

# **SAN YSIDRO COMMUNITY PLANNING 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, April 15, 2008 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:** February 19, 2008 & March 18, 2008
- 3. Agenda Modifications** (Each item requires vote of 2/3<sup>rd</sup> of the quorum)
- 4. Announcements:**
  - a. Vacancies: One vacancy announced last meeting to be filled at this meeting.
  - b. Chair:
    1. Recognition of service to planning group. The committee would like to recognize previous members: Javier Serhan and Lilia Alvarez for their time and dedication.
    2. Business Resource Fair – Casa Familiar & the San Ysidro Business Assoc. are providing a resource fair for small businesses in San Ysidro. The fair will take place at The FRONT; 147 W. San Ysidro Blvd. on Thursday, April 17, 2008 from 7:30 to 9:30 am. For info: 428-5200.
    3. San Ysidro Heritage Day – The annual community celebration will take place on Saturday, May 17<sup>th</sup> from 11am-5pm at the San Ysidro Community Park. Everyone is invited to celebrate with entertainment, food and information booths. For booth info: Monica Hernandez (619) 428-1115.
    4. Fronteras Festival – Casa Familiar would like to extend an invitation to all of the community to participate and enjoy cultural exhibits and performances during it's month long festivities. The dates are: Friday May 2<sup>nd</sup>, Friday May 9<sup>th</sup>, and Friday May 23<sup>rd</sup>, and Friday May 30<sup>th</sup>. For more info: Monica Hernandez: (619) 428-1115.
    5. San Ysidro Chamber of Commerce – The San Ysidro Chamber of Commerce 5th Annual Border Run will take place on Saturday, April 19th. Proceeds go to the Roberto J Duran Scholarship Foundation. For info: (619) 428-1281.
    6. San Diego Chapter of the Cystic Fibrosis Foundation – Will be having its upcoming Great Strides walk fundraiser for the C-F Foundation. Info: (858)578-2945 Jacquie Dutchover.
  - 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.

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. **San Ysidro Port of Entry Master Plan Request** – Update of November 20, 2007 letter regarding request by the committee for master planning assistance to City of San Diego Mayor Jerry Sanders. **Continued from January meeting.**

b. **San Ysidro Redevelopment Project Area Committee (PAC) and PAC Procedures** – The Agency will be forming a Project Area Committee to advise the Agency on redevelopment projects and activities. The Agency is seeking advice from the SYCPG on the membership of the PAC.

c. **Storefront Improvement Program (SIP) Guidelines** – The Agency will be allocating tax increment funds to enhance the SIP program. The Agency is seeking a recommendation to adopt the Guidelines.

d. **Casas Del Sol Mobile Home Park** – Applicant requesting support for re-building a new 21 unit mobile home park at 2370 Smythe Avenue. Formerly Date Trailer Park had 25 units. Previous proposal for Casas Del Sol Townhomes on same site for 12 residential condos. Passed 10-0-0 in May 2007.

e. **Historical Resources Board** – Appointment of volunteers to assist the City of San Diego Historical Resources Board for area project reviews as it pertains to historic resources in the community.

f. **Housing Development Subcommittee** – Establish committee to assess status of SY area committee project reviews regarding affordable housing developments and actual constructions.

g. **Officers** – Nomination and election of Officers (Chairman, Vice Chairman, Secretary) for two-year terms, by and among committee members only.

## 7. Subcommittee Reports

- a. San Diego General Plan Update – No meeting
- b. 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 - (Paul)
- d. Transportation Collaborative - (Goudeau)

## 9. Other Items

## SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from March 18, 2008

**5:30 p.m. – Election of SYCPG Members – voting open until 6:30 p.m.**

**6:30 p.m. – Voting Closed, ballots counted. Michael Daney of the MTS observed the counting of ballots. See attached Report of the 2008 Election Committee.**

1. **Call to order:** 6.46 p.m. Chairman David Flores called meeting to order.  
**Roll Call: Present:** I. Adato; J. Barajas; M. Cather; T. Currie; D. Flores; M. Freedman; J. Goudeau; R. Moran; S. Otto; M. Paul; A. Perez; F. Sanchez  
**Excused:** None  
**Unexcused:** Bertha Alicia Gonzalez; S. Gonzalez  
Quorum of 12 present  
Quorum of 11 present (vote on Item 6(b))  
Quorum of 9 present (vote on Items 6(e) & 6(f))
2. **Approval of Minutes of Previous Meeting:**  
**Minutes of February 19, 2008 continued.**
3. **Agenda Modifications:**  
**A motion was made by D. Flores and seconded by S. Otto to add Letter of Support for MTB to the agenda. Motion passed 12-0-0. Yeas: I. Adato; J. Barajas; M. Cather; T. Currie; D. Flores; M. Freedman; J. Goudeau; R. Moran; S. Otto; M. Paul; A. Perez; F. Sanchez. Noes: None. Abstain: None.**
4. **Announcements:**
  - a. **Vacancies:** One vacancy was reported after the earlier elections; vacancy to be announced on April 15, 2008 Agenda, and qualified candidates would be considered at the May meeting.
  - b. **Chairman:** Three announcements on published agenda. Additional announcements: None
  - c. **Group Members:**
    1. San Ysidro Chamber of Commerce monthly meeting, breakfast at Home Town Buffet 3/26/08 at 8 AM. For more information contact the Chamber at (619) 236-1281.
    2. San Ysidro Clean-Up Day, April 26, 2008, at 9 AM, Call Debra Terry at the CSC for more information.
    3. San Ysidro Business Directory is currently being distributed to 12,000 homes and businesses in the 92173 zip code.
    4. Business Resource Fair sponsored by San Ysidro Business Association and Casa Familiar is to be held on April 17, 2008 from 7:30 to 9:30 AM at 147 W. San Ysidro Blvd. For more information call (619) 428-5200.

**d. City Officials Announcements:**

1. Eriberto Valdez of the City of San Diego Redevelopment Agency: The Redevelopment Agency is assisting the Milken Foundation in the implementation of a Beautification Project in San Ysidro. The Agency will involve students from Sunset Elementary in creating a connection between their school and the San Ysidro Library.
2. Smart Border Coalition will meet Friday, April 11, 2008 at 3:30 PM at the CSC. Bill Anderson will be present.

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

**5. Public Comment:**

- a. Steve Francis was present to comment and answer questions regarding his campaign for San Diego Mayor. Mr. Francis has a website at [www.steveformayor.com](http://www.steveformayor.com). Julie Buckner from the campaign was also present.

**6. Docket Items:**

- a. **San Ysidro Port of Entry Master Plan Request:** Item continued. Denise Garcia and Theresa Millette of the City of San Diego are working with Mayor Sanders and Bill Anderson on a strategy and formal response.
- b. **Verbena Affordable Apartments Project:** (Continued from February) First Implementation Agreement to the Owner Participation Agreement (OPA) for the Verbena Affordable Apartment Project. The project is an 80 unit affordable housing project located at 3774 Beyer Blvd adjacent to Foothill Road. The Agency entered into an OPA in July 2007 and will consider adding an additional \$454,000 in San Ysidro 20% Affordable Housing set aside funds. In addition, the developer is seeking financing under the State Mental Health Services Act, to reserve 9 units as permanent supportive housing with services for individuals with serious mental illness and homeless or at risk of homelessness. Xavier Del Valle, Project Manager was present to answer questions. Cara Evans, Robert Harrington, and Bill Hedenkamp were present from the developer. The development would serve mostly families and would give a preference to San Ysidro residents. All prospective tenants would have a criminal background check. Providence Community Services would be responsible for the services to the individuals in the 9 MHSA units. They would be targeting "Transitional Age Youth" (ages 18 – 25). Developer met with SY School District representatives. The school district does not support the project as it is too near to a school and a park.

**Motion by M. Freedman and seconded by A. Perez to recommend approval of the project without the use of the MHSA program. Motion failed: 5-6-0. Yeas: A. Perez, M. Freedman, M. Paul, J. Barajas, I. Adato. Noes: M. Cather, T. Currie, D. Flores, J. Goudeau, S. Otto, F. Sanchez. Abstain: None**

**Motion by M. Cather and seconded by F. Sanchez to recommend support of the project as presented. Motion Passed: 6-5-0. Yeas: M. Cather, T. Currie, D. Flores, J. Goudeau, S. Otto, F. Sanchez. Noes: A. Perez, M. Freedman, M. Paul, J. Barajas, I. Adato. Abstain: None.**

- c. **San Ysidro Redevelopment Project Area Committee (PAC) and PAC Procedures:** The Agency will be allocating tax increment funds to enhance the SIP program. The Agency is seeking a recommendation to adopt the Guidelines. PAC to have 11 members. First thing to consider is eminent domain authority for the Agency. Item continued as PAC procedures not distributed.
- d. **Storefront Improvement Program (SIP) Guidelines:** The Agency will be allocating tax increment funds to enhance the SIP program. The Agency is seeking a recommendation to adopt the Guidelines. Item continued as the Guidelines not distributed.
- e. **Annual Report:** Approving the planning group's 2007 Annual Report and directing the Chairman to submit it to the City as required by Council Policy 600-24. **Motion by S. Otto and seconded by M. Cather to approve the Annual Report as presented and to direct the Chairman to distribute to appropriate City departments. Motion passed 9-0-0. Yeas: I. Adato; J. Barajas; M. Cather; D. Flores; M. Freedman; J. Goudeau; S. Otto; A. Perez; F. Sanchez**
- f. **MTS Letter of Support:** Mike Daney of MTS requested a letter of support for a grant application to continue providing bus service (Route 905) between the Iris Ave. Trolley Station and the Otay Mesa Port of Entry. The grant would be for the FY 2006 FTA Section 5316 Job Access & Reverse Commute Grant for Small-Urban and Non-Urban Areas. Mr. Daney stressed that the service would not be discontinued should the grant be denied. **Motion by I. Adato and seconded by S. Otto to authorize the Chairman to send letter of support. Motion Passed 9-0-0. Yeas: I. Adato; J. Barajas; M. Cather; D. Flores; M. Freedman; J. Goudeau; S. Otto; A. Perez; F. Sanchez**

**7. Subcommittee Reports:**

- a. **San Diego General Plan Update:** No Meeting
- b. **SY POE Expansion & Reconfiguration:** No Meeting.

**8. Representative's Reports:**

- a. SY POE Expansion & Reconfiguration (D. Flores/I. Adato): No Meeting
- b. Community Planners Committee (D. Flores/M. Freedman): Discussed CPC By-Law Amendments; CPG By-Law process; General Plan has been adopted by the City Council.
- c. Otay Mesa Planning Group (M. Paul): No report.
- d. Transportation Collaborative (J. Goudeau): No Meeting.

**9. Other Items – None.**

Meeting Adjourned at 8:14 p.m.

Minutes submitted by Jennifer Goudeau, Secretary

## SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from February 19, 2008

1. **Call to order:** 5:34 p.m. Chairman David Flores called meeting to order.  
**Roll Call: Present:** I. Adato (5:41pm); L. Alvarez; J. Barajas; M. Cather; T. Currie; D. Flores; M. Freedman; J. Goudeau; M. Paul; F. Sanchez  
**Excused:** R. Moran; S. Otto; A. Perez  
**Unexcused:** S. Gonzalez; J. Serhan  
Quorum of 9 present 5:34 pm (vote on Item 2)  
Quorum of 10 present 5:41 pm (vote on Items 6(d) & 6(g))
2. **Approval of Minutes of Previous Meeting:**  
A motion was made by M. Paul and seconded by D. Flores to approve the Minutes of January 15, 2008. Motion Passed (9-0-0). Yeas: L. Alvarez; J. Barajas; M. Cather, T. Currie, D. Flores, M. Freedman, J. Goudeau, M. Paul; F. Sanchez, Noes: None; Abstain: None.
3. **Agenda Modifications:**  
None
4. **Announcements:**
  - a. **Vacancies:** None.
  - b. **Chairman:** One announcement on published agenda. Additional announcements:
    1. Casa Familiar & SY School District invites all to welcome Manuel Paul as the San Ysidro School District Superintendent on Thursday February 28<sup>th</sup> at 5 pm at the Multi Cultural Center. Please RSVP by 2/22 at (619) 428-4476 x3022.
    2. 2009 is San Ysidro's 100th Birthday. Sign up for the SY Centennial Council. Sheet was passed.
  - c. **Group Members:**
    1. M. Freedman announced that San Diego Councilmember Ben Hueso invites all to join him at the Eighth Council District State of the District Address Wednesday February 27<sup>th</sup> at 6 pm at the Otay Mesa-Nestor Branch Library, located at 3003 Coronado Ave. Please RSVP by February 15<sup>th</sup> at (619) 236-6688.
  - d. **City Officials Announcements:**
    1. Xavier Del Valle of the City of San Diego Redevelopment Agency: The Agency's ability to acquire property by eminent domain expires in April. The agency will be hiring a consultant to extend that ability. State law requires the formation of a PAC, which will be done by an election process within the San Ysidro Redevelopment Project Area.
  - e. **Members of the Public:** None
5. **Public Comment:** None.

6. Docket Items:

- a. **San Ysidro Port of Entry Master Plan Request:** Item continued.
- b. **San Diego Wastewater Department:** Update of the City of San Diego Wastewater Department Renewable Energy Projects to be installed at the Southbay Water Treatment Plant. Mr. Tom Alspaugh presented. The stack for the fuel cell project will be fenced and surrounded by palm trees. The stack will be lower than the building next to it. M. Freedman would like the Wastewater Department to spend more time on the aesthetics of the fencing. Hire a landscape consultant to have fencing blend with surrounding environment. It was also suggested that the stack be painted, and maybe a different type of fence. Item Continued.
- c. **San Diego County Treasurer-Tax Collector:** Mr. Dan McAllister presented information regarding property taxes and other work from his office. No action taken.
- d. **El Pedregal Family Apartments:** Update of 45 unit affordable housing project located at 104 Averil Road. The Agency entered into an Owner Participation Agreement (OPA) in July 2007 and will now consider terminating the OPA and entering into a Disposition and Development Agreement (DDA) for the same project. Agency funding for the project is unchanged at \$3,606,000. Xavier Del Valle, Project Manager and Sam Johnson, Assistant Project Manager of the San Diego Redevelopment Agency presented. The owner of the land for this project has chosen not to participate, so now development wants a DDA. A DDA would allow for eminent domain if further negotiations should fail. **Motion by M. Freedman and Second by T. Currie to recommend that the Agency terminate the OPA. Motion passed: 10-0-0.**
- e. **Verbena Affordable Apartment Project:** First Implementation Agreement to the Owner Participation Agreement (OPA) for the Verbena Affordable Apartment Project. The project is an 80 unit affordable housing project located at 3774 Beyer Blvd. The Agency entered into an OPA in July 2007 and will consider adding an additional \$454,000 in San Ysidro 20% set aside funds. Xavier Del Valle, Project Manager and Sam Johnson, Assistant Project Manager of the San Diego Redevelopment Agency presented. Project did not secure the preferred 9% tax credits, so developer will try to secure 4% tax credits. Would require additional financing sources – the additional funds from the set-aside and a grant from the state Mental Health Services Act program. 9 units must be set aside for mental health service programs, people with mental disabilities. **Item continued to March to fully disclose the nature of “mental disabilities” and check with SY School District as project is close to schools.**
- f. **Calle Primera Residential Development:** Proposed residential project on Calle Primera (APN 666-140-07), a 2.75 acre site. Mr. Joseph Garcia property owner and Mr. Mike Stevens of Stevens Planning Group presented project. Property is now zoned RM-1-1. The property owner is considering two plans: one with 40 units and second with bonus units. Applicant contends an increased in allowed density is needed to make a project financially viable. Item continued, with suggestion applicant provide schematic designs.

- g. International Trade Center:** Applicant requests renewals of January 19, 1993 vote on supported motion regarding APN 666-010-40. Applicant stating mapping error exists. Applicant interested in participating in timing/role of the San Ysidro Mobility Strategy and planning and implementation of Calle Primera linkage to Camino de la Plaza. Mr. Joseph Garcia property owner and Mr. Mike Stevens of Stevens Planning Group presented project. **Motion by D. Flores and seconded by I. Adato to support the initiation of a Community Plan Amendment and rezone of a portion of APN 665-010-40 to SYIO-I-1. Motion passed: 10-0-0.**
- h. Nominating Committee:** Committee met Tuesday 2/12/08. J. Serhan is termed out. Candidates who qualified are: I. Adato, L. Alvarez, J. Barajas, T. Currie, D. Flores, J. Goudeau (all are incumbents). L. Alvarez declined the nomination. No nominations from the floor. Five nominees for 7 seats. Elections Committee will verify qualifications of write-in candidates, if any, following the counting of ballots. Report accepted and committee disbanded.
- i. Election Committee:** Chairman Flores appointed M. Cather, M. Paul and F. Sanchez to the Elections Committee.

**7. Subcommittee Reports:**

- a. San Diego General Plan Update: No Report.
- b. SY POE Expansion & Reconfiguration: No Report.

**8. Representative's Reports:**

- a. SY POE Expansion & Reconfiguration (D. Flores/I. Adato): \$161 million in funding approved for Phase I. Temporary staff parking to be at Virginia Ave. (old Truck customs area).
- b. Community Planners Committee (D. Flores/M. Freedman): Discussed Indemnification Ordinance, the 6<sup>th</sup> draft was sent back to the City Attorney; CPC By-Law Amendments; and CPG By-Law process.
- c. Otay Mesa Planning Group (J. Serhan/M. Paul): No report.
- d. Transportation Collaborative (J. Goudeau): No Meeting.

**9. Other Items – None.**

Meeting Adjourned at 7:55 p.m.

Minutes submitted by Jennifer Goudeau, Secretary

# San Ysidro Community Planning Group

## Report of the 2008 Election Committee

In accordance with bylaws, an election for 7 seats was held on Tuesday, March 18, 2007, at the FRONT, 147 West San Ysidro Boulevard, San Ysidro, California. The polls opened at 5:30 p.m. and closed at 6:30 p.m.

The Election Committee qualified each voter as defined in the bylaws. Each voter received one of two ballots with names of the five candidates who were properly qualified at the February 19, 2008 Regular Meeting, and two write-in spaces. The placement of a candidate's name on the two ballots was in a random order determined by a blind drawing. Each ballot was placed by the voter into a closed container provided for that purpose and it remained in plain view at all times. Ballots were handled and counted only by the three Election Committee members. Observing the election was/were Michael Daney, City of San Diego, and MTS,

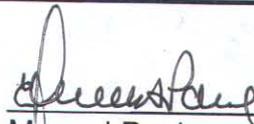
The following are the final results:

Number of ballots cast:	<u>14</u>
Number of illegal ballots:	<u>0</u>
Number of disqualified ballots:	<u>0</u>
Number of disqualified write-ins:	<u>0</u>
<b>Total QUALIFIED ballots counted:</b>	<b><u>14</u></b>

The 7 seats are filled by the candidates receiving the highest number of votes:

<u>CANDIDATE</u>	<u>VOTES</u>	<u>PERCENT</u>
Israel Adato	<u>13</u>	<u>93</u> %
Jose Barajas	<u>14</u>	<u>100</u> %
Thomas Currie	<u>13</u>	<u>93</u> %
David Flores	<u>14</u>	<u>100</u> %
Jennifer Goudeau	<u>14</u>	<u>100</u> %
<u>BERTHA A. GONZALEZ</u>	<u>7</u>	<u>50</u> %
(WRITE-IN)	—	—%
(WRITE-IN)	—	—%

  
 Felix Sanchez  
 Chairman  
 Election Committee

  
 Manual Paul  
 Member  
 Election Committee

  
 Michael Cather  
 Member  
 Election Committee