

SAN YSIDRO COMMUNITY PLANNING GROUP

NOTICE OF REGULAR MEETING

Location:

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

Monday, July 21, 2014 at 5:30 p.m.

Chairman: Michael Freedman (619) 690-3833

City Planner: Sara Osborn (619) 236-6368

Except for Public Comment, Items Appearing On This Agenda May Be Acted Upon
Without Further Notice as Allowed by the Brown Act [California Gov. Code, §54950 et.seq.]

1. **Call to Order, Introduction, and Roll Call**
2. **Approval of the Published Agenda/Changes**
3. **Approval of Minutes.** Regular Meeting of June 16, 2014
4. **Announcements & Special Orders**
 - a. Vacancy. Candidates can be considered for one vacant seat ; term ending April 2016. See attachment for qualifications.
 - b. Chairman
 1. Old Otay Mesa Road Improvements Environmental Document.
Widen roadway from 26 ft to 36 ft; straighten portions with blind curves; add 6-ft bicycle lanes on both sides; add sidewalks on both sides; add lighting; remove non-native species and restore disturbed areas; provide drainage systems.
Comments due by August 1, 2014:
<http://clerkdoc.sannet.gov/Website/publinotice/pubnotceqa.html>
 - c. SYCPG Group Members
 - d. Elected Officials or Representatives

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- e. City of San Diego Staff and Department Representatives

5. Public Comment on Matters Not on the Agenda

Any person may address the SYCPG regarding matters which are not on this Agenda. Comments and inquiries must be related to the SYCPG purposes, described in City Council Policy 600-24. The Chair can limit comment to a set period of time per item, or per speaker. The "Brown Act", a State law, does not allow any discussion of, or action to be taken on, items not properly noticed.

6. Docket Items:

- a. **Olive Drive Townhomes** (Gary Taylor, Architect) Site Development Permit & Tentative Map. Demolish an existing single-family residence and construct 8 single-family residential condominium units in four duplex buildings (each building 4,285 sf) with attached garages on 0.44 acres (19,959 sf). Parking: 16 enclosed and two open. Located at 133 West Olive Drive, between East Hall Avenue and Main Street in the RM-1-1 zone. One unit will be designated as an affordable unit.
- b. **Smythe Avenue Condos.** (Michael Kootchick, Applicant) This is a conceptual presentation requested by the applicant for comment. Construct 27 single-family detached condominium homes with attached garages on 4.07 acres (177,242 sf). Parking: 54 enclosed and 14 open. Vacant land bounded by Smythe Ave, Camino Del Progreso, Foothill Road in the RM-1-1 zone; identified as Site B in the Residential Element of the SYCP.
- c. **San Ysidro Community Plan Update Draft dated June 4, 2014**
The board members will review the following draft Elements:
Mobility; Land Use; Urban Form; Conservation

7. Subcommittee Reports

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

8. Representative's Reports

- a. SY POE Expansion & Reconfiguration - (Aguirre)
- b. SY Smart Border Coalition – (Currie)
- c. Community Planners Committee – (Paredes/Meza)
- d. Otay Mesa Planning Group - (Martinez)
- e. Border Health Transportation Equity Stakeholder Group - (Gonzalez/Aguirre)

Adjourn

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Minutes from June 16, 2014

1. **Call to order:** At 5:30 p.m. Chairman Michael Freedman called meeting to order.

Roll Call: Present: M. Aguirre; Luciana Corrales (seated 5:45 pm); D. Flores (left 6:00 pm); M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez (arr. 5:39 pm); Ben Meza; R. Moran; M. Paredes (5:37 pm).

Absent: I. Adato; T. Currie; A. Perez; S. Otto.

Quorum of 7 present at Call to Order, Item #2, Item #3.

Quorum of 9 present Item #4.b, #6.a, #6.b, #6.c, #6.d.

2. **Approval of Agenda:** A motion was made by D. Flores and seconded by B. Gonzalez to approve the addition of a presentation of the SYCP Update from June 11 meeting.. Motion Passed (7-0-0). Yes: M. Aguirre; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; B. Meza; R. Moran. No: None. Abstain: None.
3. **Approval of Minutes:** A motion was made by D. Flores and seconded by B. Meza to approve the Minutes of May 19, 2014. Motion Passed (7-0-0). Yes: M. Aguirre; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; B. Meza; R. Moran. No: None. Abstain: None.
4. **Announcements & Special Orders:**

- a. **Recognition.** Recognition of JANE WYMAN for service on SYCPG from May 2008 to April 2014.
- b. **Vacancies:** Nominations/Election for one vacant seat; term ending April 2016. A motion was made by A. Martinez and seconded by R. Moran to elected Luciana Corrales, representing the Not for Profit, *Circulate San Diego*, to a seat with a term ending April 2016. Motion Passed (9-0-0). Yes: M. Aguirre; D. Flores; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; M. Paredes. No: None. Abstain: None
- c. **Chairman:** 1. Vacancy announcement for a term ending April 2016 (Jane Wyman). Seat can be filled no earlier than July 21, 2014 (next regular meeting). 2. San Diego Forward: The Regional Plan will be discussed on July 17th at 5:30 pm at the San Ysidro Civic & Recreation Center 212 E. Park Ave. at Hall Ave. 3. City's FY 2014-2015 budget includes up to \$500 for each of the 41 CPGs for "expenses." 4. Town Hall Meeting in District 8, *Meet the Chief of Police*, to be held Monday 6/30/14 at 6 pm at 212 West Park Ave. San Ysidro CA. 5. Training Session on "What to Know When Reviewing A Project" to be held Monday June 30th from 6 to 8 pm at 9192 Topaz Way, Kearny Mesa.
- d. **SYCPG Members:** 1. D. Flores – Press conference with Council Member David Alvarez Wednesday June 18th, at Otay Mesa Rd. and Beyer Blvd. regarding improving the sidewalk on old Otay Mesa Rd. 2. Safety Walk #4 on Friday June 27th at 9:15 am corner of Otay Mesa Road and Beyer Blvd. to ensure that the City fulfills its promise on construction of the ½ mile of sidewalk on Otay Mesa Road. 3. Resource Fair for Grandparents Raising Grandchildren. Saturday June 21st from 9 am to 3 pm at the Chula Vista Learning Community Charter School.

590 K Street, Chula Vista. 4. Boy Scout/Cub Scout Pack #890 was newly chartered in San Ysidro. For more information contact Enrique Tejeinjo at 619.840.8129. 5. L. Corrales - *Circulate San Diego* and S.Y. Middle School will be presenting to the SD City Council Infrastructure Committee on June 25th at 9 am, comments regarding San Ysidro safety needs.

e. **Elected Representatives:** 1. Gabriela Dominguez (Councilman David Alvarez) a) Press Conference see #4.d.1 above. b) Meet the Chief see #4.c.4 above. c) Construction on the San Ysidro Freight Rail Yard project began in February 2014 and is expected to last through the fall of 2015. For more information on the San Ysidro Freight Rail Yard Improvement Project visit www.KeepSanDiegoMoving.com/SanYsidroRailYard or contact Pete d'Ablaing SANDAG Senior Transportation Engineer at 619.699.1906.

f. **City of San Diego Staff and Department Representatives:** None.

5. **Public Comment:** None.

6. **Docket Items:**

a. **Public Facilities Financing Plans.** (Jeff Brazel, JVB Real Estate Advisors) An overview of the methods of financing public facilities. Understanding the nuances of the Public Facilities Financing Plan (PFFP), Development Impact Fees (DIF's), Facilities Benefit Assessment (FBA's) and how the implementation of the Community Plan Update will affect San Ysidro economics. Information Only.

b. **650 E. San Ysidro MMCC.** (Jessica McElfresh, Attorney). Conditional Use Permit – Process 3 for a Medical Marijuana Consumer cooperative (MMCC) to operate in a 6,800 sf suite within an existing 70,400 sf building located at 650-654 East San Ysidro Blvd., (west side, between Camino de la Plaza and Border Village Road). This site is in the SYIO CSR-3 zone which permits this use. There will be no cultivation of marijuana on site. Additional parking will be added off-site. Requesting a 5-year CUP with City monitoring. **A Motion was made by M. Freedman to recommend approval of the Conditional Use Permit for a Medical Marijuana Consumer Cooperative located at 650-654 E. San Ysidro Blvd. Failed for lack of a second. A motion was made by B. Gonzalez and seconded by R. Moran to NOT recommend approval of this application of the Conditional Use Permit for a Medical Marijuana Consumer Cooperative located at 650-654 E. San Ysidro Blvd. because it does not fit in a tourist oriented area. Motion Passed (8-1-0) Yes: M. Aguirre, L. Corrales, B. Gonzalez, J. Goudeau, A. Martinez, B. Meza, R. Moran, M. Paredes. No: M. Freedman. Abstain: None.**

c. **San Ysidro Community Plan Update Draft.** (Sara Osborn, Senior Planner) Consider the establishment of one or more subcommittees to review draft elements distributed on June 11 and report back to the SYCPG at a special meeting. The SYCPG will review on July 21st Mobility, Land Use, Urban Design and Conservation Elements. August 18th SYCPG meeting review Economic Prosperity, Public Facilities, and Recreation and Historic Preservation elements. Comments from SYCPG and public are due by September 17, 2014.

7. Subcommittee Reports:

- a. Infrastructure & Public Improvements: S. Otto sent email regarding a status update on all SY Projects.
- b. San Ysidro Community Plan Update Advisory Committee: M. Freedman – See item 6.c and 6.d

8. Representative's Reports:

- a. SY POE Expansion & Reconfiguration (Aguirre) 1. Ground breaking for MTS project behind McDonald's, pursuant to an agreement between MTS and Greyhound. 2. There was an unveiling of plans for a high rise of a parking structure. UETA wants 3 acres within the GSA project area for to construct a 7 story building.
- b. SY Smart Border Coalition (Currie): No Report.
- c. Community Planners Committee (Paredes/Meza) Tues 5/27 Meeting, Election for officers. Joe LaCava was re-elected as Chairperson. Presentation by Deputy Director of Public Works. A Database was created from list of public infrastructure needs submitted by Community Planning Groups. Presentations on car share programs and Proposition B & C.
- d. Otay Mesa Planning Group (Martinez): May 21st Meeting, 1. Otay Mesa Community Plan had no CEQA challenges. 2 Otay Mesa Road improvements are now fully funded. 3. Presentation on Proposition B & C was scheduled but no representatives showed.
- e. Border Health Equity Stakeholder Group (Gonzalez/Aguirre): No Meeting.

9. Adjournment – Meeting Adjourned at 8:02 p.m.

Minutes submitted by J. Goudeau

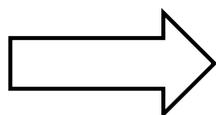
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ANNOTATED EXCERPTS FROM BYLAWS - VACANCIES AND MEMBERSHIP

The SYCPG shall fill vacancies at the time the vacancies are declared by selection by the elected planning group members at the time the vacancies are declared, but not sooner than the next regular meeting at which a quorum is present. Vacancies shall be filled by a majority vote to elect a candidate to the vacant seat, or if more than one vacancy, then the seats are filled by plurality. Publication in a regular meeting agenda shall be sufficient notice of the vacancy.

[An individual must be recorded on the SYCPG Master Membership List as determined by the Secretary, and] must be at least 18 years of age, and shall be affiliated with the community as a:

- (1) property owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped), within the community planning area, or
- (2) resident, *[including a renter or tenant]* who is an individual whose primary address of residence is an address in the community planning area, ~~or~~
- (3) local business person, who is a local business or not-for-profit owner, operator, or designee at a non-residential real property address in the community planning area.



For the purpose of qualifying a "designee" of a not-for-profit . . . the designee must be identified by name in writing by the qualifying governing body or its senior executive.

When the SYCPG is unable to fill a vacancy within 120 days . . . and the planning group has more than twelve members, either the seat may remain vacant until the next planning group election, or these bylaws may be amended to permit decreased membership to a minimum of 12 members.

DATE PREPARED: JUNE 2014

Site B

This site is located in the Sunset neighborhood, on the east side of Smythe Avenue north of Foothill Road. Several different conditions in this section of the planning area create the need for additional design review. Specifically, the hilly topography of the site, its views of Tijuana, the Tijuana River Valley and the Pacific Ocean, and the single-family character of the existing adjacent neighborhoods, require sensitive project planning and design to accommodate sufficient setbacks, landscaping and buffering.



Proposed Land Use Designation:

Low-Medium Density Residential

Recommended Density: Ten-15 dwelling units per net acre

Recommended Zoning: Similar to R-3000

- **Building and Site Design.** Provide a small-scale, single-family character to the development to ensure compatibility with the surrounding neighborhood. Massive, monolithic structures are unacceptable. Instead, articulate individual units so as to provide each unit with its own identity. Site structures so as not to obstruct scenic vistas.
- **Landscaping, Fencing and Open Areas.** Provide a well-landscaped buffer between the development and the existing adjacent single-family neighborhoods. Provide recreation and open areas within the development.
- **Parking.** Provide enough parking to accommodate large families having several cars. Provide well-landscaped parking areas and include some covered parking with storage for tools, equipment and bicycles.

