

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, October 21, 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:** September 16, 2008
- 3. Agenda Modifications** (Each item requires vote of 2/3rd of the quorum)
- 4. Announcements:**

- a. Vacancies: None.
- b. Chair:

1. San Ysidro Centennial – The San Ysidro Centennial Committee is continuing to meet regularly to coordinate a community wide celebration. If you have archival information, documents and photos of San Ysidro, please contact Amy Gunderson 428-1115. For info on Centennial Committee planning contact: Irma Castro/Consuelo Delgadillo (619) 428-1115, or Judy Elliott (619) 428-5200, or Manuel Paul.

2. Updates from Washington D.C. – On Wednesday, Oct. 22, 2008, Congressman Bob Filner will be discussing a myriad of federal issues including: wait times at the border, cross-border commerce and other topics. The event will be held at Southwestern College, Higher Ed. Ctr. Otay Mesa, 8100 Gigantic St., San Diego, CA 92154 from 9:00am to 10:30 am. RSVP by Monday, Oct. 20th contact SY Chamber of Commerce: (619) 428-1281.

3. San Ysidro Redevelopment Project Area – An update of the projects under the San Ysidro Redevelopment Project Area Implementation Plan will be scheduled for the November meeting. Xavier del Valle, Project Manager for the City of San Diego Redevelopment Agency will present.

- 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. **El Pedregal Family Apartments** – Mr. Xavier del Valle, Project Manager of The City of San Diego Redevelopment Agency is requesting support for this 45-unit affordable housing project at West San Ysidro Blvd. & Averil Road. Project seeks two recommendations: Recommendation to authorize the Agency Executive Director or designee to execute the First Implementation Agreement to the Owner Participation Agreement for the El Pedregal Project; and Recommend authorizing the expenditure of funds for the El Pedregal Project in an amount not to exceed \$1,036,639 (**additional funds to the amount approved under OPA, which totaled \$3,606,000 or \$82,000/unit**).

*Previous Action February 19, 2008 Meeting: The Redevelopment 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. **Motion by M. Freedman and Second by T. Currie to recommend that the Agency terminate the OPA. Motion passed: 10-0-0.***

b. **San Ysidro Health Clinic** – Committee requested at September meeting that the City of SD Engineering Department further analyze improvements to minimize jaywalking. Xavier Del Valle, Project Manager, City of SD Redevelopment Agency to report. **Previous action Sept. 16, 2008 “Motion by M. Cather, 2nd by D. Flores to approve funding with caveat to review necessity of fence along median. Motion passed 5-3-0.**

7. Subcommittee Reports

a. Housing Element Subcommittee – No meeting.

8. Representative's Reports

- a. SY POE Expansion & Reconfiguration - (Flores/Adato)
- b. Community Planners Committee – (Cather/Otto)
- c. Otay Mesa Planning Group - (Paul)
- d. Transportation Collaborative - (Goudeau)
- e. SY Smart Border Coalition – (Flores)

9. Other Items

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from September 16, 2008

1. **Call to order:** At 6:09 p.m. Chairman David Flores called meeting to order.
Roll Call: Present: I. Adato (5:47 pm), J. Barajas; M. Cather (5:47 pm); T. Currie; D. Flores; M. Freedman; J. Goudeau; M. Paul.
Excused: S. Otto; A. Perez; J. Wyman
Unexcused: B. Gonzalez; S. Gonzalez; R. Moran; F. Sanchez;
Quorum of 8 present at Call to Order,
2. **Approval of Minutes of Previous Meeting:**
A motion was made by T. Currie and seconded by M. Paul to approve the Minutes of June 17, 2008. Motion Passed (8-0-0). Yeas: I. Adato; J. Barajas; M. Cather, T. Currie, D. Flores, M. Freedman, J. Goudeau, M. Paul. Noes: None. Abstain: None.

A motion was made by M. Paul and seconded by D. Flores to approve the Minutes of July 15, 2008. Motion Passed (8-0-0). Yeas: I. Adato; J. Barajas; M. Cather, T. Currie, D. Flores, M. Freedman, J. Goudeau, M. Paul. Noes: None. Abstain: None.
3. **Agenda Modifications:** None
4. **Announcements:** (at 5:39 pm, before Roll Call)
 - a. **Vacancies:** None
 - b. **Chairman:** Two announcements were on published agenda.
Additional announcements:
Otay Mesa Nestor/Gang Information Meeting: Wednesday September 24, 2008 at 6 pm to 8:30 pm at Southwest High School, 1625 Hollister St., San Diego, CA 92154. Special speaker will be David Contreras. For more information contact Rodell at gflyer@mac.com or Diego at (619) 512-7232
 - c. **Group Members:**
None
 - d. **City Officials Announcements:**
 1. Susana Levy of Council Member Hueso's office announced a community clean up was held last Saturday and was very successful with 17 to 20 tons of trash collected. Also the City has a home improvement program for owner occupied low income homes at low or no cost to home owner.
 2. Ms. Levy also announced that a sidewalk on Old Otay Mesa Road between SY Middle School and SY High School will be installed soon.
 - e. **Members of the Public:**
 1. Amy Gunderson a new intern at Casa Familiar spoke about the 25 events planned through out 2009 for the San Ysidro Centennial. For more information contact Amy at amyg@casafamiliar.org or (619) 428-1115.

5. **Public Comment:** None.

6. **Docket Items:**

- a. **San Diego Wastewater Department (Informational only):** Mr. Tom Alspaugh of the City of San Diego Wastewater Department provided an update of the Renewable Energy Projects to be installed at the South Bay Wastewater Treatment Plant. The South Bay Fuel Cell Project was previously presented in January 2008 and Planning Group voted (11-0-0) to recommend support of the project. In response to the Planning Group request for better camouflage of the fuel cell with the use of landscaping and fencing, Mr. Alspaugh presented slides of a block wall with a blue wave and painted suns on the cells. M. Freedman suggested the landscaping include palms to help offset the heights of the fuel cell.

- b. **San Ysidro Health Clinic:** Xavier Del Valle, Project Manager, City of San Diego Redevelopment Agency to present Agency recommendation to approve funding in the amount of \$245,000 to the San Ysidro Health Clinic to assist them in constructing City required offsite improvements as part of the expansion of their current facility. The offsite improvements include the installation of medians, a new signal light along Beyer Boulevard, and associated improvements. The project will be complete and occupied in February/March 2009. M. Freedman suggested that the fence in the median was needed to stop jaywalking across Beyer Blvd. Previously there was a fence which has been removed. It was suggested that the fence might be more dangerous as jaywalkers were routed to cross Beyer Blvd. at a more dangerous location and with the addition of a traffic light the fence might not be necessary. The matter of a fence will be re-evaluated after the project is complete. **A Motion was made by M. Cather and seconded by D. Flores to approve funding with caveat to review necessity of fence along median. Motion Passed: 5-3-0. Yeas: I. Adato, M. Cather, T. Currie, D. Flores, J. Goudeau. Noes; J. Barajas, M. Freedman, M. Paul. Abstain: None.**

- c. **San Ysidro Redevelopment Project Area Committee (PAC) Formation:** the City's Redevelopment Agency is seeking to extend its eminent domain authority for the San Ysidro Project Area. Xavier Del Valle, Project Manager, City of San Diego Redevelopment Agency to present Agency's recommendation to proceed with the San Ysidro Redevelopment plan Amendment for extending the Agency's eminent domain authority for another 12 years. The proposed Plan Amendment requires PAC re-formation for the purpose of advising the Agency regarding the Plan Amendment, and for redevelopment associated activities for a period of three years. SYCPG recommended approval (11-0-0) of the draft PAC Formation Procedures at the April 15 meeting. There are no current or pending projects in San Ysidro which require eminent domain or the threat of eminent domain. The Redevelopment Agency estimates that a PAC costs between \$5,000 and \$10,000 per year for noticing, agendas, supplies etc. Only one PAC in the City of San Diego has office space and that is City Heights which uses a community service center. The space is a shared space and by appointment only. The San Ysidro community service center is available if office space is required for the San Ysidro PAC. **A motion was made by M. Freedman and seconded by D. Flores to recommend approval of forming a PAC. Motion passed: 8-0-0. Yeas: I. Adato, J. Barajas, M. Cather, T. Currie, D. Flores, M. Freedman, J. Goudeau, M. Paul. Noes; None. Abstain: None.**

- d. **Camino de la Plaza Improvements**: J. Goudeau and T. Currie recused themselves from voting on this project because they represent an ownership interest adjacent to the proposed improvements. Xavier Del Valle, Project Manager, City of San Diego Redevelopment Agency to present Agency recommendation to approve funding in the amount of \$300,000 for the design and construction of sidewalk improvements along the north side of Camino de la Plaza, just west of the 1-5 exit. The improvements will also make way for an additional west bound lane along Camino de la Plaza. The project will add new sidewalks, curbs, and gutters from freeway exit to Virginia Ave. **A motion was made by M. Cather and seconded by M. Freedman to approve project. Motion passed: 6-0-0. Yeas: I. Adato, J. Barajas, M. Cather, D. Flores, M. Freedman, M. Paul. Noes; None. Abstain: None.**
 - e. **7th Day Adventist Church**: Conditional Use Permit (CUP) to amend CUP 14506 for a 5,943 sq. ft. addition to an existing church on a 1.88 acre site at 521 Blackshaw Lane in the RS-1-7 Zone. Mr. Gustavo Perez stated that the Development Services Department requires 14 more parking spaces than in the original plan. All parking spaces will use "GrassCrete" instead of concrete/asphalt. The project received a SYCPG recommendation for approval (11-0-0) at the November 20, 2007 meeting. **A motion was made by M. Freedman and seconded by T. Currie to approve project with the addition of 14 parking spaces. Motion passed: 8-0-0. Yeas: I. Adato, J. Barajas, M. Cather, T. Currie, D. Flores, M. Freedman, J. Goudeau, M. Paul. Noes; None. Abstain: None.**
 - f. **San Ysidro Border Area Master Plan**: Letter to Congressman Filner requesting support of San Ysidro Smart Border Coalition for community mitigation as a result of the San Ysidro Border Project. **A motion was made by M. Freedman and seconded by M. Cather to authorize the representative to the Smart Border Coalition, D. Flores, to recommend sending letter from Coalition. Motion passed: 8-0-0. Yeas: I. Adato, J. Barajas, M. Cather, T. Currie, D. Flores, M. Freedman, J. Goudeau, M. Paul. Noes; None. Abstain: None.**
7. Subcommittee Reports:
- a. **Housing Element Subcommittee**: The committee has had two meetings, and has agreed to focus on areas of the community where housing redevelopment is possible, and to make recommendation on zoning and mixed use area.
8. Representative's Reports:
- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): Next meeting 9/24/08 at 1:30 pm at the San Ysidro Community Center, 212 W. Park.
 - b. **Community Planners Committee** (M. Cather/S. Otto): No report.
 - c. **Otay Mesa Planning Group** (M. Paul): No report.
 - d. **Transportation Collaborative** (J. Goudeau): Next meeting set for Friday, October 17th from 11 am to 1 pm at the Front 147 W. San Ysidro Blvd. The final report of the Phase I Mobility Study is ready to be reviewed..
 - e. **SY Smart Border Coalition** – (D. Flores): Next meeting Thursday September 18th at 3 pm at the Community Service Center to discuss congressional support for master planning
9. **Other Items** – None.

Meeting Adjourned at 7:05 p.m.

Minutes submitted by Jennifer Goudeau, Secretary