

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, February 20, 2007 at 5:30 p.m.

Chairman: David Flores (619) 587-5557

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:** November 21, 2006, January 16, 2007
3. **Agenda Modifications** (Each item requires a vote of 2/3^{rds} of the quorum)
4. **Announcements:**
 - a. Vacancies: None
 - b. Chairman:
 1. San Ysidro Sin Limites Community Workshop – Casa Familiar would like to invite the community to participate in its next workshop on Wed., March 7, 2007, which will highlight services by the MAAC, The Urban Corps & Casa Familiar.
 - c. Group Members
 - d. Staff & Officials
 - e. Members of the Public
 1. **Villa Nueva Apartments** – Informational item presented by Andrea Skorepa, CEO of Casa Familiar, regarding the acquisition and rehabilitation of Villa Nueva Apartments, 390 rental units at 3604 Beyer Blvd. by Steadfast Villa Nueva L.P. a joint venture partnership between Casa Familiar and Steadfast Residential Properties.
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. **New Street Lights, City of San Redevelopment Agency** – Continued from January. Robert Chavez, Project Manager and Sam Johnson, Assistant Project Manager are requesting input and approval of locations for new street lights/poles for San Ysidro.

b. **Image Duty Free Parking** – Conditional Use Permit to allow for parking use on a 0.82 AC site at 4623 Border Village Rd. in the SYIO CSR-3 Zone. Architect Mark Swenson of Studio C Architects to present.

7. Subcommittee Reports

a. SY Public Facilities Financing Plan - Note from E. Lee. Goal is to have final draft by March 2007 meeting.

b. San Diego General Plan Update – Two meetings held 1/29/07 and 2/08/07. Elements reviewed: Land Use & Community Planning, Historic Preservation, Urban Design and Economic Prosperity. Goal is to have recommendations by March 2007 meeting.

c. SY POE Expansion & Reconfiguration – No meeting in January.

8. Representative's Reports

a. SY POE Expansion & Reconfiguration - (Flores/Adato) GSA currently working on Master Plan. Next meeting set for March 2007.

b. Community Planners Committee – (Flores/Freedman)

c. Otay Mesa Planning Group - (Serhan/Paul)

d. Transportation Collaborative - (Goudeau)

e. SY Hills Project – (Flores/Otto) – No meeting.

9. Other Items

a.

b.

c.

SAN YSIDRO PLANNING & DEVELOPMENT GROUP

Minutes from November 21, 2006

1. **Call to order:** 5:34 p.m. Chair D. Flores called meeting to order.
Roll Call: Present: L. Alvarez; J. Barajas; T. Currie; C. Delgadillo; D. Flores; M. Freedman;
S. Gonzalez; M. Liberatore; R. Moran; S. Otto; M. Paul; J. Serhan
Excused: J. Goudeau; A. Perez
Unexcused: I. Adato

Quorum of 12 present.

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

**Motion by M. Freedman and seconded by R. Moran to approve Minutes of October 17, 2006.
Motion Passed (11-0-1).**

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.)

1. **Community Thanksgiving Dinner**– Casa Familiar invites community volunteers to join them in serving dinners to community members on Thursday, November 16th. More info: 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. The funds will be utilized to support the establishment of the FRONT: a Collective of Arts, Crafts, Design and Urbanism. For more information contact Monica Hernandez at (619) 428-1115 or by email at monicah@casafamiliar.org.

- c. **Group Members:**

1. **New retail store in town** – S. Otto announced that there is a new Footlocker store on E. San Ysidro Boulevard.
2. **Street Lights** – S. Otto announced that through redevelopment there will be a list of street light needs identified and brought to the group for input. Officer J. Perez mentioned that the 700 block of E. San Ysidro Boulevard is in need of additional lighting.

- d. **City Officials Announcements** –

1. **Final Public Review Draft of the General Plan** – Theresa Millette, City of SD Senior Planner announced that the final public review draft is now available for public review and input.
2. **New SDPD Captain for Southern Division** – Officer J. Perez announced that Lt. T. McElroy has been appointed the new Captain for the SDPD Southern Division.

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

5. **Public Comment: None**

6. Docket Items:

- a. **Vista Lane Villas** – **NO ACTION TAKEN**. No applicant present. Chair will remove item from docket until the applicant provides all pertinent information of impacts, including traffic studies.
- b. **Mission Villas** - **NO ACTION TAKEN**. No applicant present. Chair will remove item from docket until the applicant provides all pertinent information of impacts, including traffic studies.
- c. **Blackshaw Lane Villas** – **NO ACTION TAKEN**. No applicant present. Chair will remove item from docket until the applicant provides all pertinent information of impacts, including traffic studies.
- d. **Verizon South Denney** – **NO ACTION TAKEN**. Tabled for lack of representation.
- e. **Bylaws Subcommittee Disband** – Due to multiple changes and directives by the City, the committee will await clear directive as to what action to take for reviewing and editing the bylaws. **Motion made by M. Freeman and Seconded by C. Delgadillo to disband the Bylaws Subcommittee. Motion passed. (12-0-0).**

7. Subcommittee Reports:

- a. **SY Public Facilities Financing Plan:** No report.
- b. **San Diego General Plan Update:** Meeting will be called to organize review of Final Public Review Draft.
- c. **Bylaw Revisions:** None. Committee Disbanded.
- d. **SY POE Expansion & Reconfiguration:** None.

8. Representative's Reports:

- a. **SY POE Expansion & Reconfiguration** (D. Flores): Expect meeting will be held in December.
- b. **Community Planners Committee** (D. Flores/M. Freedman): No meeting.
- c. **Otay Mesa Planning Group** (J. Serhan/M. Paul): Work continues on the I-125 expressway and is scheduled for completion by June of 2007. The East Otay Mesa Port of Entry is studying a toll proposal.
- d. **Transportation Collaborative** (J. Goudeau): Estrada Land Planning has been selected to work on Phase I of the mobility study. Kimberly Horn will work on Phase 2. There will be a meeting of the collaborative on Friday, December 8th at 11:30 at the SY Community Service Center.
- e. **SY Hills Project** (D. Flores/S. Otto): No Report

9. Other Items - NONE

Meeting Adjourned at 6:55 pm
Minutes submitted by M. Paul and D. Flores.

SAN YSIDRO PLANNING & DEVELOPMENT GROUP

Minutes from January 16, 2007

1. **Call to order:** 5:30 p.m. Chair D. Flores called meeting to order.

Roll Call: Present: L. Álvarez; J. Barajas; T. Currie; D. Flores; M. Freedman; S. Gonzalez;
J. Goudeau; S. Otto; M. Paul; A. Perez

Excused: I. Adato; J. Serhan

Unexcused: C. Delgadillo; M. Liberatore; R. Moran

Quorum of 9 present 5:30 pm; 10 present 5:35 pm (S. Otto)

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

Approval of November 21, 2006 Minutes continued to February 2007 meeting.

3. **Agenda Modifications: None.**

4. **Announcements:**

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

b. **Chairman:** (One announcement on published agenda.)

No other announcements from Chairman.

c. **Group Members:**

1. **Home Depot Grand Opening** – Invitations to the HD Supply Repair & Remodel VIP Grand Opening were distributed. Grand Opening will be January 17, 2007 at the store on 1601 Precision Park Lane, San Ysidro, CA 92173.
2. **San Ysidro Chamber of Commerce Installation Dinner** – The Annual Chamber of Commerce Installation Dinner will be held Friday January 19, 2007 at the Admiral Kidd Club on Harbor Drive in San Diego. Please call the Chamber for details, (619) 428-1281
3. **Street Repair Updates** – The City of San Diego would like a new street repair list. Please e-mail suggestions to David Flores. He will work with Steve Otto to compile list.
4. **Fund for Traffic Accident Victim**- Fund to help family of Fortino Torres a 15-year accident victim who was a student at Montgomery High School. Fortino's father is employed at the San Ysidro Health Center. All those wishing to help please contact Lilia Alvarez for more information.

d. **City Officials Announcements** – None

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

5. **Public Comment: None**

6. **Docket Items:**

- a. **City of San Diego Redevelopment Agency** – Robert Chavez, Project Manager with the City of San Diego Redevelopment Agency distributed maps and a list of suggested locations for additional street lights. **This item will be continued to allow time for all to review and comment.** Deadline to make comments is Tuesday January 23rd at 5 pm.

- b. **El Pedregal Apartments** – Site Development Permit to construct 44 for rent residential units with one manager unit and a 1,200 sq. ft. community center, of which 11 units are affordable through a density bonus agreement on a 2.26 AC site at 104 Averil Road in the RM-1-1 zone. Susan Hahn of United Community Inc., Mike DeLa Tore and Rick Montoya Architects were present to answer questions. The first round of comments was received from the City. The project has been completely re-vamped based on SYP&DG inputs. The project will have a parking podium with 2 levels of residential above the parking. The project will have interior court yards with a Community Center in the middle of site. The access to the project is on Averil Road.

Mr. Juan Cesena, member of the public, commented about the heavy traffic in the area due to Southwest College. He mentioned that Southwest College is re-modeling the campus, which will also add to the traffic congestion. He expressed a need for traffic control plans.

Motion made by M. Freedman and Seconded by A. Perez to recommend project move forward as presented. Motion passed. (10-0-0)

- c. **Sprint/Nextel Vista Terrace** – Planned Development Permit to locate antennas on a 82 ft. pole with 6 antennas and associated equipment in the side yard setback. Doug Munson of Nextel/Sprint was present to discuss project. Park and Rec has reviewed project, and is requiring graffiti resistant paint. Building needs security lighting, a motion sensor type light on building would help with security. **Also consider camouflage paint. Motion made by M. Freedman and Seconded by L. Alvarez to recommend approval of the Vista Terrace Park Sprint/Nextel project with addition to pole to mimic surrounding area and adding security lighting to exterior of equipment building. Motion passed. (10-0-0)**

7. Subcommittee Reports:

- a. **SY Public Facilities Financing Plan:** No Report
- b. **San Diego General Plan Update:** Final Report due by March meeting. CD's of General Plan were distributed.
- c. **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): Discussed Brown Act, By-Laws Update, and Indemnification Policy. Brown Act Training Session to be held 1/25/07 at 6 pm at Kearny Mesa.
- c. **Otay Mesa Planning Group** (J. Serhan/M. Paul): Minutes were e-mail to all members.
- d. **Transportation Collaborative** (J. Goudeau): Mobility Plan (Phase I) study was launched at meeting on 12/8/06, Lead consultant Vicky Estrada reviewed extensive scope of study and solicited input from collaborative membership. Study will be completed by August 2007. SYTC will meet on the 4th Friday of each month at the CSC at 11:30 am. All are welcome to attend.
- e. **SY Hills Project** (D. Flores/S. Otto): No Report

9. **Other Items** – David Flores new cell phone number – (619) 587-5557
Consuelo Delgadillo has been ill, may need to resign from Planning Group.

Meeting Adjourned at 6:55 p.m.

Minutes submitted by Jennifer Goudeau, Secretary