

# **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, May 15, 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:** March 20, 2007 and April 17, 2007
3. **Agenda Modifications** (Each item requires a vote of 2/3<sup>rds</sup> of the quorum)
4. **Announcements:**
  - a. Vacancies: None
  - b. Chairman:

1. San Ysidro Heritage Day – The annual community celebration will take place on **Saturday, May 19<sup>th</sup>** at the San Ysidro Community Park. Everyone is invited to celebrate with mariachi and other entertainment, and enjoy the food and information booths. For booth information contact: Monica Hernandez (619) 428-1115.

2. Redevelopment Office Moved – Effective Monday, April 30, 2007, the Redevelopment Agency of the City of San Diego City Planning & Community Investment has moved. The new address is: 1200 Third Avenue, Suite 1400, MS 56D, San Diego, CA 92101-4110.

3. Draft General Plan Draft – The City of San Diego Land Development Review division has prepared a draft Program Environmental Impact Report (PEIR) for the Draft General Plan and is inviting public comments to be submitted by June 11, 2007. Written comments can be sent to: Marylin Mirrasoul, Environmental Planner, City of SD Development Services Center, 1222 First Ave., MS 501, San Diego, CA 92101 or email: mmirrasoul@sandiego.gov.

- c. Group Members
- d. Staff & Officials
- e. Members of the Public

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.

## **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. Southwestern College, Higher Education Center at San Ysidro– Continued presentation of the proposed new facility at 460 W. San Ysidro Blvd.

b. El Pedregal Family Apartments – Presentation of project Disposition and Development Agreement between the City of San Diego Redevelopment Agency and SYEP Associates. Presentation by Robert Chavez, Project Manager, Redevelopment Agency and Susan Han for United Community Inc., dba SYEP Associates.

c. Verbena – Presentation of project Disposition and Development Agreement between the City of San Diego Redevelopment Agency and Chelsea Investment Corporation. Presentation by Robert Chavez, Project Manager, Redevelopment Agency and Chelsea Investment Corporation representative.

d. San Diego General Plan Update Subcommittee – Accept the report and recommendations by the subcommittee, forward recommendations to the City of San Diego Land Development Review division as part of the draft Program Environmental Impact Report, and disband subcommittee.

e. Re-Activate Bylaws Subcommittee – New bylaws shell and City Attorney information presented to re-activate Bylaws Subcommittee.

f. Public Facilities Financing Plan – Accept the report and recommendations by the subcommittee for the draft San Ysidro Public Facilities Financing Plan, forward recommendations to the City of San Diego City Planning and Community Investment Department and disband subcommittee.

g. SY Streets Resurfacing – Update from priorities list communication sent to Mayor Sanders last month.

## **7. Subcommittee Reports**

- a. SY Public Facilities Financing Plan – Subcommittee to get recommendations to committee in May to get to the City Council and Land Use & Housing in June.
- b. San Diego General Plan Update – Present recommendations to committee (6d).
- c. 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.

**SAN YSIDRO PLANNING & DEVELOPMENT GROUP**

Minutes from March 20, 2007

1. **Call to order:** 5:32 p.m. Chairman David Flores called meeting to order.

**Roll Call: Present:** I. Adato; L. Álvarez (5:59 p.m.); J. Barajas; D. Flores; M. Freedman;  
S. Gonzalez; J. Goudeau; R. Moran; S. Otto; M. Paul

**Excused:** A. Perez; J. Serhan

**Unexcused:** T. Currie; M. Liberatore

Quorum of 9 present 5:32 pm; 10 present 5:59 pm (L. Alvarez)

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

**Motion by R. Moran and seconded by S. Otto to approve Minutes of February 20, 2007 as written. Motion Passed (8-0-1). Yeas: I. Adato, D. Flores, M. Freedman, S. Gonzalez, J. Goudeau; R. Moran; S. Otto; M. Paul. Noes: None. Abstain: J. Barajas.**

3. **Agenda Modifications:**

**Verizon Wireless; A motion was made by I. Adato and seconded by J. Barajas to add Verizon Wireless proposed monopole and equipment shelter to the agenda as Item 6.f. Motion passed (9-0-0)**

4. **Announcements:**

a. **Vacancies:** One, Member C. Delgadillo resigned. Seat to be filled at next meeting.

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

a. C-3 Breakfast Dialogue Thursday March 29, 2007, 8 am to 9:15 am, at the Holiday Inn Embarcadero call for more information (619) 232-7196 for more information.

b. The City of San Diego has decided to sell 22 surplus assets. The only San Ysidro property is located at the Border and 1-5. Call City Real Estate Assets for more information.

c. **Group Members:**

1. **Community Clean-Up** – A Community Clean-Up is scheduled for April 28, 2007 in conjunction with I Love A Clean San Diego. Call S. Otto at the BID (619) 428-5200 or Debra Terry at the CSC (619) 424-0240. Also available will be a Large Item Pick-Up. All volunteers will be treated to a Carne Asada Lunch.

d. **City Officials Announcements**

1. San Diego Housing Commission - Amy Benjamin, Project Manager for the San Diego Housing Commission distributed the FY08 annual Action Plan for the City of San Diego. This presentation was to obtain comments on the expenditure of approximately \$27 million in federal community development programs. For more information please contact Amy Benjamin at (619) 578-7542.

2. Theresa Millette – Received a memo from the City Attorney's Office that the Planning Group is subject to the Brown Act.

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

5. **Public Comment:** None.

6. **Docket Items:**

- a. **Ito Girard and Associates, City of San Diego Redevelopment Agency** – Sam Johnson of the Redevelopment Agency is requesting approval an ENA with the developer for 88 Row “For Sale” Homes at 238-263 Cypress Drive and 160 W. Seaward. Total property area is 3.27 acres zoned RM-1-1, which allows for one dwelling unit per 3,000 sf. The ENA would allow the developer 6 months to negotiate a DDA with the City and conduct studies on redevelopment housing subsidy requirements and the possibility of mixed use housing (For Sale and/or Senior). **A motion made by M. Freedman and Seconded by S. Gonzalez to recommend approval of an ENA between Ito Girard & Associates and the City of San Diego Redevelopment Agency. Motion passed. (10-0-0).** Please make all studies available to the Planning Group.
- b. **Villa Nueva Apartments** – Chairman David Flores recused himself from this item. Chris Hilbert and Tim Middleton presented this item. This project includes the acquisition and rehabilitation of Villa Nueva Apartments, 390 rental units at 3604 Beyer Blvd. by Steadfast Villa Nueva LP. This project is a joint venture partnership between Casa Familiar and Steadfast Residential Properties. The rehabilitation would include an exterior and interior renovation, changing furnaces, windows and adding solar energy. Casa Familiar would enhance and build upon the existing services. Steadfast Villa Nueva is requesting a City subsidy with San Diego Housing Commission issuing bonds and approval for the subsidy. The project would require \$35 million in bonds and \$9.6 million in loans. **A motion was made by M. Paul and Seconded by L. Alvarez to recommend to the Housing Commission the investigation of the issuance of bonds and a loan for this project. Motion passed. (9-0-0).**
- c. **Surveillance Cameras at Beyer Trolley Station** - **A motion was made by M. Freedman and Seconded by M. Paul to authorize the Chair to send a letter to MTS to request the installation of security cameras at the Beyer Trolley Station. Motion passed. (10-0-0).**
- d. **San Ysidro Street Repaving** – **A motion was made by M. Freedman and Seconded by R. Moran to authorize the Chair to send a letter to District 8 Council Member Ben Hueso to regarding the need for repair/repaving of 4 priority areas, which are: complete the repaving of the 600 block of East San Ysidro Blvd.; repaving at Camino de la Plaza in front of SY Village and Las Americas centers; Calle Primera at Via de San Ysidro; and Olive Drive at Hall Ave. Motion passed. (10-0-0).**
- e. **Annual Report** - **A motion was made by S. Otto and Seconded by D. Flores approve the Annual Report and submit same as presented. Motion passed. (10-0-0).**
- f. **Verizon Wireless** – Steve Chatfield Project Manager for Wireless Facilities Inc. present this project, requesting approval of a CUP to build a new monopine on the School District property. The project consists of a 50’ stealth pine tree and an equipment shelter at 4350 Otay Mesa Road. Conceptual pictures of the project were distributed. **A motion was made by M. Freedman and Seconded by M. Paul approve the recommend approval of the project. Motion passed. (10-0-0).**

**7. Subcommittee Reports:**

- a. **SY Public Facilities Financing Plan:** No Report
- b. **San Diego General Plan Update:** Three meeting held 1/29/07; 2/08/07; and 3/12/07. Elements reviewed: Land Use & community Planning; Historic Preservation; Urban Design and Economic Prosperity; Public Facilities; Services and Safety; Recreation; Noise and Conservation. Still to review are Housing and Mobility at next meeting. Should have recommendations from the subcommittee for April meeting.
- c. **SY POE Expansion & Reconfiguration:** No Meeting.

**8. Representative's Reports:**

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): March Meeting Canceled; next meeting to be scheduled for April.
- b. **Community Planners Committee** (D. Flores/M. Freedman): Discussed By-Law revisions, Indemnification; Brown Act.
- c. **Otay Mesa Planning Group** (J. Serhan/M. Paul): M. Paul will e-mail Minutes of last meeting.
- d. **Transportation Collaborative** (J. Goudeau): Contract is ready to sign..
- e. **SY Hills Project** (D. Flores/S. Otto): No Report

**9. Other Items** – None

Meeting Adjourned at 7:12 p.m.

Minutes submitted by Jennifer Goudeau, Secretary