

SAN YSIDRO PLANNING & DEVELOPMENT GROUP NOTICE OF PUBLIC MEETING

Location:
Governing Board Room
San Ysidro School District Education Center
4350 Otay Mesa Road (North of Beyer Blvd) in San Ysidro, California

Tuesday, March 20, 2007 at 5:30 p.m.

Chairman: David Flores (619) 587-5557

All Items Appearing On This Agenda May Be Acted Upon Without Further Notice

- 1. Call to Order, Introduction, and Roll Call**
- 2. Approval of Minutes:** February 20, 2007
- 3. Agenda Modifications** (Each item requires a vote of 2/3^{rds} of the quorum)
- 4. Announcements:**
 - a. Vacancies: One. Member C. Delgadillo resigned. Seat to be filled at next meeting.
 - b. Chairman:
 1. March 1, 2007 Memo from City Attorney, Mike Aguirre. Defense and Indemnification Ordinance for Community Planning Groups. City Attorney is working with the Community Planners Committee's Subcommittee to prepare a draft defense and indemnification ordinance for submission to the City Council.
 2. County of San Diego, Real Estate Services Division. Cell Site Acquisitions, Negotiations and the Development Process. The County is hosting a one-day cell site seminar that will provide an understanding of the site development process required for wireless networks and supporting infrastructure. Registration fee of \$50 prior to March 15th, \$65 after March 15th. Contact Patti Eblen (858) 694-2470 or email: patricia.eblen@sdcounty.ca.gov.
 3. City of San Diego, Affordable Housing Density Bonus Regulations – Supplement to an Environmental Impact Report. The City of San Diego, Development Services, Land Development Review Division has released a February 2007 Update. The update has a revision to reflect that implementation of the revised ordinance would NOT supersede the 30-foot height limit in areas specified by Proposition D, per the City Attorney opinion. The revised interpretation means that potential visual quality impacts in those areas could be reduced; however, the analysis and conclusions regarding remaining areas would remain the same.
 4. City of San Diego, Auto Product Recycling Event – The Environmental Services Department has scheduled this free collection event for used oil, antifreeze and auto batteries for residents for March 24, 2007 at Southwest High School, 1685 Hollister Street (South parking lot), S.D., CA. For more info: (858) 694-7000.
 5. San Diego Urban Corps, WEER Project – The San Diego Redevelopment Agency and Council District 8 have awarded the Urban Corps of San Diego County funding to

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provide basic weatherization, minor rehabilitation and minor home security to low income, senior and disabled residents of San Ysidro. To be eligible, applicant must live in San Ysidro, be a senior or disabled citizen, and have a combined family income of less than \$30,000. Contact the Urban Corps (619) 235-6884.

6. 5K Border Run – The San Ysidro Chamber of Commerce is announcing it's 4th Annual 5K Border Fun Run will take place April 28th, 2007. For more info call: (619) 428-1281.

- c. Group Members
- d. Staff & Officials

San Diego Housing Commission – Amy Benjamin, Project Manager for the San Diego Housing Commission will present an update of the Consolidated Plan Annual Action Plan for FY 2008. For more info: (619) 578-7542

- e. Members of the Public

5. Public Comment

This place on the agenda is reserved for comments and inquiries from any person regarding matters, which do not otherwise appear on the agenda. Comments and inquiries must be related to the Group's purposes, described in City Council Policy 600-24. A total of no more than 15 minutes will be devoted to public comments (unless waived by a vote of the Group) in order that the regular agenda may continue in a timely manner. At the presiding officer's discretion, the time allotted to each speaker may be restricted and will be applied equally to all speakers. Public comment on items appearing on this agenda is taken at the time the item is heard.

6. Docket Items:

- a. **Ito Girard and Associates, City of San Redevelopment Agency** –Robert Chavez, Project Manager and Sam Johnson, Assistant Project Manager are requesting a recommendation from the Planning Group for the Redevelopment Agency to enter into an ENA with Ito Girard & Associates for the housing development at 238-263 Cypress Drive and 160 W. Seaward. Total property area is 3.27 acres. Current zoning is RM-1-1, 1 dwelling unit per 3,000 square feet.
- b. **Villa Nueva Apartments** – Applicant requesting support and recommendation for the San Diego Housing Commission to assist project with use of affordable housing funding. Andrea Skorepa, CEO & President of Casa Familiar to present. The project includes the acquisition and rehabilitation of Villa Nueva Apartments, 390 rental units at 3604 Beyer Blvd. by Steadfast Villa Nueva L.P. a joint venture partnership between Casa Familiar and Steadfast Residential Properties.
- c. **Surveillance Cameras at Beyer Trolley Station** – Recommend the Chair send a letter to MTS requesting surveillance cameras added to the Beyer Trolley Station for added security.
- d. **San Ysidro Street Repaving** – Request by S. Otto to identify priority listing of San Ysidro streets that need repair/repaving work.
- e. **Annual Report** - Approving the planning group's 2006 Annual Report and directing the Chairman to submit it to the City as required by Council Policy 600-24.

7. Subcommittee Reports

- a. SY Public Facilities Financing Plan -
- b. San Diego General Plan Update – Three meetings held 1/29/07, 2/08/07 and 03/12/07. Elements reviewed: Land Use & Community Planning, Historic Preservation, Urban Design and Economic Prosperity, Public Facilities, Services and Safety, Recreation, Noise and Conservation.
- c. SY POE Expansion & Reconfiguration – No meeting.

8. Representative's Reports

- a. SY POE Expansion & Reconfiguration - (Flores/Adato) March meeting cancelled.

Next meeting scheduled for April.

- b. Community Planners Committee – (Flores/Freedman)
- c. Otay Mesa Planning Group - (Serhan/Paul)
- d. Transportation Collaborative - (Goudeau) – No meeting.
- e. SY Hills Project – (Flores/Otto) – No meeting.

9. Other Items

- a.
- b.
- c.

SAN YSIDRO PLANNING & DEVELOPMENT GROUP

Minutes from February 20, 2007

1. **Call to order:** 5:34 p.m. Secretary Jennifer Goudeau called meeting to order.

Roll Call: Present: I. Adato (5:44 pm) L. Álvarez; T. Currie; M. Freedman; S. Gonzalez;
J. Goudeau; M. Liberatore; R. Moran (5:52 pm); S. Otto; M. Paul (5:47 pm);
A. Perez

Excused: D. Flores

Unexcused: J. Barajas; C. Delgadillo

Quorum of 9 present 5:34 pm; 10 present 5:44 pm (I. Adato); 11 present 5:47 pm (M. Paul);
12 present 5:52 pm (R. Moran)

2. **Approval of Minutes of Previous Meeting:**

Motion by M. Freedman and seconded by A. Perez to approve Minutes of November 21, 2006 as written. Motion Passed (8-0-1). Yeas: L. Alvarez, T. Currie, M. Freedman, S. Gonzalez, M. Liberatore, S. Otto, A. Perez, J. Serhan. Noes: None. Abstain: J. Goudeau.

Motion by L. Alvarez and seconded by T. Currie to approve Minutes of January 16, 2007 as written. Motion Passed (8-0-1). Yeas: L. Alvarez, T. Currie, M. Freedman, S. Gonzalez, J. Goudeau, M. Liberatore, S. Otto, A. Perez. Noes: None. Abstain: J. Serhan.

3. **Agenda Modifications: None.**

4. **Announcements:**

a. **Vacancies:** None. (Request for Secretary to prepare list of Board Members' absences.)

b. **Chairman:** (One announcement on published agenda.)

No other announcements from Chairman.

c. **Group Members:**

1. **Community Clean-Up** – A Community Clean-Up is scheduled for April 28, 2007 in conjunction with I Love A Clean San Diego.

2. **Street Re-paving** – All suggestions for a street repair/repaving list should be sent to David Flores. Planning Group to vote on list (March 2007 meeting) and send to City.

d. **City Officials Announcements** – Officer Perez informed Group of a recent homicide at the Beyer Blvd. trolley station. The Beyer Blvd. Trolley Station has no surveillance cameras. Officer Perez would like the Planning Group to send a letter to MTS requesting surveillance cameras for the Beyer Blvd. Trolley Station.

e. **Members of the Public:** Informational item presented by Andrea Skorepa CEO of Casa Familiar, regarding the acquisition and rehabilitation of Villa Nueva Apartments, 390 rental units at 3604 Beyer Blvd. by Steadfast Villa Nueva L.P. a joint venture partnership between Casa Familiar and Steadfast Residential Properties. The project is a HUD project and those residents moving in would get Section 8 housing, they would not need to bring Section 8 with them. Mr. Mitch Thompson was also present, he stated that Steadfast would be spending \$21,000,00 to rehabilitate the apartments, or approximately \$50,000 per apartment.

5. **Public Comment:** Sam Johnson with the San Diego Redevelopment Agency introduced himself. He is working with Robert Chavez.

6. **Docket Items: Vice-Chair Israel Adato conducting meeting from this point forward.**

- a. **New Street Lights, City of San Diego Redevelopment Agency** – Sam Johnson of the Redevelopment Agency distributed a list and map of street light locations, which the Redevelopment Agency would fund the purchase and installation of the lights. This list and map were slightly different from the list distributed in January. The February list was of 53 street lights with an additional \$10,000 for locations to be determined later. A discussion was held regarding voting to move forward now with the current list or to wait until the locations could be verified. **A motion made by S. Otto and Seconded by R. Moran to recommend to the Agency Board the tentative list of 53 street light locations and to encumber the \$300,000 for the purchase and installation of the street lights. Motion passed. (9-3-0). Yeas: I. Adato, L. Alvarez, T. Currie, J. Goudeau, M. Liberatore, R. Moran, S. Otto, M. Paul, J. Serhan. Noes: M. Freedman, S. Gonzalez, A. Perez. Abstain: None.**
- b. **Image Duty Free Parking** – Conditional Use Permit to allow for parking use on a 0.82 AC site at 4623 Border Village Rd. in the SYIO CSR-3 Zone. Architect Mark Swenson of Studio C Architects presented the project. The project comprised 2 parcels. One parcel will be sold to Goodwill to use for their customer parking; the other parcel will be used for customer parking by Image Duty Free. A CUP is required because Goodwill's parcel is not attached customer parking. Parking Lots will only be used for customer parking only, there will not be any "commercial for pay" parking allowed. **A motion was made by M. Freedman and Seconded by J. Serhan to recommend approval of the CUP to allow for parking as presented. Motion passed. (12-0-0)**

7. **Subcommittee Reports:**

- a. **SY Public Facilities Financing Plan:** No Report
- b. **San Diego General Plan Update:** Next Meeting March 1st @ 4 pm
- c. **SY POE Expansion & Reconfiguration:** No Meeting.

8. **Representative's Reports:**

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): Next Meeting March 14 @ 10 am.
- b. **Community Planners Committee** (D. Flores/M. Freedman): Discussed Indemnification of planning group. CPC will vote in February to recommend that City Council direct City Attorney to draft an ordinance providing for legal representation and indemnification of community committees for actions against them and claim for damage.
- c. **Otay Mesa Planning Group** (J. Serhan/M. Paul): Border Transportation funding on right of way for SR905 has a \$70,000,000 shortfall. Caltrans is considering pulling funds for project. Cross Border Terminal was discussed, which would be an airport terminal for the Tijuana Airport that would be located on both sides of the border. Elections for Otay Mesa Planning Group will be held in March 2007.
- d. **Transportation Collaborative** (J. Goudeau): City has not signed contract for the Caltrans grant for the Mobility Study. Chair to send letter to Councilmember Hueso and to Mayor Sanders regarding the delay on the contract; to encourage execution of the contract.. February meeting of the collaborative has been postponed to March.
- e. **SY Hills Project** (D. Flores/S. Otto): No Report

Other Items – M. Freedman discussed the following issues as relates to the Planning Group:

1. Economic Interest of Board Members
2. Secret Ballots for election of officers and board vacancies.
3. Record Keeping.

Meeting Adjourned at 7:02 p.m.

Minutes submitted by Jennifer Goudeau, Secretary