

# **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, September 16, 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:** June 17, 2008, July 15, 2008
- 3. Agenda Modifications** (Each item requires vote of 2/3<sup>rd</sup> 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 David Flores. For info on Centennial Committee planning contact: Irma Castro/Consuelo Delgadillo (619) 428-1115, or Judy Elliott (619) 428-5200, or Manuel Paul.
    2. San Ysidro Tropical Casino Night. The San Ysidro Chamber of Commerce and the San Ysidro Business Association present their casino night fundraiser on Friday, Sept. 19, 2008 from 5:30 to 10:30 pm. Join us for an evening of casino fun and play for trips, jewelry & other prizes! Location: 4570 Camino de la Plaza @ Border Station Parking. Cost is \$30/person or \$50/couple. For more info: 428-5200.
  - 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. **San Diego Wastewater Department (Informational only)** – Mr. Tom Alspaugh of The City of San Diego Wastewater Department is presenting update of the Renewable Energy Projects to be installed at the Southbay Water Treatment Plant. ***(Recommended support for projects January 2008 11-0-0)***

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. **San Ysidro Health Clinic** - Xavier Del Valle, Project Manager, City of SD 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.

c. **San Ysidro Redevelopment Project Area Committee (PAC) Formation (Continued)** - 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 SD Redevelopment Agency to present Agency 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.

d. **Camino de la Plaza Improvements** – Xavier Del Valle, Project Manager, City of SD Redevelopment Agency to present Agency recommendation to approve funding in the amount of \$300,000 for the design and construction of sidewalk improvements along Camino de la Plaza, just west of the I-5 exit. The improvements will also make way for an additional west bound lane along Camino de la Plaza.

e. **7<sup>th</sup> 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 to present.

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.

**7. Subcommittee Reports**

a. Housing Element Subcommittee – Two meetings.

**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 July 15, 2008

1. **Call to order:** At 5:47 p.m. Chairman David Flores called meeting to order.  
**Roll Call: Present:** J. Barajas; M. Cather (6:50); T. Currie; D. Flores; M. Freedman; S. Otto; M. Paul; A. Perez; F. Sanchez; J. Wyman .  
**Excused:** I. Adato; J. Goudeau  
**Unexcused:** B. Gonzalez; S. Gonzalez; R. Moran  
Quorum of 9 present at Call to Order,  
Quorum of 10 present on vote on Item 6(a), 6(c) and 6(d).
2. **Approval of Minutes of Previous Meeting:**  
**Approval of the June 17, 2008 Minutes were continued until August meeting.**
3. **Agenda Modifications:** None
4. **Announcements:**
  - a. **Vacancies:** None
  - b. **Chairman:** three announcements on published agenda.  
Additional announcements:  
None
  - c. **Group Members:**
    1. SYBA announced ADA workshop for Friday, July 25<sup>th</sup> at 9 am at San Ysidro Community Service Center.
    2. Michael Prinz is a new Associate Planner with the City of San Diego and will work in San Ysidro and adjacent planning areas.
  - d. **City Officials Announcements:**
    1. Michael Prinz is a new Associate Planner with the City of San Diego and will work in San Ysidro and adjacent planning areas.
    2. Officer B. MacTiernan of San Diego Police Department reported that the new Southern Division Captain is Manuel Guaderrama; also that “statistically” car thefts are down in San Ysidro. This is due to one-on-one interviews with past cases, having determined that numerous cases were in fact repossessions or cars in transit to Mexico.
    3. \$500,000 housing rehabilitation program was announced by District 8 (funded by redevelopment funds). The program is for owner-occupied residential housing on a “forgivable” loan basis (after four years) and will be administered by the Housing Authority.
    4. Susana Levy of Council Member Hueso’s office announced a new sidewalk repair program, starting with E. San Ysidro Blvd. Ms. Levy commented that street division personnel have indicated that certain sites may be difficult to repair due to deficiencies in brick inlays encountered. Committee feels that the City should find a way to properly repair these and other sidewalks.

e. **Members of the Public:**

1. Tom Silva, Facilities Coordinator, San Ysidro School District reported on Willow School reconstruction. The plan calls for 44 classrooms, expandable from 850 to 1090 students. The demolition to start August 15<sup>th</sup> with completion date of March 2010 and open to students August 2010. Project will incorporate \$450,000 Safe Routes to Schools funds for improving sidewalks. Mr. Silva was asked to provide follow up with informational reports regarding Safe Routes to School funds at future meetings.
2. Architect Rick Montoya provided an update on the El Pedregal project. The site plans remain the same but minor changes were made to the elevations, including the installation of an elevator to the three story building fronting on West San Ysidro Blvd. The elevator shaft exceeds the 30' limit by 2' and a variance will be sought. Changes were also made to the look of the buildings, more modern contemporary and minimalist design.

5. **Public Comment:** None.

6. **Docket Items:**

- a. **Verbena Affordable Apartments:** 1<sup>st</sup> Implementations 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 \$515,000 in San Ysidro 20% set aside funds and an additional \$700,000 of pooled Agency 20% funds. 28 of the 80 units will be set aside for families with at least one individual with autism, Down Syndrome, cerebral palsy and/or mental retardation. **Motion by M. Freedman and seconded by M. Paul to deny project. Motion Failed: 4-6-0. Yeas: J. Barajas, M. Freedman, M. Paul, A. Perez. Noes: M. Cather, T. Currie, D. Flores, S. Otto, F. Sanchez, J. Wyman. Abstain: None**  
**A motion by M. Cather, seconded by F. Sanchez to approve project as presented. Motion Passed: 6-4-0. Yeas: M. Cather, T. Currie, D. Flores, S. Otto, F. Sanchez, J. Wyman. Noes: J. Barajas, M. Freedman, M. Paul, A. Perez. Abstain: None.**
- b. **San Ysidro Redevelopment Project Area Committee (PAC) Formation (continue to August):**  
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 to 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.
- c. **San Ysidro Community Plan Update:** by Maxx Stalheim, Senior Planner, City of San Diego and Xavier Del Valle, S.Y. Redevelopment Project Manager. Review the City of San Diego 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. Maxx Stalheim indicated the Update would be a 30-month process at an estimated cost of \$2 million. A variety of funding sources will be sought, including Redevelopment Agency funding. **A Motion was made by M. Freedman and seconded by A. Perez to move forward with the Community Plan Update process. Motion Passed: 10-0-0. Yeas: J. Barajas, M. Cather, T. Currie, D. Flores, M. Freedman, S. Otto, M. Paul, A. Perez, F. Sanchez, J. Wyman. Noes; None. Abstain: None.**

- d. **Housing Development Subcommittee:** Establish committee to assess status of housing in the community, reviewing SYCPG committee project reviews regarding all housing development, actual constructions and Housing Infill Strategy. Initial volunteers are D. Flores, M. Cather and J. Wyman. The subcommittee will meet to develop its goals and bring back to the Planning Group. This subcommittee may well eventually assume a larger function, i.e. as the subcommittee for the SY Community Plan Update. **A motion was made by M. Cather, and seconded by T. Currie, to establish a Housing Development Subcommittee. Motion passed: 10-0-0 Yeas: J. Barajas, M. Cather, T. Currie, D. Flores, M. Freedman, S. Otto, M. Paul, A. Perez, F. Sanchez, J. Wyman. Noes; None. Abstain: None.**
- e. **Wireless Facilities:** City of San Diego Entitlements Division published Draft Negative Declaration and Initial Study and is requesting comments to be received by July 21, 2008. Comments can be sent to Kenneth Teasley, Senior Environ. Planner, City of SD Development Service Center 1222 First Ave., MS501, San Diego CA 92101 or e-mail: [kteasley@sandiego.gov](mailto:kteasley@sandiego.gov) with Negative Declaration number (42-3542) in the subject line. More info: 619.446.5460. **Information Only.** Chair will circulate material received from the City of San Diego for individual member comments before July 21, 2008 deadline.

**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): Next meeting 7/24/08
- b. Community Planners Committee (D. Flores/M. Freedman): M. Cather reported, as a result of June CPC, he believes Planning Group could benefit from a presentation on "green technologies" M. Cather will follow up.
- c. Otay Mesa Planning Group (M. Paul): No report.
- d. Transportation Collaborative (J. Goudeau): No Meeting.
- e. SY Smart Border Coalition – (D. Flores): D. Flores reported on a presentation given at the La Raza convention. The SY Chamber and Border Transportation Council also participated.

**9. Other Items – None.**

Meeting Adjourned at 7:34 p.m.

Minutes submitted by Steven E. Otto, Acting Secretary

## SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from June 17, 2008

1. **Call to order:** At 5:32 p.m. Vice Chairman Michael Cather called the meeting to order.  
**Roll Call: Present:** I. Adato (arrived 6:10 pm; left at 7:15 pm); J. Barajas; M. Cather; M. Freedman; J. Goudeau; R. Moran; S. Otto; M. Paul (left 6:37 pm); A. Perez; J. Wyman (voted in office 5:55 pm).  
**Excused:** T. Currie; D. Flores; B.A. Gonzalez; Salvador Gonzalez; F. Sanchez.  
**Unexcused:** None  
Quorum of 8 present at Call to Order, Vote on Item 2, 6(a),  
Quorum of 9 present on vote on Item 6(b) and 6(e).
2. **Approval of Minutes of Previous Meeting:**  
A motion was made by M. Paul and seconded by A. Perez to approve the Minutes of April 15, 2008.  
**Motion Passed (8-0-0). Yeas: J. Barajas, M. Cather, M. Freedman, J. Goudeau, R. Moran, S. Otto, M. Paul, A. Perez. Noes: None. Abstain: None.**
3. **Agenda Modifications:** None
4. **Announcements:**
  - a. **Vacancies:** One vacancy announced at April meeting to be filled at this meeting.
  - b. **Chairman:** Two announcements on published agenda.  
Additional announcements:  
None
  - c. **Group Members:**
    1. Manuel Paul: Photography Exhibit and Musical Presentation at San Ysidro Middle School tonight from 6:00 -7:30 pm. (M. Paul asked to be excused because of his duty as Superintendent of SYSD.)
  - d. **City Staff and Officials -- Announcements:**
    1. Ana Molina, Council Member Ben Hueso's Chief of Staff. City of San Diego budget is \$3,900,000,000 and many items were cut. Council Member Hueso has worked hard to restore items which were cut by the budget and important to the Community of San Ysidro. Discretionary Prop 47 funds will be used to restore Park and Rec staff hours, to keep from cutting the Vista Terrace pool hours, from cutting library hours and staff. There will be no cuts to graffiti removal; Ivy will be planted on walls that get repeatedly tagged with graffiti, and no cuts to street resurfacing. Council Member Hueso is also looking for funding to upgrade the Vista Terrace pool; approximately \$52,000 is needed.
  - e. **Members of the Public:**
    1. None
5. **Public Comment:** None.

6. **Docket Items:**

- a. **Vacancy:** Fill vacancy left by J. Serhan (termed out). Remaining term is until March 2010. Nominations from the floor were Jane Wyman and Carlos Vasquez. There were no other nominations. The candidates were invited to make their statements Then votes were cast as follows: For Jane Wyman, 4 votes (J. Barajas, M. Cather, M. Freedman; A. Perez); For Carlos Vasquez. 3 votes (J. Goudeau; R. Moran; S. Otto). M. Paul abstained from voting. Ms. Wyman was elected and seated in accordance with the current Bylaws.
- b. **SY Smart Border Coalition:** Select representative for reporting on San Ysidro Smart Border Coalition. **Motion by M. Freedman and seconded by S. Otto to nominate David Flores as the San Ysidro Community Planning Group representative to the San Ysidro Smart Border Coalition. Motion Passed: 8-0-1. Yeas: J. Barajas, M. Cather, M. Freedman, J. Goudeau, R. Moran, S. Otto, M. Paul, A. Perez. Noes: None. Abstain: J. Wyman.** “Smart Border Coalition” will be added to future agendas under “Representative’s Reports.”
- c. **SY Mobility Strategy:** Vickie Estrada of Estrada Land Planning the consultant for the SY Mobility Study and Maxx Stalheim from the City of San Diego presented an update on the status of the SY Mobility Study. New projects have been added due to City staff concerns. The need for a meeting to discuss/review the new projects and the priority of all projects. As this item was docketed as an update please co-ordinate with Chairman on venue, day and time to review.
- d. **Verbena Affordable Apartments:** Continued by Redevelopment Agency until July. A parent meeting is planned to discuss this project.

In a side note, Sam Johnson of the Redevelopment Agency, noted that the El Pedgral project located at a vacant lot at 104 Averil Road (W. San Ysidro Blvd. and Averil Rd.), a 45 unit apartment project, got funding of 9% tax credits.

- e. **San Ysidro Redevelopment Project Area Committee (PAC) Formation (Informational Presentation, Continued from April):** Xavier Di Valle, SY Redevelopment Project Manager. The City’s Redevelopment Agency is seeking to extend its eminent domain authority for the San Ysidro Project Area. PAC’s 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 they would return to present PAC roles and duties, including the potential implications to the Agency as a result of the recently approved Prop 99. Prop 99 states an owner occupied residence can only be taken under eminent domain for public safety or public improvement. A PAC would consist of: Residents, both owner occupied (3) and renters (2); Business owners/property owners (3); and existing community organizations (3). The PAC would have a total of 11 members. Members would need to provide a valid ID, be 18 years or older and file an economic interest form. The budgeting for a PAC would be between \$10,000 and \$15,000/year. The Agency has budgeted \$50,000 for the Plan Amendment. There was a discussion on the need for eminent domain at this time as no current or proposed projects in SY would need eminent domain. Also a concern on the funding from the Agency with funds that are needed elsewhere. **Motion by**

**M. Freedman and seconded by I. Adato to continue this item. Motion Passed 8-1-0. Yeas: I. Adato, J. Barajas, M. Freedman, J. Goudeau, R. Moran, S. Otto, A. Perez, J. Wyman. Noes: M. Cather. Abstain: None.**

- f. **San Ysidro Community Plan Update (Informational Item)**: by Maxx Stalheim, Senior Planner, City of San Diego and 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. The City needs to secure a source of funding as it is anticipated the update will cost \$2,000,000 and take between 24 and 30 months. The process includes: 1) Request for funding will go before the City Council in September; 2) Select Consultants, and RFP will be prepared in late 2008 or early 2009.
- g. **Housing Development Subcommittee**: Establish committee to assess status of SY area committee project reviews regarding affordable housing developments and actual constructions. D. Flores to present. Item continued to July.

**7. Subcommittee Reports:**

- a. **San Diego General Plan Update**: Subcommittee disbanded upon adoption of the General Plan by the City Council.
- b. **SY POE Expansion & Reconfiguration**: No Meeting.

**8. Representative's Reports:**

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): GSA announced last meeting dealing with Master Plan was April 30, 2008. EIS process is ongoing and will be announced at a future date.
- b. **Community Planners Committee** (D. Flores/M. Freedman): Discussions on General Plan Update, San Ysidro is on the priority list for Community Plan Update, adding more members to Planning Commission, FY09 Capital Improvements.
- c. **Otay Mesa Planning Group** (M. Paul): No report.
- d. **Transportation Collaborative** (J. Goudeau): No Meeting.

**9. Other Items – None.**

Meeting Adjourned at 7:40 p.m.

Minutes submitted by Jennifer Goudeau, Secretary