

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT SUBSEQUENT MEETING

NOTICE OF REGULAR MEETING

Location:

Governing Board Room
San Ysidro School District Education Center
4350 Otay Mesa Road (just north of Beyer Blvd) in San Ysidro, California

Monday, July 16, 2012 at 5:30 p.m.

Chairman: Michael Freedman (619) 690-3833

Items Appearing On This Agenda May Be Acted Upon Without Further Notice

1. **Call to Order, Introduction and Roll Call.**
2. **Approval of the Agenda** (changes require a vote of 2/3rds of the quorum)
3. **Approval of Minutes.** May 21, 2012; June 18, 2012
4. **Announcements:**
 - a. Vacancies: There are no vacancies.
 - b. Chair
 1. It is expected that the August 20 Regular Meeting will be adjourned.
 - c. Group Members
 - d. City Staff, Other Officials, and Elected Representatives.
5. **Public Comment on Matters Not on the Agenda**

Comments and inquiries from any person regarding matters which are not on this Agenda. Comments and inquiries must be related to the Group's purposes, described in City Council Policy 600-24. If a large number of people wish to speak on the same item, comment may be limited to a set period of time per item. The Brown Act does not allow any action or vote to be taken on items not properly noticed. Public comment on any item appearing on this agenda is taken at the time the item is heard.

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6. Docket Items:

a. Commercial Zones in San Ysidro.

This will be an "Information Item" update for the SYCPG and public to hear some recommendations for the *Port of Entry* commercial area and the *Mi Pueblo Village* commercial area from the Commercial Zones Subcommittee.

b. Infrastructure & Public Improvements Subcommittee.

[Item continued from June 18]

Review the I&PI Subcommittee's additional input to the consolidated listings and suggest action by the SYCPG:

- 12 traffic signals, including 6 sets of "Flashing" Yellow lights
- 10 new streetlights
- 24 segments new sidewalks, totaling approximately 12,475 linear feet
- 112 locations sidewalk repairs
- 12 segments street repaving, totaling approximately 3.8 miles
- 13 public amenity opportunities (10 streetscape & 3 pocket parks)
- 12 "other" (10 proposed projects from SY Mobility Study, "special project" at Camino de la Plaza between Camiones Way & Virginia Ave, and potential Roundabout at Beyer/Smythe)
- Consider Street Division response to latest listing 112 sidewalk repair locations (*note: on 6/26 Joe Castillo reported "we are in receipt of the latest sidewalk list. Our staff is reviewing the locations and will make the necessary referrals & repairs."*)
- Priority ranking: members identify top five priority five locations within each of the seven categories. Suggested highest criteria: public safety

7. Subcommittee Reports

- a. Infrastructure and Public Improvements - (Otto).
- b. San Ysidro Community Plan Update Advisory Committee - (Freedman)
- c. Commercial Zones - (Martinez)

8. Representative's Reports

- a. SY POE Expansion & Reconfiguration - (Adato)
- b. SY Smart Border Coalition - (Currie)
- c. Community Planners Committee - (Paredes/Wyman)
- d. Otay Mesa Planning Group - (Paul)
- e. Transportation Collaborative - (Hernandez)

9. Adjournment

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SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from May 21, 2012

1. Call to Order: At 5:30 p.m. Chairman Michael Freedman called the meeting to order. Roll Call: Present: Miguel Aguirre, Thomas Currie, David Flores, Michael Freedman, Yolanda Hernandez, Antonio Martinez, Raquel Moran, Steven Otto, Matthew Paredes, Manuel Paul, Alberto Perez, Jane Wyman
Absent: Israel Adato, Bertha A. Gonzalez, Carlos Vasquez.
Quorum of 12 present at Roll Call.
Quorum of 13 at 5:53 - Member I. Adato arrived.
2. Approval of Agenda: A motion was made by D. Flores and seconded by M. Paredes to approve the agenda. Motion Passed (12-0-0). YEAS: Miguel Aguirre, Thomas Currie, David Flores, Michael Freedman, Yolanda Hernandez, Antonio Martinez, Raquel Moran, Steven Otto, Matthew Paredes, Manuel Paul, Alberto Perez, Jane Wyman. NOES: None. Abstain: None.
3. Approval of Minutes: A motion was made by T. Currie and seconded by A. Martinez to approve the minutes of March 19, 2012 with the correction made to show members B. Gonzalez arrived at 5:51 pm and Y. Hernandez arrived at 6:07 pm, and not absent. Motion Passed (12-0-0). YEAS: Miguel Aguirre, Thomas Currie, David Flores, Michael Freedman, Yolanda Hernandez, Antonio Martinez, Raquel Moran, Steven Otto, Matthew Paredes, Manuel Paul, Alberto Perez, Jane Wyman. NOES: None. Abstain: None.
4. Announcements:
 - a. Vacancies: None
 - b. Chair:
 1. San Ysidro Redevelopment PAC Representative – Removed, as Chair confirmed closure of the San Ysidro Redevelopment Agency.
 2. Historic Preservation Award for Cultural Diversity. For the San Ysidro Historic Context & Survey. Members David Flores, Michael Freedman, and Steve Otto to be recognized for their contribution to the preservation of San Diego's History and Heritage at the City of San Diego's Historic Preservation Awards, Tuesday, May 24, 2012 at 1 pm at the City Administration Building, 202 C. St., San Diego.
 3. San Diego Police Department – Southern Division Community Relations Officer C. Lacarra is looking for interested parties to provide community input from residents & businesses on SDPD's 5 Year plan needs for improvements or service calls. Graffiti, gangs and traffic responses have been community issues that have been impacted.
 4. Public notice of Draft Negative Declaration to amendments of affordable housing parking regulations. Regularly based on traffic

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location and quantity of uses. LDC amendments and coastal program. Comments must be included by June 6, 2012.

c. Group Members:

1. Mr. Martinez – General elections June 5th –
2. Mr. Currie – Chamber and BID doing 4th of July celebration, Andres Ripa, program manager for SY BID. The SY Chamber of Commerce and SY BID are organizing the 4th of July celebration. Event will be held on Sunday, July 1, 2012 at Cesar Chavez Park/Larsen Field, 455 Sycamore Rd. in San Ysidro. Hours from 3 p.m. to 9:30 p.m. Info at: 619-428-5200.

d. Announcements:

1. Melina Meza – Representative for Councilmember Alvarez, Announced that the Mayor will release budget on Friday, the community can speak to council. On the Safe Routes to School – no response on Sidewalk project that the Chair had requested more information on. Chair- Safe routes project was from Willow school – North Side of Calle Primera. Sara Osborne, City of San Diego Senior Planner- Engineering presented a modified plan for street widening and this caused a new gap which project does not have.
2. Officer Lacarra – Presented current crime information:
 - I. Regarding Mr. Reynaldo Benoin who was shot and killed at a family get together. Search continues for black male suspects, that fled on white Mitsubishi. South of Palm Avenue, so within Southern Division. (other one was 2200 Palm Ave.)
 - II. Radio Call of shots fired on 100 block of East Park. Vehicle stopped at 106 E. Park – male challenged other male, Suspect struck parked vehicle, fired rounds and struck gas station. Good leads on this case.
 - III. Commercial Robberies – April 28th arrested Carlos Dudley, (suspect named "starving bandit"). Hit up 10 businesses since in November. IHOP second robbery, got suspect.
 - IV. Southern Division hosting June 30th food distribution, looking for assistance, hosted by Feeding America. Looking for non-perishable items or monetary donations through church organizing event. Provide food to 1000 families, 5-6 organizations to provide support.
 - V. Dillon's Trail area behind SY High School, working hard to get squatters out, dealing with illegal dumping, one of the owners put up gate. Environmental Services now dealing with cleanup removed 521 used tires.
3. M. Aguirre – Requested update on the SANDAG Intermodal Transportation Center RFP. Consultants have been selected. Study as part of the community plan update and planning group. S. Osborn-When ITC grant study gets going, can restart Plan Update meetings.

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4. S. Osborne – Regarding questions on funding of plan update posed by Chair, Mrs. Osborne, would like to present on June/July agenda to give update. Will coordinate with Chair.
 5. Y. Hernandez – received calls from parents – regarding pot dispensary on San Ysidro Blvd. Meza – one dispensary left, City attorney working on closing it. In litigation right now, call City Attorney's office. M. Paul in contact with District Attorney and Southern division. R. Moran – Is proposing to activate parents. M. Meza – will contact City Attorney's office and give update to Chair at next meeting.
 6. M. Meza – Announced a community cleanup on July 9th with Hearts and Hands. Cleanup will be from 8:00am to 12:00 pm.
5. Public Comment: None
6. Docket Items:
- a. Living Rooms at the Border – (Member D. Flores recused himself to present project.) Site Development Permit to construct 10 affordable for rent residential units at 114 W. Hall Avenue in the RM-1-1 zone w/3 setback deviations. Motion made by Antonio Martinez, Seconded by Jane Wyman to recommend approval of the Site Development Permit. Motion Passed (11-0-2). YEAS: I. Adato, M. Aguirre, T. Currie, M. Freedman, A. Martinez, R. Moran, S. Otto, M. Paredes, M. Paul, A. Perez, J. Wyman. NOES: None. Abstain: D. Flores, Y. Hernandez
 - b. Commercial Zoning Subcommittee – Subcommittee to analyze and recommend site-specific zoning within the Commercial Land Use Designations. Subcommittee of 5 appointed by the Chairman. General Members: Jennifer Goudeau, Xavier Raul Villanueva; SYCPG Members: Antonio Martinez, Miguel Aguirre, David Flores. Appointment by acclamation.
 - c. Infrastructure and Public Improvements Subcommittee. Item Continued to next meeting at request of subcommittee.
7. Subcommittee Reports
- a. Infrastructure and Public Improvements: S. Otto – Report to be continued. Next meeting Monday, June 18, 2012 at 4:45 p.m.
 - b. San Ysidro Community Plan Update Advisory Committee: S. Osborne, next meeting will happen after receive traffic modeling information.
8. Representative's Reports

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- a. SY POE Expansion and Reconfiguration: Adato - Gridlock at I-5/E SY Blvd causing great business displacement – M. Freedman I-5 north onramp to open on August 2nd.
- b. SY Smart Border Coalition: Currie – In October Mexican improvements at El Chaparral will be completed. Southbound lanes going into Mexico will be diverted to El Chaparral. U.S.G.S.A. will not have southbound entrance to Mexico ready. Mexico will temporarily divert southbound traffic along the Mexican side of the international border fenceline to El Chaparral.
- c. Community Planners Committee: Paredes/Wyman – Member M. Paredes attended Tuesday, April 24, 2012 meeting – presentation on affordable housing and parking: how determine parking spaces. There is a formula based on number of living units, proximity to transit. Discussion on Council Policy 600-series update that relate to planning and zoning. Recommend 21 of 22 be deleted, one be retained based on some refinement. Elections for CPC officers are coming up, nominations have been going in by email. Election at the next meeting. Mr. Martinez and Paredes attended Community Orientation Workshop, as required by Bylaws– overview of community planning process.
- d. Otay Mesa Planning Group: NO REPORT. M. Paul returns as the official SYCPG representative. Thanks go to Ms. Gonzalez for taking over temporarily.
- e. Transportation Collaborative: NO REPORT

Adjourned at 7:30 p.m.

Minutes submitted by David Flores, Secretary

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Use Regulations Table of Commercial Zones

Legend

Symbol in Table 131-05B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**Use Regulations Table for Selected Commercial Zones
CR and CC**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones					
	1st & 2nd >>	CR		CC			
	3rd >>	1-	2-	2-	3-	4-	5-
	4th >>	1	1	1	4	6	4
Open Space							
Active Recreation		-	-	-	-	-	-
Passive Recreation		-	-	-	-	-	-
Natural Resources Preservation		-	-	-	-	-	-
Park Maintenance Facilities		-	-	-	-	-	-
Agriculture							
Agricultural Processing		-	-	-	-	-	-
Aquaculture Facilities		-	-	-	-	-	-
Dairies		-	-	-	-	-	-
Horticulture Nurseries & Greenhouses		-	-	-	-	-	-
Raising & Harvesting of Crops		-	-	-	-	-	-
Raising, Maintaining & Keeping of Animals		-	-	-	-	-	-
Separately Regulated Agriculture Uses							
Agricultural Equipment Repair Shops		P	P	-	P	P	
Commercial Stables		-	-	-	-	-	
Community Gardens		L	L	L	L	L	
Equestrian Show & Exhibition Facilities		-	-	-	-	-	
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		-	-	-	-	-	
Residential							
Mobilehome Parks		-	-	-	-	-	
Multiple Dwelling Units		P(2)	-	P(2,15)	P(2)	P(2,15)	

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	1st & 2nd >>		CR		CC			
	3rd >>		1-	2-	2-	3-	4-	5-
	4th >>		1	1	1	4	6	4
Rooming House [See Section 131.0112(a)(3)(A)]	P	-	P ⁽¹⁵⁾	P	P ⁽¹⁵⁾			
Single Dwelling Units	-	-	-	-	-	-	-	-
Separately Regulated Residential Uses								
Boarder & Lodger Accommodations	L	-	L ⁽¹⁵⁾	L	L ⁽¹⁵⁾			
Companion Units	-	-	-	-	-	-	-	-
Employee Housing:								
6 or Fewer Employees	-	-	-	-	-	-	-	-
12 or Fewer Employees	-	-	-	-	-	-	-	-
Greater than 12 Employees	-	-	-	-	-	-	-	-
Fraternities, Sororities and Student Dormitories	C	-	C ⁽¹⁵⁾	C	C ⁽¹⁵⁾			
Garage, Yard, & Estate Sales	-	-	-	-	-	-	-	-
Guest Quarters	-	-	-	-	-	-	-	-
Home Occupations	L	-	L ⁽¹⁵⁾	L	L ⁽¹⁵⁾			
Housing for Senior Citizens	C	-	C ⁽¹⁵⁾	C	C ⁽¹⁵⁾			
Live/Work Quarters	L	-	L ⁽¹⁵⁾	L	L ⁽¹⁵⁾			
Residential Care Facilities:								
6 or Fewer Persons	P	-	P ⁽¹⁵⁾	P	P ⁽¹⁵⁾			
7 or More Persons	C	-	C ⁽¹⁵⁾	C	C ⁽¹⁵⁾			
Transitional Housing:								
6 or Fewer Persons	P	-	P ⁽¹⁵⁾	P	P ⁽¹⁵⁾			
7 or More Persons	C	-	C ⁽¹⁵⁾	C	C ⁽¹⁵⁾			
Watchkeeper Quarters	-	L	-	-	-	-	-	-
Institutional								
Separately Regulated Institutional Uses								
Airports	C	C	C	C	C	C	C	C
Botanical Gardens & Arboretums	P	C	C	C	C	C	C	C
Cemeteries, Mausoleums, Crematories	C	C	C	C	C	C	C	C
Churches & Places of Religious Assembly	C	L	C	L	C	L	C	C
Correctional Placement Centers	C	C	C	C	C	C	C	C
Educational Facilities:								
Kindergarten through Grade 12	C	C	C	C	C	C	C	C
Colleges / Universities	C	C	-	C	C	C	C	C
Vocational / Trade School	P	P	-	P	P	P	P	P
Energy Generation & Distribution Facilities	P	C	C	C	C	C	C	P
Exhibit Halls & Convention Facilities	P	C	C	C	C	C	C	C
Flood Control Facilities	L	L	L	L	L	L	L	L
Historical Buildings Used for Purposes Not Otherwise Allowed	C	C	C	C	C	C	C	C
Homeless Facilities:								

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	1st & 2nd >>		CR		CC			
	3rd >>	4th >>	1-	2-	2-	3-	4-	5-
			1	1	1	4	6	4
Congregate Meal Facilities			C	-	C	C	C	C
Emergency Shelters			C	-	C	C	C	C
Homeless Day Centers			C	-	C	C	C	C
Hospitals, Intermediate Care Facilities & Nursing Facilities			P	C	C	C	C	C
Interpretive Centers			-	-	-	-	-	-
Museums			P	C	C	C	C	C
Major Transmission, Relay, or Communications Switching Stations			C	C	C	C	C	C
Satellite Antennas			L	L	L	L	L	L
Social Service Institutions			C	C	C	C	C	C
<i>Wireless communication facility:</i>								
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</i>			L	L	L	L	L	L
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>			N	N	N	N	N	N
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>			C	C	C	C	C	C
<i>Wireless communication facility outside the public right-of-way</i>			L	L	L	L	L	L
Retail Sales								
Building Supplies & Equipment			P ⁽¹¹⁾	P ⁽¹¹⁾	-	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾
Food, Beverages and Groceries			P ⁽¹¹⁾					
Consumer Goods, Furniture, Appliances, Equipment			P ⁽¹¹⁾					
Pets & Pet Supplies			P ⁽¹¹⁾					
Sundries, Pharmaceutical, & Convenience Sales			P ⁽¹¹⁾					
Wearing Apparel & Accessories			P ⁽¹¹⁾					
Separately Regulated Retail Sales Uses								
Agriculture Related Supplies & Equipment			P	-	-	P	P	P
Alcoholic Beverage Outlets			L	L	L	L	L	L
Farmers' Markets								
Weekly Farmers' Market			L	L	L	L	L	L
Daily Farmers' Market Stand			L	L	L	L	L	L
Plant Nurseries			P	P	P	P	P	P
Retail Farms			L	L	L	L	L	L
Swap Meets & Other Large Outdoor Retail Facilities			C	-	-	-	-	C
Commercial Services								
Building Services			P	-	-	P	P	P
Business Support			P	P	P	P	P	P
Eating & Drinking Establishments			P	P	P	P	P	P
Financial Institutions			P	P	P	P	P	P
Funeral & Mortuary Services			P	P	P	P	P	P
Instructional Studios			P	P	P	P	P	P
Maintenance & Repair			P	P	P	P	P	P
Off-site Services			P	-	-	P	P	P

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	1st & 2nd >>		CR		CC			
	3rd >>	4th >>	1-	2-	2-	3-	4-	5-
			1	1	1	4	6	4
Personal Services			P	P	P	P	P	P
Assembly & Entertainment			P	P	P	P	P	P
Radio & Television Studios			P	P	P	P	P	P
Visitor Accommodations			P	P	P	P	P	P
Separately Regulated Commercial Services Uses								
Adult Entertainment Establishments:								
Adult Book Store			L	L	L	L	L	L
Adult Cabaret			L	L	L	L	L	L
Adult Drive-In Theater			L	L	L	L	L	L
Adult Mini-Motion Picture Theater			L	L	L	L	L	L
Adult Model Studio			L	L	L	L	L	L
Adult Motel			L	L	L	L	L	L
Adult Motion Picture Theater			L	L	L	L	L	L
Adult Peep Show Theater			L	L	L	L	L	L
Adult Theater			L	L	L	L	L	L
Body Painting Studio			L	L	L	L	L	L
Massage Establishment			L	L	-	-	-	L
Sexual Encounter Establishment			L	L	L	L	L	L
Bed & Breakfast Establishments:								
1-2 Guest Rooms			P	P	P	P	P	P
3-5 Guest Rooms			P	P	P	P	P	P
6+ Guest Rooms			P	P	P	P	P	P
Boarding Kennels/Pet Day Care Facilities			L	L	L	L	L	L
Camping Parks			C	C	C	C	C	C
Child Care Facilities:								
Child Care Centers			L	-	L	L	L	L
Large Family Child Care Homes			L	-	L	L	L	L
Small Family Child Care Homes			L	-	L	L	L	L
Eating and Drinking Establishments Abutting Residentially Zoned Property			L	L	L	L	L	L
Fairgrounds			C	C	-	C	C	C
Golf Courses, Driving Ranges, and Pitch & Putt Courses			C	C	C	C	C	C
Helicopter Landing Facilities			C	C	C	C	C	C
Massage Establishments, Specialized Practice			L	L	-	-	-	L
Nightclubs & Bars over 5,000 square feet in size			C	C	C	C	C	C
Parking Facilities as a <i>Primary Use</i> :								
Permanent Parking Facilities			P	C	P	P	P	P
Temporary Parking Facilities			N	C	N	N	N	N
Private Clubs, Lodges and Fraternal Organizations			C	C	P	P	P	P
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size ⁽⁹⁾			C	C	-	C	C	C
Pushcarts:								
Pushcarts on Private Property			L	L	L	L	L	L

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	3rd >>		1-	2-	2-	3-	4-	5-	
	4th >>		1	1	1	4	6	4	2
Pushcarts in <i>public right-of-way</i>			N	N	N	N	N	N	
Recycling Facilities:									
Large Collection Facility			N	N	N	N	N	N	
Small Collection Facility			L	L	L	L	L	L	
Large Construction & Demolition Debris <i>Recycling Facility</i>			-	-	-	-	-	-	
Small Construction & Demolition Debris <i>Recycling Facility</i>			-	-	-	-	-	-	
Drop-off Facility			L	L	L	L	L	L	
Green Materials Composting Facility			-	-	-	-	-	-	
Mixed Organic Composting Facility			-	-	-	-	-	-	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic			-	-	-	-	-	-	
Large Processing Facility Accepting All Types of Traffic			-	-	-	-	-	-	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic			-	-	-	C	C	C	
Small Processing Facility Accepting All Types of Traffic			-	-	-	C	C	C	
Reverse Vending Machines			L	L	L	L	L	L	
Tire Processing Facility			-	-	-	-	-	-	
Sidewalk Cafes			N	N	N	N	N	N	
Sports Arenas & Stadiums			C	C	C	C	C	C	
Theaters That Are Outdoor or over 5,000 Square Feet in Size			C	C	C	C	C	C	
Urgent Care Facilities			N	N	N	N	N	N	
Veterinary Clinics & Animal Hospitals			L	L	L	L	L	L	
Zoological Parks			-	-	-	-	-	-	
Offices									
Business & Professional			P	P	P	P	P	P	
Government			P	P	P	P	P	P	
Medical, Dental & Health Practitioner			P	P	P	P	P	P	
Regional & Corporate Headquarters			P	P	P	P	P	P	
Separately Regulated Office Uses									
Real Estate Sales Offices & Model Homes			L	-	L	L	L	L	
<i>Sex Offender</i> Treatment & Counseling			L	L	L	L	L	L	
Vehicle & Vehicular Equipment Sales & Service									
Commercial Vehicle Repair & Maintenance			P	-	-	P	P	P	
Commercial Vehicle Sales & Rentals			P	-	-	P	P	P	
Personal Vehicle Repair & Maintenance			P	P	-	P	P	P	
Personal Vehicle Sales & Rentals			P	P	-	P	P	P	
Vehicle Equipment & Supplies Sales & Rentals			P	P	-	P	P	P	
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses									
Automobile Service Stations			N	N	N	N	N	N	
Outdoor Storage & Display of New, unregistered Motor Vehicles as a <i>primary use</i>			C	C	-	C	C	C	
Wholesale, Distribution, Storage									

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	1st & 2nd >>		CR		CC			
	3rd >>		1-	2-	2-	3-	4-	5-
	4th >>		1	1	1	4	6	2
Equipment & Materials Storage Yards	-	-	-	-	-	-	-	
Moving & Storage Facilities	-	-	-	-	P	P		
Warehouses	-	-	-	-	P ⁽⁸⁾	P ⁽⁸⁾		
Wholesale Distribution	-	-	-	-	-	P ⁽⁸⁾		
Separately Regulated Wholesale, Distribution, and Storage Uses								
Impound Storage Yards	-	-	-	-	C	C		
Junk Yards	-	-	-	-	-	-		
Temporary Construction Storage Yards Located off-site	L	L	L	L	L	L		
Industrial								
Heavy Manufacturing	-	-	-	-	-	-		
Light Manufacturing	-	-	-	-	-	P ⁽⁸⁾		
Marine Industry	-	-	-	-	-	-		
Research & Development	P	P	-	-	P	P		
Trucking & Transportation Terminals	P	-	-	-	-	-		
Separately Regulated Industrial Uses								
Extractive Industries	-	-	-	-	-	-		
Hazardous Waste Research Facility	-	-	-	-	-	-		
Hazardous Waste Treatment Facility	C	-	-	-	-	-		
Marine Related Uses Within the Coastal Overlay Zone	-	C	C	C	C	C		
Newspaper Publishing Plants	C	C	C	C	C	P		
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	-	-	-	-		
Very Heavy Industrial Uses	-	-	-	-	-	-		
Wrecking & Dismantling of Motor Vehicles	-	-	-	-	-	-		
Signs								
Allowable Signs	P	P	P	P	P	P		
Separately Regulated Signs Uses								
Community Entry Signs	L	L	L	L	L	L		
Neighborhood Identification Signs	-	-	-	-	-	-		
Reallocation of Sign Area Allowance	N	N	N	N	N	N		
Revolving Projecting Signs	N	N	N	N	N	N		
Signs with Automatic Changing Copy	N	N	N	N	N	N		
Theater Marquees	N	N	N	N	N	N		

Footnotes to Table 131-05B

- 1 Uses shall not begin operating before 6:00 a.m. or continue operating later than 12:00 midnight in CN zones.
- 2 See Section 131.0540.
- 3 Only office furniture, appliances, and equipment establishments are permitted. The *gross floor area* occupied by these uses shall not exceed 2,500 square feet for each *premises*.
- 4 Drive-in and drive-through restaurants, live entertainment, and the sale of intoxicating beverages other than beer and wine are not permitted in the CN zones.
- 5 The sale of alcoholic beverages is not permitted as a *primary use*.
- 6 The *gross floor area* occupied by these uses shall not exceed 2,500 square feet for each *premises*.

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT SUBSEQUENT MEETING

- ⁷ Hiring halls are not permitted.
- ⁸ These activities shall be located solely within an enclosed building that does not exceed 7,500 square feet of *gross floor area*. Activities that would require a permit from the Hazardous Materials Management Division of the County of San Diego or from the San Diego Air Pollution Control District are not permitted, except within the CC-5-4 zone within the Barrio Logan Community Plan area.
- ⁹ The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- ¹⁰ This use is not allowed within the Coastal Overlay Zone.
- ¹¹ *Development of a large retail establishment* is subject to Section 143.0302.
- ¹² Within the Coastal Overlay Zone, instructional studios are not permitted on the ground *floor* in the CV-1-1 or CV-1-2 zone.
- ¹³ Permitted in CV zones where the *gross floor area* occupied by an individual retail sales establishment would not exceed 2,500 square feet.
- ¹⁴ Specialized practice massage establishments are permitted only as an *accessory use* in the CV-1-1 and CV-1-2 zones
- ¹⁵ Residential use is not permitted within the CC-5-4 zone within the Barrio Logan Community Plan area.

Development Regulations of CR Zone

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	
	1st & 2nd >>	CR-
	3rd >>	1- 2-
	4th >>	1
Max permitted residential density ⁽¹⁾	1,500	
Supplemental residential regulations [See Section 131.0540]	applies	
Lot area		
Min Lot Area (sf)	15,000	
Max Lot Area (ac)	--	
Lot dimensions		
Min Lot Width (ft)	100	
Min <i>street frontage</i> (ft)	100	
Min Lot Depth (ft)	100	
Setback requirements		
Min Front <i>setback</i> (ft)	10	
Max Front <i>setback</i> (ft) [See Section 131.0543(a)(1)]	--	
Min Side <i>setback</i> (ft)	10	
Optional Side <i>setback</i> (ft)	--	
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]	applies	
Min <i>Street Side setback</i> (ft)	10	
Max <i>Street Side setback</i> (ft) [See Section 131.0543(a)(1)]	--	
Min Rear <i>setback</i> (ft)	10	
Optional Rear <i>setback</i> (ft)	--	

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT SUBSEQUENT MEETING

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	
	1st & 2nd >>	CR-
	3rd >>	1- 2-
	4th >>	1
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]	applies	
Max structure height (ft)	60	
Min lot coverage (%)	--	
Max floor area ratio	1.0 ⁽⁴⁾	
Floor Area Ratio bonus for residential mixed use / Minimum percentage of bonus required for residential use [See Section 131.0546(a)]	1.0/50	
Minimum Floor Area Ratio for residential use	0.5	
Floor Area Ratio bonus for child care [See Section 131.0546(b)]	applies	
Pedestrian paths [See Section 131.0550]	applies	
Transparency [See Section 131.0552]	--	
Building articulation [See Section 131.0554]	applies	
Street yard parking restriction [See Section 131.0555]	--	
Parking lot orientation [See Section 131.0556]	applies	
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]	applies	

Footnotes for Table 131-05D

- 1 One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- 2 See section 131.0543(a)(2).
- 3 See section 131.0543(b).
- 4 Within the Kearny Mesa Community Plan area, the maximum floor area ratio is 0.50 and the portion of the maximum allowed gross floor area that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.

Development Regulations of CC Zone

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator		Zones				
	1st & 2nd >>	CC-					
	3rd >>	2-	5-	3-	4-	3-	
	4th >>	1	2	4	6		
Max permitted residential density ⁽¹⁾	1,500	1,500	1,500	1,000			
Supplemental residential regulations [See Section 131.0540]	applies	applies	applies	applies			
Lot area							
Min Lot Area (sq. ft.)	5,000	5,000	2,500	2,500			
Max Lot Area (ac)	--	--	--	--			
Lot dimensions							

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DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT SUBSEQUENT MEETING

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones				
	1st & 2nd >>	CC-				
	3rd >>	2-	5-	3-	4-	3-
	4th >>	1	2	4	6	6
Min Lot Width (ft)		50	50	25	25	<u>25</u>
Min <i>street frontage</i> (ft)		50	50	25	25	<u>25</u>
Min Lot Depth (ft)		100	100	--	--	<u>--</u>
Max Lot Depth (ft)		150	150	--	--	<u>--</u>
Setback requirements						
Min Front <i>setback</i> (ft)		--	--	--	--	<u>--</u>
Max Front <i>setback</i> (ft) [See Section 131.0543(a)(1)]		100 ^(2,3)	100 ^(2,3)	10 ⁽²⁾	10⁽²⁾	<u>10⁽²⁾</u>
Min Side <i>setback</i> (ft) Optional Side <i>setback</i> (ft) [See Section 131.0543(b)]		10 0	10 0	10 0	10 0	<u>10 0</u>
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies	applies	<u>applies</u>
Min <i>Street Side setback</i> (ft) Max <i>Street Side setback</i> (ft) [See Section 131.0543(a)(1)]		-- --	-- --	-- 10 ⁽²⁾	-- 10⁽²⁾	<u>-- 10⁽²⁾</u>
Min Rear <i>setback</i> (ft) Optional Rear <i>setback</i> (ft) [See Section 131.0543(b)]		10 0	10 0	10 0	10 0	<u>10 0</u>
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies	applies	<u>applies</u>
Max structure height (ft)		30	60	30	30	<u>60</u>
Min lot coverage (%)		--	--	35	35	<u>35</u>
Max floor area ratio		0.75 ⁽⁴⁾	2.0 ⁽⁴⁾	1.0 ⁽⁴⁾	2.0⁽⁴⁾	<u>2.0⁽⁴⁾</u>
<i>Floor Area Ratio</i> bonus for residential mixed use/ Minimum percentage of bonus required for residential use [See Section 131.0546(a)]		0.75/ 75	--	0.5	2.0	<u>2.0</u>
Minimum Floor Area Ratio for residential use		0.56	--	0.25	1.0	<u>1.0</u>
Pedestrian paths [See Section 131.0550]		applies	applies	applies	applies	<u>applies</u>
Transparency [See Section 131.0552]		---	---	applies	applies	<u>applies</u>
Building articulation [See Section 131.0554]		applies	applies	applies	applies	<u>applies</u>
Parking lot orientation [See Section 131.0556]		applies	applies	-	-	<u>-</u>
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	<u>applies</u>
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	<u>applies</u>

Footnotes for Table 131-05E

- 1 One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.
- 2 See Section 131.0543(a)(2).
- 3 See Section 131.0543(a)(3).

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- ⁴ Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT SUBSEQUENT MEETING

SAN YSIDRO PUBLIC IMPROVEMENTS & INFRASTRUCTURE-

By Type & Location- Consolidated

2012 Listing

<u>LOCATION:</u>	<u>TYPE IMPROVEMENT:</u>	<u>TRAFFIC SIGNAL</u>	<u>STREE I LIGHT</u>	<u>OBSERVATIONS</u>
<i>As of 6/30/12</i>				
<u>ESYB: KFC - Virginia Ave.</u>				
524		X		"Flashing" Yellow lights- peds. Crossing
corner Virginia		X		"Flashing" Yellow lights- peds. Crossing
<u>ESYB: Virginia Ave. - I-805</u>				
corner Bolton Hall		X		"Flashing" Yellow lights- peds. Crossing
		X		Traffic signal- corner Center St.
<u>WSYB: Via SY to Smythe</u>				
144		X		"Flashing" Yellow lights- peds. Crossing
<u>WSYB: Smythe to Averil</u>				
at corner Smythe		X		"Flashing" Yellow lights- peds. Crossing
at corner Alverson		X		Traffic signal
at corner Averil		X		Traffic signal
<u>WSYB: Averil to Dairy Mart</u>				
at driveway Villa Serena			X	At north end apts, near Valle Hi
<u>Cam dl Plaza- ESYB to Virginia</u>				
SPECIAL PROJECT	4570	X		4 lane rd+600 LF sidewalk northside+t/sig @ Virg.
<u>Cam dl Plaza-Virginia to DairyMart</u>				
4432			X	near Wells Fargo ATM
		X		Traffic Signal- corner Sipes
<u>D/Mart- Cam dl Plaza to Beyer</u>			X	opposite KFC
<u>W. C/Primera-Via SY-V/Tercero</u>				
194:00:			X	At driveway at corner these properties
00			X	OK Pole Attachment
494			X	OK Pole Attachment
<u>E. Beyer: ESYB to Center St.</u>				
2651			X	Pole attachment OK
<u>E. Beyer: Center St. to Beyer Bl.</u>				
by trolley			X	At exit rail yard/boundary Beyer School
overpass				
at Beyer School		X		"Flashing" Yellow lights- school crossing
2315				Across from school
<u>Hill</u>	325		X	Pole attachment OK
<u>Beyer Bl: E. Beyer to Smythe Cr</u>				
			X	at edge Adult School, by I-805 over crossing
northsid e				
<u>Beyer Bl.: Smythe Cr to Dairy Mart</u>		X		Traffic signal at trolley crossing
<u>Cottonwood (north)</u>	135		X	
Cumulative Total:	1 9 5: 22	12	10	
	<u>Detail</u>	incl. 6 "flashing lights"		

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT SUBSEQUENT MEETING

SAN YSIDRO PUBLIC IMPROVEMENTS & INFRASTRUCTURE-
By Type & Location- Consolidated

2012 Listing

<u>TYPE IMPROVEMENT:</u>		<i>As of 6/30/12</i>	
<u>LOCATION:</u>	<u>Public Amenities</u>	<u>Other</u>	<u>Observations</u>
<u>ESYB- Border to Border VII (KFC)</u> corner E. Beyer "island" 600 block northside	X X		mini-plaza opportunity, about 150 sq. ft. widen s/walk-apprx. 300 LF; street furniture-benches
<u>ESYB: Virginia Ave. - I-805</u> corner Bolton Hall corner Bolton Hall 326		X	SYMS- Project S8 pop outs at Bolton Hall Pocket park- joint with Church's Chicken Opty. Benches/ partner with BajaMex
<u>ESYB: I805 to Via SY + Willow</u> At Corners Olive & Willow	X		drip irrigation part, also hardscaping
<u>WSYB: Averil to Dairy Mart</u> 707 671 at corner Dairy Mart 492 to north	X X X	X	SYMS: Proj. S1 ped imprv at/near McDonald's Continues above- dead space mini-plaza on northwest "island" apprx. 200 LF
<u>Cam dl Plaza- ESYB to Virginia</u> SPECIAL PROJECT 4570		X	SYMS- Project S9 new fwy on ramp top of bridge 4 lane rd+600 LF sidewalk northside+sig @ Virg.
<u>D/Mart- Cam dl Plaza to Beyer</u> along freeway overpass		X	SYMS- Proj. S1 widen roadway/imprv intersection
<u>Willow/E. Calle Primara to Via SY</u> at corner Willow E. Calle Prim.	X		Green space at landing pedestrian bridge
<u>W. C/Primera-Via SY-V/Tercero</u> at Via Tercero		X X	SYMS- Proj. S2: reconfigure I-5 off ramp SYMS- Proj. S3: road connector to Cam de la Plaza
<u>Otay Mesa Rd.</u> from Hawken Dr north to top of hill		X	SYMS- Proj. P2, about 2250 LF
<u>Beyer Bl: E. Beyer to Smythe Cr</u> on median trolley station/SYHC at Smythe intersection		X X	Trees, landscaping SYMS- Proj. S5 Construct "Roundabout"
<u>Beyer Bl.: Smythe Cr to Dairy Mart</u> at trolley crossing		X	SYMS- Projects S4 (greenway) & S5 (ped overpass)
<u>E & W Park: SYB to Beyer Bl.</u> at/near SYB & Hall, respectively Between 211 & 215 West Park	X	X	SYMS- Proj. S6 & S7: sidewalk & roadway imprvs. Green space/vacant lot, fronting Civic Center
<u>S. Vista-Cottonwd to Dairy Mart:</u> 342-420	X		Green space obty strip city land trolley side, about 800LF
<u>Alaquinas +</u> 1891 Alaquinas	X		Pocket park opty, large vacant lot, about 5000 sq ft
<u>Smythe</u> at Smythe School	X		Street furniture
<u>ALL AREAS:</u> Way finding/Directional signs	X		Use existing light poles, locations as appropriate
Cumulative Total:	195:25	13	12

Detail (10 SYMS projects + Special Project CdIP + "Roundabout")
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 (10 streetscape & 3 pocket park opportunities)

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT SUBSEQUENT MEETING

SAN YSIDRO PUBLIC IMPROVEMENTS & INFRASTRUCTURE-
By Type & Location- Consolidated 2012 Listing

<u>Location</u>	<u>TYPE IMPROVEMENT:</u>	<u>OBSERVATIONS</u>	
<u>s:</u>	<u>SIDEWALK</u>		<i>as of 6/17/12</i>
	<u>REPAIRS</u>		
<u>ESYB- Border to Border VII (KFC)</u>			
corner E. Beyer "island"	X	large hole in center (mini-plaza opportunity)	
660	X(2)	temp patch only @d/way + missing tree grate	
654	X(2)	temp patch only	
<u>ESYB: KFC - Virginia Ave.</u>			
KFC	X	sunken sidewalk, at corner	
next to KFC (BV Rd. address)	X	missing tree grate	fronting Checkmate
640 1/2	X	front HSBC, missing tree grate	
640	X	fronting US Bk, need tree grate	
561	X	hole	
524	X	Broken tree grate	
523	X	Blocking hydrant	
510/500	X(2)	Temp patch only + missing tree grate	
501	X(2)	two locations	
445	X(2)	temp patch only	
445	X(2)	two sunken holes	
423	X(2)	temp patch only	
424	X	missing tree grate	
<u>ESYB: Virginia Ave. - I-805</u>			
390	X	by driveway	
333	X	temp patch only	
318	X	Sunken utility cover	
301	X	at driveway Valero	
<u>ESYB: I805 to Via SY + Willow</u>			
121	X	broken tree grate at 76 station	
75-99	X	3 Tree Grates Needed	
<u>WSYB: Via SY to Smythe</u>			
108	X	fronting Shell gas station	hole
119	X	sunken sidewalk, fronting taco shop	
120	X	temp patch only, remaining hole	
125	X	temp patch only	
131 1/2	X	temp patch only	
134	X	elevated SDGE grate	
144	X	extensive damage/holes, fronting vacant lot	
151	X	front of car dealership	
154B	X	front of apartments	curb holes
156	X	front of apartments	curb holes

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT SUBSEQUENT MEETING

SAN YSIDRO PUBLIC IMPROVEMENTS & INFRASTRUCTURE-

By Type & Location- Consolidated

2012 Listing

<u>LOCATION:</u>	<u>TYPE IMPROVEMENT:</u>		<i>As of 6/30/12</i>	
	<u>SIDEWALK</u> <u>NEW</u>	<u>STREET</u> <u>REPAVE</u>	<u>OBSERVATIONS</u>	
<u>ESYB- Border to Border VII (KFC)</u>				
corner E. Beyer "island"	X		mini-plaza opportunity, about 150 sq. ft.	
670 + Holiday motel driveway	X		about 100 LF	
600 block northside	X		widen s/walk-apprx. 300 LF; street furniture-benches	
<u>ESYB: KFC - Virginia Ave.</u>		X	From Cam dl Plaza to KFC, about .2 mile	
<u>ESYB: Virginia Ave. - I-805</u>		X	KFC to Virginia, about .4 mile	
<u>ESYB: Virginia Ave. - I-805</u>		X	Virginia to I-805, about .4 mile	
<u>WSYB: Via SY to Smythe</u>				
100 block- both sides	X		apprx. 1700 LF	
156-160	X		apprx 125 LF	
<u>WSYB: Smythe to Averil</u>				
Smythe to Alverson	X		Widen sidewalk, entire north side	
			should be at least 5 ft (not 3 ft.)	1000 LF
<u>WSYB: Averil to Dairy Mart</u>				
492 to north	X		apprx. 200 LF	
<u>Cam dl Plaza- ESYB to Virginia</u>				
SPECIAL PROJECT 4570	X	X	4 lane rd+600 LF sidewalk northside+sig @ Virg.	
<u>Cam dl Plaza-Virginia to DairyMart</u>		X	Continues above-Virginia to Willow, about .5 mile	
<u>D/Mart- Cam dl Plaza to Beyer</u>				
at Villa Serena condos driveway	X		From CdIP to Servando, apprx. 500 LF	
<u>Willow/E. Calle Primara to Via SY</u>				
Willow to Via SY- north side	X		Along freeway ROW, about 1000 LF	
<u>Border Village Rd: BajaMex to KFC:</u>				
805 FWY Side	X		Apprx. 600 LF	north of Image Duty Free
<u>E. Beyer: ESYB to Center St.</u>				
to rear 561 ESYB	X		About 250 LF	
from corner Bolton Hall to south	X		About 75 LF	
from corner Bolton Hall to north	X		About 250 LF	
at corner Center St.	X		About 30 LF	
<u>Otay Mesa Rd.</u>				
from Hawken Dr north to top of hill	X		SYMS- Proj. P2, about 2250 LF	
<u>Beyer Bl: E. Beyer to Smythe Cr</u>				
southside E. Beyer to I-805	X		About 200 LF	
starting at top of hill-Enright		X	Enright to Smythe, about 1.0 mile	
<u>Beyer Bl.: Smythe Cr to Dairy Mart</u>				
		X	Segment Precision Park to Dairy Mart, about 600 LF	
<u>Cypress (alley)</u>		X	About .4 mile	

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT SUBSEQUENT MEETING