

## 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

**Monday, April 19, 2009 at 5:30 p.m.**

**REVISED**

Chairman: Michael Cather (619) 239-9292

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:** March 16<sup>th</sup>, 2010
3. **Agenda Modifications** (Each item requires vote of 2/3<sup>rd</sup> of the quorum)
4. **Announcements:**
  - a. Vacancies: 3 (One term expiring 03/12 and two terms expiring 03/14), which may be filled at this meeting.
  - b. Chair
  - 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. **Proposed Las Americas Expansion Project (East/West):**

Requesting recommendation to approve conceptual site plan and design for the Las Americas East Parcel and Paseo.
  - b. **Review letter of invitation regarding agencies and organizations that would be interested in participating on the plan update committee.** Review letter outline and discuss list of agencies to solicit; including but not limited to CBP/GSA, Caltrans/MTS, SANDAG, and school district board member. City Planner Sara Lyons will be presenting.
  - c. **Election of Officers:**

Election of Chairperson, Vice Chairperson, and Secretary from and by the elected members, for two year terms [SYCPG Bylaws, Art. VII]
7. **Subcommittee Reports**

# SAN YSIDRO COMMUNITY PLANNING GROUP

- a. Infrastructure and Public Improvements— (Representatives to be nominated)

## **8. Representative's Reports**

- a. SY POE Expansion & Reconfiguration - (Adato)
- b. SY Smart Border Coalition – (Representative to be nominated)
- c. Community Planners Committee – (Representative to be nominated)
- d. Otay Mesa Planning Group - (Representative to be nominated)
- e. Transportation Collaborative - (Goudeau)
- f. SY Project Area Committee (PAC) - (Cather)

## **9. Other Business.**

# SAN YSIDRO COMMUNITY PLANNING GROUP MARCH 15, 2010 ELECTION REPORT

In accordance with SYCPG Bylaws, an election for 7 seats was held on Tuesday, March 15, 2010, at the San Ysidro School District Office, 4350 Otay Mesa Road, San Ysidro, California. The polls opened at 5:44 p.m and closed at 6:44 p.m.

Acting as an observer was Sara Lyons, AICP, Senior Planner, City of San Diego *Community Planning and City Investment Department*. This Election Report is in conformance with SYCPG Bylaws, Exhibit C.

A. The following candidates were elected: **Michael Cather, Raquel Moran, Felix Sanchez, Michael Freedman, Alberto Perez**. There remain two seats vacant not able to be filled by this election because the two-thirds criteria had not been met.

B. The following are the final results:

Total number of ballots cast:	25
Number of illegal ballots:	0
Number of disqualified ballots:	0
<b>Total QUALIFIED ballots counted:</b>	<b>25</b>

C. The 7 seats are first filled by the candidates receiving the highest number of votes who do not have more than 8 years of continuous service. Any remaining seats may be filled by candidates who have more than 8 continuous years of service so long as they receive at least 2/3rds of the total votes, EXCEPT THAT no more than 3 seats can be held by persons with more than 8 years of continuous service.

<u>CANDIDATE</u>	<u>VOTES</u>	<u>PERCENT</u>
Michael Cather	22	88%
Raquel Moran	12	48%
Felix Sanchez	9	36%
Michael Freedman	23	92% [required 66.67%]
Steven Otto	14	56% [required 66.67%]
Manuel Paul	13	52% [required 66.67%]
Alberto Perez	20	80% [required 66.67%]

---

By:



Michael Cather, Chairperson,  
San Ysidro Community Planning Group

SAN YSIDRO COMMUNITY PLANNING GROUP  
Minutes from March 15, 2010

1. Call to order: At 5:35 p.m. Chairman Michael Cather called meeting to order.

Roll Call: Present: J. Barajas; M. Cather, T. Currie (5:40 pm/left at 6:20 pm); M. Freedman; J. Goudeau, A. Gunderson; S. Otto; M. Paul (left at 5:45 pm); A. Perez; F. Sanchez (6:20 pm); J. Wyman.

Absent: I. Adato; B. Gonzalez.

Quorum of 9 present at Call to Order.

Meeting Adjourned at 5:44 pm to conduct election. See attached Election Report.

Meeting Called to order at 6:44 pm.

Quorum of 9 present.

2. Approval of Minutes of Previous Meeting: **A motion was made by A. Gunderson and seconded by M. Cather to approve the minutes of February 16, 2010. Motion Passed (7-0-2) Yes: J. Barajas, M. Cather, M. Freedman, J. Goudeau, A. Gunderson, A. Perez, F. Sanchez. Noes: None. Abstain: S. Otto; J. Wyman.**

3. Agenda Modifications: **A motion was made by M. Cather and seconded by A. Gunderson to add to agenda a item 6.b approval of a CUP for a proposed 7/11 with off sale of beer and wine at 4410 Camino de la Plaza. Motion Passed (9-0-0). Yes: J. Barajas, M. Cather, M. Freedman, J. Goudeau, A. Gunderson, S. Otto, A. Perez, F. Sanchez, J. Wyman. Noes; None. Abstain: None.**

4. Announcements:

- a) Vacancies: Three Vacancies were announced and can be filled at April 2010 meeting.
- b) Chairman: none
- c) Group Members:
  1. 2010 Business Directory has been delivered to over 11,000 business and residents in San Ysidro.
  2. The SY BID and SY Chamber of Commerce are having a District 8 Candidate Forum at the Home Town Buffet off Palm Ave., on Wednesday March 31, 2010 at 8 am.
  3. Saturday April 24, 2010 at 9 am is the Spring Clean-up Day. Please volunteer to help clean up San Ysidro. Lunch served. Meet at the CSC.
  4. West San Ysidro Blvd. utility boxes are being painted with art work. Local students and artists have submitted art work and will be painting 3 utility boxes with more to be painted later.
- d) City Officials: Community Plan Update consultant contract was approved by the City Council. The kick off will be at the end of April.
- e) Members of the Public: None

5. Public Comment: None.

6. Docket Items:

a. **San Diego Housing Commission – Affordable Housing Fund Annual Plan: Information Item.** Lisa Wolf, Program Analyst for Special Housing Initiatives with the San Diego Housing Commission made a presentation. 686 San Ysidro homeowners in the last 10 years have done forgivable loans for health and safety rehabilitation. A copy of the FY 2011 Annual Plan was distributed. Any comments must be submitted to Lisa Wolf before March 30<sup>th</sup>. Contact Lisa Wolf at 619.578.7588 or lisaw@sdhc.org.

b. **Medical Marijuana Task Force Recommendations:** Continued from February 16, 2010. A motion was made by M. Freedman and seconded by M. Cather to support the recommendations of the Medical Marijuana Task Force Report 09-165 to the City Council regarding proposed land use and zoning regulation, to include the following amendments;

a. delete the proposal that dispensing cooperatives and collectives shall not be located within a 500-foot radius of other dispensing cooperatives and collectives;

b. require that dispensing collectives and cooperatives shall be issued a Conditional Use Permit only upon documentation that they have been certified a Not-For-Profit status by the State of California (not just applied for);

c. delete the requirement for a licensed security guard to be present during business hours;

d. delete the recommendations for lighting and signage, and instead require conformance with existing Land Development Code requirements.

Motion Passed (9-0-0). Yes: J. Barajas, M. Cather, M. Freedman, J. Goudeau, A. Gunderson, S. Otto, A. Perez, F. Sanchez, J. Wyman. Noes; None. Abstain: None.

A motion was made by M. Cather and seconded by J. Wyman to have San Ysidro considered a special overlay area regarding land use regulations of the Medical Marijuana Dispensaries due to the proximity to the International Border and to recommend to exclude any dispensaries within the boundaries.

Motion Failed (4-5-0) Yes: M. Cather, A. Gunderson, A. Perez, J. Wyman. Noes: J. Barajas, M. Freedman, J. Goudeau, S. Otto, F. Sanchez. Abstain: None.

c. **San Ysidro Community Planning Group Annual Report:** A copy of the Annual Report was distributed and is attached. A motion was made by M. Cather and seconded by A. Perez to approve the Annual Report. Motion passed (9-0-0) Yes: J. Barajas, M. Cather, M. Freedman, J. Goudeau, A. Gunderson, S. Otto, A. Perez, F. Sanchez, J. Wyman. Noes; None. Abstain: None.

d. **Proposed 7/11:** A CUP for a proposed 7/11 located at 4410 Camino de la Plaza with the sale of beer and wine. A presentation was made by Richard Saldano. The beer and wine sales would be from 7 am to 12 am only. Wine would be sold in bottles of not less than 750 ml and of not more than 15% alcohol. Site plans were distributed. A motion was made by M. Cather and seconded by J. Wyman to support approval of the CUP and to request the developer work with architect on exterior elevations,

color pallets and material. Motion Passed (9-0-0) Yes: J. Barajas, M. Cather, M. Freedman, J. Goudeau, A. Gunderson, S. Otto, A. Perez, F. Sanchez, J. Wyman. Noes; None. Abstain: None.

**7. Subcommittee Reports:**

a. **Infrastructure and Public Improvements:** No meeting. Subcommittee has been working with Redevelopment on 86 sidewalk repairs; 8 street lights; 3 traffic signals.

**8. Representative Reports:**

- a. **SY POE Expansion & Reconfiguration (Adato):** No Meeting.
- b. **SY Smart Border Coalition (Otto):** Three major issues:
  - 1. Southbound pedestrian on east side of freeway which is on hold.
  - 2. Bridge Deck Plaza
  - 3. Intermodal Transportation Center.
- c. **Community Planners Committee (Cather/Otto):** No. Report
- d. **Otay Mesa Planning Group (Paul)** – No Report.
- e. **Transportation Collaborative (Goudeau)** - No Meeting.
- f. **SY Project Area Committee (PAC) (Cather)** – Two vacancies were filled by M. Aguirre (Business) and M. Gil-Brannon (Residential Tenant). A discussion on a Plan Amendment extending eminent domain. An Action Item to retain a consultant to study feasibility of two library locations (current location and Las Americas location) was deferred to a subcommittee.

**9. Other Items:** None

Meeting Adjourned at 8:25 p.m.

Minutes submitted by Jennifer Goudeau, Secretary

# SAN YSIDRO COMMUNITY PLANNING GROUP

**March 15, 2010**

2/16/10

	ROLL CALL	2 Minutes	3 Agenda	6a SD Housing	6.b.a Medical	6.b.b Medical	6.c Report	6.d 7/11
ISRAEL ADATO	A			I				
JOSE BARAJAS	P	Y	Y	N	Y	N	Y	Y
MICHAEL CATHER	P	S-Y	M-Y	F	S-Y	M-Y	M-Y	M-Y
THOMAS CURRIE	5:40			O				
MICHAEL FREEDMAN	P	Y	Y	R	M-Y	N	Y	Y
BERTHA ALICIA GONZALEZ	A			M				
VACANT				A				
JENNIFER GOUDEAU	P	Y	Y	T	Y	N	Y	Y
AMY GUNDERSON	P	M-Y	S-Y	I	Y	Y	Y	Y
VACANT				O				
STEVEN OTTO	P	ABS	Y	N	Y	N	Y	Y
MANUEL PAUL	P							
ALBERTO PEREZ	P	Y	Y	O	Y	Y	S-Y	Y
FILEX SANCHEZ	6:20	Y	Y	N	Y	N	Y	Y
JANE WYMAN	P	ABS	Y	L	Y	S-Y	Y	S-Y
CALL TO ORDER	9-4	7-0-2	9-0-0	Y	9-0-0	4-5-0	9-0-0	9-0-0

5:40 10-3 T. Currie arrived

5:45 9-4 M. Paul left

6:20 9-4 F. Sanchez arrived/T. Currie left

Adjourn

P = Present	m = maker of Motion
ex = excused	s = seconder of Motion
ux = unexcused	Y = "Yes" vote
(x-x-x) = (P-ex-ux)	N = "No" vote
	np = not present for vote
	abs = abstain
	rec = recused
	(x-x-x-x) = (Y-N-abs-rec)

## SAN YSIDRO COMMUNITY PLANNING GROUP

June 2009 to March 2010

	Special Meeting												number missed
	April 2009	May 2009	June 2009	July 2009	August 2009	September 2009	October 2009	November 2009	December 2009	January 2010	February 2010	March 2010	
ISRAEL ADATO			P	P	N	A	N	P	P	P	P	A	2
JOSE BARAJAS			A	P	O	A	O	P	P	P	P	P	2
MICHAEL CATHER			P	P		P		P	P	P	P	P	0
THOMAS CURRIE			A	P	M	A	M	P	P	P	P	P	2
MICHAEL FREEDMAN			P	P	E	P	E	P	P	P	P	P	0
BERTHA GONZALEZ			P	P	E	P	E	P	A	A	A	A	4
SALVADOR GONZALEZ			A	A	T	P	T	A	A	A			4
JENNIFER GOUDEAU			P	P	I	P	I	P	P	P	P	P	0
AMY GUNDERSON					N	P	N	P	P	P	P	P	0
RAQUEL MORAN			A	P	G	A	G	A	P	A			4
STEVEN OTTO			P	P		P		P	P	P	A	P	1
MANUEL PAUL			A	P		P		P	P	P	P	P	1
ALBERTO PEREZ			P	P		A		P	P	P	P	P	1
FILEX SANCHEZ			P	A		P		P	A	A	P	P	2
JANE WYMAN			P	P		P		P	P	P	A	P	1

April 14, 2010

[Address]

Dear [person at agency]:

The City of San Diego is embarking on an update to the San Ysidro Community Plan and associated regulatory documents. In order to ensure broad community participation, the City Planning & Community Investment Department in collaboration with the San Ysidro Community Planning Group is in the process of creating a San Ysidro Plan Update Committee (“Update Committee”) as part of the plan update.

The establishment of the Update Committee will be representative of the community and the diverse community interests by including all 15 members of the San Ysidro Community Planning Group which consists of X residents, X business owners, X community organizations. In addition, the San Ysidro Community Planning Group with input from the City Planning & Community Investment Department have identified agencies and organizations outside of the community planning group as potential stakeholders.

Recognizing that the [insert organization/agency name] is an integral and important component of the San Ysidro community, please let us know by [Due Date], if you or your staff is interested in participating on the Update Committee as an agency/organization member and if so, who the contact person will be. Depending on the level of interest from the various agencies and organization the additional seats will be filled through appointment or lottery.

The public outreach component of the plan update process is anticipated to begin in June 2010 and last up to 24 months. The Update Committee will meet 14 to 20 times during the process and will also convene at least six (6) community workshops relating to the community plan elements. We value the [insert organization/agency name]'s input and are looking forward to working with you on the plan update process. If you have questions please contact Sara Lyons, San Ysidro Community Plan Update Project Manager at 619-236-6368 or email at [slyons@sanidiego.gov](mailto:slyons@sanidiego.gov).

William Anderson, FAICP  
Director, City Planning & Community Investment

**SAN YSIDRO COMMUNITY PLANNING GROUP**  
(Established in 1967)

# **ANNUAL REPORT**

**Centennial Year 2009**



Photo: San Diego Historical Society

**William Ellsworth Smythe**  
(b. December 24, 1861 – d. October 6, 1922)  
Founder of San Ysidro, California

## SAN YSIDRO COMMUNITY PLANNING GROUP

2009

Chairpersons: Michael Cather  
David Flores

Vice Chairpersons: Michael R. Freedman  
Michael Cather

Secretary: Jennifer Goudeau

Members: Israel Adato  
Jose Barajas  
Thomas Currie  
Bertha Alicia Gonzalez  
Salvador Gonzalez  
Amy Gunderson  
Raquel Moran  
Steven Otto  
Manuel Paul  
Alberto Perez  
Filex Sanchez  
Jane Wyman

[This list recognizes all those who served during the calendar year and contributed of their time]

## Annual Report for January – December 2009

### I. Introduction

The official name of the San Ysidro community planning group is *San Ysidro Community Planning Group*. SYCPG was formed in February 1967 (*under the name "San Ysidro Planning & Development Group"*), and is one of the first of the 40+ City Council-recognized Community Planning Groups.

*The officers are:*

**Chairman:** Michael Cather (07/2009); replaced David Flores

**Vice Chairman:** Michael R. Freedman (07/2009); replaced Michael Cather

**Secretary:** Jennifer Goudeau (05/2004)

*Subcommittees:*

- San Ysidro Port of Entry (POE) Reconfiguration and Expansion Project (established 09/2004). Project updates: [www.gsa.gov/sanysidro](http://www.gsa.gov/sanysidro)
- Housing (Development) Element (established 07/2008; disbanded 06/2009)
- Infrastructure & Public Improvements (established 04/2009)

### II. Administrative Issues

*Number of meetings held during 2009:*

Regular meetings were held once each month except for August, October and December.

Special Meetings were held in June, August, and December. Subcommittee meetings were held as called.

In March, the SYCPG voted 13-0-0 to change the regular meeting to the 3<sup>rd</sup> Monday of each month.

*Membership changes:*

Vacancies declared and filled: Amy Gunderson (2012) for David Flores.

*Elections:*

No elections scheduled or held. The next election is in March 2010.

Revisions to bylaws, procedures and/or policies:

Amended Bylaws were approved on June 10, 2009, by the *City Planning & Community Investment* Department and the *Office of the City Attorney*.

Appointments:

Otay Mesa Planning Group: M. Paul (February)

SY POE Expansion & Reconfiguration GSA Committee: I. Adato (July)

San Ysidro Smart Border Coalition: S. Otto (July)

San Ysidro Project Area Committee: M. Paul (March-September); M. Freedman (September-TBD)

Annual Report:

Approval of 2008 Annual Report. Passed 12-0-1 (March)

Public Access:

The SYCPG Agendas and other documents are posted on the City's website:

<http://www.sandiego.gov/planning/community/profiles/sanysidro/agendas.shtml>

Any person may receive Agendas by e-mailed by contacting:

[sdplanninggroups@sandiego.gov](mailto:sdplanninggroups@sandiego.gov)

### III. Plan Preparation and Implementation

- San Ysidro Border Station U. S. Customs House – retain the use of the facade as a barrier between north/south bound pedestrians. Historic resource. Passed 12-1-0. (February)
- Border Station Bazaar – CUP for outdoor sales in CT-2-3 zone at 4570 Camino de la Plaza. Passed 12-0-1. (March); increase from 55 vendors to up to 99 vendors. Passed 8-0-3 (April)
- 1<sup>st</sup> Southern Baptist Church – CUP amendment for an addition of 5,646 sf on 2.01 acres at 1781 Howard Lane in RS-1-7 zone. Passed 13-0-0. (March)
- West San Ysidro Blvd/Averil Road Traffic Signal – recommendation for the installation using SY Development Impact Fees. Passed 13-0-0. (March)

- 3645 Sunset Lane Map Waiver – waive undergrounding of overhead utilities from requirements of a Tentative Map; condos under construction. Passed 13-0-0. (March)
- San Ysidro Tianguis/Swap Meet – Conditional Use Permit for an indoor-outdoor swap meet on 6.75 acres at 338 W. Calle Primera in the I-1 zone. Support concept of project with further study. Passed 10-0-0. (September)
- Community Plan Update Advisory Committee Formation – SYCPG will retain control, may establish committees, be responsible for adequate representation from all stakeholders [see minutes 9/21/2009]. Passed 9-1-0. (September). Interested parties as ex-officio but not count toward quorum or have vote rights [see minutes of 11/16/2009]. Passed 13-0-0. (November)
- CUP for Type 20 Liquor License – CUP for 15 years at existing gas station and convenience store at 121 E. San Ysidro Blvd in CSR-2 zone. Passed 12-1-0. (November)

#### IV. Special Projects

- San Ysidro SMART GROWTH Incentive Program Grant Application - City of San Diego request to support grant application for planning analysis and feasibility study on Phase I Mobility Study focused on Pilot Village and Trolley. Passed 13-0-0. (January)
- South Bay Wastewater Reclamation Plant – Amendment to Fuel Cell project due to increased capacity. Passed 13-0-0. (February)
- U.S. GSA San Ysidro Land POE Improvements Project Draft EIS – draft EIS is inadequate. See minutes of Special Meeting on June 1. Passed 11-0-0. (June)
- Safe Routes to School (Willow Elementary) – Authorize letter of continued support. Passed 10-0-0. (June)
- Eminent Domain Authority Advisory Vote – Support the extension of eminent domain authority in San Ysidro Redevelopment Project Area for 12 years. Passed 7-2-1. (September)'

- Infrastructure and Public Improvements – recommend the Redevelopment Agency consider projects for immediate implementation [see minutes of 11/16/2009 for list]. Passed 13-0-0. (November)
- San Ysidro Land Point of Entry Mobility Study – recommend support of the draft plan by Parson Brinkerhoff. Passed 8-4-0. (December)

## V. Project Review

### Major discretionary projects:

- Community Plan Amendment - Rezone ±13 acres north of Blackshaw Lane, south of Vista Lane, west of Averil Road as medium density housing. Failed 13-0-0. (January) [return during CP Update]
- Las Americas West – Redevelopment Implementation Agreement Amendment for development of 90,000 sf retail on ±8 acres south of Sipes Lane. Passed 10-0-0 (April).
- Las Americas West Substantial Conformance Review – changes to the existing Coastal Development Permit/Site Development Permit 10-0338. SYCPG recommends a non-contiguous sidewalk along Camino de la Plaza. Passed 9-1-0. (September)
- La Aldaba Senior Project – Mixed use on northwest corner of Averil Road and W. San Ysidro Blvd; 70 apartments in two stories, and 8,200 sf commercial on ground floor. Passed 10-0-1. (April). Rezone to RM-3-7 to allow height limit from 40 feet to 45 feet for elevator shaft. Passed 9-0-1 (May). Community Plan Amendment to rezone from low-medium to medium high density residential (RM-3-8). Passed 9-0-1. (June)

## VI. Objectives

- To act with the highest regard for what is in the best interest of the community of San Ysidro and the City of San Diego, in good faith and without prejudice, and to refrain from conduct that is detrimental to the community planning group or its purposes.

- To continue to diligently carry out its responsibilities as required by City Council Policy 600-24 and the planning group's approved bylaws, especially related to making recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically, concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when it relates to the San Ysidro planning area boundaries. The planning group may also advise on other land use matters as requested by the City or other governmental agency.
- To insure that individual development project reviews focus such review on conformity with the adopted San Ysidro Community Plan and the City of San Diego General Plan so that a formal planning group recommendation can be submitted no later than the end of the public review period offered by the environmental review process.

San Ysidro Community Planning Group will continue its interactions with and provide reports at its regular meetings:

- Community Planners Committee
- Otay Mesa Planning Group
- Transportation Collaborative
- San Ysidro Port of Entry Expansion and Reconfiguration
- San Ysidro Smart Border Coalition
- San Ysidro Redevelopment Project Area Committee

Approved and forwarded to City on March 15, 2010.

For the San Ysidro Community Planning Group

Michael Cather  
Chairperson