

**SAN YSIDRO COMMUNITY PLANNING GROUP
NOTICE OF PUBLIC MEETING
AND
ELECTIONS**

Tuesday, March 18, 2008 at 5:30 p.m.

NOTE LOCATION CHANGE:

147 W. San Ysidro Boulevard in San Ysidro, California
[Agenda contact: David Flores, Chairman, (619) 587-5557]

5:30 p.m. – Election of SYCP Group Members – voting open until 6:30 p.m. 6:30 p.m. – Ballots counted; results announced
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The business of the regular meeting will begin after the election results are counted and members are seated.

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
- 3. Agenda Modifications** (Each item requires vote of 2/3rd of the quorum)
- 4. Announcements:**
 - a. Vacancies: Chair to announce based on two vacancies & result of elections.
 - b. Chair:
 1. Trail to Literacy - The Redevelopment Agency is assisting the Milken Foundation in the implementation of a Beautification Project in San Ysidro. Project objective: to involve the students from Sunset Elementary in creating a connection between their school and the San Ysidro Library. For info contact Eriberto Valdez: (619) 236-6524.
 2. New Proposed Rooming House Ordinance (0-2008-61) and associated documents will be placed before a City Council hearing for the first reading of the ordinance at 2:00 pm, Monday, March 24, 2008. For info contact Marianne Greene, Deputy City Attorney, (619) 533-5822.
 3. San Ysidro Chamber of Commerce – The San Ysidro Chamber of Commerce 5th Annual Border Run will take place on April 19th. Proceeds go to the Roberto J Duran Scholarship Foundation. For info: (619) 428-1281.
 - 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. **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. **Verbena Affordable Apartments Project** – (Continued from February) 1st Implementation Agreement to the Owner Participation Agreement (OPA) for the Verbena Affordable Apartments Project. The project is an 80 unit affordable housing project located at 3774 Beyer Blvd. The Agency entered into an OPA in July 2007 considers adding an additional \$454,000 in San Ysidro 20% set-aside funds. Xavier Del Valle, Project Manager & Sam Johnson, Assistant Project Manager of the San Diego Redevelopment Agency to present.

c. **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.

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.

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.

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 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 28th at 5 pm at the Multi Cultural Center. Please RSVP by 2/22 at (619) 428-4476 x3022.
 2. 2009 is San Ysidro's 100 Birthday. Sign up for the SY Centennial Council. Sheet was passed.
 3. San Diego Councilmember Ben Hueso invites all to join him at the Eighth Council District State of the District Address Wednesday February 27th at 6 pm at the Otay Mesa-Nestor Branch Library, located at 3003 Coronado Ave. Please RSVP by February 15th at (619) 236-6688.
 - c. **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.
 - d. **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 Required.**
- 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. **Motion by M. Freeman 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 9% tax credits. To score better developer will try to secure 4% tax credits. To help in securing the 4% tax credits, 9 units must be set aside for mental health service programs, people with mental disabilities. Item Continued to March to research term "mental disabilities" and check with SY School District as project is close to schools. **Item Continued.**
- f. **Calle Primera Residential Development:** Prospective Residential project at Calle Primera APN 666-140-07 on 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. The Planning Group would like to see schematic designs before offering suggestions. **NO ACTION TAKEN.**
- 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-1-1. Motion Passed 10-0-0.

- h. **Nominating Committee**: Committee met Tuesday 2/12/07. Current member nominated are I. Adato, L. Alvarez, J. Barajas, T. Currie, D. Flores, J. Goudeau. L. Alvarez declined the nomination. No nominations from the floor. Five nominees for 7 seats. Write-ins will be accepted if candidate meet requirements. Report accepted and committee disbanded. **No Action Required.**
- i. **Election Committee**: Appointment. Same as Nominating Committee- M. Cather, M. Paul and F. Sanchez.

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 6th 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

THERE WILL BE TWO BALLOTS PRINTED. EACH VOTER WILL RANDOMLY RECEIVE ONE OF THE BALLOTS SHOWN BELOW.

SAN YSIDRO COMMUNITY
PLANNING GROUP
March 18, 2008 Election

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OFFICIAL BALLOT

OFFICIAL BALLOT

**Vote for no more
than 7 names.**

**Vote for no more
than 7 names.**

Place an "X" in the box

Place an "X" in the box

Example:

Example:

JENNIFER GOUDEAU
Incumbent – COMMUNITY ORG
San Ysidro Business Association

JOSE BARAJAS
Incumbent -- RESIDENT

JOSE BARAJAS
Incumbent -- RESIDENT

ISRAEL ADATO
Incumbent – BUSINESS OWNER

DAVID FLORES
Incumbent – COMMUNITY ORG
Casa Familiar, Inc.

JENNIFER GOUDEAU
Incumbent – COMMUNITY ORG
San Ysidro Business Association

THOMAS CURRIE
Incumbent – COMMUNITY ORG
San Ysidro Chamber of Commerce

DAVID FLORES
Incumbent – COMMUNITY ORG
Casa Familiar, Inc.

ISRAEL ADATO
Incumbent – BUSINESS OWNER

THOMAS CURRIE
Incumbent – COMMUNITY ORG
San Ysidro Chamber of Commerce

**WRITE-IN (Do not write-in the
same name twice)**

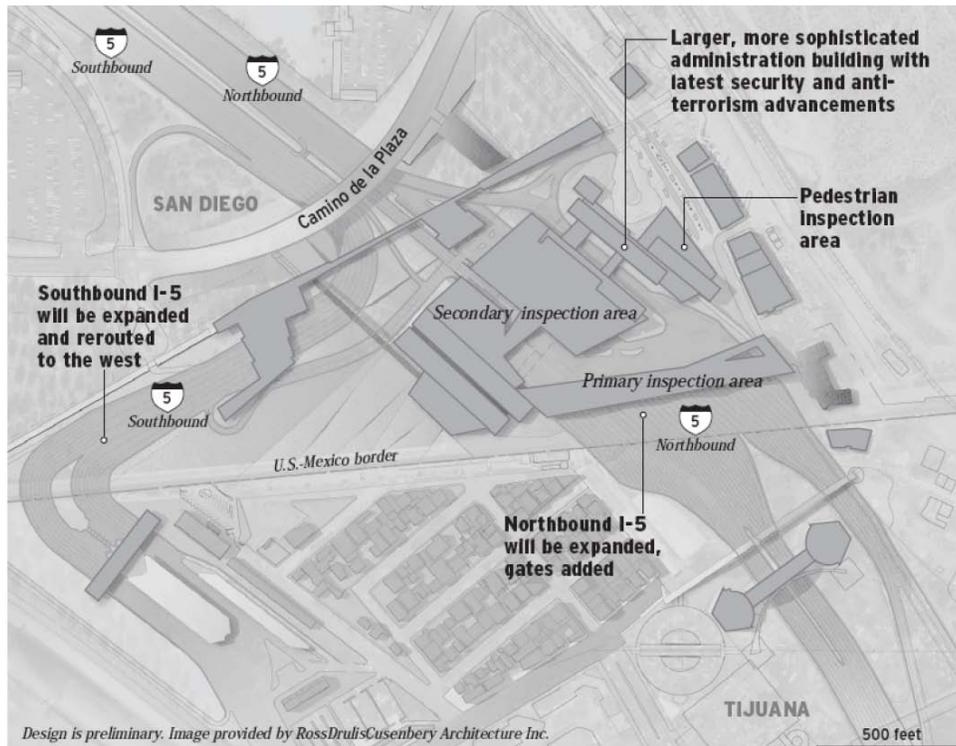
**WRITE-IN (Do not write in the
Same name twice)**

SAN YSIDRO COMMUNITY PLANNING GROUP

(Est. 1967)

San Ysidro Port of Entry Redesign

The Port of Entry facility, built in 1976, is among the world's busiest land border crossings. Federal officials are planning a major expansion of the San Ysidro port of entry to accommodate the growing number of travelers – more than 50,000 vehicles and 25,000 pedestrians daily – heading into the United States.



SOURCE: U.S. General Services Administration

AARON STECKELBERG / Union-Tribune

ANNUAL REPORT

2007

Annual Report for January – December 2007

I. Introduction

The official name of the San Ysidro community planning group is **San Ysidro Community Planning Group (SYCPG)** [formerly known as *San Ysidro Planning & Development Group – SYP&DG*]. The SYCPG is among the first of the City Council recognized community planning groups, in continuous operation since it's recognition by the City of San Diego in 1967.

The officers are:

Chairman: David Flores (since 05/2004); **Vice Chairman:** Israel Adato (since 05/2004);
Secretary: Jennifer Goudeau (since 05/2004)

Subcommittees:

- San Ysidro Port of Entry (POE) Reconfiguration and Expansion Project (established 09/2004). Project updates: www.gsa.gov/sanysidro
- San Ysidro Public Facilities Financing Plan Update (03/2005 – 08/2007)
- City of San Diego General Plan Update (established 06/2005)
- Bylaws Revisions (05/2007 – 08/2007)

II. Administrative Issues

Number of meetings held during 2007:

Regular meetings were held once each month except for December.
There were no Special Meetings.
Subcommittee meetings were held as called and noticed.

Membership changes:

Vacancies declared and filled:

Filex Sanchez (2010) for Consuelo Delgadillo [resignation]
Michael Cather (2010) for Michael Liberatore [resignation]

Elections:

There were no elections scheduled.
The next election is March 2008.

Revisions to bylaws, procedures and/or policies:

Amended and Restated Bylaws adopted August 21, 2007.

Appointments:

Reappointed May 2007 -- Bylaws Revision Subcommittee: J. Goudeau, M. Freedman, S. Otto

Annual Report:

Acceptance of Annual Report for 2006. Passed 10-0-0 (March)

Administrative Issues (continued)

Public Access:

A website with Agendas, Minutes, links and other information pertinent to San Ysidro is voluntarily maintained:

<http://groups.msn.com/SanYsidroPlanningDevelopment/whatsnew.msnw?>

The City Planning & Community Investment Department and the SYP&DG Chairman emails Agendas to interested persons. They are also posted on the City's website and announcements appear regularly on the CityTV channel 24.

<http://www.sandiego.gov/planning/community/cpg/agendas.shtml>

III. Plan Preparation and Implementation

- General Plan Update Recommendations – Accept subcommittee report and forward recommendations to City of San Diego Land Development Review Division. Passed 11-0-0 (May)
- Ochoa Villas – Initiation of Community Plan Amendment for a housing development at 238-263 Cypress Drive and 160 W. Seaward Road, to allow for increased density for 88 new townhomes. Passed 11-0-0 (June). *See also below.*
- Vista Lane Villas – Initiation of Community Plan Amendment, Planned Development Permit, Rezone, and Tentative Map to construct 38 units at 3481 Vista Lane. Motion to continue until Planning Commission Resolution #3252-PC of March 27, 2003 is resolved with a staff report. Passed 11-0-0 (June). *See also below*
- Vista Lane Villas – *see above.* Recommend against the CPA, PDP, RZ, and TM, and require CPCI provide all analysis in Planning Report P-03-069. Failed, lack of second. Recommend project move forward with RM-1-1 zone provided that the product type described by applicant is developed and the SYCPG obtain all Planning Commission information. Passed 9-4-0 (October)
- Mission Villas – Same request as above for 14 residential condos at 3515 Vista Lane. Recommend project move forward with RM-1-1 zone provided that the product type described by applicant is developed and the SYCPG obtain all Planning Commission information. Passed 9-4-0 (October)
- Blackshaw Lane Villas – Same request as above for 12 residential condos at 549 Blackshaw Lane. Recommend project move forward with RM-1-1 zone provided that the product type described by applicant is developed and the SYCPG obtain all Planning Commission information. Passed 9-4-0 (October)

IV. Special Projects

- Redevelopment Agency: Street Lights – Tentative list of locations for approximately 53 new or replacement street lights/fixtures throughout San Ysidro. Passed 9-3-0 (February). *See also below*
- Redevelopment Agency: Exclusive Negotiating Agreement – Approval of an ENA with Ito Girard & Associates for 88 new construction for-sale homes at 238-263 Cypress Drive and 160 W. Seaward Road. Passed 10-0-0 (March). *See Ochoa Villas, above.*

Special Projects (continued)

- Villa Nueva Apartments – Recommendation for Housing Commission to move forward with issuance of bonds for the acquisition and rehabilitation of 390 existing rental units at 3604 Beyer Boulevard. Passed 9-0-0 (March)
- Redevelopment Agency: El Pedregal Family Apartments. Owner Participation Agreement for the project located at 104 Averil Road. Passed 11-0-0 (May)
- Redevelopment Agency: Verbena – Recommendation to enter into an Owner Participation Agreement for new construction of 81 rental units on vacant parcel at west end of Foothill Road. Passed 11-0-0 (May)
- San Ysidro Public Facilities Financing Plan -- Recommend approval by Land Use & Housing Committee of City Council. Passed 12-0-0 (August)
- Planning Group Bylaws – Approve the Amended and Restated Bylaws with errata sheet as recommended by the subcommittee. Passed 12-0-0 (August)
- Redevelopment Agency: Street Lights – Recommend additional tax increment funding be applied to additional street lights and/or other street improvements in San Ysidro. Passed 10-0-0 (September) *see also above*
- Port of Entry Project – SYCPG request to seek funds for the development of a Master Plan for areas surrounding the San Ysidro Port of Entry. Passed 11-0-0 (November)

V. Project Review*Major discretionary projects:*

- El Pedregal Apartments – Site Development Permit to construct 45 new apartments at 104 Averil Road. Passed 10-0-0 (January)
- Sprint/Nextel Vista Terrace – Planned Development Permit to construct monopole telecommunications antenna at Vista Terrace Neighborhood Park, 301 Athey Road. Passed 10-0-0 (January)
- Image Duty Free Parking – Conditional Use Permit to allow a parking lot for customers at 4623 Border Village Road. Passed 12-0-0 (February)
- Verizon Wireless – Installation of a telecommunications monopole at 4350 Otay Mesa Road. Passed 10-0-0 (March)
- 227 W. Park Avenue – Map Waiver to waive the requirements of a Tentative Map and undergrounding of overhead utilities. Passed 13-0-0 (April)
- Bolton Hall Road Vacation – Vacate a portion of a “paper” alley and remainder parcels at 320 Bolton Hall Road. Passed 11-0-1 (August)
- Seventh Day Adventist Church – Conditional Use Permit Amendment (14506) for an addition to the existing church at 521 Blackshaw Lane. Passed 11-0-0 (November)
- Villa Nueva Community Center – Variance from setback requirements for new construction of daycare and community center to replace existing buildings. Passed 9-0-2 (November)
- Time Limit Parking – City of San Diego request to implement a two-hour time limit for vehicle parking along both sides of West San Ysidro Boulevard between Alverson Road and Smythe Avenue. Passed 11-0-0 (November)

VI. Objectives

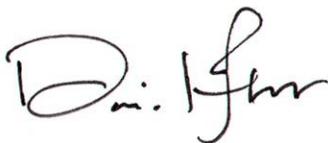
- To at all times act with the highest regard for, and what is in the best interest of, the community of San Ysidro and the City of San Diego, in good faith and without prejudice, and to refrain from conduct that is detrimental to the planning group or its purposes.
- To continue to diligently carry out the responsibilities as required by City Council Policy 600-24 and the planning group's approved bylaws, especially related to making timely recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically, concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when it relates to the San Ysidro planning area boundaries. The planning group may also advise on other land use matters as requested by the City or other governmental bodies.
- To perform individual development project reviews with a focus on conformity with the adopted Community Plan and/or the General Plan, and to provide a recommendation submitted no later than the end of the public review period offered by the environmental review process.

The SYCPG will continue its interactions with and provide regular reports at its regular meetings:

- Community Planners Committee
- Otay Mesa Planning Group
- Transportation Collaborative
- San Ysidro Port of Entry Expansion and Reconfiguration
- City of San Diego General Plan Update
- San Ysidro Hills Project

Group reviewed, approved, and forwarded to City on March 18, 2008.

For the San Ysidro Planning and Development Group



David Flores
Chairman