

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, June 17, 2008 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:** April 15, 2008
- 3. Agenda Modifications** (Each item requires vote of 2/3rd of the quorum)
- 4. Announcements:**
 - a. Vacancies: One vacancy announced at April meeting to be filled at this meeting.
 - b. Chair:
 1. San Diego ASLA Grant – The San Diego Chapter of the American Society of Landscape Architects has announced their community grant application is open as of June 1, 2008 in the amount of \$5,000. Deadline is August 1, 2008. For info: (619) 225-8155, web: www.asla-sandiego.org
 2. National Council of La Raza – NCLR will be having their annual conference in San Diego July 12-15th at the San Diego Convention Center, 111 Harbor Drive. The conference has space for exhibitors in their expo, is looking for volunteers, and has workshops and townhalls for free. For more info: www.nclr.org
 - 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. **Vacancy** – Fill vacancy left by J. Serhan. Term is until March 2010.
 - b. **SY Smart Border Coalition** – Select representative for reporting on San Ysidro Smart Border Coalition.
 - c. **SY Mobility Strategy** – Update on status.

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. **Verbena Affordable Apartments Project** - 1st Implementation Agreement to the Owner Participation Agreement (OPA). The project is an 80 unit affordable housing project located at 3774 Beyer Blvd. The Agency entered into an OPA in July 2007. Agency staff is seeking a recommendation to the Agency to add an additional \$454,000 in San Ysidro 20% set-aside funds and an additional \$1.746 million of pooled Agency 20% funds. Member I. Adato to present summary of housing tour of Trolley Trestle a Redevelopment Agency organized a tour of this supportive housing project as a follow up to the Verbena Project discussion. Members in attendance D. Flores & I. Adato.

b. **San Ysidro Redevelopment Project Area Committee (PAC) Formation (Informational Presentation, Continued from April)** - Xavier Del Valle, SY Redevelopment Project Manager. The City's Redevelopment Agency is seeking to extend its eminent domain authority for the San Ysidro Project Area. PACs are required to be formed whenever Agencies seek to extend their eminent domain authority within a project area, and the area is characterized by a significant number of low to moderate households. Staff informed the Planning Group at their April meeting that would return to present PAC roles and duties, including the potential implications to the Agency as a result of the recently approved Proposition 99.

c. **San Ysidro Community Plan Update (Informational Item)** – by Maxx Stalheim, Senior Planner, City of San Diego & Xavier Del Valle, SY Redevelopment Project Manager. The City of San Diego is proposing a comprehensive update of the San Ysidro Community Plan to ensure consistency between the community's land use policies and infrastructure strategy. The proposed update shall also entail the preparation of an Environmental Impact Report. Staff is slated to return and present the item formally to the Planning Group at their July meeting.

d. **Housing Development Subcommittee** – Establish committee to assess status of housing in the community, review SYCPG committee project reviews regarding affordable housing developments and actual constructions. **(D. Flores to present, continue to July)**

7. Subcommittee Reports

- a. San Diego General Plan Update – No meeting
- b. SY POE Expansion & Reconfiguration – No meeting. Update on Smart Border Coalition Meeting May 30, 2008.

8. Representative's Reports

- a. SY POE Expansion & Reconfiguration - (Flores/Adato) GSA announced last meeting dealing with the Master Plan was April 30, 2008. EIS process is ongoing and will be announced at a future date.
- b. Community Planners Committee – (Cather/Otto)
- c. Otay Mesa Planning Group - (Paul)
- d. Transportation Collaborative - (Goudeau)

9. Other Items

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from April 15, 2008

1. **Call to order:** 5:35 p.m. Secretary Jennifer Goudeau called meeting to order.
Roll Call: Present: J. Barajas; M. Cather; T. Currie (5:53 pm); D. Flores (5:43 pm); M. Freedman; S. Gonzalez; J. Goudeau; R. Moran; S. Otto; M. Paul (5:48 pm); A. Perez
Excused: I. Adato
Unexcused: B. Gonzalez; F. Sanchez
Quorum of 8 present at Call to Order
Quorum of 11 present (vote on Item 2, 6(b), 6(c), 6(d), 6(e))
R. Moran left at 7:15 p.m. before Item 8(b).
2. **Approval of Minutes of Previous Meeting:**
A motion was made by M. Freedman and seconded by M. Cather to approve the Minutes of February 19, 2008. Motion Passed (8-0-3). Yeas: J. Barajas, M. Cather, T. Currie, D. Flores, M. Freedman, J. Goudeau, M. Paul, A. Perez. Noes: None. Abstain: S. Gonzalez, R. Moran, S. Otto.

A motion was made by M. Cather and seconded by R. Moran to approve the Minutes of March 18, 2008. Motion Passed (10-0-1). Yeas: J. Barajas, M. Cather, T. Currie, D. Flores, M. Freedman, J. Goudeau, R. Moran, S. Otto, M. Paul, A. Perez. Noes: None. Abstain: S. Gonzalez.
3. **Agenda Modifications:** None
4. **Announcements:**
 - a. **Vacancies:** One vacancy was announced and can be filled at the May meeting.
 - b. **Chairman:** Six announcements on published agenda.
Additional announcements:
 1. Officer McTiernan was unable to attend but is available to discuss any concerns.
 2. Budget Town Hall to be held on Wed. April 16th at the Otay Nestor Library from 6-7 pm.
 3. Villa Nueva Apartments community building groundbreaking on May 14 at 9:30 a.m near Del Sol & Beyer Blvd.
 - c. **Group Members:**
 1. S. Otto announced San Ysidro Clean-Up Day, April 26, 2008, at 9 a.m. Call Debra Terry at the CSC for more information. 424-0230 or 428-5200
 - d. **City Officials Announcements:**
 1. Maxx Stalheim of the City of San Diego Planning Department is the new Senior Planner for San Ysidro & Otay Mesa - Nestor. He can be reached at (619) 236-6153 or mstalheim@sandiego.gov. Theresa Millette will continue as the Senior Planner for Otay Mesa.

e. **Members of the Public:**

1. Jacquie Dutchover of the Cystic Fibrosis Foundation introduced Athenia Cathy Cruz who gave a presentation on the Cystic Fibrosis *Great Strides* fundraiser.

5. **Public Comment:** None.

6. **Docket Items:**

- a. **San Ysidro Port of Entry Master Plan Request:** The Smart Border Coalition held a meeting last week. The SYPOE has the attention of the Mayor and the Director of CP&CI. The City wants to coordinate with the GSA, City, State and Community, along with a comprehensive Community Plan Update. Information updates only – no action.
- b. **San Ysidro Redevelopment Project Area Committee (PAC) and PAC Procedures:** The Redevelopment Agency will be forming a Project Area Committee to advise the Agency on redevelopment projects and activities, and specifically to reestablish eminent domain authority which has lapsed. State redevelopment law requires a PAC in that case. The Agency is seeking advice from the SYCPG on the formation of the PAC. Xavier Del Valle presented a draft procedure dated March 25. The Agency will seek approval from the Agency Board on May 13th, and then late May/Early June conduct a PAC informational meeting in the Community. An election would then be held late June/early July. **Motion by M. Cather and seconded by A. Perez to continue discussion on the draft PAC procedures dated March 25, 2008 with the Redevelopment Agency presenting more information on the roles and duties of a PAC at the May meeting. Motion Passed: 11-0-0. Yeas: J. Barajas, M. Cather, T. Currie, D. Flores, M. Freedman, S. Gonzalez, J. Goudeau, M. Paul, R. Moran, A. Perez, S. Otto. Noes: None. Abstain: None.**
- c. **Storefront Improvement Program (SIP) Guidelines:** The Redevelopment Agency will be allocating tax increment funds (\$150,000) to enhance the SIP program. The Agency is seeking a recommendation to adopt the Guidelines. Guidelines were distributed for review. **Motion by M. Cather and seconded by T. Currie to recommend approval of the Storefront Improvement Program Guidelines with a 2-year “sunset” clause. Motion passed 9-1-1. Yeas: J. Barajas; M. Cather; T. Currie; M. Freedman; S. Gonzales; J. Goudeau; R. Moran; M. Paul; A. Perez. Noes: D. Flores. Abstain: S. Otto.**
- d. **Casa Del Sol Mobile Home Park:** Applicant requesting support for a new 21 unit mobile home park at 2370 Smythe Ave. Form site of Date Trailer Park had 25 units. An earlier proposal for Casas Del Sol Townhomes on same site for 12 residential condos no longer makes economic sense so developer changed project to a mobile home park. Townhome project passed 10-0-0 in May 2007. Mr. Chris Smith presenting project. **Motion by S. Otto and seconded by J. Barajas to approve project as presented. Motion passed 9-1-1. Yeas: J. Barajas; T. Currie; D. Flores; M. Freedman; S. Gonzales; J. Goudeau; R. Moran; S. Otto; A. Perez. Noes: M. Cather. Abstain: M. Paul.**

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. **Motion by M. Freedman and seconded by S. Gonzalez to appoint M. Cather to the Historic Resources Board with M. Paul as an alternate. Motion passed 11-0-0. Yeas: J. Barajas, M. Cather, T. Currie, D. Flores, M. Freedman, S. Gonzalez, J. Goudeau, M. Paul, R. Moran, A. Perez, S. Otto. Noes: None. Abstain: None.**

f. **Housing Development Subcommittee**: Establish committee to assess status of SY area project reviews regarding affordable housing developments and actual constructions. D. Flores will investigate ideas on the expectations of this sub committee. Item continued.

g. **Election of Officers** - Nomination and election of Chairman, Vice-Chairman, Secretary for two-year terms (by and among committee members only). **D. Flores was nominated Chairman; there were no other nominees accepting. Passed 11-0-0, by unanimous consent. M. Cather was nominated as Vice-Chairman; there were no other nominees accepting. Passed 11-0-0, by unanimous consent. J. Goudeau was nominated as Secretary; there were no other nominees accepting. Passed 11-0-0, by unanimous consent.**

7. **Subcommittee Reports**:

- a. **San Diego General Plan Update**: General plan Update was adopted by City Council. Subcommittee is disbanded.
- b. **SY POE Expansion & Reconfiguration**: No Meeting.

8. **Representative's Reports**:

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): Keith Lee is project manager for GSA. Next meeting to be late April.
- b. **Community Planners Committee** (D. Flores/M. Freedman): A presentation by the Housing Commission. Discussed CPC By-Law Amendments; Discussed Mills Act, taking historical property off the tax roll. M. Freedman previously notified SYCPG that he would be stepping down as Alternate. Chairman Flores' obligations prevent him from continuing as a representative. **Motion by D. Flores and seconded by T. Currie to nominate M. Cather as the Designated Representative and S. Otto as Alternate to the CPC meetings. Motion passed 10-0-0. Yeas: J. Barajas, M. Cather, T. Currie, D. Flores, M. Freedman, S. Gonzalez, J. Goudeau, M. Paul, A. Perez, S. Otto. Noes: None. Abstain: None.**
- c. **Otay Mesa Planning Group** (M. Paul): No report.
- d. **Transportation Collaborative** (J. Goudeau): No Meeting.

9. **Other Items** – None.

Meeting Adjourned at 7:25 p.m.

Minutes submitted by Jennifer Goudeau, Secretary