

SAN YSIDRO COMMUNITY PLANNING GROUP

Supplemental Docket No. 1 for the Regular Meeting

Location:

San Ysidro School District Education Center
4350 Otay Mesa Road [north of Beyer Blvd]
in San Ysidro, California

Monday, June 20, 2016 at 5:30 p.m.

Chairman: Michael Freedman (619) 690-3833
City Planner: Sara Osborn (619) 236-6368

Except for Public Comment, Items Appearing On This Agenda May Be Acted Upon
Without Further Notice as Allowed by the Brown Act [California Gov. Code, §54950 et.seq.]

5. Docket Items:

a. Citizens' Plan for San Diego - Initiative for Voters. (Robert Lawrence, Presenter)
[Adapted from the website] *"The Citizens' Plan simplifies a current system that is both complex and non-transparent. It makes three changes to San Diego's tourism industry: subjects the hotel room tax ("TOT") paid by visitors to full disclosure and a public vote at a competitive rate of 15.5% [currently 10.5%] equal to L.A. and below what San Diegans pay when they visit San Francisco or Anaheim); allows for limited financial incentives when hoteliers spend their own money to promote the city or build tourism-related facilities; assures that tourism-related development protects and promotes our most critical environmental and educational resources in our two most impacted areas -- our bay fronts and the San Diego River Valley."*

b. 260 East Park Avenue Apartments SDP - PTS378128 & PTS 420639 (Richardo Reyes, Applicant). Site Development Permit for a 5-unit apartment on two vacant adjacent lots (638-150-03-00 & 638-150-04-00) in the RM-1-1 zone. Two onsite parking spaces for each unit, new sidewalk, curb, gutter, driveway.

c. San Ysidro Infrastructure Fee Study (SYIFS). (S. Otto, Subcommittee Chairman). Recommendation to revised the Priorities List: (1) to include two Transportation Projects (T-40 & T-41) as priority 8 & 9 respectively, adjusting all the other Transportation priorities to match, and (2) consider T-28 (Streetlights) priority ranking (now moving from "Non-DIF Eligible" to "DIF-Eligible").

d. Vacancy. Consider candidates for election to the board for a term expiring March 2020. Candidate must be General Members with an approved "Application for General Membership" on file with the Secretary.

260 East Park Avenue



RECEIVED JUN 16 2016

A handwritten signature in black ink, appearing to read 'M. [unclear]', is written over the 'RECEIVED' stamp.

STRUCTURAL ENGINEERING CONSULTING

Dear Project manager:

This is an application for a Site Development Permit in accordance with the requirements of Table 126-05A. The zoning is RM-1-1 and it involves building 5 dwelling units on 2 lots. Table 126-05A requires a Site Development Plan for the development of 3 or more dwelling units on consolidated lots.

The project scope consist in the following:

The project will be developed on two vacant adjacent lots APN 638-150-0300 and 638-150-0400. It will have a two story building with 5 apartment unit, each one with two designated parking spaces. The project will require public improvements for a new driveway and replacing the pedestrian sidewalk along the front of the two lots. The project is designed to meet all building code and city regulations, the design did not deviate from any regulation and does not require a discretionary permit.

The project was processed and a building permit (PTS 378128) was issued 12/21/15 as well with the public improvements prior to anyone realizing that a site development permit was required. Karen Flaherty brought it to our attention. This was an unfortunate unintentional oversight on both the applicant's and the city's part. As a result, we are currently submitting for a Site Development Permit, and request a prompt review since all of the issues have previously been reviewed as part of the building permit process including planning, zoning, engineering and storm water. Traffic generated from the 5 units at 8 ADTs/ du would result in 40 ADTs which is significantly below the 1,000 ADT threshold requiring a traffic study. The resulting air quality, noise, and greenhouse gas impacts would be minimal and would have already been anticipated in the current zoning since the number of dwelling units per acre is consistent with the current zoning. The sole question to be reviewed as part of this Site Development Permit is what the impact is when the project builds across two lots instead of one larger lot.

Due to her familiarity with the project and issue, we would request Ms. Flaherty's involvement and the reviewers that have already reviewed this project as part of the building permit process, which should reduce staff time and allow this review to be expedited. The project was under construction, and broke ground on December 29th, 2015, but was stopped when we received the notice. The stop in construction is creating a considerable cost impact on the project, so we would appreciate whatever the city can do to expedite this process. Please let us know what we can do to help.

Sincerely,

Ricardo Reyes, P.E.

PTS378128

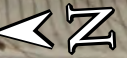
Legend

 260 E Park Ave



Google earth

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