

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, April 15, 2019 at 5:30 p.m.

Chairman: Michael Freedman (619) 690-3833 [messages only]

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

Except for Public Comment, Items Appearing in 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. **Agenda & Minutes**
 - a. **Approval of the Published Agenda**
 - b. **Approval of Minutes.** Regular Meeting of February 25, 2019 (No March meeting)
3. **Communications, Announcements and Special Orders**
 - a. **Chairman**
 1. **Old Otay Mesa Road Progress.** As of April 4: Crews began the final grading of the roadway. The remaining activities include final paving of new roadway; installation of new survey monuments in the street; driveway installation; revegetation efforts. Opening is set for mid-May.
 2. **Urban Forestry (Trees).** City Council Environment Committee meeting Thurs, Apr 18 at 1:00 pm. Community Forestry Advisory Board requests community members to give a public statement about trees in their community. See attachment for details and suggestions.
 3. **Development Impact Fees.** Proposed FY2020 DIF fees will not change from FY 2019 fee schedule. Some "Flat Fees" and Hourly Fees for staff time are increasing. See attachment.
 4. **Proposed RMX and EMX Zones Citywide.** Planning Dept proposing *Residential Mixed Use* and *Employment Mixed Use* zones that can be applied anywhere in the City. Brief description in San Diego Union-Tribune article (4/5/19) attached.
 - b. **Board Members**
 - c. **Elected Officials and Public Servants.**

SAN YSIDRO COMMUNITY PLANNING GROUP

d. Members of the Public

4. Public Comment on Matters Not on the Agenda.

Any person may address the SYCPG regarding matters which are not shown in this Agenda. Comments and inquiries must be related to the SYCPG purposes (City Council Policy 600-24). The Chair can limit comment to a set amount 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 to the public.

5. Docket Items:

a. **Annual Report for 2018-2019** (Chairman Freedman). Adopt the Annual Report for the period January 2018 - March 2019 and direct the Chairman to deliver to the City of San Diego as required by CP 600-24 and the Bylaws. While the Annual Report was originally intended to reflect a calendar year of meetings for a community planning group, it is logical to reflect the work of a group's members who have worked together for a year – meaning from April through the following March. The annual report should be submitted to the City within 14 days of the approval of the March minutes since that is the final meeting of some of the members.

b. **"Stop the Surfrider Sewage Pond"** (Leon Benham, Citizens for Coastal Conservancy). As part of a proposed solution for sewage contamination in the Tijuana River Valley, "Clean Border Water Now" and "Surfrider Foundation" are suggesting an 82-acre sewage collection pit in the Flood Control Channel south of the IBWC Field Office at 2251 Dairy Mart Road, west of Camino De La Plaza, East of Dairy Mart Road, north of IBWC International Wastewater Treatment Plant. The Conservancy is requesting support to reject the plan and allow for more open public discussion.

c. **City of San Diego Potential Real Property Sale.** (No presenter). Communication regarding 0.377-acre (16,422 sf) paved lot in the CC-2-3 zone at Front Street and Border Village Road to be evaluated as surplus and made available for sale upon authorization by City Council. Should SYCPG make recommendation for reuse?

6. Subcommittee Reports

a. No active subcommittees

7. Representative's Reports

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

8. Adjournment

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from FEBRUARY 25, 2019

1. **Call to order:** At 7:00p.m. Chairman Michael Freedman called meeting to order.

Roll Call: Present: M. Aguirre; F. Castaneda; M. Chavarin; C. Clark (7:08 pm); M. Freedman; J. Goudeau; A. Jacobo (7:08 pm); A. Martinez; Ben Meza; A. Orendain (7:41 pm); A. Perez; J. Wells; A. Zermeno.

Absent: D. Flores; R. Lopez.

Quorum of 10 present at Call to Order, Item #2a, 2b

Quorum of 12 present at 5.a; 5.b,

2. **Agenda & Minutes**

a. Approval of Published Agenda: A motion was made by A. Martinez and seconded by B. Meza approve the Agenda as Published. Motion Passed (10-0-0). Yes: M. Aguirre; F. Castaneda; M. Chavarin; M. Freedman; J. Goudeau; A. Martinez; Ben Meza; A. Perez; J. Wells; A. Zermeno. No: None. Abstain: None.

b. Approval of Minutes: Minutes of 1/28/19 - A Motion was made by J. Wells and seconded by A. Perez to approve the Minutes of January 28, 2019 as published. Motion Passed (10-0-0) Yes: M. Aguirre; F. Castaneda; M. Chavarin; M. Freedman; J. Goudeau; A. Martinez; Ben Meza; A. Perez; J. Wells; A. Zermeno. No: None. Abstain: None.

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

a. Chairman:

1. Election Results – 22 Ballots Cast with no illegal or voided ballots.

Cinnamon Clark – 18 votes

Abraham Jacobo – 14 votes

Ariana Orendain - 7 votes

Cinnamon Clark term to expire April 2022

Abraham Jacobo term to expire April 2020

C. Clark and A. Jacobo advised to complete COW electronically within 60 days.

2. Old Otay Mesa Road Progress. As of mid-February 90% of the sidewalk sections are complete and open for use. There are a few remaining sections that cannot be completed at this time due to design conflicts. It is expected those last remaining sections to be completed in March. Completion of work is expected in April, but recent rains are impacting the schedule. The opening of the road is anticipated in April, weather pending.
3. Project Review Training. For elected members of the CPGs. Development Services Department is presenting a 2-hour course in reviewing discretionary projects, Capital Improvement program projects, environmental reviews, City ordinances and codes. Requires RSVP.
4. Library – Art Work Design for the Library was passed around.

b. Board Members:

1. J. Wells – March 2, 2019 is I Love A Clean San Ysidro. 15th year for the clean up of the Community with a Carne Asada Lunch to follow, Lunch sponsored by the San Ysidro Chamber of Commerce.

2.

c. Elected Officials and Public Servants:

1. Chris Gris, Vivian Moreno District 8 – I Love A Clean San Ysidro Day, a large item dumpster will be at 125 Cypress Drive. Will accept Tires and Electronics. Water will be shut off on Hall Avenue from 1 pm to 4 pm on Thursday February 28th.

d. Members of the Public: None

4. Public Comment on Matters Not on the Agenda:

1. Any decision on use for old Library? [There are several, but no decisions yet]

5. Docket Items:

- a. **San Ysidro Intermodal Station MTS Kiosks** (Miguel Aguirre) Request for SYCPG to provide follow up to formal request to MTS and City Officials generally regarding the legality of businesses operating without review by Planning Department and/or Development Services. **A motion was made by J. Wells and seconded by A. Martinez to approve the Chair to draft and send letter to MTS and City Officials regarding kiosks. Motion Passed (12-0-0). Yes: M. Aguirre; F. Castaneda; M. Chavarin; C. Clark; M. Freedman; J. Goudeau; A. Jacobo; A. Martinez; Ben Meza; A. Perez; J. Wells; A. Zermeno. No: None. Abstain: None.**

6. Subcommittee Reports: No Active Subcommittees.

7. Representative's Reports:

- a. **SY POE Expansion & Reconfiguration** (Aguirre): Nothing new.
- b. **SY Smart Border Coalition** (Flores): No Meeting.
- c. **Community Planners Committee** (Meza): No Report.
- d. **Otay Mesa Planning Group** (Lopez): No report.

As B. Gonzalez has missed 4 meetings for the period of April 2018 to March 2019, she was dismissed from the Board in accordance with City Council Policy 600-24 and the SYCPG Bylaws. The Board then appointed Adriana Orendain to the vacated seat for the remaining term ending April 2020. **A motion to appoint A. Orendain to the Board was made by M. Freedman and seconded by A. Perez. Motion Passed (12-0-0). Yes: M. Aguirre; F. Castaneda; M. Chavarin; C. Clark; M. Freedman; J. Goudeau; A. Jacobo; A. Martinez; Ben Meza; A. Perez; J. Wells; A. Zermeno. No: None. Abstain: None.**

8. Adjournment – Meeting Adjourned at 7:41 p.m.

Next Regular Meeting March 18, 2019.
Minutes submitted J. Goudeau

SAN YSIDRO COMMUNITY PLANNING GROUP

FEBRUARY 25, 2019 SPECIAL ELECTION REPORT

In accordance with SYCPG Bylaws, the special election by the General Members for 2 vacant seats was held on Monday, February 25, 2019 at the San Ysidro School District Education Center, 4350 Otay Mesa Road, San Ysidro, California. The polling place opened at 5:30 p.m. and closed at 6:30 p.m.

Acting as observers were various members of the public.

This Election Report is in conformance with SYCPG Bylaws (Exhibit C), and City Council Policy 600-24.

A. The following candidate was elected for term ending April 2022:

Cinnamon CLARK

The following candidate was elected for term expiring April 2020:

Abraham JACOBO

B. The following are the final results:

Total number of ballots cast: 22

Number of illegal ballots: 0

Number of disqualified ballots: 0

Total QUALIFIED ballots counted: 22

C. No candidate had any record of prior service on SYCPG.

<u>CANDIDATE</u>	<u>VOTES</u>	<u>PERCENT</u>
CINNAMON CLARK	<u>18</u>	<u>81.8 %</u>
JESSICA GARCIA	[Candidate Withdrew]	
ABRAHAM JACOBO	<u>14</u>	<u>63.6 %</u>
ADRIANA ORENDAIN	<u>7</u>	<u>31.8 %</u>

By:



Michael R. Freedman, Chairman,
San Ysidro Community Planning Group

February 25, 2019
(Date)



City SD Environment Committee mtg w/ urban forestry focus, Thurs. April 18, 1-3 pm, would you speak? (to CPGs)

Anne Fege <afege@aol.com>

Apr 2, 2019, 2:40 PM

To:

Community Planning Group chairs! Climate action and quality neighborhoods are pointing stronger to healthy trees and professional urban forest management. The City of San Diego's Council Environment Committee meeting on Thursday April 18, 1-3 pm will feature urban forestry. City staff will make a presentation, and I have been invited-agreed to present, as Community Forest Advisory Board (CFAB) chair. Some of you may be interested in attending this meeting and perhaps give a public statement about trees in your community plan area.

I'm following this outline for my presentation, and you could comment on one or several topics (only 2 minutes!)

- 1--What is urban forest management, for healthy trees? Plan, install, maintain and protect trees.
- 2--Why is urban forestry so complicated? Codes and (lack of) compliance, contract specifications and (lack of resources for) oversight, and training. Benefits and barriers.
- 3--What does it cost to manage trees? to not manage trees?
- 4--Asks. What can City departments do? What can City Council do? What can the community do?

The meeting is held in the Council Committee Room, 12th floor, City Hall, and public comments are limited to two minutes. Just as at City Council meetings, you file a speaker slip when you arrive. Best to take the bus or trolley, but two hours in a metered street parking place will also work.

Would you REPLY TO this email if you can attend and speak?

/s/ Anne Fege Anne S. Fege, Ph.D.

Chair, Community Forest Advisory Board, City of San Diego
afege@aol.com, 858-472-1293

Planning Department Fee and Deposit Schedule							
Fee Type	Fund	Current Fee			Proposed Fee		
FLAT FEES							
General Plan Maintenance Fee	General Plan Maintenance Fund- 200728		\$275			\$450	
Impact Fee Deferral Processing Fee	Facilities Financing Fund - 200001		\$500			\$500	
HOURLY ⁽¹⁾							
Hourly Project Review Fee (1619) - Senior Planner	General Fund - 100000		\$112			\$121	
Hourly Project Review Fee (1619) - Associate Planner	General Fund - 100000		\$0			\$89	
Hourly Project Review Fee (1620) - Senior Planner	Facilities Financing Fund - 200001		\$132			\$201	
Hourly Project Review Fee (1620) - Associate Planner	Facilities Financing Fund - 200001		\$0			\$153	
DEPOSIT ACCOUNTS							
Reimbursement Agreement Processing Deposit Account	Deposit Trust/Subdivision Fund - 200459		\$10,000			\$10,000	
Park Agreement, Development Agreement, Special Projects Deposit Account	Deposit Trust/Subdivision Fund - 200459		\$10,000			\$10,000	
Development Impact Fee Waiver, Adjustment, or Reduction Deposit Account	Deposit Trust/Subdivision Fund - 200459		\$2,500			\$2,500	
DEVELOPMENT IMPACT FEES							
FBA ⁽²⁾							
Community	Single Dwelling Unit	Multiple Dwelling Unit	Commercial Acre	Industrial Acre	Institutional Acre	Employment Center Acre	Average Daily Trips (ADT)
Black Mountain Ranch	\$38,566	\$26,996	\$0	\$0	\$127,653	\$0	\$0
Black Mountain Ranch (Per 1,000 Sq. Ft.)	\$38,566	\$26,996	\$6,556	\$0	\$0	\$3,471	\$0
Black Mountain Ranch - Senior Housing	\$0	\$14,655	\$0	\$0	\$0	\$0	\$0
Carmel Valley	\$31,387	\$21,971	\$116,443	\$108,281	\$112,049	\$0	\$0
Del Mar Mesa AR 1-1 Zone	\$122,384	\$85,669	\$252,111	\$0	\$0	\$0	\$0
Del Mar Mesa	\$118,493	\$88,239	\$259,675	\$0	\$0	\$0	\$0
Mira Mesa I-2 Zone	\$36,060	\$25,242	\$223,211	\$78,250	\$0	\$0	\$0
Mira Mesa I-4 Zone	\$36,060	\$25,242	\$223,211	\$85,102	\$0	\$0	\$0
Mira Mesa I-5 Zone	\$36,060	\$25,242	\$223,211	\$67,793	\$0	\$0	\$0
Mira Mesa I-6 Zone	\$36,060	\$25,242	\$223,211	\$102,410	\$0	\$0	\$0
North University City	\$30,579	\$21,406	\$0	\$0	\$0	\$0	\$2,059
Otay Mesa	\$39,308	\$34,939	\$0	\$0	\$0	\$0	\$644
Pacific Highlands Ranch	\$51,358	\$35,952	\$414,362	\$0	\$147,326	\$276,239	\$0
Pacific Highlands Ranch-Del Mar Highlands Estates Only	\$34,925	\$0	\$414,362	\$0	\$147,326	\$276,239	\$0
Rancho Encantada	\$4,526	\$3,167	\$0	\$0	\$0	\$0	\$0
Rancho Peñasquitos	\$34,519	\$24,164	\$207,114	\$0	\$0	\$0	\$0
Sabre Springs	\$7,043	\$4,930	\$0	\$0	\$0	\$0	\$0
Sabre Springs (Per 1,000 Sq. Ft.)	\$7,043	\$4,930	\$1,130	\$622	\$0	\$0	\$0
Scripps Miramar Ranch	\$43,010	\$30,107	\$168,340	\$101,482	\$58,075	\$0	\$0
Torrey Highlands	\$120,556	\$84,392	\$726,953	\$0	\$180,834	\$648,434	\$0
Torrey Highlands-Commercial Limited	\$120,556	\$84,392	\$215,795	\$0	\$180,834	\$648,434	\$0
Torrey Highlands-Mixed Use	\$120,556	\$84,392	\$972,887	\$0	\$180,834	\$648,434	\$0

TOTAL DIF FEES

DIF ⁽³⁾ Community	Residential Development					Non-Residential Development	
	Transportation	Park	Library	Fire	Per Dwelling Unit	Transportation \$/ADT	Fire \$/1,000 Sq. Ft.
Barrio Logan	\$1,127	\$11,840	\$384	\$558	\$13,909	\$161	\$558
Clairemont Mesa	\$357	\$3,824	\$891	\$128	\$5,200	\$51	\$128
College Area	\$2,177	\$11,722	\$845	\$552	\$15,296	\$311	\$552
Downtown ⁴	\$1,392	\$5,804	\$0	\$1,233	\$8,429	\$348	\$2,837
Encanto Neighborhoods	\$2,163	\$7,136	\$39	\$467	\$9,805	\$309	\$467
Golden Hill	\$1,743	\$11,542	\$0	\$270	\$13,555	\$249	\$270
Kearny Mesa	\$525	\$8,096	\$508	\$81	\$9,210	\$75	\$81
La Jolla	\$958	\$4,360	\$358	\$181	\$5,857	\$209	\$181
Linda Vista (Per 1,500 Sq. Ft. for Non-Residential Fire Component) ^{5,6}	\$840	\$754	\$359	\$230	\$2,183	\$120	\$341
Mid-City	\$616	\$11,967	\$396	\$285	\$13,264	\$88	\$285
Midway-Pacific Highway	\$7,203	\$680	\$73	\$18	\$7,974	\$1,029	\$18
Mission Beach	\$1,267	\$672	\$0	\$0	\$1,939	\$181	\$0
Mission Valley	\$1,057	\$11,422	\$410	\$245	\$13,134	\$151	\$245
Navajo	\$3,255	\$3,475	\$1,013	\$131	\$7,874	\$465	\$131
North Park	\$749	\$5,849	\$421	\$77	\$7,096	\$107	\$77
Ocean Beach	\$861	\$5,865	\$793	\$415	\$7,934	\$123	\$415
Old Town San Diego	\$5,257	\$0	\$0	\$338	\$5,595	\$751	\$338
Otay Mesa-Nestor	\$889	\$12,167	\$237	\$493	\$13,786	\$127	\$493
Pacific Beach	\$392	\$2,217	\$210	\$147	\$2,966	\$56	\$147
Peninsula	\$1,246	\$1,608	\$694	\$139	\$3,687	\$178	\$139
Rancho Bernardo	\$1,351	\$843	\$667	\$19	\$2,880	\$193	\$19
San Pasqual-Single Dwelling Unit	\$2,052	\$0	\$0	\$0	\$2,052	\$205	\$0
San Pasqual-Multiple Dwelling Unit	\$1,437	\$0	\$0	\$0	\$1,437	\$205	\$0
San Ysidro	\$1,435	\$9,112	\$276	\$94	\$10,917	\$205	\$94
Serra Mesa	\$1,932	\$4,827	\$484	\$717	\$7,960	\$276	\$717
Skyline/Paradise Hills	\$1,050	\$4,521	\$1,026	\$281	\$6,878	\$150	\$281
Southeastern San Diego	\$980	\$8,834	\$10	\$53	\$9,877	\$140	\$53
South University City (Per ADT for Non-Residential)	\$252	\$608	\$710	\$723	\$2,293	\$36	\$103
Tierrasanta	\$13,083	\$3,014	\$876	\$767	\$17,740	\$1,869	\$767
Torrey Pines	\$567	\$10,483	\$0	\$0	\$11,050	\$81	\$0
Uptown	\$1,092	\$10,565	\$263	\$106	\$12,026	\$156	\$106
Via de la Valle	\$0	\$0	\$0	\$0	\$3,904	\$0	\$0

¹ Proposed Hourly Rate is based on FY 19 Average Salary, Load and Overhead rates and is subject to change each July 1.

² Fees displayed are as of 2/25/19 and are subject to change per Public Facilities Financing Plans (PFFP) updates and annual adjustments each July 1 per the inflationary rates specified in each community's currently adopted PFFP.

³ Fees displayed are as of 2/25/19 and are subject to change per Development Impact Fee updates and/or on July 1st per San Diego Municipal Code Section 142.0640.

⁴ Downtown: \$/1,000 Sq. Ft. includes \$863 for Fire plus \$1,974 for Park components.

⁵ Linda Vista: Park component includes \$111 for Community Center plus \$643 Parks & Recreation.

⁶ Linda Vista: \$/1,500 Sq. Ft. includes \$111 for Community Center plus \$230 Fire component.

⁷ The Planning Dept also collects Regional Transportation Congestion Improvement Program Fees (RTCIP), Housing Impact Fees (HIF) and Civic Enhancement Allocation (CEA) fees on behalf of other departments or agencies.

The San Diego Union-Tribune

San Diego encouraging more mixed-use neighborhoods with new zoning policy



Civita Park is a crucial element of the mixed-use Civita project in Mission Valley

John Gibbins / San Diego Union-Tribune

A goal is solving the housing crisis with projects near jobs and transit.

By [DAVID GARRICK](#)

APRIL 5, 2019

4:50 PM

San Diego officials are proposing new zoning policies that would make it easier for developers to build “mixed-use” projects featuring dense housing blended together with commercial and industrial uses.

The goal is encouraging more high-rise housing projects to be built near jobs in major transportation corridors, preferably ones with mass transit.

City officials say the new zoning is most likely to be used in Mission Valley, Kearny Mesa, Mira Mesa and University City, where many developments have outdated layouts featuring large surface parking lots and only one type of use.

But the new zoning policies would apply to the entire city, so they could be used in other areas.

The new zoning policies would also help the city meet the goals of its legally binding climate action plan by reducing the need for many residents to commute long distances to work.

The Planning Commission unanimously approved the new policies Thursday, sending them to the City Council for final approval in coming weeks.

The proposal is the latest in a long series of housing reforms spearheaded by Mayor Kevin Faulconer, including new legislation approved last month that wiped out parking requirements for new condominium and apartment complexes in neighborhoods near mass transit.

Other efforts have included looser rules for granny flats, reducing fees for dense projects, streamlining project approvals and encouraging more live/work spaces.

San Diego has long allowed mixed-use projects, but developers have had to seek special approvals for the projects because they don't adhere to the city's existing zoning regulations.

The new policies would make mixed-use a sixth type of zone in the city, joining agriculture, open space, residential, commercial and industrial. Property owners would need city approval to switch their zoning to mixed-use, but approvals after that would be streamlined and much more efficient than under current policies, city officials said.

In recent years, city officials have been forced to rethink the concept of mixed-use, which has traditionally focused on multiple stories of housing above a ground-floor restaurant or retail shop in a traditional street grid.

Large developments such as Civita in Mission Valley, which doesn't have a traditional street grid, prompted city officials to propose new zoning, geared for mixed-use projects larger than 5 acres that could occupy "megablocks."

In addition, the shrinking of San Diego's retail sector, partly because of online shopping, has prompted city officials to broaden the types of businesses that can legally occupy the ground floor of mixed-use projects.

"We want to avoid the situations that we've all seen many times where a mixed-use building gets developed, all the units up above get leased out, but you have vacant ground floor retail sitting there for years and years after the project is completed," said Brian Schoenfisch, the city's program manager for community planning. "The intent here is to just activate that space, whether it's office, commercial or residential."

The new policies also encourage developers to build smaller, more affordable housing units by calculating project densities in a new way.

Regarding height limits, they would be 120 feet for mixed-use projects in some parts of the city, and unlimited in other parts.

The policies would require mixed-use projects of 5 acres or more to include amenities that create a sense of place and provide public access, such as plazas, arcades or wide sidewalks.

Jonathan Frankel, chairman of the Mission Valley Planning Group, praised the proposed policy changes and said they could help the city get rid of its giant surface parking lots.

"We're really excited in Mission Valley about our potential future as a really vibrant, transit-oriented district," Frankel told the Planning Commission.

Commissioner Doug Austin praised the proposal but said it would become much more appealing to developers when city officials follow through on a plan to revise development fees for many types of projects, including mixed-use.

City officials said they expect to present the proposed fee reductions to the City Council for approval in July.

The Community Planners Committee, an umbrella organization for the city's neighborhood planning groups, voted 15-8 in favor of the new zoning policies on March 26.

David Moty, chairman of the committee, said Friday that the eight votes in opposition were based on a desire to get more information from the city, not particular concerns about any elements of the proposal.

Large mixed-use projects including parks or plazas could also help the city meet requirements for parks acreage based on population in some neighborhoods.

The city often struggles to meet the requirements in densely built areas where it's nearly impossible to add new parks. But a plaza or park included in a mixed-use project could be declared a "park equivalency" under city regulations.

Susan Peerson, chairwoman of the Planning Commission, said she would like to see the city's new parks master plan address that potential approach.

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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DRAFT

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 and indicate the name of the community.

For E-Blast distribution:

Contact: Chairman

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)

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 (Add Date):

By:

[Add signature]

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

Chairman (10/10 - 4/20)	Vice-Chairman (4/18 - 4/20)	Secretary (01/13 - 04/20)
<p>Michael R. Freedman 3833 Via Del Bardo San Ysidro, CA 92173-1557 (h) (619) 690-3833 [leave message] michaelf@cox.net</p> <p>Resident Served Since: November 1994 Term Expires: April 2022*</p>	<p>Rodolfo Lopez, Jr. 171 W. Seaward Avenue San Ysidro CA 92173-2528 (m) (619) 581-7491 rudylrlopez@gmail.com</p> <p>Resident Served Since: November 2015 Term Expires: April 2020</p>	<p>Jennifer Goudeau 1330 Neptune Avenue Leucadia, CA 92024-1431 (h) (760) 727-4138 (w) (760) 942-3437(m) (760) 522-4377 jgoudeau@barobgroup.com</p> <p>Business Served Since: January 2013 Term Expires: April 2022*</p>
<p>Miguel Aguirre 8750 Complex Drive San Diego, CA 92123-1402 (m) (619) 917-3167 (f) (858) 874-8874 mig1@sbcglobal.net</p> <p>Business Served Since: May 2010 Term Expires: April 2020*</p>	<p>Francisco Castañeda 112 Sellsway St. Apt B San Ysidro CA 92173-2564 (m) (619) 207-7045 castaneda7393@gmail.com</p> <p>Resident Served Since: August 2015 Term Expires: April 2020</p>	<p>Maritza L. Chavarin 3560 Sunset Lane #48 San Ysidro CA 92173-2370 (m) (619) 247-6359 Milizz14@hotmail.com</p> <p>Resident Served Since: August 2014 Term Expires: April 2020</p>
<p>Cinnamon Clark 3822 Coral Crest Way San Ysidro, CA 92173-5916 (m) (619) 318-2167 (w) (619) 545-2411 cinnamon.clark@me.com</p> <p>Resident Served Since: February 2019 Term Expires: April 2022</p>	<p>David Flores 119 W. Hall Avenue San Ysidro, CA 92173-2514 (h) (619) 271-9589 (w) (619) 428-1115 davidf@casafamiliar.org</p> <p>Business (NFP): CASA FAMILIAR Served Since: November 2010 Term Expires: April 2020*</p>	<p>Abraham Jacobo 314 S Vista Lane San Ysidro, CA 92173-2330 (c) (619) 227-4116 aejacobo@gmail.com</p> <p>Resident Served Since: February 2019 Term Expires: April 2020</p>
<p>Antonio Martinez 1890 Avenida De La Cruz San Ysidro, CA 92173-2115 (w) (619) 628-5563 (m) (619) 806-0828 bbmc70@gmail.com</p> <p>Resident Served since: April 2012 Term Expires: April 2020*</p>	<p>Ben Meza 1882 Paseo Fraternidad San Ysidro, CA 92173-2130 (w) (619) 223-2400 x130 (m) (619)754-5406 BenM@mosherdrew.com</p> <p>Resident Served Since: April 2014 Term Expires: April 2022*</p>	<p>Adriana Orendain 143 Alverson Road San Ysidro, CA 92173-2403 orendain92173@yahoo.com</p> <p>Resident Served Since: February 2019 Term Expires: April 2020</p>
<p>Alberto Perez 2240 Enright Drive San Ysidro, CA 92173-1626 (m) (619) 607-0807 4alperez@cox.net</p> <p>Resident Served Since: May 1994 Term Expires: April 2022*</p>	<p>Jason M-b Wells 663 East San Ysidro Blvd. San Ysidro CA 92173-3112 (w) (619) 428-1281 (h) (619) 666-7901 jwells@sanysidrochamber.org</p> <p>Business (NFP): SY Chamber Comm Served Since: June 2018 Term Expires: April 2022</p>	<p>Alfonso Zermeno 4399 Colling Road East Bonita CA 91902-2558 (m) (619) 228-4742 (h) (619) 656-7892 zermeno6@aol.com</p> <p>Property Owner Served Since: June 2018 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.

TRV STAKEHOLDER SOLUTION

4/6/2019

Legend
Untitled Polygon



IBWC FIELD OFFICE
2251 Dairy Mart Road

TRV STAKEHOLDER
SOLUTION COLLECTION
AREA

PROPERTY INFORMATION SUMMARY

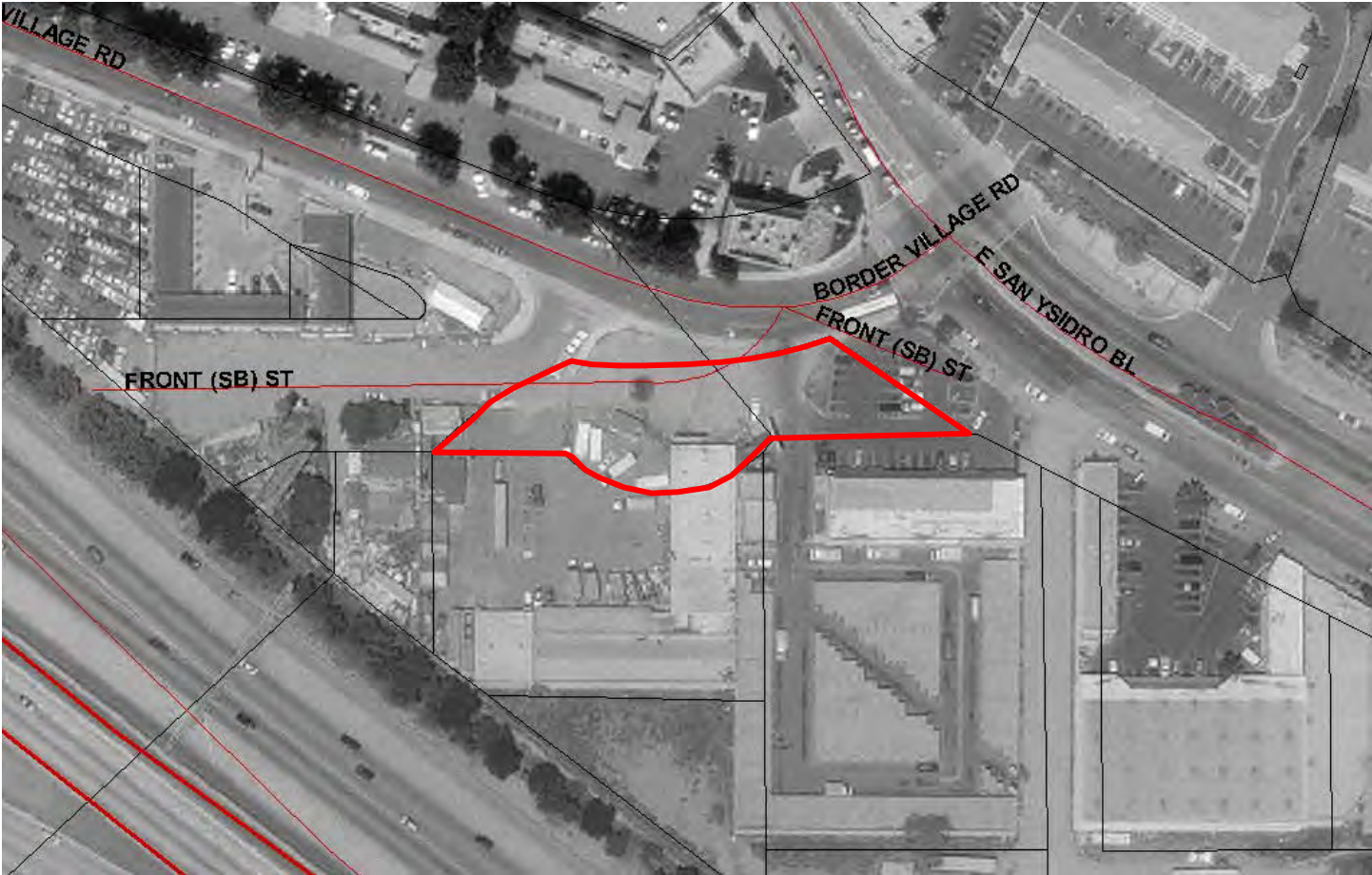
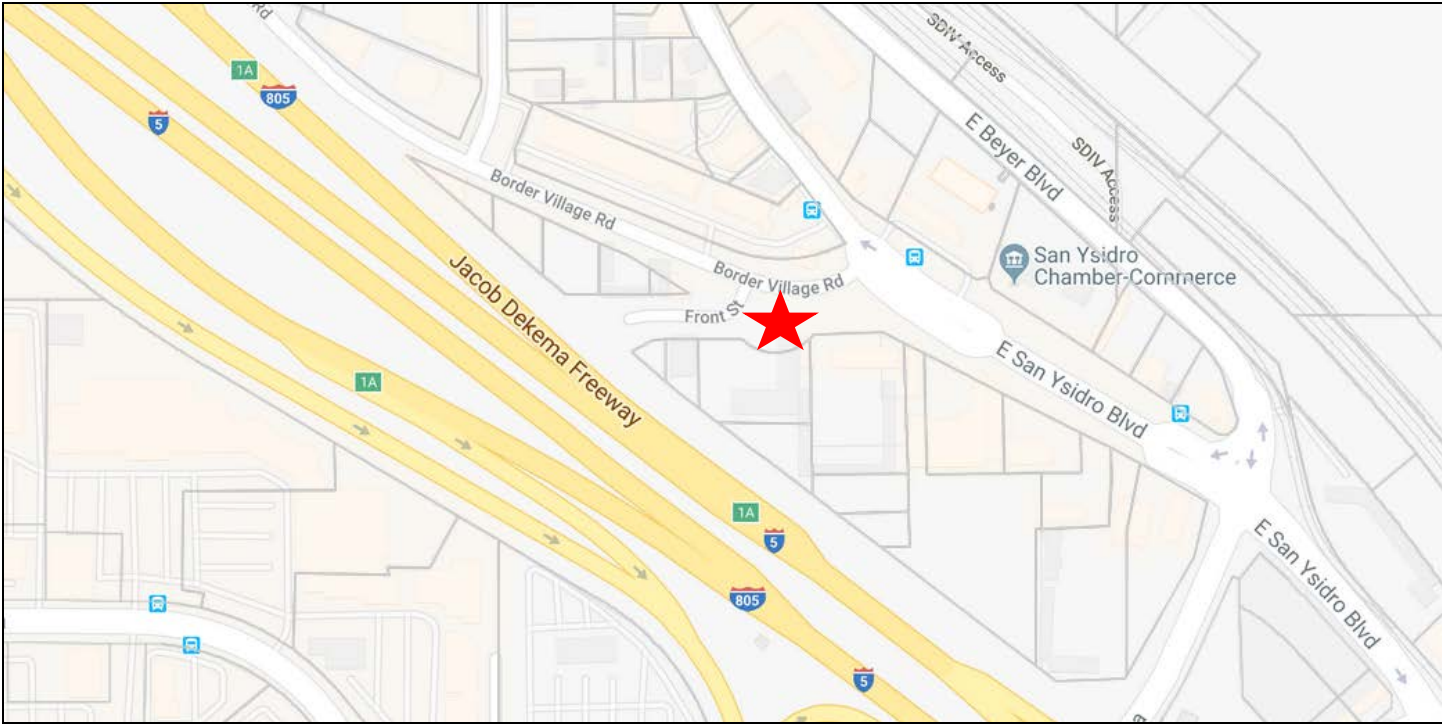
FRONT ST & BORDER VILLAGE RD ROW

1. **Location:** Front Street and Border Village Road, San Ysidro, CA 92173
2. **Legal Description:** TIA JUANA CITY BLK 3 FRONT ST POR, TIA JUANA CITY BLK 3 POR & FRONT ST POR, TIA JUANA CITY BLK 3 FRONT ST POR
3. **Assessor's Parcel Numbers:** None, right-of-way
4. **Size of Parcel:** Approximately 0.377 acres
5. **Zoning:** CC-2-3
6. **Thomas Bros Map:** 1350 H5
7. **Council District:** 8
8. **Improvements:** Paved lot
9. **Community Plan:** San Ysidro
10. **Community Group/Contact:** San Ysidro Community Planning Group, michaelf@cox.net; City Planner – Elizabeth Ocampo-Vivero
11. **Date of Acquisition:** Multiple acquisitions between 1946 and 1973
12. **Distribution of Proceeds:** Capital Outlay Misc. Revenue Fund 400002
13. **Property File:** Z726-001A, 001B, 001C
14. **Notes:** Potential encroachments. Sewer main. Requires right-of-way vacation.

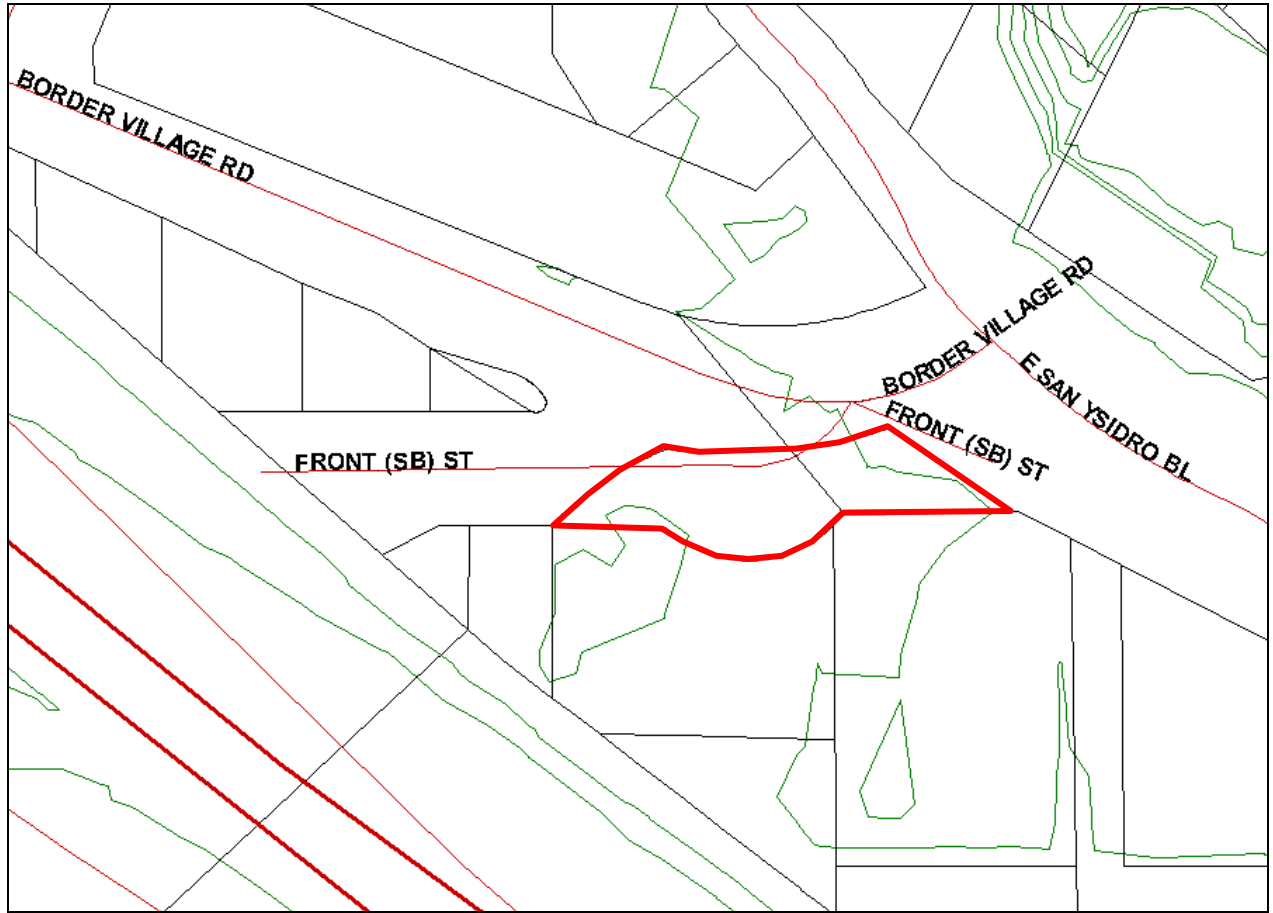
DUE DILIGENCE

The property will be sold "as is" with no warranties, usage or conditions (physical or otherwise), written, implied or expressed by the City of San Diego and its agents or employees. You are basing your purchase on the offered property solely on your findings and research, and that you have satisfied yourself as to the zoning, usage, physical condition inside and out, size and other information that might affect your decision to purchase this property. The information contained in the marketing materials is believed to be correct, however, the City of San Diego assumes no responsibility or liability for its completeness or accuracy.

LOCATION



5 FOOT ELEVATION CONTOURS & SLOPES > 25%



WATER/SEWER/STORM DRAIN INFRASTRUCTURE

