

# SAN YSIDRO COMMUNITY PLANNING GROUP

## NOTICE OF REGULAR MEETING

### Location:

San Ysidro School District Education Center  
4350 Otay Mesa Road [north of Beyer Blvd]  
in San Ysidro, California

**Monday, September 14, 2015 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.]
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**1. Call to Order, Introduction, and Roll Call**

**2. Consent Items**

**a. Approval of the Published Agenda**

**b. Approval of Minutes.** Regular Meeting of August 17, 2015

**3. Communications, Announcements and Special Orders**

**a. Chairman**

1. Clarification. It was mistakenly reported at the last meeting that GSA was to provide design services for the SANDAG Wayfinding Grant for the POE. This is misleading. The City of San Diego's Planning Department was awarded a SGIP grant from SANDAG to improve wayfinding in the Port of Entry District in San Ysidro. Outreach to begin on this effort next Spring once the granting agreements are finalized. There will not be an RFP for this particular grant effort. The City of San Diego will implement the project through an innovative partnership supporting at-risk youth in the Urban Corps of San Diego County's workforce development program.

**b. Board Members**

**c. Elected Officials and Public Servants.**

**d. Members of the Public**

**4. Public Comment on Matters Not on the Agenda**

This is the time when 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.

# SAN YSIDRO COMMUNITY PLANNING GROUP

## 5. Docket Items:

a. **Pacifica Ridge SDP/TM/PDP** (Aaron Parker, Applicant). Site Development Permit for Environmentally Sensitive Lands, Tentative Map, and Planned Development Permit to construct 44 detached two-story residential condominium units on a vacant 4.35 acre (189,486 sf) site at 1975 -1/3 Smythe Avenue, north of West Foothill Road. APN 638-060-03, 04, 41. Three BR (1385 sf) & Four BR (1501 sf) units with attached two-car garages. Additional 31 parking spaces are provided. SYIO RM-1-1 zone (1 d.u./3000 sf); proposed density is 1 d.u./4307 sf which will satisfy SY Community Plan density recommendations.

b. **City of San Diego Geographic Targeting Initiative** (Economic Development Department Staff). As outlined in the City's 2015-2019 Consolidated Plan, the GTI will be used to identify areas of high need related to the City's Community Development Block Grant (CDBG) Program and allocation process. Staff will give an overview of HUD Programs and briefly review the GTI *Summary of Findings*.

c. **El Pueblito Viejo Village Specific Plan** (City Staff, Sara Osborn; RRM Design Group, Diane Bathgate; and Kimley-Horn, Leo Espelet). This item will cover the purpose, objectives and opportunities of a Specific Plan within the *El Pueblito Viejo* village area. The Specific Plan will be a companion document to the community plan and an implementation tool that is intended to enhance the Village identity and improve the transit focus in the area.

d. **San Ysidro Community Plan Update's Zoning Program** (Sara Osborn, City Staff). This item will discuss the draft Zoning Program which will be processed concurrently with the community plan update. The proposed zones support the community plan's draft land use map and also reflect the SYCPG's input provided on August 19, 2013, and include additional changes identified through the community plan update process.

e. **San Ysidro Community Plan Update - April 2015 draft**

NO VOTES WILL BE CONSIDERED ON THIS ITEM AT THIS MEETING.

The *Infrastructure & Public Improvements Subcommittee* will report on its analysis of the *Implementation* Element in the draft Plan. This is an opportunity for the public and boardmembers to comment on and make recommendations on that Element. All other Elements were reviewed in previous meetings. All results will be compiled and presented at a future *San Ysidro Community Plan Update Advisory Committee* meeting.

**It will be helpful if comments are also provided in writing.**

## 6. Subcommittee Reports

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

## 7. Representative's Reports

- a. SY POE Expansion & Reconfiguration - (Aguirre)
- b. SY Smart Border Coalition - (Currie)
- c. Community Planners Committee - (Meza)
- d. Otay Mesa Planning Group - (Martinez)

## 8. Adjournment

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.

## SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from August 17, 2015

1. **Call to order:** At 5:34 p.m. Chairman Michael Freedman called meeting to order.

**Roll Call: Present:** A. Aguirre; M. Chavarin; L. Corrales; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish; F. Castaneda (7:15 pm) .

**Absent:** D. Flores

Quorum of 13 present at Call to Order, Item #2a, 2.b., #5.a, 5.b & 5.c

Quorum of 14 present at Item # 5.d.

2. **Consent Items –**

**a. Approval of Published Agenda:** A motion was made by T. Currie and seconded by B. Gonzalez to approve the Agenda as published. Motion Passed (13-0-0). Yes: M. Aguirre; M. Chavarin; L. Corrales; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.

**b. Approval of Minutes:** A motion was made by T. Currie and seconded by B. Gonzalez to approve the Minutes of July 27, 2015 as published. Motion Passed (13-0-0).

Yes: M. Aguirre; M. Chavarin; L. Corrales; T. Currie; M. Freedman; B. Gonzalez;

J. Goudeau; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish.

No: None. Abstain: None.

3. **Announcements:**

- a. **Chairman:**

1. Vacancy – See Docket Item # 5.c.
2. Victory Outreach Special Event Permit for August 28<sup>th</sup> – 30<sup>th</sup>. 1600 block of Precision Park Lane, just south of Dairy Mart Road. Vendor booths, food booths, inflatables, a stage, entertainment, tables, chairs and canopies. Road closure Friday 5 pm – 9 pm; Saturday noon – 9 pm; Sunday 11 am – 7 pm.
3. Old Fire Station 29. Confirmed that the property will not be put for sale and will remain with Park & Recreation Department for a potential “pocket park.”
4. GSA will provide no-cost design services for the SANDAG San Ysidro Wayfinding Grant. This allows all of the \$350,000 grant funds to be used for the installations.
5. September Planning Group meeting will be on the 14<sup>th</sup> instead of the 21<sup>st</sup> due to school break.
6. A plaque was presented and to be given to Matthew Paredes for his service to the Community. M. Paredes served on the San Ysidro Community Planning Group from April 2010 to June 2015.

- b. **Board Members:**

1. T. Currie distributed the new 2015/2016 Business Association Directory. Directory will be delivered to approximately 11,000 households in the San Ysidro area.
2. L. Corrales – Safe Routes to School will be having a Bike Ride on August 19<sup>th</sup> from 4 pm to 5:30 pm

c. **Elected Officials and Public Servants:**

1. Gabriella Dominguez (District 8 Council Member Alvarez):
  - a. Distributed Newsletter for District 8.
  - b. Otay Mesa Road sidewalk, construction on the temporary path started and will take 3 weeks to complete. In October will select contractor for permanent improvements which will be completed by the Summer 2017.
  - c. Improvements are being completed at: Camino de la Plaza west of Camiones Way/I-5 off-ramp (sidewalk/turn lane); 600 block East San Ysidro Blvd. (median/fencing); Calle Primera at Via De San Ysidro (Bus Stop).

d. **Members of the Public:** None.

4. **Public Comment on Matters Not on the Agenda:** None.

5. **Docket Items:**

- a. **San Ysidro Tianguis Swap Meet CUP** (Vicki Estrada, Applicant's Rep) [J. Goudeau recused] Conditional Use Permit to allow the use of a swap meet with 178 stalls located at 648 East San Ysidro Blvd. (also includes some parking at 670 East San Ysidro Blvd.). Site is 2.5 acres (108,900 sf) APN 666-300-18, 23, 38, 40 & 49). Parking spaces total 276 (178 for stalls, 92 visitor, 3 handicap standard, 3 handicap van) Also 5 motorcycle spaces. CSR-3 zone of San Ysidro Planned District. Various comments included: Swap Meet would be a new business incubator; would help to reactivate The Boulevard; should work with SCORE or small business to offer advice on growing businesses; when would vendors need City Business Licenses; please be sure to address clean up/litter control; provide traffic control; it is convenient location for walking customers; lots of pedestrian traffic concerns about people parking leaving cars and crossing border; project is consistent with character of San Ysidro; wayfinding signage needed. **A motion was made by B. Gonzalez and seconded by A. Perez to recommend approval of the San Ysidro Tianguis Swap Meet CUP. Motion Passed 12-0-1 Yes: M. Aguirre; M. Chavarin; L. Corrales; T. Currie; M. Freedman; B. Gonzalez; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Recused: J. Goudeau.**
- b. **Micro-Business Start Up & Community-Serving Park Site** (Andrea Skorepa, Casa Familiar) – Requesting support to have GSA implement a “community development site” to accommodate micro-business start-ups and a community-serving park for San Ysidro’s children and families. The residential community of San Ysidro has received little consideration from having to host the World’s Busiest Border, Customs & Border Protection, Homeland Security, emergency vehicles, Caltrans, MTS, and local business entities whose lands are being taken; they are all being taken care of by design or implementation strategies employed by GSA. The only ones left out of these talks, solutions and considerations is the residential community. We implore our elected and relevant interest entities to help us create this community-serving site. **A motion was made by B. Gonzalez and seconded by A. Martinez to encourage GSA and other local, state and federal governmental agencies to work cooperatively to create a “community development site” for the purpose of accommodating micro-business start-ups and locate and develop suitable border area parkland for San Ysidro children and families. Motion Passed 13-0-0.**

**Yes: M. Aguirre; M. Chavarin; L. Corrales; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.**

- c. **Vacancy** - Consider candidates to fill one vacancy for the term ending April 2016 (subject to election in March 2016). Francisco Castaneda was self-nominated to fill the one vacancy. There were no other nominations. **By acclamation vote: 13-0-0 Yes: M. Aguirre; M. Chavarin; L. Corrales; T. Currie; M. Freedman; B. Gonzalez; J. Goudeau; A. Martinez; B. Meza; R. Moran; S. Otto; A. Perez; D. Qasawadish. No: None. Abstain: None.**  
**Francisco Castaneda was elected to fill the vacancy.**

- d. **San Ysidro Community Plan Update –April 2015 draft.** NO VOTES WERE CONSIDERED ON THIS ITEM AT THIS MEETING. This was an opportunity for the public and board members to comment on and make recommendations on the following elements: Urban Design, Historic, Public Facilities. Written comments were accepted. Next meeting will be review of *Implementation* Element.

**6. Subcommittee Reports:**

- a. **Infrastructure & Public Improvements (Otto):** Will meet again on August 28<sup>th</sup> to compare project list with implementation element in CPU.  
b. **San Ysidro Community Plan Update Advisory Committee:** (Freedman) see 5.d A public meeting on October 14<sup>th</sup> or November 16<sup>th</sup>.

**7. Representative's Reports:**

- a. **SY POE Expansion & Reconfiguration** (Aguirre) CRC meeting was held on Thursday August 6<sup>th</sup> with updates on Ped West/Virginia Ave. Transit to be completed in April 2016; Phase 2 which is a design and build project and Phase 3 design almost complete.  
b. **SY Smart Border Coalition** (Currie): Tijuana stated that they have no money to finish El Chaparral to meet with the southbound pedestrian crossing at Virginia Ave. Mexico implementing the regulation that a visa is needed to cross the border into Mexico.  
c. **Community Planners Committee** (Meza): No Report  
d. **Otay Mesa Planning Group** (Martinez): No Meeting.

**8. Adjournment** – Meeting Adjourned at 8:25 p.m.

Next Meeting September 14, 2015.

Minutes submitted by J. Goudeau

# SAN YSIDRO COMMUNITY PLANNING GROUP

## ATTENDANCE RECORD

APRIL 2015 - MARCH 2016

	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEP 2015	OCT 2015	NOV 2015	DEC 2015	JAN 2016	FEB 2016	MAR 2016	MEETINGS MISSED
AGUIRRE	A	P	P	P									1
CASTANEDA					P								NONE
CHAVARIN	P	A	P	P	P								1
CORRALES	P	P	A	P	P								1
CURRIE	P	A	P	P	P								1
FLORES	A	P	A	P	A								3
FREEDMAN	P	P	P	P	P								NONE
GONZALEZ	P	P	P	P	P								NONE
GOUDEAU	P	A	P	P	P								1
MARTINEZ	P	P	P	P	P								NONE
MEZA	P	P	A	P	P								1
MORAN	P	P	P	P	P								NONE
OTTO	P	P	P	P	P								NONE
PAREDES	P	A	A										Resigned
PEREZ	P	P	P	A	P								1
QASAWADISH	A	P	P	P	P								1
<p>SYCPG BYLAWS &amp; CITY COUNCIL POLICY 600-24 REQUIRES THAT A SEAT <u>MUST</u> BE DECLARED VACATED WHEN THERE ARE:</p> <p style="margin-left: 40px;">3 <u>CONSECUTIVE</u> ABSENCES, OR; 4 <u>TOTAL</u> ABSENCES BETWEEN APRIL OF ONE YEAR THROUGH MARCH OF THE NEXT YEAR.</p>													



**SAN YSIDRO COMMUNITY PLAN UPDATE** Revised August 17, 2015

**APRIL, 2015 DRAFT  
ELEMENT REVIEWERS**

Report: August 17, 2015	MOBILITY	URBAN DESIGN	PUBLIC FACILITIES	HISTORIC CONTEXT	CONSERVATION
		cont'd from 8/17/15 cont'd from 8/17/15 cont'd from 8/17/15			cont'd from 6/15/15
AGUIRRE	✓				
CHAVARIN		✓			
CORRALES	✓			✓	
CURRIE	✓				
FLORES		✓ (written)	✓ (written)		
FREEDMAN				✓	
GONZALEZ				✓	✓
GOUDEAU	✓				
MARTINEZ	✓		✓		
MEZA		✓		✓	✓
MORAN					
OTTO	✓	✓ (written)	✓ (written)		
PEREZ					
QASAWADISH	✓				



THE CITY OF SAN DIEGO

Date of Notice: August 31, 2015

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

PLANNING DEPARTMENT  
Internal Order or WBS No. N/A

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**PROJECT NAME/NUMBER:** USE AND OCCUPANCY PERMIT – Intercam Financial Services  
**COMMUNITY PLAN AREA:** San Ysidro  
**COUNCIL DISTRICT:** 8  
**LOCATION:** City-owned property located at 360-399 E. San Ysidro Boulevard, San Diego, CA 92173

**PROJECT DESCRIPTION:** Use and Occupancy Permit for the nonexclusive use of the Permit Area solely for the purpose of providing parking in connection with PERMITTEE’S adjacent business operations. The days and hours of operation and the use of the Permit Area will be PERMITTEE’S normal business hours. This permit requires the applicant to implement Stormwater Best Management Practices and does not allow any person to clean vehicles or perform any mechanical work on-site.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego MAYOR-APPOINTED DESIGNEE

**ENVIRONMENTAL DETERMINATION:** This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15301 (Existing Facilities).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** CEQA Section 15301 (Existing Facilities) allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. This permit will allow use of a limited area where no environmental impacts would result; and where none of the exceptions listed in CEQA Guidelines Section 15300.2 would apply.

**PROPERTY AGENT:**  
**MAILING ADDRESS:**  
**PHONE NUMBER:**

Robert Zolezzi  
1200 3<sup>RD</sup> Avenue, Suite 1700  
San Diego CA 92101  
619- 236-6264

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On August 31, 2015 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (**September 15, 2015**). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.