

SAN YSIDRO COMMUNITY PLANNING GROUP

MINUTES 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. **Chairman Rudy Lopez called the meeting to order at 7:00 pm**
Members Present: A Amador; P Arredondo; R Lopez; G Ortiz; O Espinoza; A Reynoso; A Ripa; A Sturm
Members Absent: J Wells; L Charqueno; M Chavarin; M Freedman; S Morison
2. **Agenda & Minutes**
 - a. **Approval of the Published Agenda** was moved by A Perez and seconded by P Arredondo. Motion passed unanimously.
 - b. **Approval of Minutes.** Tabled to next Meeting.
3. **Public Comment on Matters Not on the Agenda.**
None.
4. **Docket Items.**
 - a. **Election Subcommittee.** R Lopez reported that A Sturm tendered letter of resignation, effective end of tonight's meeting. Election held to fill (3) vacancies. Total of 10 ballots cast. Juan Ochoa - 8, Consuelo Delgadillo - 7, Cristina Aviles - 6, Norman Alvarez - 2.
 - b. **Update on Ventana al Sur development project was given by MAAC staff.** A robust discussion on parking, traffic, landscaping, and low-income qualifications ensued.

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5. Communications, Announcements and Special Orders

a. Members of the Public

b. Elected Officials and Public Servants.

- (1) Lucero Maganda, Mayor Todd Gloria - Lucero Maganda introduced herself and gave an update on budget
- (2) Alondra Gonzalez, Council District 8 Vivian Moreno gave an update on the budget, Beyer Park and SYMS crosswalk

c. Chairman - None.

d. Board Members - None.

6. Subcommittee Reports

- a. There are no active subcommittees.

7. Representative's Reports

- a. None

8. Adjournment. R Lopez adjourned the meeting at 8:09pm.

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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SAMPLE BALLOT



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

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Property Features

<u>Residential Apartment Units</u> 81 - 1 bed/1 bath, 540 sq ft 20 - 2 bed/2 bath, 800 sq ft	<u>Community Building</u> <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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<u>Funding Sources</u> <ul style="list-style-type: none">4% Tax CreditTax-Exempt BondsHOMEMHP	<u>Construction Schedule</u> Q3 2022 – Q1 2024	<u>Address</u> 4132 Beyer Blvd, San Diego, CA 92173	<u>APN/Parcel ID(s):</u> 638-190-27-00 & 638-190-28-00
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