

SAN YSIDRO PLANNING & DEVELOPMENT GROUP NOTICE OF PUBLIC MEETING

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

Tuesday, November 21, 2006 at 5:30 p.m.

Chairman: David Flores (619) 428-1115

All Items Appearing On This Agenda May Be Acted Upon Without Further Notice

- 1. Call to Order, Introduction, and Roll Call**
- 2. Approval of Minutes:** October 17, 2006
- 3. Agenda Modifications** (Each item requires a vote of 2/3^{rds} of the quorum)
- 4. Announcements:**
 - a. Vacancies: None.
 - b. Chairman:
 1. Community Thanksgiving Dinner – Casa Familiar invites community volunteers to join them in serving dinners to community members on Thursday, November 16th. For more information contact Susana Torres (619) 428-1115.
 2. Hecho en Casa/Made In-House – Casa Familiar invites all of the community to participate in its first artist market. Regional artists will be selling their handmade crafts and artwork on Saturday, December 9th from 11 am to 7 pm at the Casa Familiar Civic Center 212 W. Park Ave. Contact Monica Hernandez at (619) 428-1115 or by email monicah@casafamiliar.org.
 3. City of San Diego General Plan Final Public Review Draft – the Final Public Review Draft of the City of San Diego General Plan has been released and is available on the City's website at www.sandiego.gov. Printed copies will be available at City libraries and community service centers by Nov. 6th. Comments should be directed to Nancy Bragado at(619)235-5226 or by email nsbragado@sandiego.gov.
 - c. Group Members
 - d. City Officials & Staff
 - e. Members of the Public

5. Public Comment

This place on the agenda is reserved for comments and inquiries from any person regarding matters, which do not otherwise appear on the agenda. Comments and inquiries must be related to the Group's purposes, described in City Council Policy 600-24. A total of no more than 15 minutes will be devoted to public comments (unless waived by a vote of the Group) in order that the regular agenda may continue in a timely manner. At the presiding officer's discretion, the time allotted to each speaker may be restricted and will be applied equally to all speakers. Public comment on items appearing on this agenda is taken at the time the item is heard.

This information will be made available in alternative format upon request. To request an agenda in alternative format, to request a sign language or oral interpreter, or to request Assistive Listening Devices (ALD's) for the meeting, you must call the City of San Diego at (619) 235-5200 at least five working days prior to the meeting to insure availability.

6. Docket Items:

a. Vista Lane Villas – Resubmittal, Community Plan Amendment, Planned Development Permit, Rezone from RS-1-7 to RX-1-2 and Tentative Map to construct 38 units on a 1.919 AC site at 3481 Vista Lane. *Previous action by SYP&DG in November 2005. Motion to recommend project move forward only under the RX-1-2 zone. Motion passed 9-2-0.*

b. Mission Villas – Re-submittal for Community Plan Amendment, Planned Development Permit, Map Waiver and Rezone from RS-1-7 to RX-1-2 for 14 residential condo units on a 1.92 AC site at 3515 Vista Lane. *Previous action by SYP&DG in November 2005. Motion to recommend project move forward only under the RX-1-2 zone. Motion passed 11-2-0.*

c. Blackshaw Lane Villas – Community Plan Amendment, Planned Development Permit, Map Waiver and Rezone from RS-1-7 to RX-1-2 for 12 residential condo units on a 0.94 AC site at 549 Blackshaw Lane. *Previous action by SYP&DG in November 2005. Motion to recommend project move forward only under the RX-1-2 zone. Motion passed 10-2-0.*

d. Verizon South Denney – Conditional Use Permit for a new cell site at 4350 Otay Mesa Road.

e. Bylaws Subcommittee Disband – Present information by City Attorney and disband of subcommittee.

7. Subcommittee Reports

- a. SY Public Facilities Financing Plan –
- b. San Diego General Plan Update –
- c. Bylaws Revisions -
- d. SY POE Expansion & Reconfiguration –

8. Representative's Reports

- a. SY POE Expansion & Reconfiguration - (Flores/Adato)
- b. Community Planners Committee – (Flores/Freedman)
- c. Otay Mesa Planning Group - (Serhan/Paul)
- d. Transportation Collaborative - (Goudeau)
- e. SY Hills Project – (Flores/Otto)

9. Other Items - a., b., c.

SAN YSIDRO PLANNING & DEVELOPMENT GROUP

Minutes from October 17, 2006

1. **Call to order:** 5:34 p.m. Chair D. Flores called meeting to order.

Roll Call: Present: I. Adato; J. Barajas; T. Currie; D. Flores; M. Freedman; J. Goudeau;
M. Liberatore; R. Moran; S. Otto; M. Paul; J. Serhan

Excused: C. Delgadillo

Unexcused: L. Alvarez; S. Gonzalez; A. Perez

Quorum of 10 present 5:34 pm; 11 present 5:50 pm (I. Adato); 10 present 6:55 pm (J. Serhan)

2. **Approval of Minutes of Previous Meeting:**

**Motion by R. Moran and seconded by J. Serhan to approve Minutes of September 19, 2006.
Motion Passed (10-0-0).**

3. **Agenda Modifications: None.**

4. **Announcements:**

a. **Vacancies:** None. (Request for Secretary to prepare list of Board Members' absences.)

b. **Chairman:** (Two announcements on published agenda.)

No other announcements from Chairman.

c. **Group Members:**

1. **Street Issues** – City has re-surfaced the west side of East San Ysidro Blvd. GREAT JOB!!! Steve Otto will continue to monitor other streets in need of repair.
2. **Store Front Improvement Program (SIP)** – City sponsored program allows for a 1/3 rebate up to \$5,000 for improvement to storefronts. Councilmember Hueso and The Redevelopment Agency are sponsoring an addition 1/3 rebate for storefront improvements (possible \$10,000 rebate on \$15,000 or more in improvements).
3. **5th Annual Hearts and Hands Installation Dinner** – November 3, 2006 at 5:30 pm at the Multi-Cultural Building. Call (619) 428-6746 for information.

d. **City Officials Announcements** –

1. (Theresa Millette City of San Diego Planning). An application for a 3rd Caltrans grant has been submitted. This grant would be for a study of the impact of the Reconfiguration of the Port of Entry. The contract for Phase I of the Mobility Study (1st Caltrans Grant) has been awarded to Estrada Land Planning/Kimberly-Horn. The Safe Routes to School (Willow) is in design. Christy Villa with the City of San Diego will send out an update.
General Plan Update – Mayor Sanders is having a news conference on the next draft of the update. Update should go to City Council in April 2007.
2. (Alonso Gonzalez, City of San Diego Council Member Hueso's office) comments about the "Blue" swimming team at the Vista Terrace Park. Park and Rec is recommending cutting the funds for the Blue Team. The City Council is asking Park and Rec to re-consider their recommendation. Also a presentation/Press Conference is being held October 18th at Vista Terrace Park for \$500,000 in State grant funds to upgrade the playground equipment at that park.

3. (Evelyn Lee, City of San Diego Facilities Financing) would like to meet again with the Facilities Financing subcommittee. Ms. Lee is planning on taking a draft plan to LU&H in January 2007 and to City Council in February 2007. Anyone interested is welcome to attend the next subcommittee meeting.

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

5. **Public Comment:** None

6. **Docket Items:**

- a. **Vista Lane Villas** –Continued to November 2006.
- b. **Mission Villas** - Continued to November 2006.
- c. **Blackshaw Lane Villas** – Continued to November 2006.
- d. **Otay Mesa Trunk Sewer** – Update on project, present by Allan Navarro, Project Manager, City of San Diego. Gary Silverman of PBS&J Engineering was also present. There are numerous phasing for the San Ysidro area of this project. The Phase I will be in the Calle Primera area near I-5; this phase is estimated to start in Spring 2008, and will last for 4 to 6 months, as work will be done at night. There will be **NO WORK** during the holiday season. Phase II will be a tunnel under the I-5 on Via de San Ysidro. Access to the gas stations will remain open. This work will be at night and last 3 to 4 months. Phase Iii will be West San Ysidro Blvd. and Via de San Ysidro. With work being done at night in an open trench, and lasting 1 to 2 months. Phase IV will be the corner of Via de San Ysidro and West San Ysidro Blvd. with an open trench and work at night time. Phase V will be West San Ysidro Blvd., a tunnel with access to all businesses work will take 3 to 4 months and the process will be 24 hours a day. Phase VI will be under the I-805 with an open trench work at night and lasting 3 to 4 months. Phase VII will be East San Ysidro Blvd. to Center St., night work, lasting 1 to 2 weeks with an open trench. Phase VII will be Center Street. During the work Center Street will be closed for 4 to 6 months. This work will require an open trench, as a storm drain will also be installed. Meetings will be scheduled with property owners, business owners and residents regarding the work and all access issues. **No action required.**

El Pedregal Family Apartments – Exclusive Negotiation Agreement with San Diego Redevelopment Agency for 45 unit multifamily proposal at 104 Averil Road (between West San Ysidro Blvd and Sunset Lane). 3 and 4 bedroom units with affordable rents for very low and low-income families between 30% and 60% of the AMI. Presenters were Robert Chavez of the Redevelopment Agency and Rudy Gonzalez of RGG Consulting on behalf of United Community, Inc. (developer). Susan Han from United Community, Inc. was also present. M. Freedman would like to see some units be available for 80% AMI to foster the balanced community policy. Susan Han will investigate if project would qualify with 80% AMI. . David Manuel, a San Ysidro, resident spoke regarding the current condition of the property, which he would like to see cleaned, with removal of trash and weeds. **Motion made by M. Freedman and Seconded by R. Moran to recommend approval of an ENA for this project. Motion passed. (11-0-0)**

- e. **CalTrans Planning Grant** – S. Otto requests letter of support for the City of San Diego’s Community Based Transportation Planning grant application. The local stakeholder is to be the San Ysidro Transportation Collaborative. If approved the grant funds would be used to study the effect of the Reconfiguration and Expansion of San Ysidro Port of Entry on the community. **Motion was made by M. Adato and seconded by T. Currie to send letter to CalTrans in support of the grant application. Motion Passed (9-0-0).** R. Moran and J. Serhan were not present for vote.

7. Subcommittee Reports:

- a. **SY Public Facilities Financing Plan:** See above: Evelyn Lee report.
- b. **San Diego General Plan Update:** Latest draft will be released after Mayor’s press conference and available on City website.
- c. **Bylaw Revisions:** None.
- d. **SY POE Expansion & Reconfiguration:** None.

8. Representative’s Reports:

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): No Report
- b. **Community Planners Committee** (D. Flores/M. Freedman): Adopted a resolution (19-5-0) to recommend a NO vote on Proposition "A" (the advisory vote on airport). Marcela Escobar-Eck is new Development Services Director. Beth Murray is new Assistant Deputy Chief of Land Use and Economic Development. Check meeting minutes which were e-mailed.
- c. **Otay Mesa Planning Group** (J. Serhan/M. Paul): Presentation was given on the Ocean View Village, a mixed-use development north of Ocean View Hills Corporate Center. Bill Anderson Director of City Planning and Community Investment spoke about the Otay Mesa Community Plan update process. He suggested that moving forward thought should be given to how it the Plan would work to create an international vision for the Tijuana-San Diego region.
- d. **Transportation Collaborative** (J. Goudeau): No Report.
- e. **SY Hills Project** (D. Flores/S. Otto): No Report

9. Other Items – None.

Meeting Adjourned at 7:15 p.m.

Minutes submitted by Jennifer Goudeau, Secretary