

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

**ANNUAL REPORT**  
**January 2018 – March 2019**



**Fabricated Metal Mural for New  
San Ysidro Public Library Exterior**

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## I. Introduction

The official name of the community planning group for San Ysidro is **San Ysidro Community Planning Group**. SYCPG was formed in February 1967. It is the second to be recognized by San Diego's City Council.

SYCPG is composed of people who have volunteered to use their talents to improve the quality of life and economic well-being for everyone who lives in, works in, and all those who visit this community. The fifteen volunteer board members are elected by the community. Elections are held in even-numbered years. The SYCPG does not generate or receive public funds. The City of San Diego provides staff support on planning issues, and to insure compliance with applicable laws and policies.

The SYCPG is governed by City of San Diego Council Policy 600-24 and the SYCPG Bylaws. The current bylaws were approved on June 17, 2015.

The officers are:

Chairman: Michael Freedman (since 10/2010)  
Vice Chairman: Rodolfo Lopez, Jr. (since 04/2018)  
Secretary: Jennifer Goudeau (since 01/2013)

Subcommittees:

- Infrastructure & Public Improvements (04/2009 - 04/2018)
- Election (Regular) Subcommittee (01/2018 - 03/2018)
- Election (Special) Subcommittee (11/2018 - 02/2019)

## II. Administrative Issues

Number of meetings held during period of report: Twelve  
Regular meetings once each month except 07/2018, 12/2018, 03/2019.  
Special Meetings: None.  
Subcommittee meetings were held as called.

Membership changes:

March 2018: Regular Election. Elected to terms expiring 04/2022 were Michael Freedman, Jennifer Goudeau, Ben Meza Alberto Perez and Douglas Qasawadish. Raquel Moran did not receive enough votes to serve in excess of 8 continuous years. Steven Otto resigned.

June 2018: Special Election. Jason Wells & Alfonso Zermeno elected (both terms expire 04/2022).

October 2018: Douglas Qasawadish resigned.

February 2019: Special Election. Cinnamon Clark (term expires 04/2022) and Abraham Jacobo (term expires 04/2020) elected. Bertha A. Gonzalez seat vacated (absences). Adriana Orendain appointed to vacancy (remaining term 04/2020).

Revisions to bylaws, procedures and/or policies: None

Appointments: Rodolfo Lopez, Jr. to replace Miguel Aguirre as representative to Otay Mesa Planning Group (04/2018).

Annual Report:

Acceptance of 2017 Annual Report. Passed 8-0-0 (February 2018)

Public Access:

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

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

Agendas via email: Go to [sdplanninggroups@sandiego.gov](mailto:sdplanninggroups@sandiego.gov) and indicate the name of the community.

For E-Blast distribution:

Contact: Chairman

[michaelf@cox.net](mailto:michaelf@cox.net)

### III. Plan Preparation and Implementation

Community Plan Update: No activity

Impact Fee Study: Sent to Facilities Financing a revised Appendix CPG:  
*San Ysidro CPG Project Priorities Ranking* of 64 projects. (06/2018)

### IV. Special Projects

- Beyer Park SDP. Site Development Plan. Site Development Permit to construct a new park of approx. 15 acres on 43 acres east of Enright Drive and south of Beyer Blvd (extended). Passed 10-0-0, with 4 recommendations on street improvements, access points, expanded parking, and no skate park night lighting (03/2018)
  - SANDAG/MTS Community Benefits Package. Letter of Support for the proposal to identify a 5% community benefits package integrated into project financing of any SANDAG or MTS proposed operations surrounding the San Ysidro Land Port of Entry. Passed 9-0-0. (06/2018)
  - San Ysidro Transit Station Structures. Request to send letter to City Attorney for clarification as to buildings (“kiosks”) at San Ysidro Trolley Station follow City Ordinances, Codes and Zoning. Passed 10-0-1 [Aguirre recused] (09/2018)
  - City of San Diego Plastic Reduction Ordinance. Support of the Surfrider Foundation’s *Resolution Expressing Support to Reduce Public Consumption of Expanded Polystyrene from Food Service Providers*. Passed 10-0-0 (09/2018)
  - Climate Adaption Planning Grant. Letter of Support for City of San Diego grant proposal *Incorporating Climate Change Adaption into Transportation Planning and Decision Making in San Diego* to assess interdependencies between the transportation systems and other sectors such as storm water, parks and energy. Passed 10-0-0 (11/2018)
  - San Ysidro Intermodal Station MTS Kiosks. Request to follow-up to SYCPG formal request of 09/2018 to City Attorney and other officials generally regarding the legality of businesses operating without review by Planning Dept and/or Development Services. at San Ysidro Trolley Station. Passed 12-0-0 (02/2019)
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## V. Project Review

### Major discretionary projects:

- **Las Palmas EOT.** Extension of Time for Tentative Map creating 17 residential condos at 122 Alverson Road, Previously reviewed 06/2015. Passed 9-0-0 (01/2018)
- **Gateway Parking.** Conditional Use Permit for 156 paid parking stalls at 701 E. San Ysidro Blvd. Passed (8-0-1) with suggestion that vehicle entry/exit only from East Beyer Blvd. [Recused: B. Meza] (01/2018)
- **Sellsway Street TM.** Tentative Map creating 4 single story residential 3-bedroom units, currently under construction, at 165-171 Sellsway St. Passed 8-0-0 (02/2018)
- **Dairy Mart ROW Vacation.** Right of Way Vacation and Land Sale of City property at NW Corner of West San Ysidro Blvd & Dairy Mary Road. Passed (10-0-0) with condition the property is maintained in a clean, safe and sanitary condition at all times. (02/2018)
- **“Welcome the Stranger” Sculpture.** Preliminary review of a 40-foot-tall metal internally illuminated art piece to be constructed in parking lot of Our Lady of Mount Carmel Church at 2020 Alaquinas Drive. Passed (7-0-0) conceptual approval with comments concerning the bulk and scale of the proposed sculpture. (05/2018)
- **Beyer Blvd. Senior Apartments.** Initial review of proposed 101-unit affordable independent living senior community at 4132 Beyer Blvd. Only Commercial Use would be allowed on the ground floor facing Beyer Blvd. Concept Passed 9-0-0. (06/2018)
- **San Ysidro Village Signs.** Neighborhood Use Permit to erect 50 ft freeway-oriented, 20 ft pylon, and 8 ft monument signs in the shopping center at 342-418 W. San Ysidro Blvd. Passed 10-0-0 (10/2018)

- **Seaward Avenue Housing.** Letter of Support to Housing Commission and CALTRANS for concept of constructing 12 single-family homes on a vacant portion of a lot of 0.654 acres (28,314 sf) at 128 East Seaward Avenue. Passed 8-0-1 [Zermeno recused].
- **ATC South Denny.** New Planned Development Permit, Neighborhood Development Permit, Neighborhood Use Permit for existing Wireless Communications Facility located at 4350 Otay Mesa Road consisting of a 50-foot tall monopine tower and two separate equipment enclosures. No new construction is proposed. Passed 10-0-0. (01/2019)

## VI. Objectives

- 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.
- Diligently carry out those responsibilities in City Council Policy 600-24 and our bylaws. We will make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, especially when they are concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or any land use plan. The SYCPG may also choose to advise on other land use matters affecting the City of San Diego and/or another governmental agency.
- Insure that all development projects presented will focus on conformity with the Land Development Code, the adopted San Ysidro Community Plan and the City of San Diego General Plan so that a formal planning group recommendation can be submitted, whenever possible, before the end of the public review period offered by the environmental review process.

SYCPG will, as needed, continue its representation to, and provide reports from, the following:

- San Ysidro Port of Entry Expansion and Reconfiguration Committee
- San Ysidro Smart Border Coalition
- Community Planners Committee
- Otay Mesa Planning Group

SYCPG Reviewed and Approved April 15, 2019:

By:

A handwritten signature in black ink that reads "Michael R. Freedman". The signature is written in a cursive style with a large initial 'M'.

Michael R. Freedman

Chairman

Attachment:

SYCPG Roster - February 25, 2019

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**SAN YSIDRO COMMUNITY PLANNING GROUP**  
(AS OF FEBRUARY 25, 2019)

City Planner: Elizabeth Ocampo-Vivero (619) 236-6301

| <b><u>Chairman (10/10 - 4/20)</u></b>   | <b><u>Vice-Chairman (4/18 - 4/20)</u></b>   | <b><u>Secretary (01/13 - 04/20)</u></b>  |
|---|---|--|
| <p><b>Michael R. Freedman</b><br/>3833 Via Del Bardo<br/>San Ysidro, CA 92173-1557<br/>(h) (619) 690-3833 [leave message]<br/><a href="mailto:michaelf@cox.net">michaelf@cox.net</a></p> <p>Resident<br/>Served Since: November 1994<br/>Term Expires: April 2022*</p>              | <p><b>Rodolfo Lopez, Jr.</b><br/>171 W. Seaward Avenue<br/>San Ysidro CA 92173-2528<br/>(m) (619) 581-7491<br/><a href="mailto:rudylrlopez@gmail.com">rudylrlopez@gmail.com</a></p> <p>Resident<br/>Served Since: November 2015<br/>Term Expires: April 2020</p>  | <p><b>Jennifer Goudeau</b><br/>1330 Neptune Avenue<br/>Leucadia, CA 92024-1431<br/>(h) (760) 727-4138<br/>(w) (760) 942-3437(m) (760) 522-4377<br/><a href="mailto:jgoudeau@barobgroup.com">jgoudeau@barobgroup.com</a></p> <p>Business<br/>Served Since: January 2013<br/>Term Expires: April 2022*</p> |
| <p><b>Miguel Aguirre</b><br/>8750 Complex Drive<br/>San Diego, CA 92123-1402<br/>(m) (619) 917-3167<br/>(f) (858) 874-8874<br/><a href="mailto:mig1@sbcglobal.net">mig1@sbcglobal.net</a></p> <p>Business<br/>Served Since: May 2010<br/>Term Expires: April 2020*</p>              | <p><b>Francisco Castañeda</b><br/>112 Sellsway St. Apt B<br/>San Ysidro CA 92173-2564<br/>(m) (619) 207-7045<br/><a href="mailto:castaneda7393@gmail.com">castaneda7393@gmail.com</a></p> <p>Resident<br/>Served Since: August 2015<br/>Term Expires: April 2020</p>  | <p><b>Maritza L. Chavarin</b><br/>3560 Sunset Lane #48<br/>San Ysidro CA 92173-2370<br/>(m) (619) 247-6359<br/><a href="mailto:Mlizz14@hotmail.com">Mlizz14@hotmail.com</a></p> <p>Resident<br/>Served Since: August 2014<br/>Term Expires: April 2020</p>   |
| <p><b>Cinnamon Clark</b><br/>3822 Coral Crest Way<br/>San Ysidro, CA 92173-5916<br/>(m) (619) 318-2167<br/>(w) (619) 545-2411<br/><a href="mailto:cinnamon.clark@me.com">cinnamon.clark@me.com</a></p> <p>Resident<br/>Served Since: February 2019<br/>Term Expires: April 2022</p> | <p><b>David Flores</b><br/>119 W. Hall Avenue<br/>San Ysidro, CA 92173-2514<br/>(h) (619) 271-9589<br/>(w) (619) 428-1115<br/><a href="mailto:davidf@casafamiliar.org">davidf@casafamiliar.org</a></p> <p>Business (NFP): CASA FAMILIAR<br/>Served Since: November 2010<br/>Term Expires: April 2020*</p>               | <p><b>Abraham Jacobo</b><br/>314 S Vista Lane<br/>San Ysidro, CA 92173-2330<br/>(c) (619) 227-4116<br/><a href="mailto:aejacobo@gmail.com">aejacobo@gmail.com</a></p> <p>Resident<br/>Served Since: February 2019<br/>Term Expires: April 2020</p>   |
| <p><b>Antonio Martinez</b><br/>1890 Avenida De La Cruz<br/>San Ysidro, CA 92173-2115<br/>(w) (619) 628-5563<br/>(m) (619) 806-0828<br/><a href="mailto:bbmc70@gmail.com">bbmc70@gmail.com</a></p> <p>Resident<br/>Served since: April 2012<br/>Term Expires: April 2020*</p>        | <p><b>Ben Meza</b><br/>1882 Paseo Fraternidad<br/>San Ysidro, CA 92173-2130<br/>(w) (619) 223-2400 x130<br/>(m) (619)754-5406<br/><a href="mailto:BenM@mosherdrew.com">BenM@mosherdrew.com</a></p> <p>Resident<br/>Served Since: April 2014<br/>Term Expires: April 2022*</p>   | <p><b>Adriana Orendain</b><br/>143 Alverson Road<br/>San Ysidro, CA 92173-2403<br/><a href="mailto:orendain92173@yahoo.com">orendain92173@yahoo.com</a></p> <p>Resident<br/>Served Since: February 2019<br/>Term Expires: April 2020</p>   |
| <p><b>Alberto Perez</b><br/>2240 Enright Drive<br/>San Ysidro, CA 92173-1626<br/>(m) (619) 607-0807<br/><a href="mailto:4alperez@cox.net">4alperez@cox.net</a></p> <p>Resident<br/>Served Since: May 1994<br/>Term Expires: April 2022*</p>   | <p><b>Jason M-b Wells</b><br/>663 East San Ysidro Blvd.<br/>San Ysidro CA 92173-3112<br/>(w) (619) 428-1281<br/>(h) (619) 666-7901<br/><a href="mailto:jwells@sanysidrochamber.org">jwells@sanysidrochamber.org</a></p> <p>Business (NFP): SY Chamber Comm<br/>Served Since: June 2018<br/>Term Expires: April 2022</p> | <p><b>Alfonso Zermeno</b><br/>4399 Colling Road East<br/>Bonita CA 91902-2558<br/>(m) (619) 228-4742<br/>(h) (619) 656-7892<br/><a href="mailto:zermeno6@aol.com">zermeno6@aol.com</a></p> <p>Property Owner<br/>Served Since: June 2018<br/>Term Expires: April 2022</p>                                |

**Resident - 10; Business - 2; Not-For-Profit - 2; Non-Resident Property Owner - 1; Vacant - 0**  
**Term Expires: marked with \* = has or will have 8 years or more in continuous service at expiration**

San Ysidro Community Planning Group holds its Regular Meeting on the 3rd Monday of each month at San Ysidro School District Education Center, 4350 Otay Mesa Road, San Ysidro, California.