

SAN YSIDRO COMMUNITY PLANNING GROUP

NOTICE OF **ADJOURNED** MEETING

The September 21, 2020 Regular Meeting of the San Ysidro Community Planning Group is ADJOURNED. Regular Meetings are suspended until in-person public meetings are authorized.

The City Park & Recreation Board will review the Beyer Park project on Thursday, September 17. The Community Planners Committee has provided a list of Planning and Housing bills at the State Legislature. Both materials are attached. [For the Beyer Park documents, allow additional time for the illustrations to download.]

All 13 current boardmembers will continue to serve until regular meetings can be resumed and an election by the membership is able to be held, as determined by proper authority. Likewise, officers will continue in their current office. Upon the completion of the election process, 8 newly elected boardmembers and 3 officers will serve out the remainder of a normal term (i.e., Officers to April 2022, Boardmembers to April 2024). Then the next scheduled election for the remaining 7 seats will be in March 2022.

**TERMS EXPIRED
MARCH 2020**

Miguel AGUIRRE
Maritza CHAVARIN
Rodolfo LOPEZ, JR.
Gregorio ORTIZ
Adriana ORENDAIN
Alfonso REYNOSO
Vacancy
Vacancy

**TERMS EXPIRING
MARCH 2022**

Cinnamon CLARK
Michael FREEDMAN
Jennifer GOUDEAU
Ben MEZA
Alberto PEREZ
Jason M-b WELLS
Alfonso ZERMENO

Chairman: Michael Freedman (619) 690-3833
michaelf@cox.net

City Planner: Michael Prinz (619) 533-5931
MPrinz@sandiego.gov

SAN YSIDRO COMMUNITY PLANNING GROUP

ATTENDANCE RECORD

APRIL 2020 - MARCH 2021

	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEP 2020	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	MEETINGS MISSED
AGUIRRE													NONE
CHAVARIN													NONE
CLARK													NONE
FREEDMAN													NONE
GOUDEAU													NONE
LOPEZ													NONE
MEZA													NONE
ORENDAIN													NONE
ORTIZ													NONE
PEREZ													NONE
REYNOSO													NONE
WELLS													NONE
ZERMENO													NONE
VACANT													VACANT
VACANT													VACANT
<p>CITY COUNCIL POLICY 600-24 & SYCPG BYLAWS REQUIRE THAT A SEAT <u>MUST</u> BE DECLARED VACATED WHEN THERE ARE:</p> <p style="margin-left: 40px;">3 <u>CONSECUTIVE</u> ABSENCES, <u>OR</u></p> <p style="margin-left: 40px;">4 <u>TOTAL</u> ABSENCES BETWEEN APRIL 2019 AND MARCH 2020</p> <p>Note: Adjourned Meetings and Special Meetings are not counted for attendance purposes.</p>													

Planning and Zoning

As of 9/8/20 neither Bills have been signed By Governor Newsom

AB 2345 (Gonzalez) Planning and Zoning. Density Bonus. ENROLLED 8/31/20

This measure would greatly expand Density Bonus law and allow developers to receive up to five concessions and incentives from local governments and up to 50 percent more density. (Note co-sponsored by Circulate San Diego).

AB 725: (by Buffy Wicks and Scott Wiener) ENROLLED 9/1/20

It requires that 25% of future "RHNA" growth be shifted by the cities into stable neighborhoods that are currently home to "2 to 35 housing units per acre". RHNA" was once a helpful growth-forecasting tool. Now it's used (especially by Scott Wiener) as a weapon to force density on communities. **This bill will force many cities to rezone single-family areas to heavy density.**

Enrolled Bill: when a bill passes both Houses of the Legislature. It is ordered Enrolled. Upon enrollment, the Bill is again proofread for accuracy and then delivered to the Governor.

SB 474 (Stern) Very High Fire Severity Zones. Development. DEAD

This measure would prohibit the construction of a new development project within a very high fire hazard severity zone or a state responsibility area. Development projects include residential dwellings, including, but not limited to, mobile homes, accessory dwelling units, and junior accessory dwelling units, of one or more units or a subdivision of land for the purpose of constructing one or more residential dwelling units, and projects for commercial, retail, or industrial use.

B902 SB 902 (by Scott Wiener): THIS BILL IS NOW DEAD!

SB 902 (Wiener) Planning and zoning: housing development: density. Would authorize a local government to pass an ordinance, notwithstanding any local restrictions on adopting zoning ordinances, to zone any parcel for up to 10 units of residential density per parcel, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria

AB 1279 (Bloom) Housing Developments. High-resource Areas.

AB 1279 (by Richard Bloom): THIS BILL IS NOW DEAD This measure would require the Department of Housing and Community Development (HCD) to designate areas in this state as high-resource areas by Jan. 1, 2021, and every five years thereafter. In any area designated as a high-resource area, this measure would require cities, at the request of a developer, to allow up to fourplexes in single-family zones and up to 100 units per acre in commercial zones. These projects shall receive ministerial approval

AB 3040 (Chiu) Local Planning. Regional Housing Need.

AB 3040 (by David Chiu): THIS BILL IS NOW DEAD! This measure would create a voluntary program to incentivize local governments to allow four units per parcel, by-right, in exchange for additional credit towards the city or county's share of the regional housing need allocation for each site identified under these provisions. The measure would prohibit the cumulative credit received by a city or county from exceeding more than 25 percent of the total units needed to meet its regional housing needs allocation.

AB 3107 (Bloom) Planning and Zoning. Housing Developments.

AB 3107 (by Richard Bloom and Phil Ting): THIS BILL IS NOW DEAD This measure would require, notwithstanding any inconsistent provision of a city's or county's general plan, specific plan, zoning ordinance, or regulation, a housing development in which at least 20 percent of the units have an affordable

housing cost or affordable rent for lower income households shall be an allowable use on a site designated in any element of the general plan for commercial uses.

SB1385 http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB1385

SB 1385 (Caballero) Local Planning. Housing in Commercial Zones. This measure, the Neighborhood Homes Act, would deem a housing development project, as defined, an authorized use on a neighborhood lot that is zoned for office or retail commercial use under a local agency's zoning code or general plan. The measure would require the density for a housing development under these provisions to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of local jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction. **FAILED IN ASSEMBLY 8/11/20**

SB1120 http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB1120

SB 1120 (Atkins) Subdivisions. Tentative Maps. FAILED 8/31/20 (3 minutes before Legislative deadline) This measure would build off the Accessory Dwelling Unit law allowing for at least three units per parcel to further encourage development in single-family neighborhoods by creating a ministerial approval process for duplexes and lot splits that meet local zoning, environmental and tenant displacement standards.

SB995 http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB995

SB 995 (Atkins) Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2011: housing projects.

PASSED ASSEMBLY 8/31/20 TO GOVERNOR'S DESK 8/31/20 CEQA requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA authorizes the preparation of a master EIR and authorizes the use of the master EIR to limit the environmental review of subsequent projects that are described in the master EIR, as specified. This bill would require a lead agency to prepare a master EIR for a general plan, plan amendment, plan element, or specified plan for housing projects where the state has provided funding for the preparation of the master EIR.

SB1085 http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB1085

SB 1085 (Skinner) Density Bonus Law. Housing for Lower-income Students.

09/01/20 Ordered to inactive file.

This measure would require a city or county to grant additional incentives or concessions for a project that contains a specified percentage of units for moderate income rental housing and lower income student housing developments.

SB 1299 (Portantino) Housing Development. Incentives. Rezoning of Idle Retail Sites. AMENDED

ASSEMBLY 8/24/20 ORDERED TO 3RD READING 8/25/20 This measure would, upon appropriation by the Legislature, require HCD to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing.

PUBLIC NOTICE AND AGENDA

CITY OF SAN DIEGO PARK AND RECREATION BOARD

Thursday, September 17, 2020
2:00 p.m.

***** ONLINE MEETING *****

Click [here](#) to view this meeting LIVE VIA YOUTUBE at its scheduled time.

San Diego, CA 92101

BOARD MEETING ACCESS AND PUBLIC COMMENT DURING COVID-19

Until further notice, meetings of the Park and Recreation Board will be conducted pursuant to the provisions of [California Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

In the interest of public health and safety, Board members will participate in meetings by teleconference. As such and in accordance with the Executive Order, no members of the public will attend the meetings, but instead view the meeting proceedings via the City's Public Meetings [YouTube channel](#).

In lieu of in-person attendance, members of the public may submit their comments via a Public Comment [webform](#). Members of the public wishing to address the Board under Public Comment must submit a [webform](#) prior to the meeting. Instructions for word limitations and deadlines will be noted on the [webform](#). Pursuant to open meeting laws, no discussion or action, other than a referral, shall be taken by the Board on any item brought forth under non-agenda public comment.

BOARD MEMBERS: Please confirm your attendance at this meeting by emailing Nancy Zamora-Hudson at NHudson@sandiego.gov to determine if a quorum will be reached.

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting Nancy Zamora-Hudson at NHudson@sandiego.gov.

CALL TO ORDER:

APPROVAL OF THE JUNE 18, 2020 MINUTES:

NON-AGENDA PUBLIC COMMENT: This portion of the agenda provides an opportunity for members of the public to address the Board on items of interest within the jurisdiction of the Board.

REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA:

The Chair may entertain a motion by any Board Member to approve any agenda item as consent when no [webforms](#) have been submitted in favor or in opposition to the item. Items approved on consent are approved in accordance with staff's recommendation as reflected on the agenda and described in the Staff Report to the Park and Recreation Board, unless otherwise noted in the motion.

REQUEST FOR CONTINUANCE:

COMMITTEE REPORTS:

- Community Parks I Area Committee
- Community Parks II Area Committee
- Balboa Park Committee
- Mission Trails Regional Park Citizens' Advisory Committee

CHAIRPERSON'S REPORT:

BOARDMEMBER COMMENT:

DIRECTOR'S REPORT:

ACTION ITEMS:

101. General Development Plan for Beyer Park Development

Presenters: Darren Genova, Park Designer, Engineering & Capital Projects
Jeff Justus, Technical Principal, Schmidt Design Group
Lindsay DeCeault, Project Manager, Schmidt Design Group

102. Park and Recreation Board Policy 1001 - Naming of Parks and Park Facilities

Presenter: Andrew Field, Department Director, Parks and Recreation Department

INFORMATION ITEMS:

NONE

WORKSHOP: None

ADJOURNMENT Next Meeting – Thursday, October 15, 2020



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: September 17, 2020

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of September 17, 2020

SUBJECT: Beyer Park Development– General Development Plan

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for Beyer Park Development in the San Ysidro and Otay Mesa communities?

Director's Recommendation – Recommend approval of the proposed Beyer Park Development GDP in the San Ysidro and Otay Mesa communities.

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

- On April 9, 2018, the San Ysidro Recreation Advisory Council voted unanimously (5-0-0) recommending approval of the proposed GDP.

Fiscal Impact – The total project budget is approximately \$18.6 million. Funding for construction of the proposed project will be funded in future budget allocations. Funding for the GDP preparation included Developer Impact Fee (DIF) and Facilities Benefit Assessment (FBA) funds.

The estimated cost to operate and maintain this project on an annual basis is: \$311,500. This includes all labor, material, equipment, and supplies for this facility.

Water and Energy Conservation Status – The proposed Beyer Park Development GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental – A Draft Mitigated Negative Declaration (MND) No. 589554 was prepared for the project by the Development Services Department in accordance with the State of California Environmental Quality Act (CEQA). A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process. The MND was released for public review on April 23, 2020. A comment letter was received addressed from both the U.S. Fish and Wildlife Service and California Department of Wildlife on May 29, 2020 with comments regarding the project and implementation of MSCP Subarea Plan Guidelines. A coordinated response is currently being prepared by City staff to address public comment before the MND can

be certified.

BACKGROUND

This project provides for preparation of a GDP and the design and construction of a new neighborhood park located off Beyer Boulevard, at the intersection of Beyer Boulevard and Enright Drive. The proposed park is located within the San Ysidro community and is adjacent to the Otay Mesa community (Council District 8), and will provide approximately 9 acres of population-based park land for these park deficient communities.

DISCUSSION

Engineering & Capital Projects Department staff and the design consultant conducted three public workshops with community. Both the San Ysidro Recreation Advisory Council and Otay Mesa Recreation Advisory Council were invited to the meetings due to the project's location sharing a boundary with the Otay Mesa Community. The initial workshop was focused on a survey of amenities for community input and vision for this future park site. Workshop #2 presented the conceptual alternatives for community input and Workshop #3 refined the conceptual alternatives based on feedback obtained during workshop #2. A fourth meeting was held on April 9, 2018 to vote on the preferred alternative which was unanimously approved by the San Ysidro Recreation Advisory Council.

The proposed GDP before the Board is a product of consensus achieved through those meetings as well as substantial design development undertaken by staff, the community, and project design team.

The proposed General Development Plan improvements (Attachment 1) are listed below.

- Multi-purpose turf field with 3 youth fields and 1 adult field overlay
- Comfort station
- Street improvements and sidewalk
- Skate park
- Children's play area with climbing rock
- Dog parks with decomposed granite and permeable paver plaza
- Storage building
- Picnic areas
- Benches, trash enclosures, and shade structures
- Amphitheater seat walls
- Half basketball court
- Parking lot
- Fitness nodes
- Monument sign
- 5' height chain link fence at turf fields and skate park
- 3' lodgepole fence
- Trails
- 12' wide maintenance access road
- Sports field and site lighting

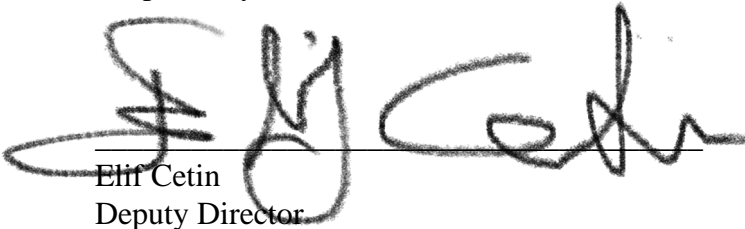
- Planting and irrigation

The primary issues raised during community input meetings were the need for security and multicultural representation at the park. In response, fencing and lighting have been included in the general development plan. In addition, site history and culture will be integrated in the park design and amenities.

ALTERNATIVES

1. Recommend approval of the General Development Plans (GDP) for the Beyer Park Development.
2. Recommend approval of the General Development Plans (GDP) for the Beyer Park Development with modifications.
3. Do not recommend approval of the General Development Plans (GDP) for the Beyer Park Development

Respectfully submitted,



Elif Cetin
Deputy Director
Engineering & Capital Projects Department
Architectural Engineering and Parks Division



Prepared by: Darren Genova
Park Designer
Engineering & Capital Projects Department
Architectural Engineering and Parks Division

Andy Field
Director
Parks and Recreation Department

Attachments:

1. Beyer Park Development General Development Plan
2. Supporting exhibits.

cc: Council District 8
Andy Field, Director, Parks and Recreation Department
Karen Dennison, Assistant Director, Parks and Recreation Department
James Nagelvoort, Director, Engineering & Capital Projects Department
Jennifer Scott, Associate Civil Engineer, Engineering & Capital Projects Department

Attachment 1

Key

- 1 Turf Field
(1) Adult (225'x360')
(3) U12 (150'x300')
- 2 Comfort Station - 500sf. max. each with a total of 5 stalls
- 3 Enright Drive street improvements and sidewalk
- 4 Skate Park
- 5 Children's Play Area, 2-5 and 5-12 with rock climbing rock
- 6 Large Dog Park DG with Permeable Paver Plaza
- 7 Small Dog Park DG with Permeable Paver Plaza
- 8 Storage Building (+/- 500 sf) and Trash Enclosure
- 9 Picnic Area
- 10 Electrical Transformer
- 11 Amphitheater Seat Walls
- 12 Half Basketball Court
- 13 Parking lot
- 14 Fitness Node + Mile Marker Signage (3 laps = 1 mile)
- 15 Monument Sign
- 16 10' Ht. Chainlink Fence at soccer
- 17 5' Ht. Chainlink Fence at skate park
- 18 3' Ht. Lodgepole Fence
- 19 42" Ht. Lodgepole Fence with chainlink mesh
- 20 Proposed Trail
- 21 Existing Trail
- 22 12' Wide Maintenance Access Road
- 23 Bike Parking

Site Lighting

Beyer Park will use a variety of lighting fixtures to light the parking lot, walkways, and sports field. All lighting will be directed and installed with shields to prevent light from disrupting adjacent residential properties and directed away from the MHPA.

Parking

Total Spaces Required	63
Soccer Field (2 ac)	30
Parkland (6.5 ac)	33
Total Spaces Provided	69
Standard Stalls	60
Accessible Stalls	3
Future HOV/EV	6
Enright Drive Street Parking	15



CONSULTANT: **SCHMIDT DESIGN GROUP**
 1800 Riverfront St., Suite G, San Diego, CA 92106
 (619) 236-3462
 LIC. CA 27881 (NW 2981) AZ 34139
 SCHMIDTDESIGN.COM

DATE: 07/02/2020
 PROJECT #: 17-401
 DRAWN BY: LD, CB

SCALE: 1" = 60'-0"

DATE	ACTION	REFERENCE DOCUMENTS	COST \$/TBD	ACRES:
2001	SITE ACQUIRED	RESO. NO.		
N/A	SITE DEDICATED	ORD. NO.		
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	16.5 AC.	RESILIENT SURFACING	8,010 SF
TURF	4.77 AC.	MULTI-PURPOSE CT.	4,208 SF
SHRUB PLANTING	6.36 AC.	SKATE PARK	19,386 SF
D.G. PAVING	0.85 AC.	MAINTENANCE ROAD	4,050 SF
CONCRETE PAVING	1.2 AC.	PAVED WALKWAYS AND PLAZA	
		PARKING LOT	28,500 SF
		PARKING STALLS STD	66
		PARKING STALLS ADA	3
		RESTROOM	350 SF
		STORAGE BUILDING	290 SF
		ROCK WALL	2305 LF
		FENCING	2305 LF
		DOG PARK FENCING	950 LF
		SECURITY/PARKING LTS.	69
		SPORTS AREA LTS.	10
		BIKE RACKS	3
		REMOVABLE BOLLARDS	6
		DRINKING FOUNTAIN	3
		OVERHEAD STRUCTURES	4
		PICNIC TABLES	21
		TRASH RECEPTACLES	12
		PARK MONUMENT SIGN	1
		BOULDERS	170
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

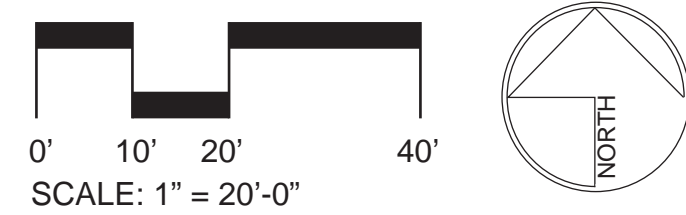
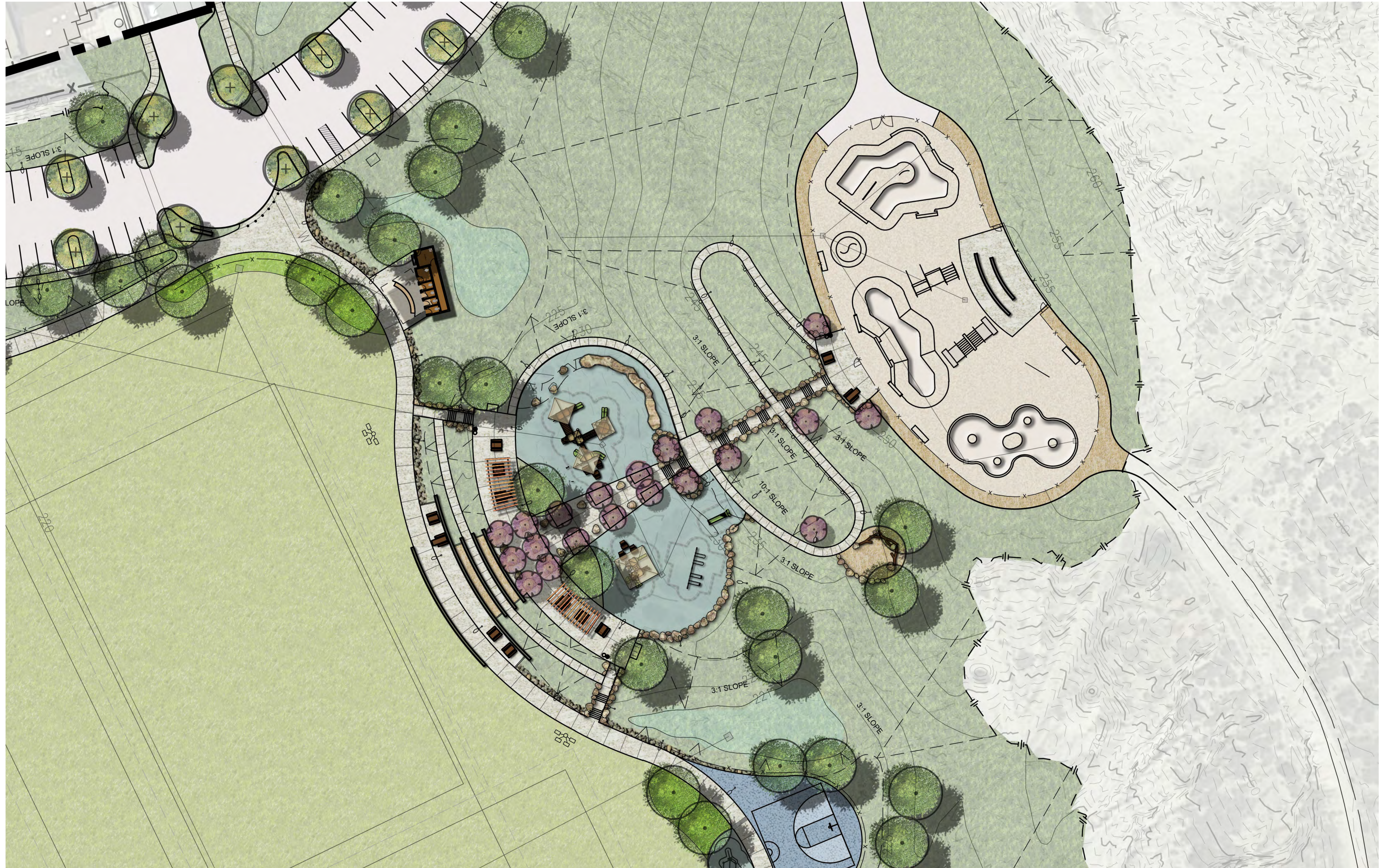
THE GENERAL DEVELOPMENT PLAN

BEYER PARK

NEIGHBORHOOD PARK

WBS No. S-00752

LAMBERT COORDINATES: XXX-XXXX THOMAS BROTHERS PAGE:



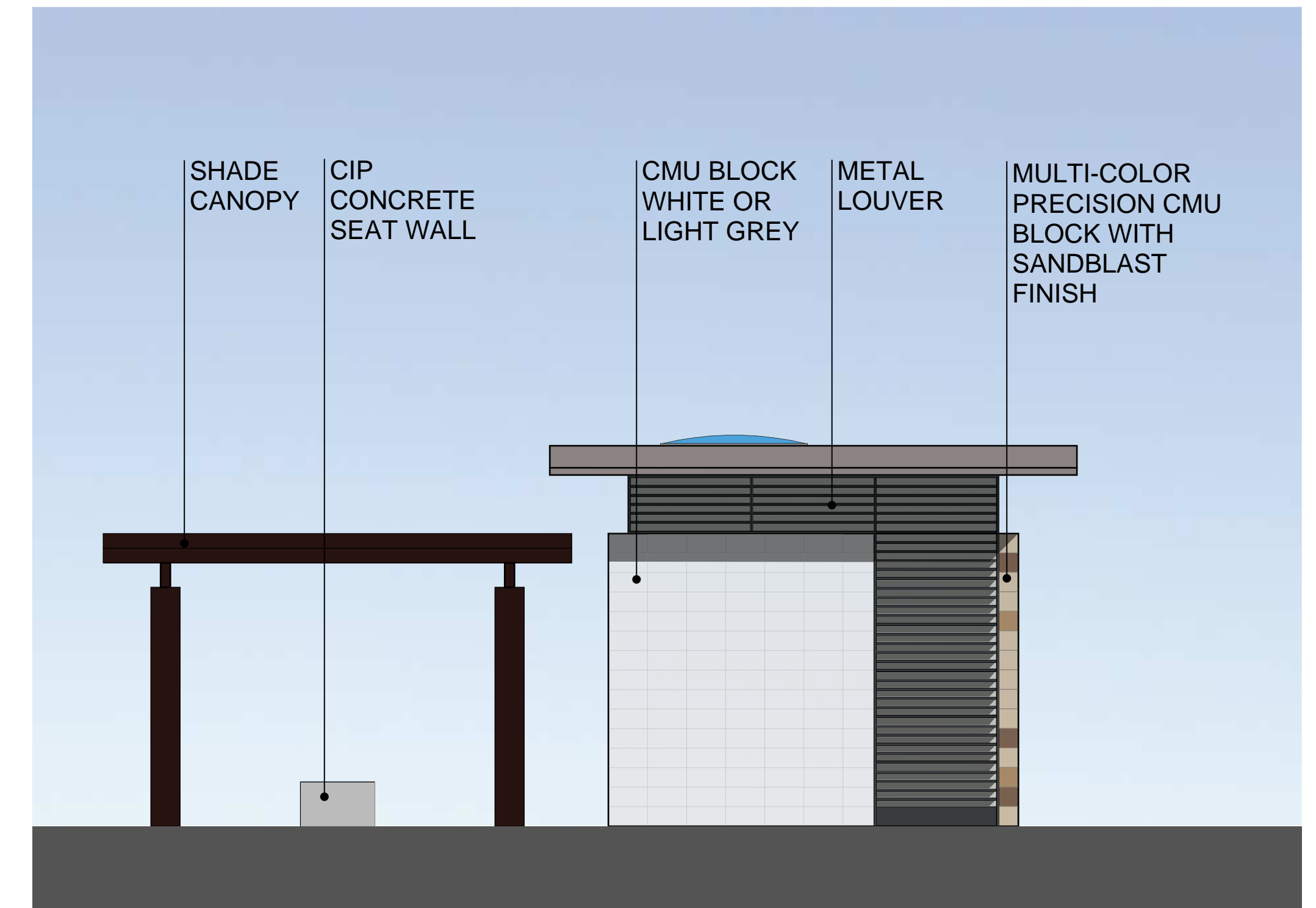
SCHMIDT DESIGN GROUP, INC.
BALANCING ARTISTIC EXPRESSION IN DESIGN
WITH ENVIRONMENTAL SENSITIVITY
1111 Sixth Avenue, Suite 900, San Diego, CA 92101
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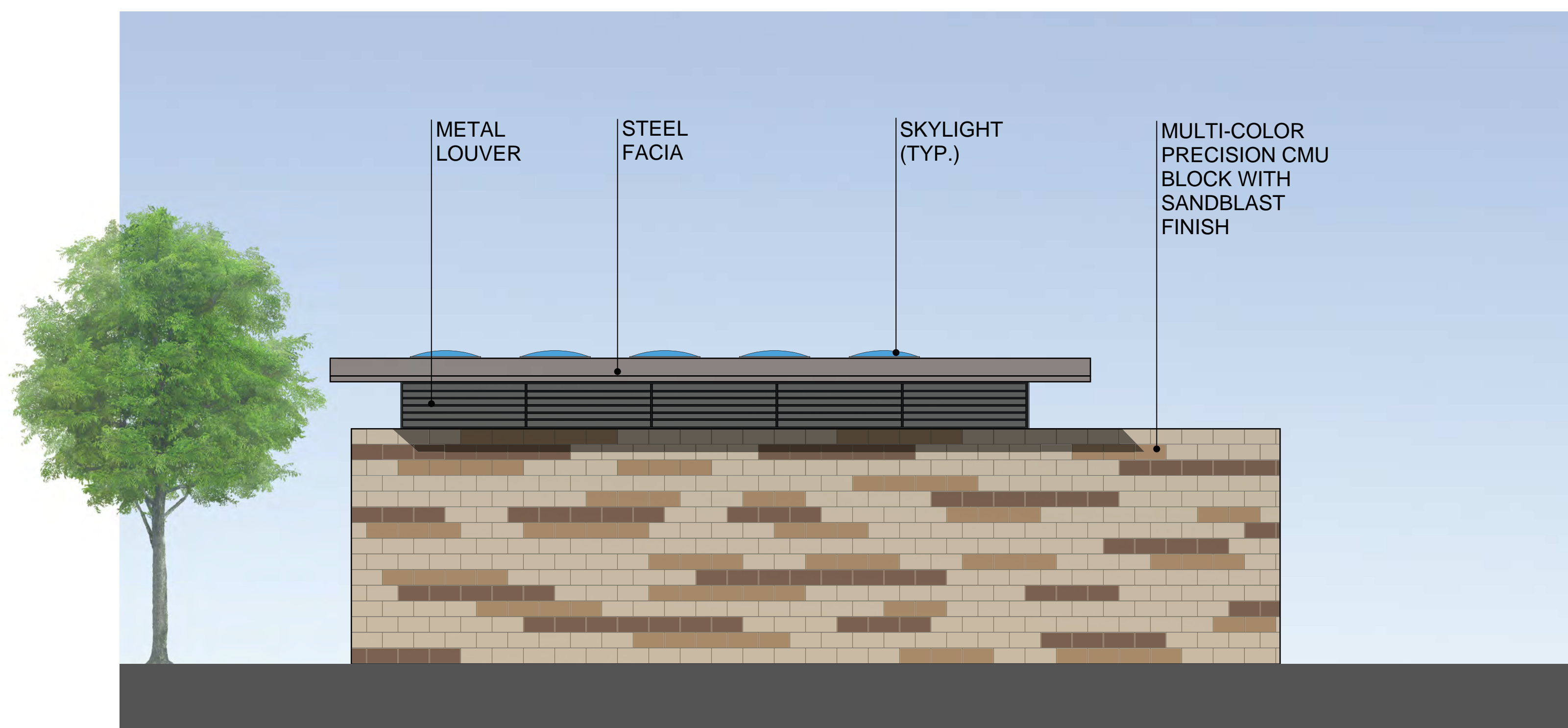
PLAYGROUND ENLARGEMENT
BEYER PARK



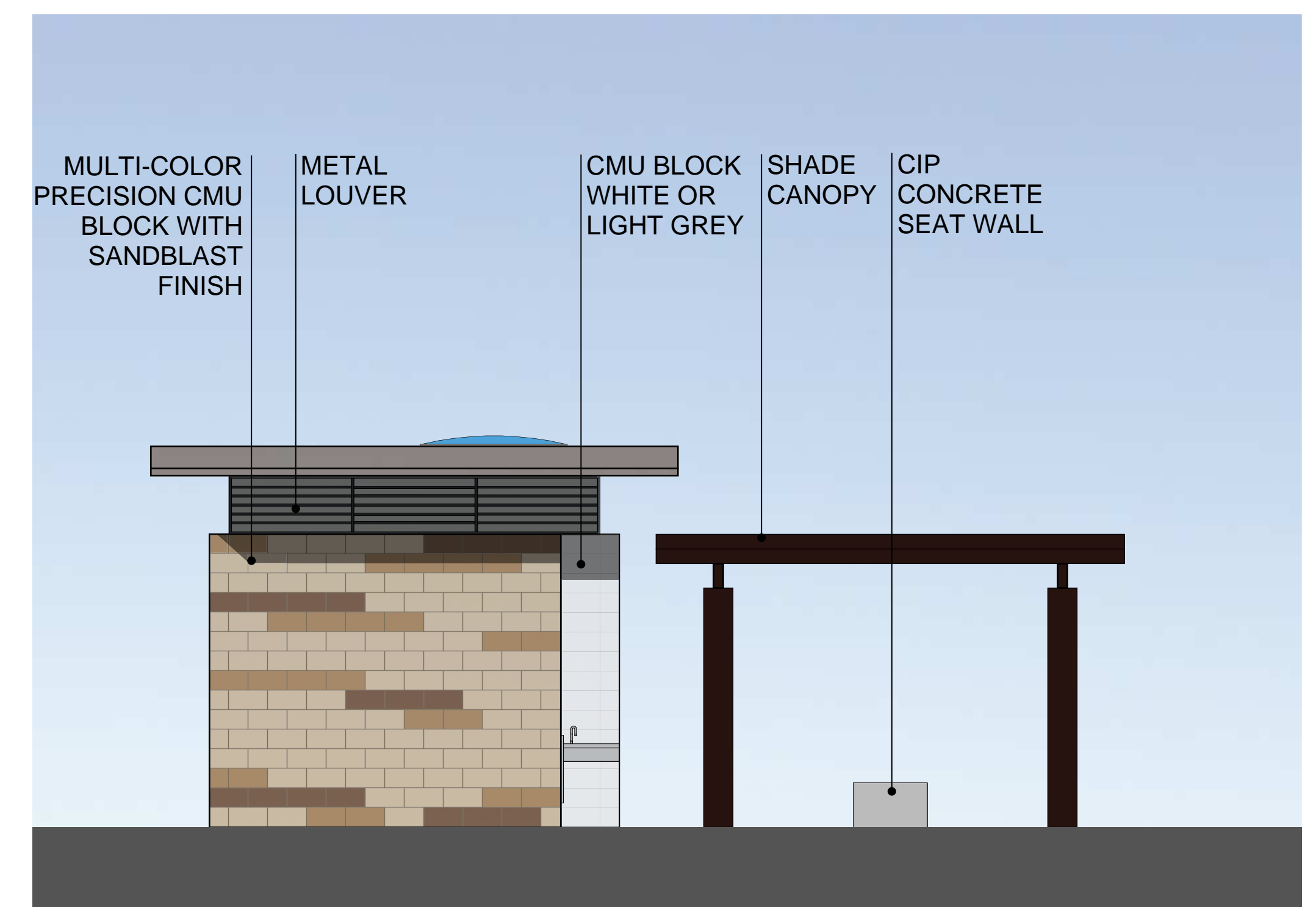
FRONT ELEVATION



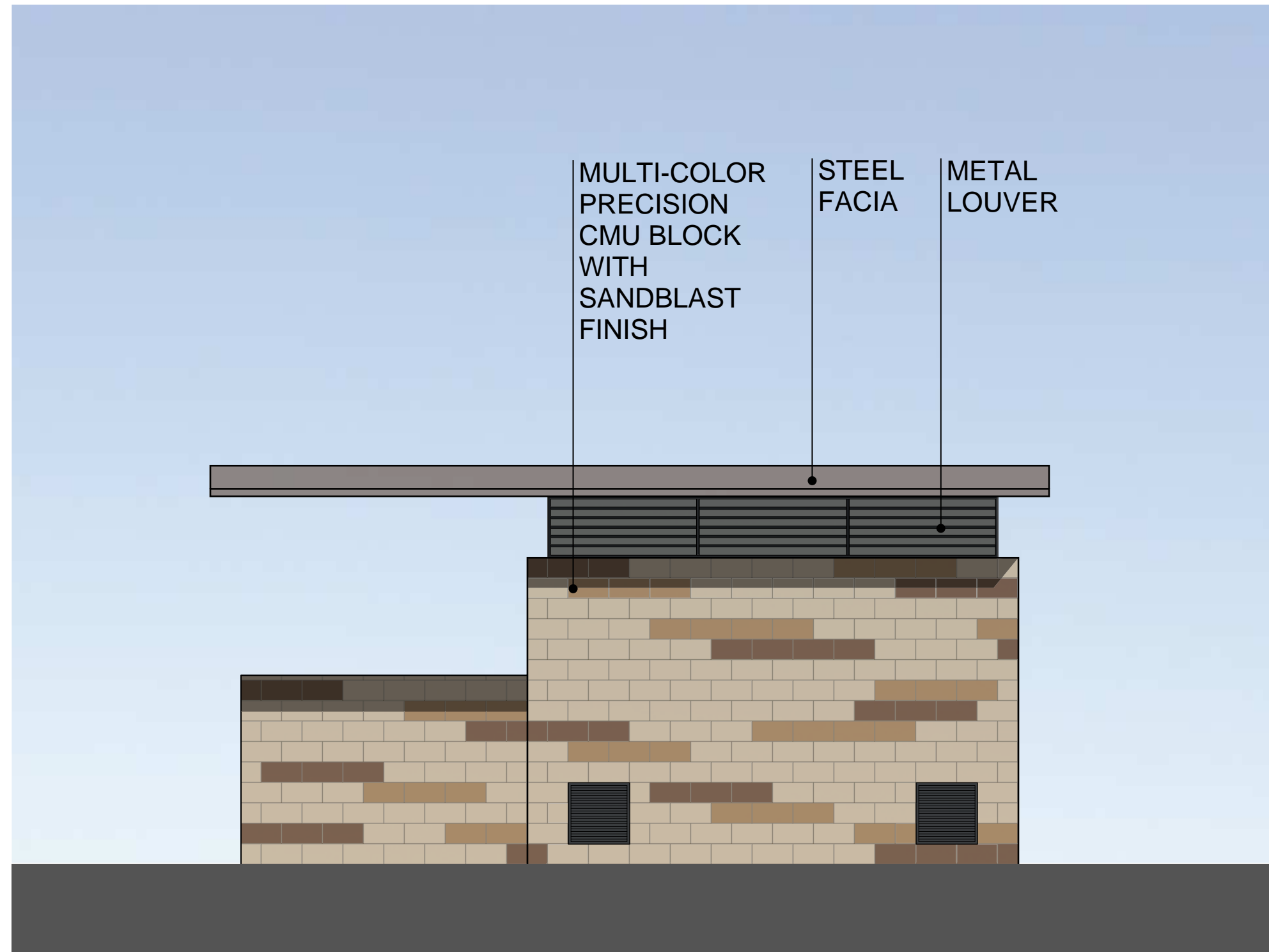
SIDE ELEVATION



REAR ELEVATION



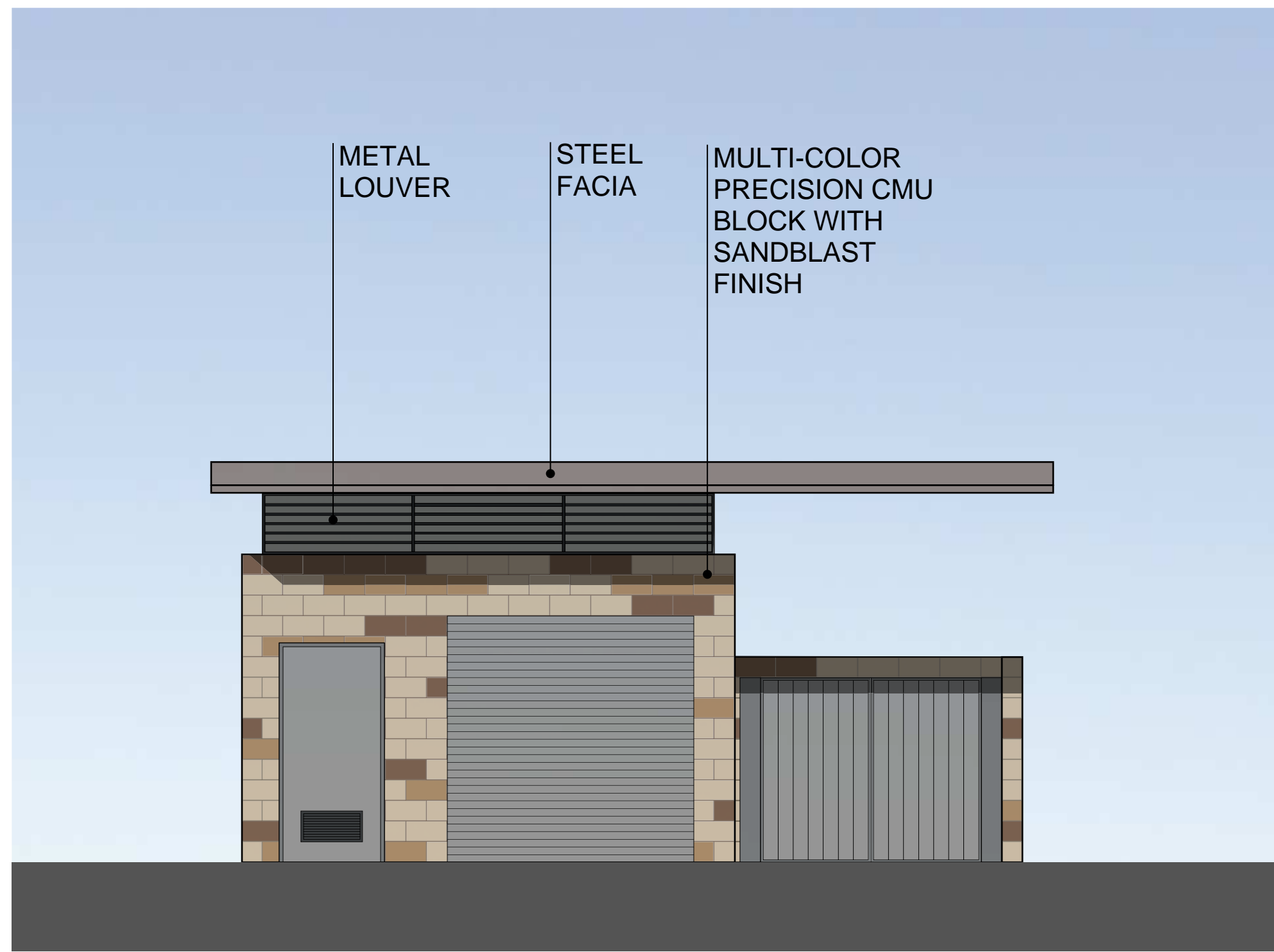
SIDE ELEVATION



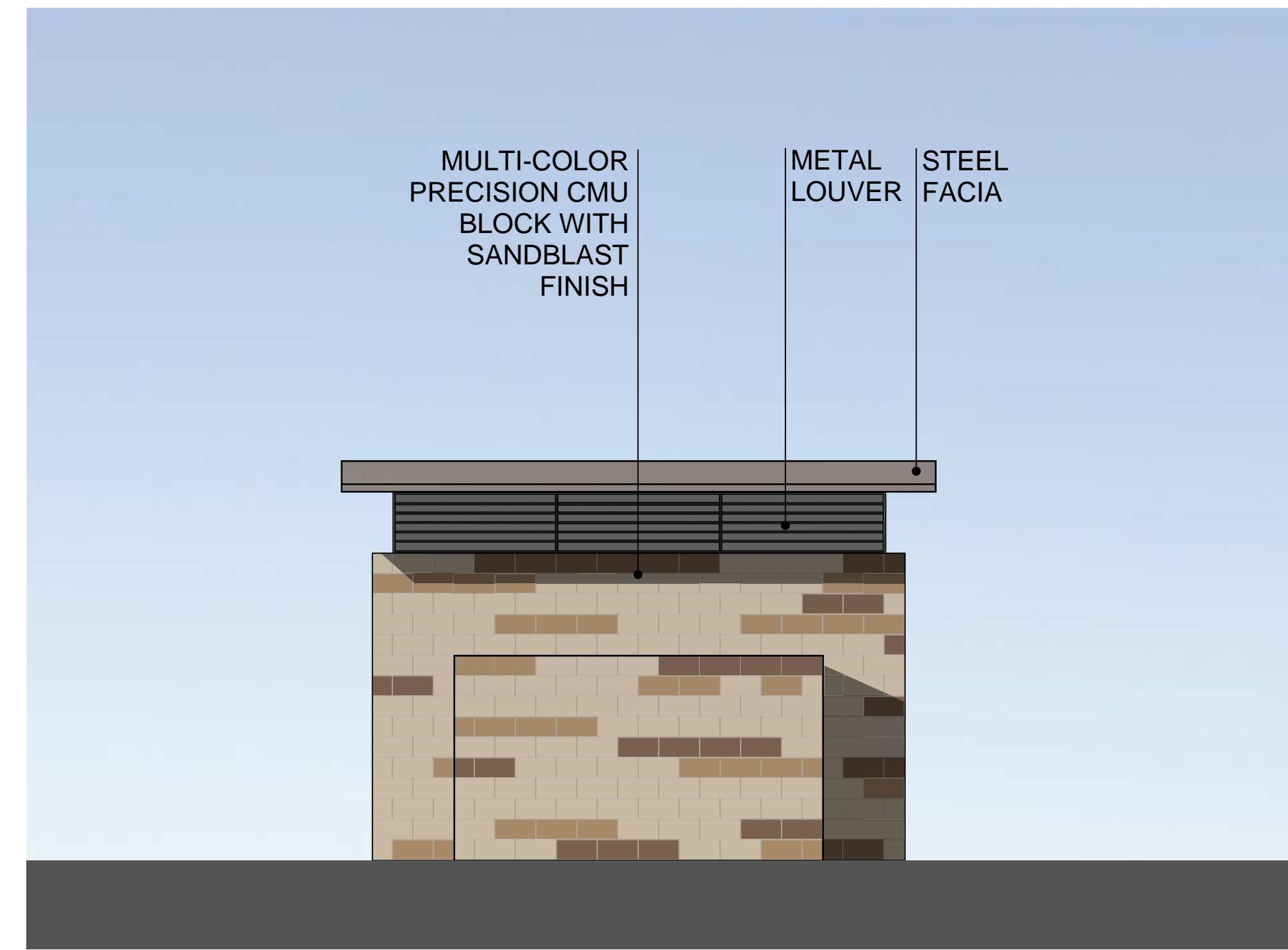
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION