

SAN YSIDRO COMMUNITY PLANNING GROUP

NOTICE OF REGULAR MEETING

Location:

San Ysidro Chamber of Commerce
663 E San Ysidro Blvd
San Ysidro, California

Monday, June 20, 2022 at 7:00 p.m.

This is an in-person meeting.

Chairman: Rudy Lopez, Jr. (619) 581-7491
City Planner: Selena Sanchez Bailon (619) 533-3672

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 in May.

3. 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.

4. Docket Items:

- a. **Election Subcommittee.** Reporting the results of the Special Election immediately preceding this regular meeting.
- b. **Information Item: Update on Ventana al Sur development project. (MAAC Project Staff).** Presentation from MAAC Project Staff updating on project description, construction timeline, income mix and other details.

5. Communications, Announcements and Special Orders

- a. **Members of the Public**

SAN YSIDRO COMMUNITY PLANNING GROUP

b. Elected Officials and Public Servants.

- (1) Carlos Lacarra, San Diego Police Department
- (2) Lucero Maganda, Mayor Todd Gloria
- (3) Alondra Gonzalez, Council District 8 Vivian Moreno
- (4) Andrew Harvey, County Supervisor Nora Vargas
- (5) Joana Enriquez, State Senate District 40 Ben Hueso
- (6) State Assembly District 80
- (7) Other Representatives in attendance

c. Chairman.

d. Board Members

6. Subcommittee Reports

- a. There are no active subcommittees.

7. Representative's Reports

- a. Community Planners Committee – (Lopez)
- b. Otay Mesa Planning Group - (Wells)

8. Adjournment.

SAMPLE BALLOT

**SAN YSIDRO
COMMUNITY PLANNING GROUP**
June 20, 2022 Special Election

OFFICIAL BALLOT

Vote for no more
than 2 candidates.

Place an "X" inside the box

Example:

CONSUELO DELGADILLO
Resident - Owner

NORMAN ALVAREZ
Resident - Owner

JUAN OCHOA
Resident - Renter

CRISTINA AVILES
Resident - Renter

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Project

Ventana Al Sur is a proposed senior multifamily residential development in San Ysidro vibrant downtown area and historic district. Ventana Al Sur is in walking distance to shops, restaurants, and transit. For commuters, it is ideally located a short distance from Interstate 805 and major employment centers. It is located within a quarter mile walking distance to the Beyer Boulevard Trolley Station and the Blue Line, which provide convenient transit connection and access to the San Diego region. Ventana Al Sur will be 101 newly built affordable one- and two- bedroom apartments. The property is currently vested with MAAC, Inc., a 501(c)(3) nonprofit corporation.

Property Description

The property is a 1.31-acre, generally rectangular-shaped lot located between San Ysidro's Beyer Boulevard and North Lane. The site is mostly vacant with one, single family residence located at the Southwest corner of the lot. The planned development will raze the site and newly construct 100 LIHTC units and 1 manager unit (see unit-mix below). There will be a podium deck parking structure underneath 4 levels of residential dwelling. 25% of the units will be reserved for homeless seniors and the remaining units will be restricted to non-special needs seniors.

Elevators and stairwells will provide access to all units. Units will be accessed by central corridors interior to the building and have energy-efficient kitchen appliances, central heating and cooling, and private balconies.

On site amenities include a community space, podium decks, management/leasing office, computer room, playground, elevator service to all floors, 4,000 square feet in commercial space, and laundry rooms on each residential floor.

VENTANA AL SUR

PAGE 2

Property Features

<p><u>Residential Apartment Units</u></p> <p>81 - 1 bed/1 bath, 540 sq ft 20 - 2 bed/2 bath, 800 sq ft</p>	<p><u>Community Building</u></p> <ul style="list-style-type: none"> On-site management/leasing office, commercial space, community space & kitchen, computer room, and common laundry facilities.
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<p><u>Funding Sources</u></p> <ul style="list-style-type: none"> 4% Tax Credit Tax-Exempt Bonds HOME MHP 	<p><u>Construction Schedule</u></p> <p>Q3 2022 – Q1 2024</p>	<p><u>Address</u></p> <p>4132 Beyer Blvd, San Diego, CA 92173</p>	<p><u>APN/Parcel ID(s):</u></p> <p>638-190-27-00 & 638-190-28-00</p>
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