home
- Annual simple interest of three percent
- A deed restriction will be recorded
- Forgivable over 10 years
- One-time loan

The Housing Enhancement Loan Program is administered by Civic San Diego and the San Diego Housing Commission on behalf of the City of San Diego.

HELP loans have been funded by redevelopment project area housing set-aside funds.

*\* Area Median Income (AMI) varies from region to region*



# LOAN PROGRAMS

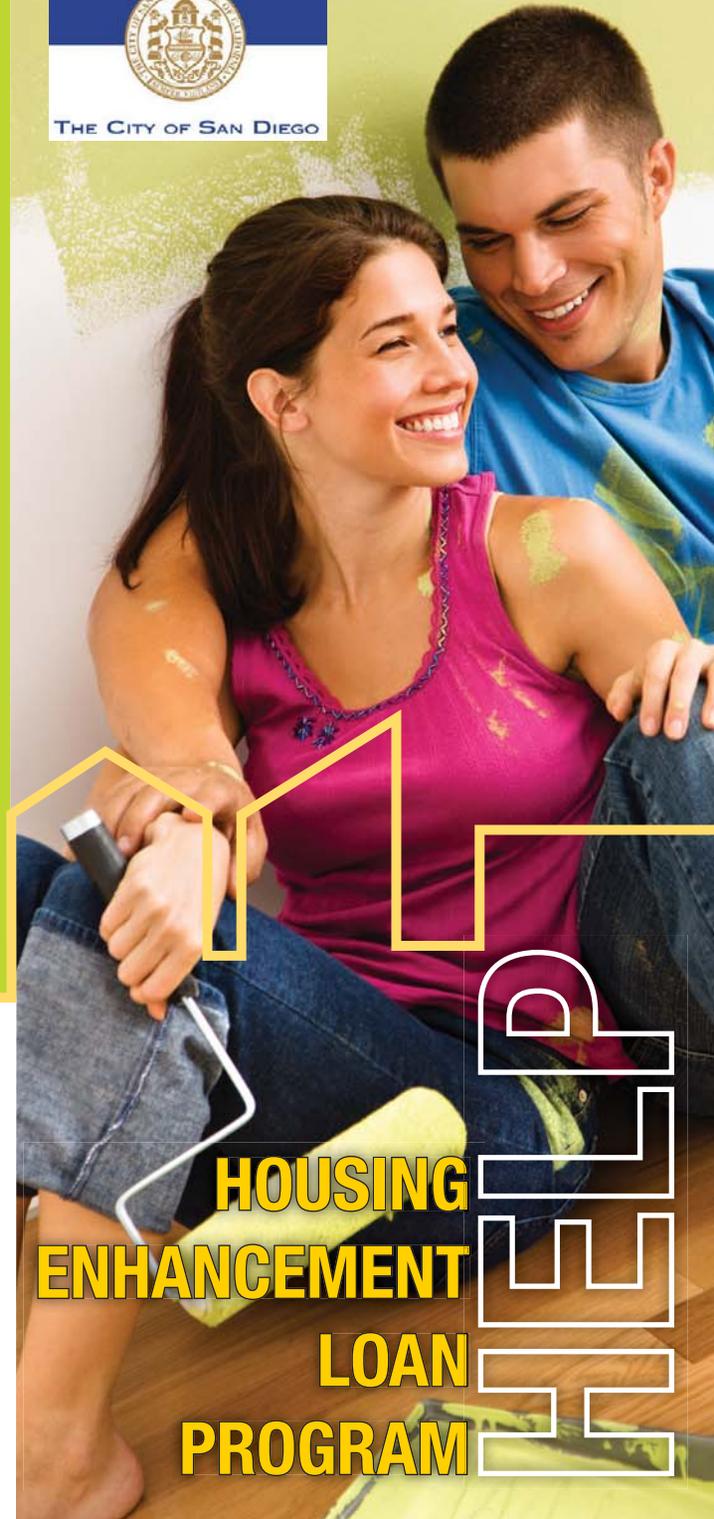
**Loan programs for each redevelopment project area have unique sets of requirements.**

**For more information about these loan programs, contact:**

Civic San Diego  
 401 B Street, Suite 400  
 San Diego, CA 92101  
 (619) 235-2200



[www.civicsd.com/programs/HELP](http://www.civicsd.com/programs/HELP)



**HELP**  
**HOUSING**  
**ENHANCEMENT**  
**LOAN**  
**PROGRAM**

# CITY OF SAN DIEGO HELP PROGRAM

The **Housing Enhancement Loan Program (HELP)** improves and preserves the supply of housing owned and occupied by persons and families of extremely low to moderate income.

**Forgivable loan amounts range from \$5,000 - \$30,000.**

**HELP loans are available to qualified homeowners living in or near these redevelopment project areas:**

- City Heights
- College Grove
- Crossroads
- Grantville
- Linda Vista
- North Park
- San Ysidro
- SEDC Area of Influence

**Housing rehabilitation and enhancement benefits the homeowner AND the community by ...**

- Improving home interior and exterior conditions
- Reducing energy consumption
- Reducing water consumption
- Encouraging community stability and beautification
- Increasing pride in the neighborhood
- Improving health and safety
- Stabilizing the housing market
- Supporting the growth and vitality of the business environment
- Improving housing affordability
- Preserving positive neighborhood characteristics
- Stimulating future development

**Eligible improvements**

- Improve/repair interior and/or exterior conditions
- Repair health and safety hazards
- Enhance curb appeal
- Reduce energy and/or landscape-related water consumption

**HELP is unique because the funds may be used for ...**

- Roofs
- Gutters
- Downspouts
- Furnaces
- Water heaters
- Exterior door and window upgrades
- Exterior painting
- Exterior waterproofing
- Plaster repairs
- Carpentry repairs
- Universal Design standards compliance (wheelchair access)
- Drought-tolerant landscaping

**For more information, visit:**  
[www.civicsd.com/programs/HELP](http://www.civicsd.com/programs/HELP)



## CONDICIONES DEL PRÉSTAMO

- Los préstamos se les ofrecen a propietarios de viviendas con un ingreso bruto (de todos los residentes del hogar) que no exceda el 100% del ingreso promedio del área\*
- La vivienda debe ser la propiedad del residente y ser ocupada por el mismo
- Tasa de interés simple anual de 3%
- Se impondrá una restricción sobre el título de la propiedad y quedará registrada
- Perdonable después de cumplir con los requisitos por 10 años
- Préstamo de sola una vez

Civic San Diego y La Comisión de Viviendas de San Diego administran el programa HELP por parte de la Ciudad de San Diego.

Los préstamos HELP se han financiado usando fondos de reurbanización destinados específicamente para los asuntos asociados con viviendas.

*\* El ingreso promedio del área puede variar de zona a zona.*

## PROGRAMA DE PRÉSTAMOS

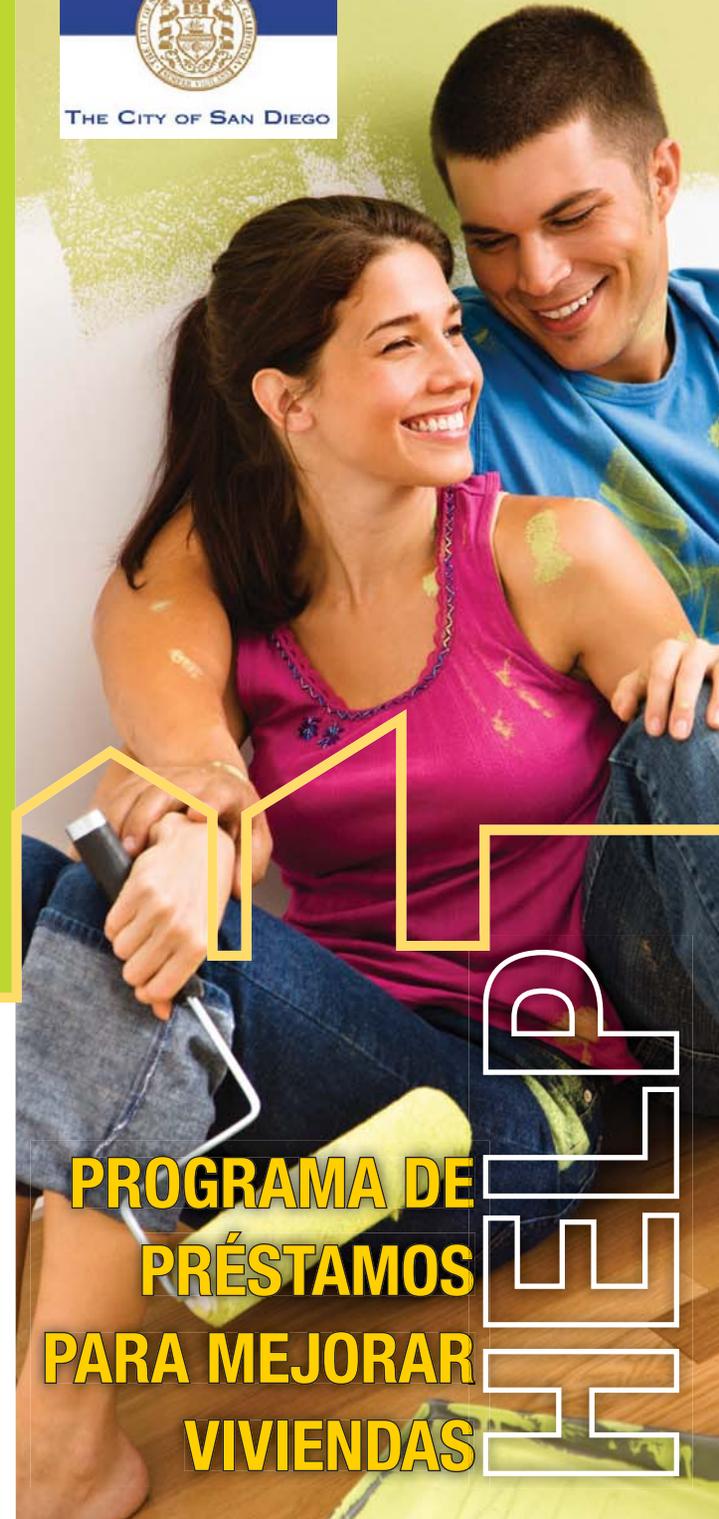
**El programa de préstamos por cada zona de reurbanización tiene características y requisitos únicos y particulares.**

**Para más información sobre estos programas de préstamos, comuníquese con la**

Civic San Diego  
401 B Street, Suite 400  
San Diego, CA 92101  
(619) 235-2200



[www.civicsd.com/programs/HELP](http://www.civicsd.com/programs/HELP)



**PROGRAMA DE PRÉSTAMOS PARA MEJORAR VIVIENDAS**

**HELP**

# LA CIUDAD DE SAN DIEGO EL PROGRAMA HELP

## El Programa de Préstamos para Mejorar Viviendas («HELP» por sus siglas en inglés)

mejora y preserva la cantidad de viviendas habitadas por propietarios de bajos o medianos ingresos.

**Se ofrecen préstamos perdonables de entre \$5,000 y \$30,000.**

**Los préstamos del programa HELP están disponibles para personas que cumplan con los requisitos y que sean propietarios de las viviendas en las que viven; además las viviendas deben estar localizadas en o cerca de una de estas zonas de reurbanización:**

- City Heights
- College Grove
- Crossroads
- Grantville
- Linda Vista
- North Park
- San Ysidro
- Zona de influencia de Southeastern Economic Development Corporation

## Los beneficios de rehabilitación y mejoramiento de viviendas para los propietarios y la comunidad incluyen ...

- Mejorar las condiciones interiores y exteriores de viviendas
- Reducir el consumo de energía
- Reducir el consumo de agua
- Promover la estabilidad y la belleza en la comunidad
- Aumentar el orgullo comunitario
- Mejorar la salud y la seguridad del público
- Estabilizar el mercado inmobiliario
- Facilitar el desarrollo y la vitalidad del ambiente comercial
- Facilitar el acceso a viviendas económicas
- Conservar las características positivas de la comunidad
- Estimular el desarrollo en el futuro

## Mejoramientos aceptables

- Mejorar o reparar las condiciones interiores y exteriores
- Eliminar los riesgos de salud y de seguridad
- Realzar la apariencia de las viviendas desde la calle
- Reducir el consumo de energía o de agua de riego

## El programa HELP es único ya que los fondos pueden usarse para ...

- Tejados
- Canaletas de desagüe
- Bajantes de aguas pluviales
- Calefacción de casa
- Calentadores de agua
- Mejoras a ventanas y puertas exteriores
- Pintar el exterior de la casa
- Impermeabilizar el cimiento de la casa
- Reparar enlucidos o revoques de yeso
- Reparaciones de carpintería
- Cumplir con los requisitos del «Diseño Universal» (p. ej., accesibilidad para personas en silla de ruedas)
- Establecer jardines usando plantas nativas de zonas áridas para ahorrar agua



**Para obtener más información, visite el sitio en Internet ...**

[www.civicsd/programs/HELP](http://www.civicsd/programs/HELP)







THE CITY OF SAN DIEGO

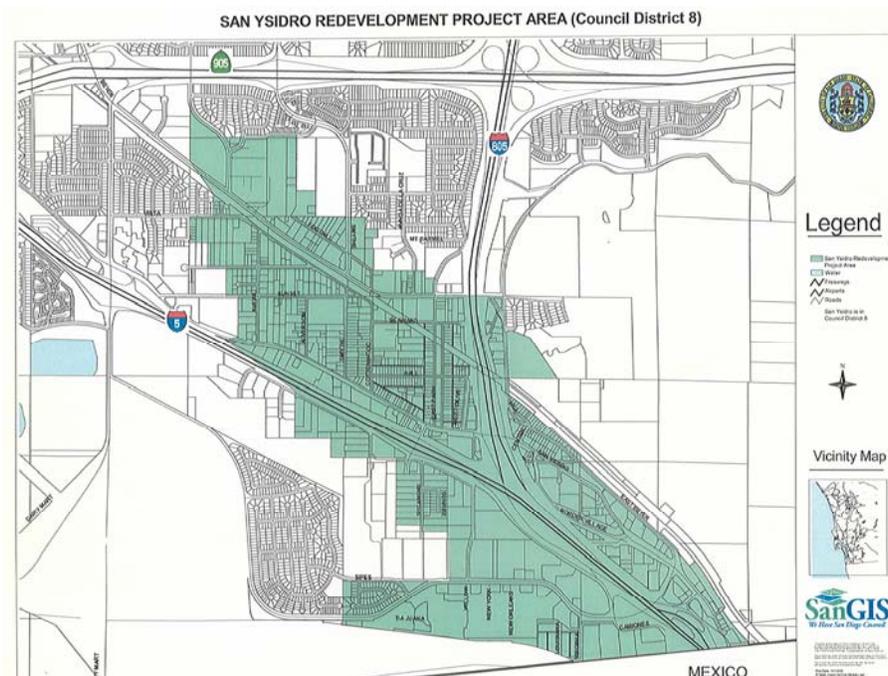
# San Ysidro Housing Enhancement Loan Program Guidelines

**Program Overview:** The City of San Diego has created a \$500,000 Housing Enhancement Loan Program using San Ysidro tax increment housing set-aside monies. The program provides forgivable housing enhancement loans of up to \$25,000 for property improvement and up to an additional \$5,000 for water conserving landscape improvements. The program is available to San Ysidro Redevelopment Project Area owner-occupants of one- and two- unit properties whose gross household income is not greater than 100% of the Median Area Income.

## Program Goals

- Assist qualified residents of the San Ysidro Redevelopment Project Area to improve the interior and exterior conditions of their homes and to reduce energy and water consumption.
- Repair health and safety hazards that fail housing quality standards.
- Rehabilitate, repair and install exterior improvements, including those not eligible in other existing programs such as fencing, sidewalks and landscaping.
- Enhance the exteriors of properties and instill pride in the neighborhood so other property owners will be encouraged to make improvements.
- Combine the San Ysidro Housing Enhancement Loan Program funds with other home repair assistance programs.
- Encourage and require the property to be maintained for the length of the loan.

**Area of Availability:** The Program is available within the San Ysidro Redevelopment Project Area, which encompasses approximately 766 acres.



### **Program Guidelines**

A one-time only forgivable Housing Enhancement Loan of up to \$25,000 is available to San Ysidro Redevelopment Project Area owner-occupants of one-unit and two-unit properties, whose gross household income is no greater than 100% of the Median Area Income. This loan will be used to address interior and exterior conditions of a property to repair health and safety hazards and to rehabilitate, repair and install improvements, including improvements not eligible in existing rehabilitation programs such as fencing, sidewalks and landscaping. The homeowner may be required to use loan funds to address hazardous conditions first. The loan may be increased up to an additional \$5,000 for qualifying water conserving landscape improvements. This loan program may also be combined with other rehabilitation programs such as those offered by the San Diego Housing Commission.

A 10-year deed restriction will be imposed as a condition of the loan. The deed restriction will require that the owner maintain residence at the property for not less than 10 years, or limits sale of the property to persons who will occupy the property and whose gross household income at the time of the sale is no greater than 100% of the Median Area Income, as adjusted annually. In the event of a default of the deed restriction (including the failure of the borrower to maintain the property at the level of quality achieved by the rehabilitation), the City may, at its sole discretion, require the repayment of the unforgiven portion of the loan and accrued interest amount as set forth below, should such default not be cured within thirty (30) days following written notice from the City. In the event of a default, the loan shall be repaid as follows:

End of Year	Percent of Loan to be Repaid
1 to 5	100
6	80
7	60
8	40
9	20
10	0

### **Project Administrator**

Civic San Diego and the San Diego Housing Commission administer the program on behalf of the City. The Housing Commission can use its other rehabilitation programs to supplement the San Ysidro Housing Enhancement Loan Program. The Housing Enhancement Loan Program is unique because the funds can be used for outside rehabilitation of fencing, sidewalks, painting, landscaping, and can be used for residents earning up to 100% Area Median Income, where San Diego Housing Commission programs are limited to 80% Area Median Income.

For more information on the San Ysidro Housing Enhancement Loan Program, please contact the **Civic San Diego** at **(619) 235-2200** or visit the web site at **[www.civicsd.com/programs/HELP](http://www.civicsd.com/programs/HELP)**.



# SAN YSIDRO COMMUNITY PLANNING GROUP

## ATTENDANCE RECORD

**APRIL 2013 - MARCH 2014**

	APR 2013	MAY 2013	JUN 2013	JUL 2013	AUG 2013	SEP 2013	OCT 2013	NOV 2013	DEC 2013	JAN 2014	FEB 2014	MAR 2014	MEETINGS MISSED
ADATO	P	A		P	A								2
AGUIRRE	A	P		P	P								1
CURRIE	P	P		P	P								0
FLORES	P	P		P	A								1
FREEDMAN	P	P		P	P								0
GONZALEZ	A	P		P	P								1
GOUDEAU	P	A		P	P								1
HERNANDEZ	P	P		P	P								0
MARTINEZ	P	P		P	P								0
MORAN	A	P		P	A								2
OTTO	P	P		P	P								0
PAREDES	P	P		P	P								0
PAUL	P	P		A	P								1
PEREZ	P	P		P	P								0
WYMAN	P	A		P	P								1
<p><b>SYCPG BYLAWS &amp; CITY COUNCIL POLICY 600-24 REQUIRES THAT A SEAT <u>MUST</u> BE DECLARED VACATED WHEN THERE ARE:</b></p> <p style="margin-left: 40px;"><b>3 CONSECUTIVE ABSENCES, OR;</b>  <b>4 <u>TOTAL</u> ABSENCES BETWEEN APRIL OF ONE YEAR THROUGH MARCH OF THE NEXT YEAR.</b></p> <p><b>Note: Special Meetings do not count towards attendance.</b></p>													

## SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from August 19, 2013

1. **Call to order:** At 5:31 p.m. Chairman Michael Freedman called meeting to order.

**Roll Call: Present:** M. Aguirre; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; Y. Hernandez (6:05 pm); Antonio Martinez; S. Otto; M. Paredes; M. Paul (5:35 pm); A. Perez; J. Wyman.

**Absent:** I. Adato; D. Flores; R. Moran

Quorum of 10 present at Call to Order, Item #2. Item #3.

Quorum of 11 present Item # 6.a, 6.b,

Quorum of 12 present Item #6.c,

Quorum of 9 present for Items # 6.d, 6.e,

2. **Approval of Agenda:** A motion was made by A. Martinez and seconded by B. Gonzalez to approve the agenda as published. Motion Passed (10-0-0). Yes: M. Aguirre; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; S. Otto; M. Paredes; A. Perez; J. Wyman. No: None. Abstain: None.

3. **Approval of Minutes:** A motion was made by M. Paredes and seconded by T. Currie to approve the minutes of July 15, 2013. Motion Passed (10-0-0). Yes: M. Aguirre; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; S. Otto; M. Paredes; A. Perez; J. Wyman. No: None. Abstain: None.

4. **Announcements:**

- a. **Vacancies:** None.

- b. **Chairman:** No published announcements.

- c. **Group Members:** 1. T. Currie announced SY Chamber Breakfast August 28th at 8:30 am at the Hometown Buffet 930 Dennery Road, SD. Jessie Navarro from the District Attorney's Office will be speaking. 2. M. Paredes, SYSD with the US Navy and Urban Youth Collaborative had a clean-up day, with painting and landscape trimming at the schools. 3. M. Aguirre, SANDAG has presented two options for the San Ysidro ITC to the Community. M. Aguirre urges everyone to get involved. Chair Freedman will send letter to SANDAG stating that the proposed options have been disclosed at the community plan update meetings, but have not been presented to the San Ysidro Community Planning Group for consideration.

- d. **City Staff, Other Officials, Elected Representatives:** Council Member David Alvarez' Office, Melina Meza: 1. San Diego Foundation will be introduced to the Community soon. 2. Officer Carlos Lacarra: There have been vehicle break-ins with 5 significant arrests. There have been several strong-arm incidents: one at the McDonalds on Camino de la Plaza where an I-Phone was stolen; another at the Chevron on West San Ysidro Blvd. where there was a theft and a knife was displaced. A break in at the San Ysidro High School where the Vice Principal's office was broken into-- an arrest was made. T. Currie report that Officer Lacarra helped with an accident in the 700 block of East San Ysidro Blvd. Someone ran into the fence and Officer LaCarra contacted the City to repair.

5. **Public Comment:** None.

6. **Docket Items:**

- a. **Our Lady of Mount Carmel Church Substantial Conformance Review.** Review for proposed portico addition to existing Conditional Use Permits C-8039 and C-17056. Portico will replace temporary “pop-up tents” used by Parish organizations following weekend Masses. **A motion was made by M. Paul and seconded by M. Paredes to support the portico addition to replace “pop-up tents”. Motion Passed: 11-0-0. Yes: M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, A. Martinez, S. Otto, M. Paredes, M. Paul, A. Perez, J. Wyman. No: None. Abstain: None.**
- b. **Flood Wastement Vacation:** Conditional Development Permit and Site Development Permit and Easement Vacation to vacate an existing flood water storage easement dedicated per Parcel Map 19629. The flood water containment is now underground. Located at the *Plaza at the Border*, 3951 and 3975 Camino de la Plaza. **A motion was made by A. Perez and seconded by T. Currie to support vacation of the Easement dedicated per Parcel Map 19629. Motion Passed: 11-0-0. Yes: M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, A. Martinez, S. Otto, M. Paredes, M. Paul, A. Perez, J. Wyman. No: None. Abstain: None.**
- c. **165 West San Ysidro Blvd.** Demolition of all structures on a .32 acre (14,000 sf) site located at 165 West San Ysidro Blvd. Construct approximately 8,000 sf of commercial space in two stories, with 20 on-site parking spaces in the CSR-2 zone of the SYIO. Rebuild will be a mixed use project with proposed retail and office space. Drive way will be entrance only from West San Ysidro Blvd. and cars will exit to the rear alley. **A motion was made by M. Paul and seconded by J. Wyman to recommend and support allowing access to this project from West San Ysidro Blvd. and allowing a tower height of 34 feet. Motion Passed: 12-0-0. Yes: M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, Y. Hernandez, A. Martinez, S. Otto, M. Paredes, M. Paul, A. Perez, J. Wyman. No: None. Abstain: None.**
- d. **Commercial Zone Subcommittee Report.** Consider possible new recommendations regarding the previous recommendation for Commercial Rezoning as part of the San Ysidro Community Plan Update, resulting from initial traffic and economic studies. Discussion of zoning particularly heights limits of the 700 block of East San Ysidro Blvd. (ITC area). A map with commercial zoning recommendations was distributed. **A motion was made by A. Martinez and seconded by Y. Hernandez to recommend approval of the recommendation of the subcommittee meeting of August 7, 2013 with a change to the CC3-5 zone at Port of Entry area. A new zone would be created for the CC3-5 zone at the POE area allowing 150’ with a 2.0 FAR. Additional language would be added to the Community Plan allowing residential and additional height with a master development and additional environmental review. Motion Passed: 9-0-1. Yes: M. Freedman, B. Gonzalez, J. Goudeau, Y. Hernandez, A. Martinez, S. Otto, M. Paul, A. Perez, J. Wyman. No: None. Abstain: M. Aguirre.**

- e. **Capital Improvements Project.** Information Only. Update on Capital Improvement Project with discussion on timelines on submitting projects to Planning Group and to Community Planners Committee. Recommended projects will be presented at the next Community Plan Update meeting and also at a Park and Recreation Council meeting.

**7. Subcommittee Reports:**

- a. Infrastructure & Public Improvements: S. Otto – See Item 6.e.
- b. San Ysidro Community Plan Update Advisory Committee: M. Freedman – Next meeting September 11, 2013..
- c. Commercial Zones: (Martinez) – See Item 6.d

**8. Representative’s Reports:**

- a. SY POE Expansion & Reconfiguration (I. Adato): Not present. No Report.
- b. SY Smart Border Coalition (Currie): Meeting Summary was distributed. Presentation of the two initial ITC concepts. Suggestions/recommendations to each concept were presented to SANDAG.
- c. Community Planners Committee (M. Paredes/Wyman): Presentation on the “rent a bike” program, by Ed Clancy, City of San Diego Bike Coordinator. Introduction of the new Planning Director, Bill Fulton, and his work with Community Planning Groups. Civic San Diego and winding down of Public Improvement Projects.
- d. Otay Mesa Planning Group (Paul): continue working on their Community Plan Update. Minutes were distributed by email.
- e. Border Health Equity Stakeholder Group (Aguirre/Flores): Last meeting was on how to structure the study.

**9. Adjournment:**

Meeting Adjourned at 7:54 p.m.

Next Meeting September 16, 2013.

Minutes submitted by J. Goudeau