

# **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, June 19, 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:** May 15, 2007
3. **Agenda Modifications** (Each item requires a vote of 2/3<sup>rd</sup>s of the quorum)
4. **Announcements:**
  - a. Vacancies: None
  - b. Chair:
    1. Southwestern College, Higher Education Center at San Ysidro – Continued presentation of the proposed new facility at 460 W. San Ysidro Blvd. Chair mistakenly placed as action/docket item in April. **Item is informational only.**
  - c. Group Members
  - d. Staff & Officials
  - 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.
6. **Docket Items:**
  - a. **San Ysidro Public Facilities Financing Plan** – Subcommittee to present their report and recommendations for the update of the San Ysidro Public Facilities Financing Plan. Mrs. Evelyn Lee to present with subcommittee. Approved plan to get to the City Council and Land Use & Housing in June/July.

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.

b. **Ito Girard and Associates** – Applicant requesting initiation of a community plan amendment for the housing development at 238-263 Cypress Drive and 168 W. Seaward. Total property area is 3.27 acres. Current zoning is RM-1-1, 1 dwelling unit per 3,000 square feet. **Previous action** - Recommend approval of an ENA between Ito Girard & Associates and the City of San Diego Redevelopment Agency. **Motion passed. (10-0-0).**

c. **Vista Lane Villas** – Community Plan Amendment, Planned Development Permit, Rezone from RS-1-7 to RM-1-1 and Tentative Map to construct 38 units on a 1.919 acre site at 3481 Vista Lane. (Related projects: Mission Villas, Blackshaw Lane Villas)

Previous notes are as follow:

- November 2002 – **Motion by B. Gonzalez, 2<sup>nd</sup> by J. Serhan “to proceed with the initiation of a community Plan Amendment and Rezone from RS-1-7 to RX-1-2 of the proposed area** (all parcels in Assessors Map Book 638, Block 020 [Sheet 1 of 2], EXCEPTING Parcels 55, 56, 57, 61 and 68) – **Motion passed 8-0.**
- March 27, 2003: Planning Commission approved CPA Initiation “to include only the deep lot configuration...and not the smaller lots in the eastern portion of the block.” (In addition to the excluded parcels already noted above, exclude parcels 8, 14, 15, 24, 25, 58, 59, 60, 62, 64, 65, 66, 67.) Planning Commission Resolution No. 3362-PC; Planning Report p-03-069.
- October 2004 – Continued
- August 2005 – Continued – Project was changed request Rezone from RS-1-7 to RM-1-1. Questions concerning rezone, why not RX-1-2?
- November 2005 – **Motion to recommend project move forward only under the RX-1-2 zone. Motion passed 9-2-0.**
- June 20, 2006 – Item docketed, no presenter, Continued.
- July 10, 2006 – Chairman letter to the City of San Diego regarding Rezoning of projects from RS-1-7 to RX-1-2 vs. RM-1-1. Letter request explanation as to why project should not pursue the RX-1-2 zone.
- August 2006 – Continued, no presenter.
- September 19, 2006 – Continued, no presenter.
- October 3, 2006 – Chairman’s 2<sup>nd</sup> Letter addressed to Bill Anderson, Director of City Planning & Community Investment requesting explanation as to why project should pursue the RM-1-1 zone as opposed to the RX-1-2 zone.
- October 17, 2006 – Continued.
- November 21, 2006 – No applicant present, Chair removed from docket until applicant provides all pertinent information including traffic studies.
- May 17, 2007 – Letter responding to October 3, 2006 request by Chair D. Flores explaining why the RM-1-1 zone was selected for area projects.

## 7. Subcommittee Reports

- a. SY Public Facilities Financing Plan – *SEE DOCKET ITEM 6a.*
- b. San Diego General Plan Update – No meeting
- c. SY POE Expansion & Reconfiguration – No meeting

## 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.

- g. **San Ysidro Street Resurfacing** – City replied to letter regarding street resurfacing:
  - a. **East San Ysidro Blvd.** will be re-evaluated and holding talks with SDG&E/
  - b. **Camino de la Plaza** water, streets and metro waste departments to evaluate.
  - c. **Via de San Ysidro** is scheduled to be re-surfaced within the next few months.
  - d. **Olive** is to be evaluated by the streets department.

No Action taken.

**7. Subcommittee Reports:**

- a. **SY Public Facilities Financing Plan:** Meeting May 24<sup>th</sup> to discuss revised final draft. See Item 6(f)
- b. **San Diego General Plan Update:** See Item 6(d).
- c. **SY POE Expansion & Reconfiguration:** No Meeting.

**8. Representative's Reports:**

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): Meeting was held on May 9, 2007. Smart Growth Collation made presentation of position letter. Project now is projected to cost \$570 million. GSA says project will be done in 3 phases.
- b. **Community Planners Committee** (D. Flores/M. Freedman): Report next month.
- c. **Otay Mesa Planning Group** (J. Serhan/M. Paul): Community Plan Update: residential set backs on freeway; 150' buffer zone along border for Homeland Security. Phase 1A on 905 going to CTC.
- d. **Transportation Collaborative** (J. Goudeau): Meeting set for May 25, 2007 @ 11:30 am at CSC.

**9. Other Items** – None

Meeting Adjourned at 7:34 p.m.

Minutes submitted by Jennifer Goudeau, Secretary

6. Docket Items:

- a. **Southwestern College, Higher Education Center at San Ysidro** - Item Continued to June 2007.
- b. **El Pedregal Family Apartments** – Presentation of project requesting an Owners Participation Agreement with City of San Diego Redevelopment Agency. Presentation by Robert Chavez Project Manager, Redevelopment Agency and Susan Han and Rudy Gonzalez representing Global Premier Development. The site is cleared and fenced; the site is ready for development. The project will include 45 apartments of 3 & 4 bedroom units with underground parking. Las Palmas Foundation is the non-profit amenity support partner. Any redevelopment funds for the project will be coming from the Housing Fund Collaborative. The project is contingent upon (1) A line of credit being issued. (2) Acquiring tax credits. (3) Acquiring construction financing. Average size of the 3-bedroom apartments is 1,058 sf and the average size of the 4-bedroom apartments is 1,264 sf. City of San Diego Development Services will determine all off-site requirements of the project. All affording housing projects given state tax credits are required to maintain a quality project over the term of any loans. This project will also be monitored by the Housing Commission. **A motion was made by M. Freedman and Seconded by J. Serhan to recommend to the Redevelopment Agency to move forward with an Owner Participation Agreement with developer as proposed. Motion passed. (11-0-0).**
- c. **Verbena** – Presentation of project requesting an Owners Participation Agreement with the City of San Diego Redevelopment Agency. Presentation by Robert Chavez, Project Manager, Redevelopment Agency and Jim Schmidt of Chelsea Investment Corporation. Chelsea will be partnering with Barrat American to build 81 of rental units. Project has been entitled for 81 condominiums units and is being converted to 81 rental units. Each unit will include garages. Units sizes are 1,033 sf for 2 bedroom units and 1,200-1,400 for 3-bedroom units. After school programs including homework assistance and a computer lab will be one of the many amenities. Pacific South West Development Corp. is the non-profit partner. **A motion was made by M. Freedman and seconded by L. Alvarez to recommend to the Redevelopment Agency to move forward with an Owner Participation Agreement with Developer as proposed. Motion passed. (11-0-0).**
- d. **San Diego General Plan Update Subcommittee** – Subcommittee submitted (copy attached) Report and Recommendation. **A motion was made by I. Adato and Seconded by J. Goudeau to accept the General Plan Update Subcommittee Report and Recommendations dated May 15, 2007 as submitted and forward the Report and Recommendations to the City of San Diego Land Development Review division and to continue the subcommittee through the Community Plan Update. Motion passed. (11-0-0).**
- e. **Re-Activate Bylaws Subcommittee** – Clarification from City Attorney on the bylaws and a new bylaw “shell” allows for re-activation of Bylaws Subcommittee. **A motion was made by J. Serhan and Seconded by D. Flores to re-activate Bylaws Subcommittee . Motion passed. (11-0-0).**
- f. **Public Facilities Financing Plan** – Sub-Committee to meet on Thursday May 24, 2004 at 4 PM at the Community Service Center to discuss the revised final draft. Item Continued.

**SAN YSIDRO PLANNING & DEVELOPMENT GROUP**

Minutes from May 15, 2007

1. **Call to order:** 5:36 p.m. Chairman David Flores called meeting to order.

**Roll Call: Present:** I. Adato; L. Alvarez; J. Barajas; D. Flores; M. Freedman;  
S. Gonzalez; J. Goudeau; M. Liberatore; S. Otto;  
Felix Sanchez (6:45); J. Serhan

**Excused:** R. Moran; M. Paul; A. Perez

**Unexcused:** T. Currie

Quorum of 11 present 5:36 pm

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

**Motion by M. Freedman and seconded by L. Alvarez to approve Minutes of March 20, 2007 with corrections: Item 6(b) replace “investigation” with “move forward”. Motion Passed (11-0-0).**

**Yeas: I. Adato, L. Alvarez, J. Barajas, D. Flores, M. Freedman, S. Gonzalez, J. Goudeau, M. Liberatore, S. Otto, F. Sanchez, J. Serhan. Noes: None. Abstain: None.**

**Motion by M. Freedman and seconded by D. Flores to approve Minutes of April 17, 2007 with corrections: Item 6(c) replace “Felix” with “Filex”. Change motion to read “In accordance with By-laws Article 4 a secret ballot vote was taken. Of the 13 ballots cast F. Sanchez received 9 votes and G. Hill received 4 votes.” Motion Passed (10-0-1). Yeas: I. Adato, J. Barajas, D. Flores, M. Freedman, S. Gonzalez, J. Goudeau, M. Liberatore, S. Otto, F. Sanchez, J. Serhan. Noes: None. Abstain: L. Alvarez**

3. **Agenda Modifications:**

None

4. **Announcements:**

a. **Vacancies:** None

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

c. **Group Members:**

1. **Unified Port of San Diego** – Meeting on the North Embarcadero Visionary Plan, Tuesday May 29, 2007 at 2 PM, 3165 Pacific Highway.
2. **San Ysidro Clean Up Day**- Over 100 volunteers cleaned up over 20 tons of trash. Thank you all. Council Member Ben Hueso cooked lunch for all.
3. J. Serhan offered office space in El Toreador Plaza to the SD Police Department to allow for more police presence in San Ysidro.

d. **City Officials Announcements:** None

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

5. **Public Comment:** None.