

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, September 19, 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:** July 20, 2006, August 15, 2006
- 3. Agenda Modifications** (Each item requires a vote of 2/3^{rds} of the quorum)
- 4. Announcements:**
 - a. Vacancies: None.
 - b. Chairman:
 1. City of San Diego Redevelopment Agency – The hearing date for the adoption of the SY Redevelopment Implementation Plan Update will be on September 12, 2006 at the City Council Chambers. The third implementation plan for San Ysidro covers five years, from April 2006 to April 2011. For information contact: Robert Chavez at (619)533-5368.
 2. CalTrans Planning Grants – The deadline for applying for a Planning Grant from CalTrans is October 13, 2006. For more information contact Ally Shahmiri (619) 220-5390.
 3. City of San Diego Land Development Review – Verbal/written comments regarding the Environmental Impact Report for the General Plan Update will be accepted at the two scoping meetings. Wednesday, September 13, 2006 from 5:30 to 7:00 pm at the Mira Mesa Library, 8405 New Salem St., and the other meeting on Monday, September 25, 2006 from 5:30 to 7:00 pm at the Valencia Park/Malcolm X Library, 5148 Market St. Written comments may also be sent to Maryiln Mirrasoul, contact her at (619) 446-5830 or email: mmirrasoul@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 Rezone/Tentative Map/Street Vacation – Project is requesting a rezone, tentative map and street vacation for the creation of 3 lots located on Vista Lane between Via Las Tonals and Beyer Blvd. This will allow the excess right of way build out of South Vista Lane, and reservation for the existing City of San Diego water main. ***Previous action by SYP&DG in January 2001. Motion passed 10-0.***

b. 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.***

c. 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.***

d. 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.***

e. Villas Andalucia – Planned Development Permit and Map Waiver to construct 24 residential condo units w/reduced setbacks on a 1.47 AC site at 4225 Beyer Blvd in the RM-1-1 zone. ***Previous action by SYP&DG in November 2005. Motion to recommend project move forward contingent on the square footage of the site being correct for zone which would allow 24 units. Motion Passed 12-0-0.***

f. Parking at Beyer Blvd. & Enright Dr. – Members S. Gonzalez and A. Perez are requesting better supervision and parking enforcement of student pick up area and vehicular parking at SY Middle School driveway at Enright Drive. Street improvements have not continued for this area and are necessary.

7. Subcommittee Reports

- a. SY Public Facilities Financing Plan –
- b. San Diego General Plan Update – No meeting.
- 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)

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

SAN YSIDRO PLANNING & DEVELOPMENT GROUP

Minutes from July 18, 2006

1. **Call to order:** 5:32 p.m. Chair D. Flores called meeting to order.

Roll Call: I. Adato (6:06 pm); L. Alvarez; J. Barajas; C. Delgadillo; D. Flores; M. Freedman; J. Goudeau; M. Liberatore; R. Moran; S. Otto; A. Perez; J. Serhan
Excused: S. Gonzalez; M. Paul
Unexcused:

Quorum of 11 present 5:32 p.m.; 12 present 6:06 p.m

2. **Approval of Minutes of Previous Meeting: Motion by M. Freedman and seconded by J. Barajas to approve Minutes of May 16, 2006. Motion Passed (11-0-0).**
Motion by M. Freedman and seconded by J. Barajas to approve Minutes of June 20, 2006. Motion Passed (9-0-2) (Yeas: J. Barajas, D. Flores, M. Freedman, J. Goudeau, M. Liberatore, R. Moran, S. Otto, A. Perez, J. Serhan; Noes: None; Abstain: L. Alvarez, C. Delgadillo).

3. **Agenda Modifications: None**

4. **Announcements:**

- a. **Vacancies:** One; Seat formerly held by A. Aminpour; item #6.d

- b. **Chairman:** (Four announcements on published agenda. See agenda for details.)

1. **Cal-Trans I-805 Corridor Widening Project** – CalTrans is inviting interested citizens and organizations to review the various features of the proposed projects for the I-805 Corridor Widening Project. The project development team meeting will be July 20, 2006 at 2 pm at 4050 Taylor St. CalTrans Bldg.1, Room1-134 (across the street from the Old Town Transit Center). The project includes the south segment of SR905 to I-15 and other segments to the north. For more information contact Bea Bastien, at (619) 688-0262.
2. **San Ysidro Sin Limites/Unlimited** – Casa Familiar invites the community to its 20th community workshop on Thursday, July 27, 2006 at 6pm at 212 E. Park Ave. The meeting will focus on gathering ideas for the development of a community cultural center.
3. **San Diego Prevention Research Center** – Dr. Guadalupe Ayala is conducting a health survey. For more information call (619) 594-6686
4. **San Ysidro Bus Tour of New Projects** - Representatives of Sandag will be present for a bus tour of San Ysidro on Thursday, July 20th at 10:30 am to view and discuss proposed projects. Interest persons please meet at 318 E. San Ysidro Blvd.
5. **Draft EIR for Affordable Housing Density Bonus Regulations** – Those interested in reviewing and commenting please contact D. Flores.

- b. **Group Members**

- c. **City Officials & Staff:**

Alonso Gonzalez: Street Sweeping - Sweeping seems to be okay, but need to check parked cars on sweeping days. **Park near Bever & Enright** – Investigating possibility of private funding to move project forward.

- a. **SY Public Facilities Financing Plan:** No Report
- b. **San Diego General Plan Update:** No Meeting.
- c. **SY Redevelopment Implementation Plan Update:** See Item 6a.
- d. **Bylaw Revisions;** No Report. First Meeting to be 8/15/06
- e. **SY POE Expansion & Reconfiguration:** No Report.

8. Representative's Reports:

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): No Report
- b. **Community Planners Committee** (D. Flores/M. Freedman): Bill Anderson spoke on new department, which combines Planning, Economic Development and Redevelopment. The new name is City Planning and Community Investment. Mike Westlake Program Manager Development Services Department spoke on Sustainable Buildings and Affordable Housing Expedite Program. Election of Officers: Chair Steve Laub, Vice Chair Leo Wilson, Secretary Jeff Stevens.
- c. **Otay Mesa Planning Group** (J. Serhan/M. Paul): Funding Gap for SR905 project. Property owners offered to help if they are assured that SR905 would be completed. Developing a website, which is to be completed in 4-6 weeks. .
- d. **Transportation Collaborative** (J. Goudeau): No report.

9. Other Items

Meeting Adjourned at 7:00 p.m.

Minutes submitted by Jennifer Goudeau, Secretary

[Attachment included]

San Ysidro Redevelopment Project Area
Third Five-Year Implementation Plan
D R A F T S dated 6/20/06 and 7/6/06

Comments from
Michael Freedman

Page 2: Table of Contents: Exhibits

Change Exhibit VI. San Ysidro Community Priorities Table to read
“*San Ysidro ~~Community~~ Workshop Priorities Table*” or “*San Ysidro Community Workshop Priorities.*” [The priorities shown are only representative the opinions representative at one workshop and may not be representative of all of the San Ysidro community.]

Page 2: *List of Tables* [A list of tables should be included for Tables 1 through 4. Tables are on pages 11, 23, & 27).

Page 7: Maintenance Assessment District (MAD). Change to read:

“*To the extent that street infrastructure and/or capital improvement projects are implemented, ~~it can be anticipated that property owners will~~ may support the formation of MADS.....* [Past experience with MADS in San Ysidro indicate that property owners may NOT support MADS, because prior assessment districts were voted out.]

Page 11: Table 1. The table does not match Exhibit 2. See comments at end.

Page 12: San Ysidro Branch Library. Change 2nd sentence to read:

“*It will feature ~~up to 25,000~~ at least 15,000 square feet.....*”

Louis J. Gill Building Restoration. Change last sentence to read: ~~*Construction will begin in July 2006.*~~ *Restoration is scheduled to be completed in September 2006.*

Pages 18, 20, 21: See comment for Page 2 above. Where it says (See Exhibit 6 for *Community Priorities Table dated 4/27/06*) change to read “See *San Ysidro Workshop Priorities Table dated 4/26/06*.” [Catch all the references changes on those pages]

Page 21: Next to last paragraph: Correct to read: “*....(SYTC) and San Ysidro Planning and Development Group (SYPDG).*”

Page 24: Table 3. In **Other Programs** no production is shown, but funds are “expended (\$40,000 each fiscal year). Suggest *Projects/Programs* be changed from ~~*Other Programs*~~ to either *Other Projects* or *Unidentified Programs.*

Page 26: Subpara 3. Proportionality Requirements. For consistency, suggest “*CCRL Section 33334.4 of the (Health and Safety Code) states that* [sounds like you are citing something different – CCRL is IN the H&S Code).

d. **Members of the Public:**

Day Laborers - Michael Cather checked on Jobs for Progress that by contract runs the Day Labor Program. The program is federally funded. D. Flores, Officer Perez Deputy DA Gabriella Brennan also visited the Jobs for Progress site in Pacific Beach. The goal is to determine who is interested in finding jobs.

San Ysidro Hills – Jim Schneider represents several property owners of the San Ysidro Hills properties. Currently working on a LOI with a major developer. Mr. Schneider plans on making a presentation before this Planning Group in September then before the City Council in October. Requesting approving in concept the opportunity to develop.

5. **Public Comment: None**

6. **Docket Items:**

a. **City of San Diego Redevelopment Agency** – Subcommittee recommendations for the SY Redevelopment Implementation Plan Update. This is the third implementation plan for San Ysidro and covers five years, from April 2006 to April 2011. Copies of the Third Implementation Plan were distributed. M. Freedman had several changes/suggestions which are attached to these Minutes. S. Otto suggested that a Progress Report be made once per year on anniversary of adoption. **Motion made by S. Otto and Seconded by L. Alvarez to approve the SY Redevelopment Implementation Plan Update subject to changes and an annual progress report. Motion Passed (11-0-1) (Yeas: I. Adato, L. Alvarez, J. Barajas, C. Delgadillo, D. Flores, M. Freedman, J. Goudeau, M. Liberatore, R. Moran, S. Otto, A. Perez,; Noes: None; Abstain: J. Serhan).**

b. **San Ysidro Enterprise Zone** – City of San Diego Economic Development Department is processing a new application. Application is to reconfigure boundaries of the current Enterprise Zones and would be for one Enterprise Zone, which would include parts of Otay Mesa, San Ysidro, National City, Chula Vista and Barrio Logan. An enterprise zone is a business incentive program allowing tax savings and hiring credits for employers. It is a job creator and an investment incentive. The expansion will allow employers and the employees they hire from San Ysidro to receive tax advantages, allowing more San Ysidro residents to benefit from the Enterprise Zone. **Motion made by I. Adato and Seconded by C. Delgadillo to recommend support of the application of a new Enterprise Zone. Motion Passed (12-0-0)**

c. **Vista Lane Villa - Continued.**

d. **Vacancy** – Nomination for Board Position held by A. Aminpour, which expires in March 2008. Three nominees.

1. Michael Cather; 4-year resident of San Ysidro, architect of affordable/entry level housing.
2. Michael Brunson; owner/franchisee of the 7/11 on Beyer Blvd.
3. Thomas Currie; Business owner of 30 years, President of San Ysidro Chamber of Commerce.

Voting Results: Brunson 4; Cather 2; Currie 6

Congratulations to Thomas Currie, new Board Member.

7. **Subcommittee Reports:**

Page 29. Para D.1. Strike out last sentence: ~~It is not expected that there will be any substantially rehabilitated residential units to be developed or purchased over the life of the Plan and during the next ten years.~~ There is no basis for this statement. Instead, it is likely that there WILL BE substantial rehabilitation as property owners seek to maximize the value of their existing properties as has been proven in the past in this community.

Exhibit 2 and Table 1: These do NOT match up. The Table shows parcels A, B, C, D, E1, E2, E3, and F. The Exhibit shows A1, A3, B, C, E1, E2, E3, E4, "Civic", "Pedestrian Bridge," and parcels now completed but not identified (which were previously indicated as DDA parcel "B" and "C"). They should match up. Improve the resolution of Exhibit 2 because the available for download is poor quality, making it difficult to discern exactly what goes with what re Table 1.

SAN YSIDRO PLANNING & DEVELOPMENT GROUP

Minutes from August 15, 2006

1. **Call to order:** 5:35 p.m. Chair D. Flores called meeting to order.

Roll Call: I. Adato (6:08 pm); L. Alvarez; J. Barajas; T. Currie; D. Flores; M. Freedman; S. Gonzalez; J. Goudeau; S. Otto; M. Paul; J. Serhan (5:52)

Excused: C. Delgadillo

Unexcused: M. Liberatore; R. Moran; A. Perez

Quorum of 9 present 5:35 pm; 10 present 5:52 pm; 11 present 6:08 pm

2. **Approval of Minutes of Previous Meeting: Motion by M. Freedman and seconded by L. Alvarez to continue Minutes of July 20, 2006. Motion Passed (9-0-0).**

3. **Agenda Modifications: None**

4. **Announcements:**

- a. **Vacancies:** None

- b. **Chairman:** (Two announcements on published agenda. See agenda for details.)

1. **Memorial Benefit** – San Diego National Latino Police Officer’s Association is having a Memorial Benefit in Honor of Officer David Moya. August 17, 2006 at 7:30 pm at Sycuan Casino 5459 Sycuan Road, El Cajon Ticket Prices \$30 each, All Proceeds to benefit surviving spouse Jessie and son Sammy Moya.
2. **CalTrans Planning Grants** - The deadline for applying for a Planning Grant from CalTrans is October 13, 2006. For more information contact Ally Shahmiri (619) 220-5390.
3. **Newsrack Ordinance** – An Ordinance is being proposed for the permitting of newsracks in the public right-of-way. The permit would cost \$10 per newsrack per year and would require proof of insurance, and a hold harmless agreement. The complete copy of the Notice for the Newsrack Ordinance is posted online at the City of San Diego website.

- c. **Group Members.** Tom Currie is requesting a copy of the current Community Plan. Theresa Millette will print out copies for all Planning Group Board Members.

- d. **City Officials & Staff:**

Alonso Gonzalez: Legislative Recess - Council Members are currently on a 3-week legislative recess. Council Member Ben Hueso is not having San Ysidro office hours for those 3 weeks. If you have an urgent issue, contact Alonso Gonzalez at Council Member Hueso’s Office to make an appointment.

- e. **Members of the Public:**

Day Laborers - Michael Cather is following up with Council Member Ben Hueso on the possibility of a hiring hall for Day Laborers.

5. **Public Comment: None**

6. Docket Items:

- a. **Affordable Housing Density Bonus Regulations** – The City of San Diego Planning Department has prepared a draft supplement to the Strategic Framework Element Environmental Impact Report. The density bonus regulations apply to any residential development of five or more pre-density dwelling units and are intended to implement requirements mandated by State Assembly Bill (AB) 1866, State Senate Bills (SB) 1818 and (SB) 435. Comments on the document must be received by August 28, 2006. **Motion made by D. Flores and Seconded by M. Freeman to support land development code revisions as discussed in Supplemental EIR #96-0333, and strongly encourage any housing projects to provide affordable housing on-site or at least within the Community Planning Area. Motion Passed (10-0-0).**
- b. **Vista Lane Rezone/Tentative Map/Street Vacation** – Continued
- c. **Vista Lane Villas** - Continued.

7. Subcommittee Reports:

- a. **SY Public Facilities Financing Plan:** Evelyn Lee should have a report in September/October
- b. **San Diego General Plan Update:** No Meeting.
- c. **Bylaw Revisions;** 1st meeting was held earlier today, current By-Laws are consistent with City's guidelines. Next meeting August 24th @ 1 pm.
- d. **SY POE Expansion & Reconfiguration:** No Report. Next meeting August 29th.

8. Representative's Reports:

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): No Report
- b. **Community Planners Committee** (D. Flores/M. Freedman): No Report
- c. **Otay Mesa Planning Group** (J. Serhan/M. Paul) The Otay Mesa Community Plan Update is moving forward. A presentation on the Brown Field, which is building an observation spectator area. The Shell Gas Station on Siempre Viva is proposing a hotel on the property.
- d. **Transportation Collaborative** (J. Goudeau): Theresa Millette is hoping to e-mail the name of the consultant for the Mobility Study on Friday August 18, 2006..

Meeting Adjourned at 6:21 p.m.

9. Other Items

- a. After the adjournment a video on "Creating a Sense of Space" by Fred Kent of the *Project for Public Spaces* and *Partners for Livable Places* was viewed.
http://webcast.ucsd.edu:8080/ramgen/UCSD_TV/11548.rm
<http://www.pps.org/info/aboutpps/staff/fkent>

Minutes submitted by Jennifer Goudeau, Secretary