

SAN YSIDRO COMMUNITY PLANNING GROUP

NOTICE OF REGULAR MEETING

Location:

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

Monday, October 18, 2021 at 5:30 p.m.

This is an in-person meeting. Due to CDPH guidelines, all visitors to school facilities must wear face masks at all times while indoors. Additionally, visitors should provide proof of vaccination or 72-hour negative test results by emailing proof to covid19vaccines@sysdschools.org

Chairman: Rudy Lopez, Jr. (619) 581-7491
City Planner: Katie Witherspoon (619) 236-6017

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 of September 20, 2021

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. **Action Item: Resolution in support of Neighbors for a Better San Diego modifications to City of San Diego's Accessory Dwelling Unit (ADU) Ordinance.** (Newell Booth, Neighbors for a Better San Diego). Recommendations to address low-income housing shortages while preserving single family neighborhoods.

b. **Action Item: Vista Lane Seniors.** (MirKa Investments). Vista Lane Seniors is a new construction apartment community that will serve low and very-low-income seniors earning 30-60% AMI. The site area is located at 3515 Vista Lane in San Ysidro and will serve senior ages 62 and up. The development will include studio and one-bedroom units.

SAN YSIDRO COMMUNITY PLANNING GROUP

c. Action Item: Vista Lane Family Homes. (MirKa Investments). Vista Lane Family Homes is a new construction apartment community that will serve low and very-low-income families earning 30-80% AMI, located on a vacant residential lot at 3481, 3501, and 3509 Vista Lane in San Ysidro and will serve individuals and families. The development will include studio, one, two, and three-bedroom units.

d. Vacancy. Declaration of two vacancies for terms ending April 2024. The two vacancies are required to be filled by election of the general public. Due to the proximity of the next regularly scheduled election, these two seats shall be included in that process, which shall commence in January 2022.

5. Communications, Announcements and Special Orders

a. Members of the Public

b. Elected Officials and Public Servants.

- (1) Carlos Lacarra, San Diego Police Department
- (2) Stephanie Estrada, Mayor Gloria
- (3) Geraldo Ramirez, Council District 8 Vivian Moreno
- (4) Claudia Lopez, State Senate District 40 Ben Hueso
- (5) Diamond Wallace, State Assembly District 80 Lorena Gonzalez
- (6) Andrew Harvey, County Supervisor Nora Vargas
- (7) Other Representatives in attendance

c. Chairman.

- (1) Water and Sewer Improvements (Attached)
- (2) SY Activity Center Improvements (Attached)

d. Board Members

6. Subcommittee Reports

- a. There are no active subcommittees.

7. Representative's Reports

- a. Community Planners Committee – (Meza)
- b. Otay Mesa Planning Group - (Lopez)
-Report attached

8. Adjournment.

SAN YSIDRO COMMUNITY PLANNING GROUP
MINUTES SEPTEMBER 20, 2021

1. **Call to order:** At 5:31 p.m. Chairman Rudy Lopez called meeting to order.

Roll Call: Present: P. Arredondo; M. Chavarin; Olga Espinoza (5:36 pm); M. Freedman; J. Goudeau; R. Lopez; B. Meza; S. Morison; Alberto Perez; A. Reynoso (5:58 pm); J. Wells.

Absent: E. Alaniz; C. Clark; A. Orendain; A. Zermeno.

Quorum of 9 present at Call to Order, Item #2a, 2.b

Quorum of 11 present at Item 4a.

2. **Agenda & Minutes**

a. **Approval of Published Agenda:** A motion was made by J. Wells and seconded by B. Meza to approve the Agenda as Published. Motion Passed (9-0-0). Yes: P. Arredondo; M. Chavarin; M. Freedman; J. Goudeau; R. Lopez; B. Meza; S. Morison; A. Perez; J. Wells. No: None. Abstain: None.

b. **Approval of Minutes:**

b. A motion was made by J. Wells and Seconded by M. Freedman to approve the July 19, 2021 Minutes as published. Motion Passed (9-0-0). Yes: P. Arredondo; M. Chavarin; M. Freedman; J. Goudeau; R. Lopez; B. Meza; S. Morison; A. Perez; J. Wells. No: None. Abstain: None.

3. **Public Comment on Matters Not on the Agenda:** Jason Wells stated that Border restrictions have been extended to October 21, 2021.

4. **Docket Items:**

a. **City of San Diego's Accessory Dwelling Unit (ADU) Ordinance. INFORMATION ONLY** (Newell Booth, Neighbors for a Better San Diego). The City of San Diego proposed ADU code changes which were presented by Neighbors for a Better San Diego. Some of the changes proposed by the City are: Unlimited ADU's in Transit Priority Areas, allow heights of 30', zero side/rear setbacks, and waive developer fees. Neighbors for a Better San Diego oppose the proposed code changes and would like to scale back height limits, side/rear setbacks.

5. **Communications, Announcements and Special Orders:**

a. **Member of the Public:** None

b. **Elected Officials and Public Servants:**

1. **Officer Carlos Lacarra (San Diego Police Department):**
 1. Increase in theft of backflow preventers. Suggests property owner paint backflow so not worth stealing.
 2. Maui, 16-year-old male was stabbed in a local park. Family put up memorial in park, which is creating issues involving gang activity.
 3. The motorhome at Sevel's garage is to be towed away. Code Enforcement is still working on clean up.
 4. Neighborhood Policing has a new enforcement model for homeless: 1st time offer a bed and document spoke to homeless person. 2nd time, offer a bed and a citation. 3rd time, offer a bed and misdemeanor citation. 4th time arrest.
2. **Stephanie Estrada, (Mayor Gloria's Rep):** None.

3. **Gerardo Ramirez (Vivian Moreno's Office, District 8):** 1. In contact with code compliance regarding Sevel's. 2. Dumpster to be placed at 125 Cypress Dr. on October 16th between 9 am – 1 pm for large items. 3. City took down signs at historic the library and painted building. Friends of the Library asked for historic signs to be put back up. 4. Library Book Give Away on October 12th between 6 pm – 7:30 pm. 5. “Do Your Homework”, help with homework, Monday-Thursday at the Otay Nestor and San Ysidro Library 3 pm to 6 pm. Also Virtual Help on Fridays between 3 pm to 6 pm. 6. Jason Wells thanks Council Member Moreno for her assistance with Border Restrictions and the Mobility Hub. 7. P. Arredondo stated there is a lot of overnight parking, trash, and unmowed grass at City Parks. 8. City has many job openings.
 4. **Lucero Chavez (State Assembly District 80 Lorena Gonzalez Representative):** None.
 5. **Andrew Harvey (County of San Diego District 1 Supervisor Nora Vargas Representative):** None.
 - c. **Chairman:** Beginning on October 11, 2021, SYSD will be require proof of vaccination to enter SYSD property.
 - d. **Board Members:**
 1. **None.**
6. **Subcommittee Reports:** None
7. **Representative's Reports**
- a. Community Planners Committee – (Meza) None
 - b. Otay Mesa Planning Group – (Lopez) None.
8. **Adjournment** – Meeting Adjourned at 6:38 p.m.

Next Regular Meeting October 18, 2021.
Meeting 5:30 pm

Minutes submitted J. Goudeau

SAN YSIDRO COMMUNITY PLANNING GROUP

October 19, 2021

Honorable Todd Gloria
Mayor, City of San Diego
202 C Street, 11th Floor
San Diego, CA 92101

RE: LDC Sec. 141.0302

Dear Mayor Gloria, Council President Campbell, and Members of San Diego City Council:

At its October 18, 2021 meeting, the San Ysidro Community Planning Group (SYCPG) discussed the recently enacted changes to Section 141.0302 of the Municipal Code, which were intended to implement the state's regulation on Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Although San Diego's ADU code was presented to the public and to the City Council as merely conforming with state law, it has become clear as projects are being permitted, that San Diego's code far exceeds the state requirements, especially the bonus units permitted under §141.0302(b)(2)(G), which effectively upzoned all of San Diego's single family zones to permit a much greater density than required elsewhere in California.

The SYCPG asks the Mayor and City Council to amend San Diego's ADU ordinance with the revisions that have been proposed by Neighbors For A Better San Diego (nfabsd.org).

Sincerely,

Rudy Lopez

Rudy Lopez
Chair, San Ysidro Community Planning Group

Cc: Todd Gloria, Mayor
Joe LaCava, Council District 1
Jennifer Campbell, Council District 2
Stephen Whitburn, Council District 3
Monica Montgomery Steppe, Council District 4
Marni von Wilpert, Council District 5
Chris Cate, Council District 6
Raul Campillo, Council District 7
Vivian Moreno, Council District 8
Sean Elo-Rivera, Council District 9
Mike Hansen, Director, Department of City Planning
Elyse Lowe, Director, Development Services Department

San Diego's ADU Ordinance (Accessory Dwelling Units)

San Ysidro Community Planning Group



NEIGHBORSFORABETTERSANDIEGO.ORG

CORRECTING THE RECORD

San Diego is NOT “Just Executing State Laws”

San Diego ADU laws are FAR MORE IMPACTFUL to neighborhoods, infrastructure, and taxpayers than California state laws.

CALIFORNIA

1 JADU

1 ADU

16' Height

4' Side/Rear Setbacks

Waives Developer Fees for 1 ADU <750 sf

No Bonus ADUs

Allows Exclusion for Public Safety

SAN DIEGO

1 JADU

3 ADUs*/Unlimited ADUs**

Allows Heights of 30'

Zero Side/Rear Setbacks

Waives All ADU Developer Fees

Gives Away Bonus ADUs

No Restrictions in Very High Fire Hazard Severity Zones

Outside the TPA/Inside the TPA*

California's ADU Program

CALIFORNIA

1 JADU

1 ADU

16' Height

4' Side/Rear Setbacks

Waives Developer Fees for 1 ADU <750 sf

No Bonus ADUs

Allows Exclusion for Public Safety



The Reality of San Diego's ADU Program

SAN DIEGO

1 JADU

3 ADUs*/Unlimited ADUs**

Allows Heights of 30'

Zero Side/Rear Setbacks

Waives All ADU Developer Fees

Gives Away Bonus ADUs

No Restrictions in Very High Fire

Hazard Severity Zones

University City



El Cerrito



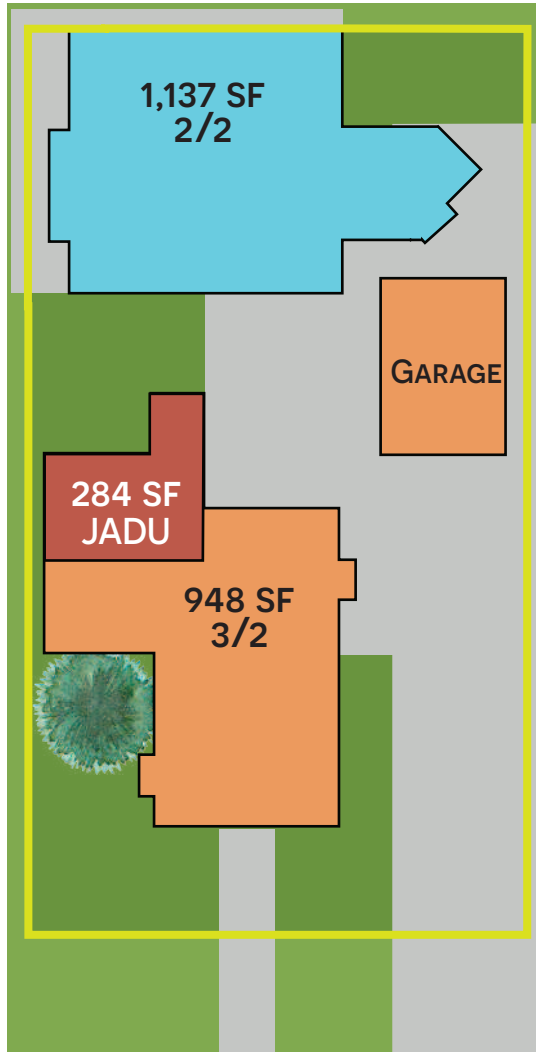
Outside the TPA/Inside the TPA*

College Area

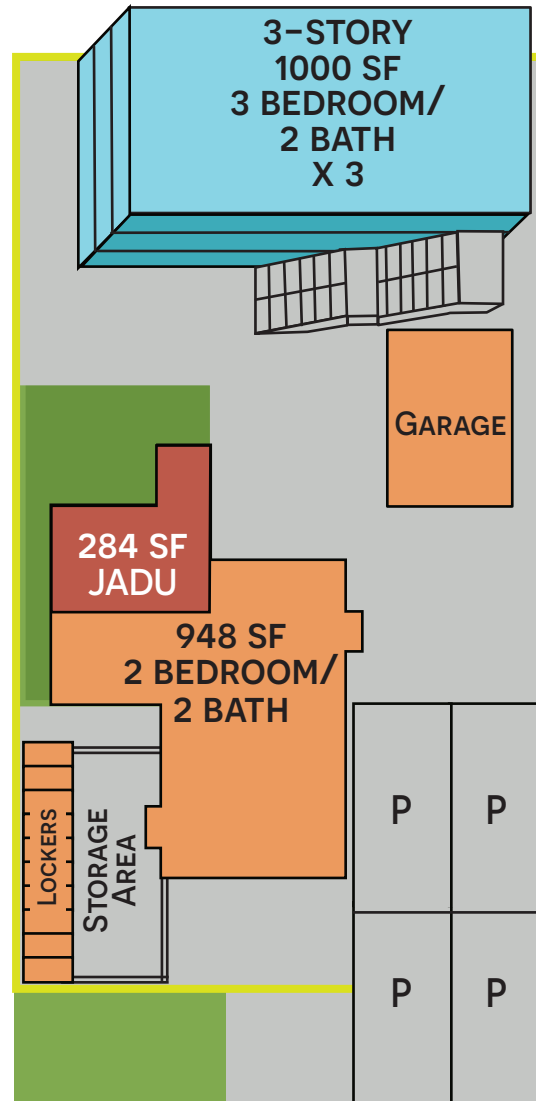
California vs. San Diego

California

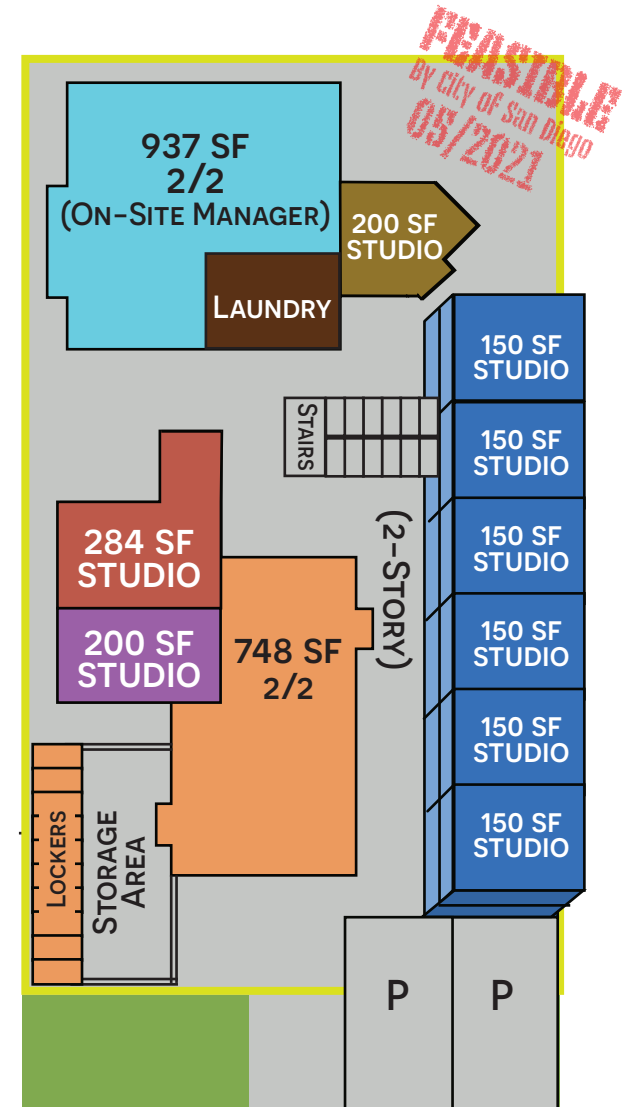
San Diego



2020 California's Guidelines
(Homeowner "granny flats")



2020 San Diego's Guidelines
(Outside the TPA)



2020 San Diego's Guidelines
(Inside the TPA)

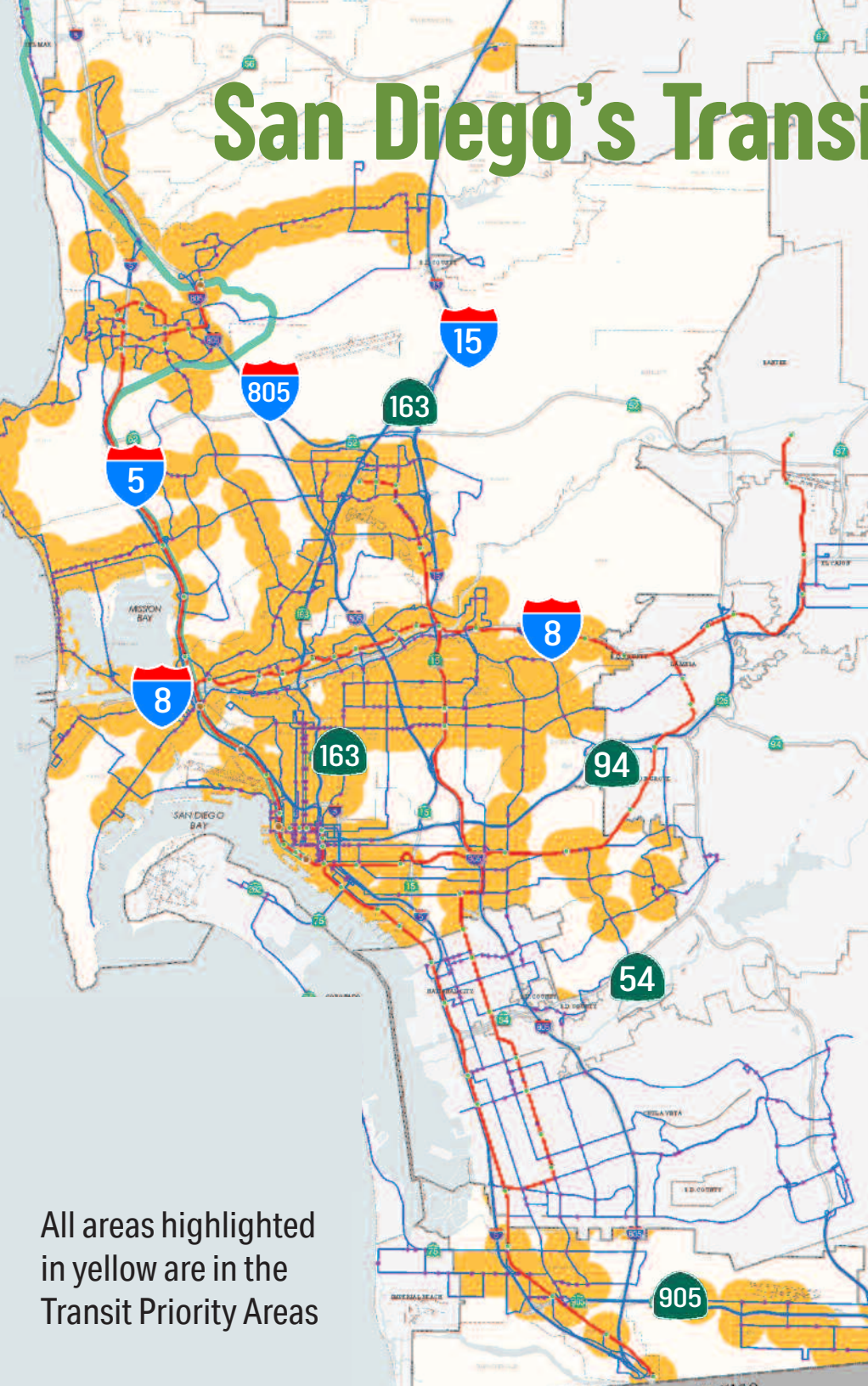
San Diego's Transit Priority Map* (TPA)

Yellow highlights are areas inside the TPA.

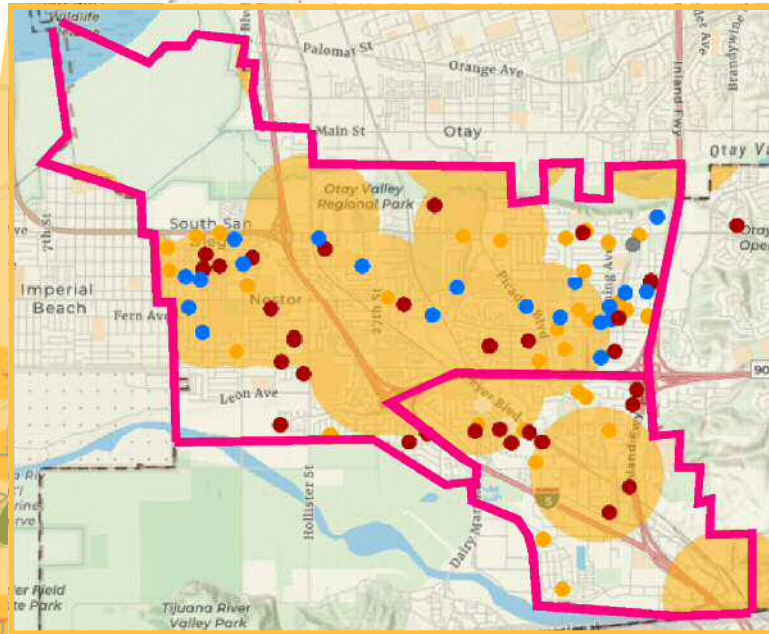
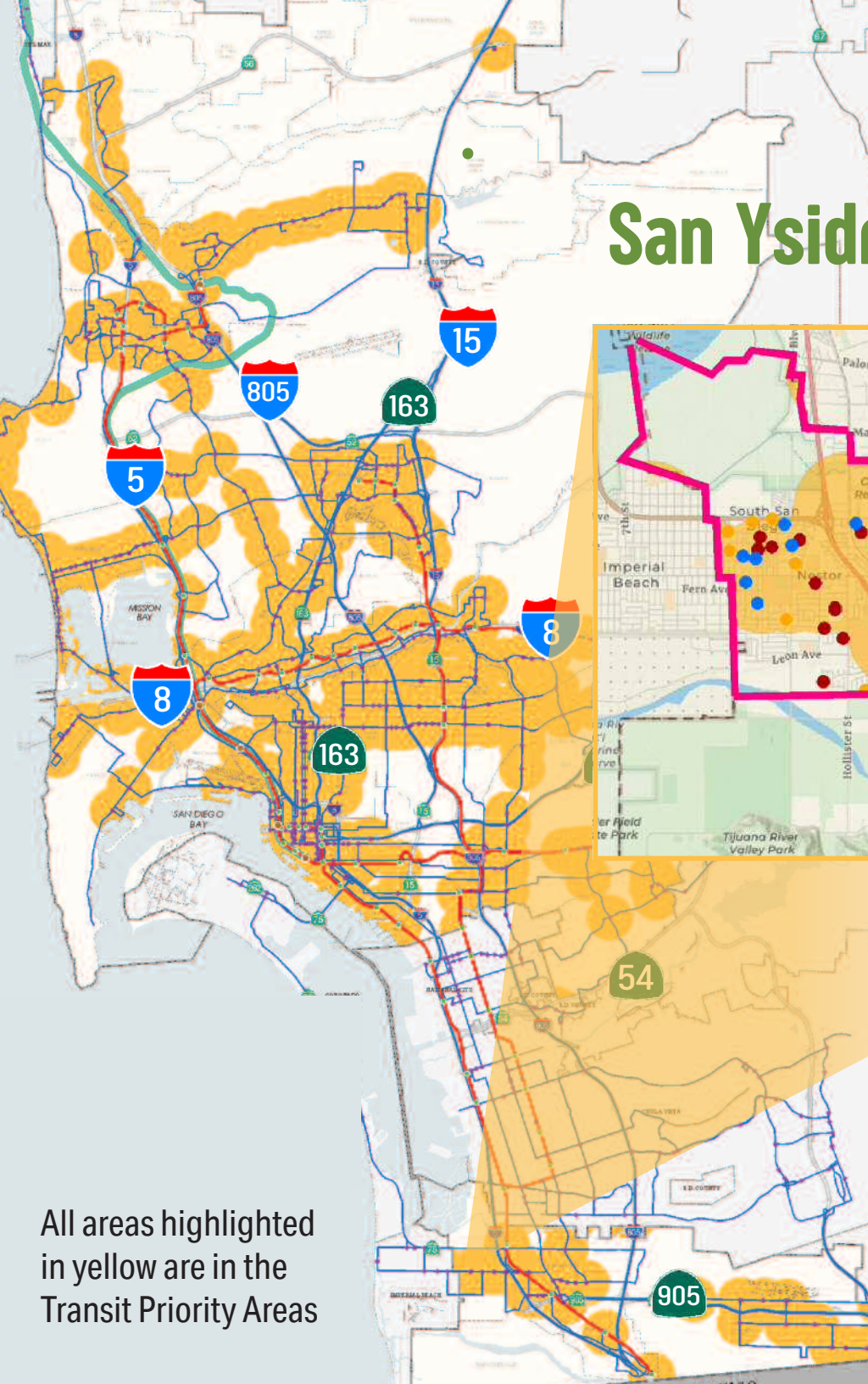
The TPA includes ~60% of all San Diego neighborhoods

All areas highlighted in yellow are in the Transit Priority Areas

*Within 1/2 mile from a major transit stop "as the crow flies"



San Ysidro Community Planning Group



Legend

Accessory Dwelling Units

- Cancelled
- Completed
- Created
- Issued
- Pending Invoice Payment

Transit Priority Area

All areas highlighted in yellow are in the Transit Priority Areas

ADUs Affect ALL San Diego Neighborhoods

If You Live Anywhere in San Diego:

Your single-family zoning now allows

- No side/rear setbacks
- 30' height limit (3-stories)
- No parking for renters required
- Fee waivers for developers

If You Live Outside the TPA:

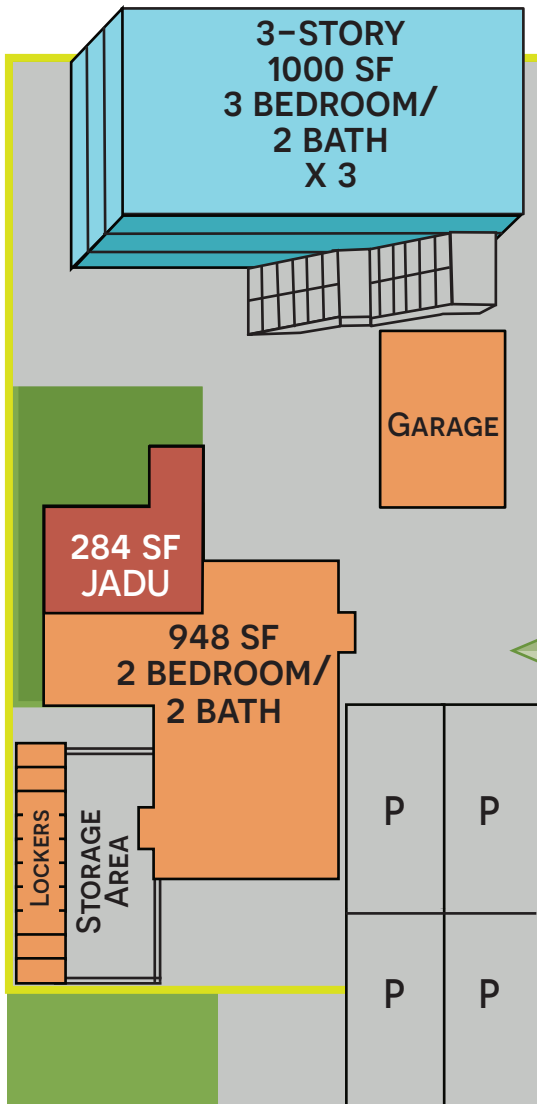
Your single-family zoning now allows:

Maximum of Five Dwellings Per Lot

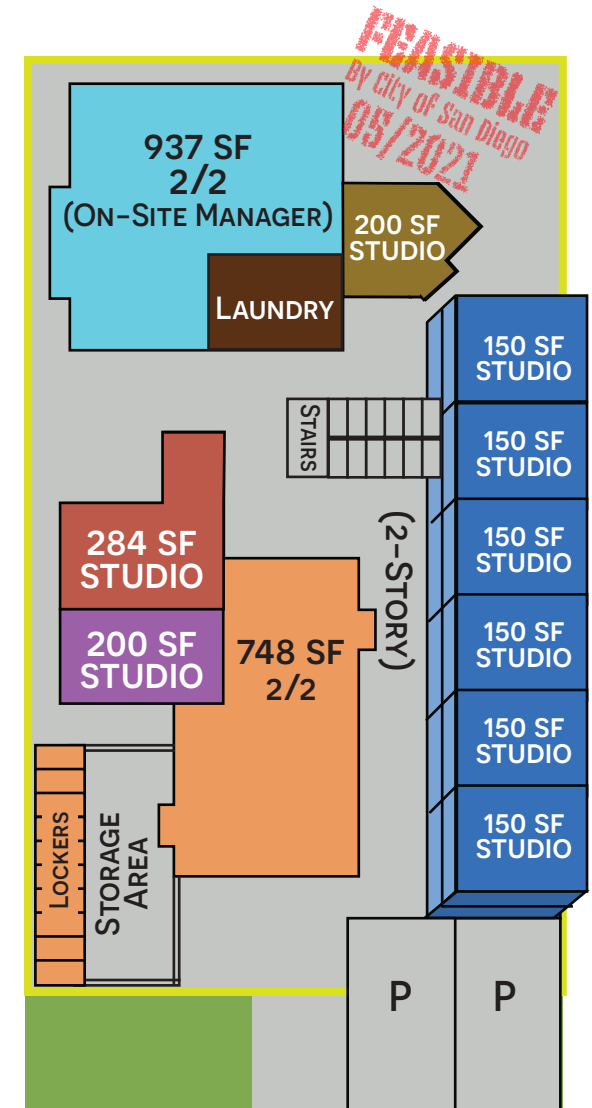
If You Live Inside the TPA:

Your single-family zoning now allows:

UNLIMITED ADUs Per Lot

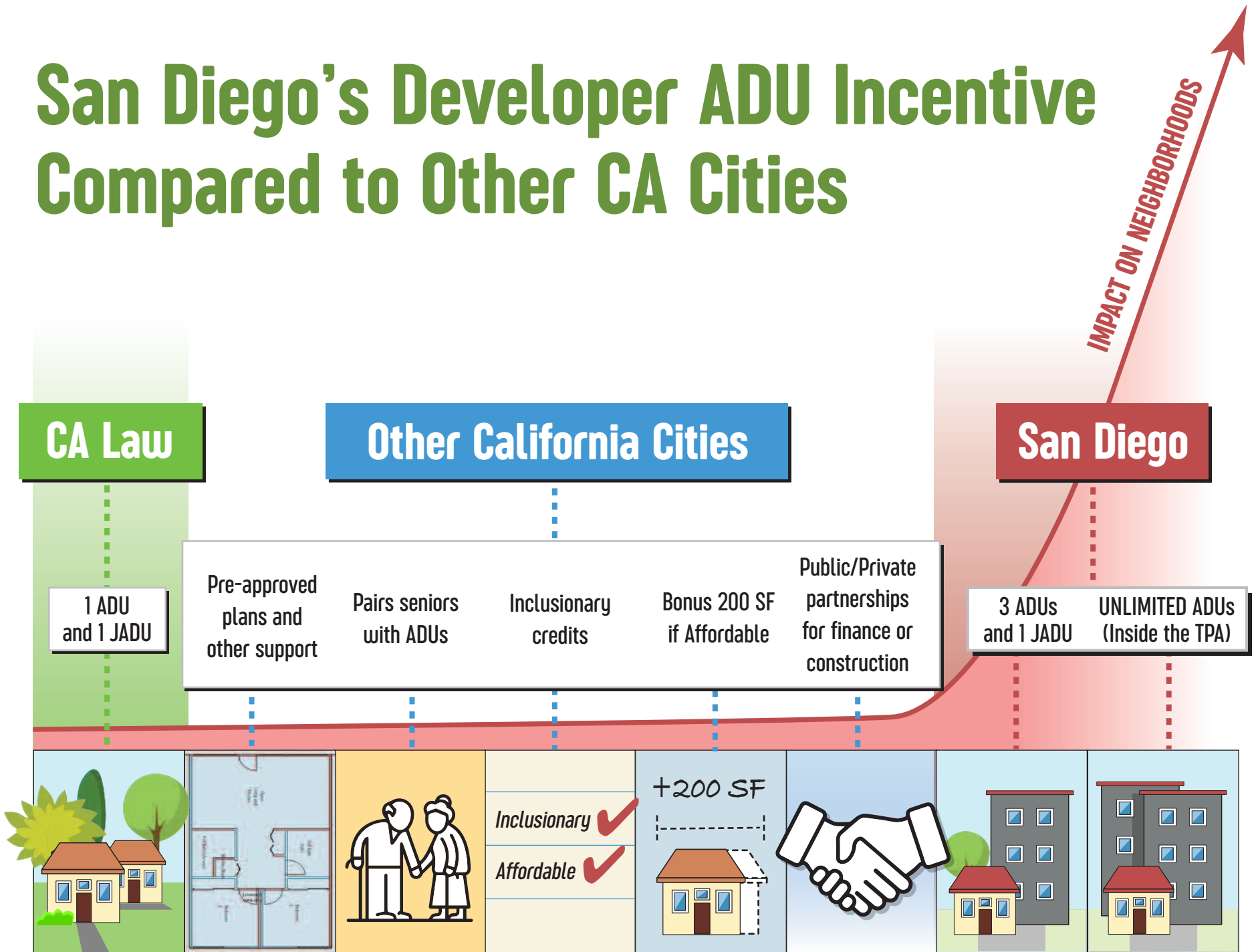


2020 San Diego's Guidelines
(Outside the TPA)



2020 San Diego's Guidelines
(Inside the TPA)

San Diego's Developer ADU Incentive Compared to Other CA Cities



Source: ADUs in California: A Revolution in Progress, Oct 2020, Center for Community Innovation (CCI) at UC Berkeley

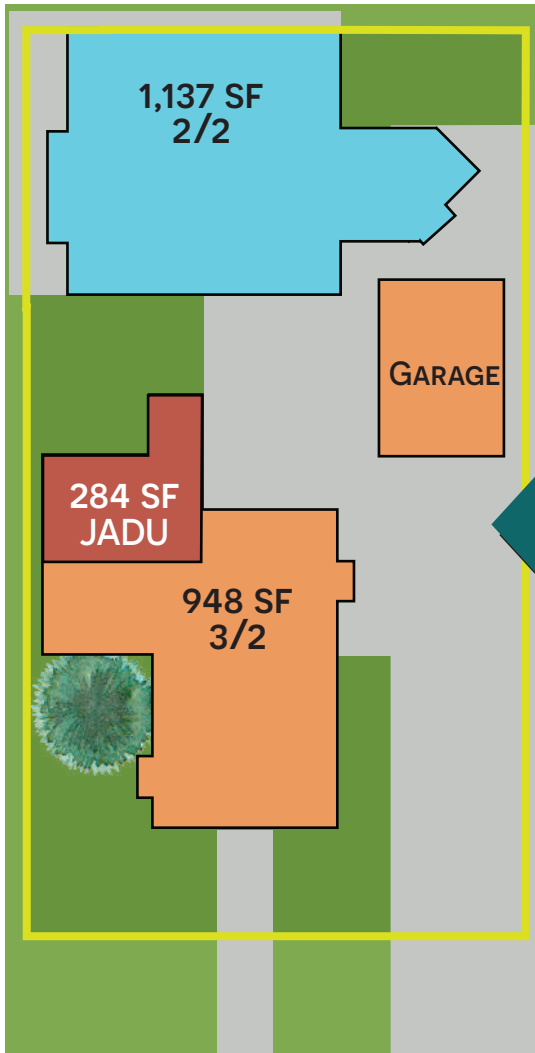
<https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml>

https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Jumpstarting_the_Market_-_ULI.pdf

The Problems with San Diego's ADU Code

- For investors, not homeowners
- Would-be first home buyers remain stuck as renters
- Not affordable housing
- Heavily biased against inclusionary family housing
- Fee waivers mean no funds for parks, libraries, and other infrastructure
- Draws development away from the transit corridors
- Transit Priority Area (TPA) definitions are severely flawed
- No considerations of public safety, particularly high fire hazard zones
- Turns San Diego from Green to grey - NOT environmentally friendly

Our Recommendations for San Diego City Council



Change San Diego ADU code to:

1 ADU and 1 JADU

4-foot rear and side yard setbacks

Height limit 16 feet

Fee waivers only as required by CA or to encourage deeded affordable

Exempt areas from ADUs based on Public Safety (Fire)

Develop housing on transit corridors and hubs

2020 California's Guidelines

List of Community Groups That Have Supported Amending the 2020 San Diego ADU Code:

Kensington/Talmadge Planning Group
Eastern Area Communities Planning Committee
La Jolla Community Planning Association
Serra Mesa Planning Group
Rancho Bernardo Community Planning Group
El Cerrito Community Council
College Area Community Council
Scripps Ranch Planning Group



Sign Our Petition

Sign Up For Our Email List

Pass A Resolution Of Support

NEIGHBORSFORABETTERSANDIEGO.ORG

VISTA LANE FAMILY HOMES VISTA LANE SENIORS

Affordable Housing Development Presentation for
San Ysidro Community Planning Group
October 18, 2021



OVERVIEW



CURRENT SITE

VISTA LANE SENIORS

- **Project Location:** 3515 Vista Lane, San Ysidro
- **Unit Type:** Studios and one-bedrooms
- **Target Population:** Seniors, ages 62+

VISTA LANE FAMILY HOMES

- **Project Location:** 3481, 3501, and 3509 Vista Lane, San Ysidro
- **Unit Type:** Studios, One-bedrooms, Two-bedrooms, and Three-bedrooms
- **Target Population:** Families and 10% set-aside for DD population

ANTICIPATED TIMELINE

Begin Construction - Summer 2022

Open Waitlist - Spring 2023

Project Completion – Summer 2023

SAN YSIDRO COMMUNITY PLANNING GROUP

VACANCIES

[Excerpts from the SYCPG Bylaws of June 17, 2015]

The SYCPG should fill vacancies at the time the vacancies are declared by selection by the elected planning group members at the time the vacancies are declared, but not sooner than the next regular meeting at which a quorum is present. Vacancies shall be filled by a majority vote to elect a candidate to the vacant seat, or if more than one vacancy, then the seats are filled by plurality. Publication in a regular meeting agenda shall be sufficient notice of the vacancy.

No person shall be considered for a vacant or open seat who has previously been an elected or appointed member in the twelve (12) months immediately preceding the day the vacancy or opening was declared.

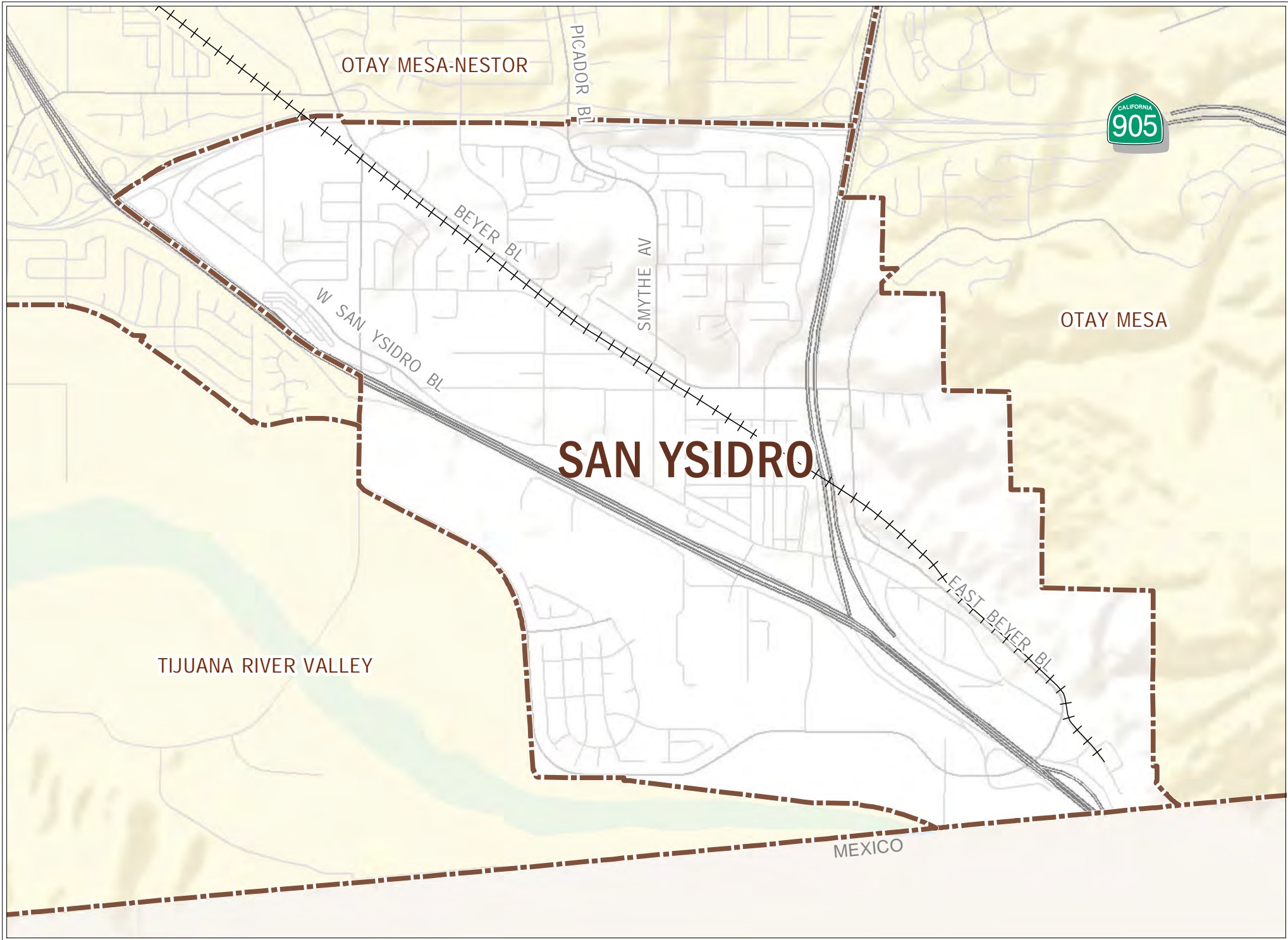
Two or more concurrent SYCPG vacancies shall be filled by a vote of all eligible members of the community by secret written ballot.

[An individual must be recorded on the SYCPG Master Membership List as determined by the Secretary, and] must be at least 18 years of age, and shall be affiliated with the community as a:

- (1) property owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped), within the community planning area, or
- (2) resident, *[including a renter or tenant]* who is an individual whose primary address of residence is an address in the community planning area, ~~or~~
- (3) local business person, who is a local business or not-for-profit owner, operator, or designee at a non-residential real property address in the community planning area; only one representative of a particular establishment may hold a seat on the community planning group at one time.

For the purpose of qualifying a "designee" of a not-for-profit . . . the designee must be identified by name in writing by the qualifying governing body or its chief executive.

When the SYCPG is unable to fill a vacancy within 120 days . . . and the planning group has more than twelve members, a search for a new member should continue, however either the seat may remain vacant until the next planning group election, or these bylaws may be amended to permit decreased membership to a minimum of 12 members.



APPLICATION FOR GENERAL MEMBERSHIP – PAGE 1 OF 2

The San Ysidro Community Planning Group (“SYCPG”) holds regular meetings each month at a time and place announced in the Agenda for that month. There are 15 Elected Members. The role of the SYCPG is to review and provide recommendations to the City on land use matters and development-related projects and issues that fall within the San Ysidro Community Planning Area or are of City-wide significance. In this capacity, the SYCPG is the officially recognized advisory group to the San Diego City Council. There is no fee charge to attend meetings or to join the SYCPG. Anyone may submit this membership form to the Planning Group’s Secretary. Please review the qualifications on the reverse side of this form.

General Members are encouraged to volunteer to serve on the Planning Group, to participate at the Planning Group’s meetings, to vote when Board elections are held, and to consider becoming candidates for Board membership.

This *Application for General Membership* forms must be submitted to the Planning Group Secretary. Contact the City of San Diego’s City Planning & Community Investment (CPCI) Department for the current mailing address or visit www.sandiego.gov/planning/community/pdf/contactlist.pdf. You can also bring this form to a SYCPG meeting.

The general boundaries of the San Ysidro Community Plan, as shown in Exhibit “A” of the bylaws, are: I-905 on the north, I-5 south to Dairy Mart Road continuing to the Tijuana River levee and International Border, then to the east to the hillsides between Otay Mesa and San Ysidro, then northwest to the intersection of I-805 and I-905.

(Circle one) DR. MR. MS. Other: _____ NAME: _____

MAILING ADDRESS: _____
Street Address or P.O. Box City State Zip Code

E-MAIL ADDRESS _____ **FAX** _____

HOME PHONE: _____ **WORK PHONE:** _____ **CELL:** _____

IMPORTANT! IF YOU HAVE MORE THAN ONE OF THE CHOICES, PLEASE SELECT THE ONE CHOICE IN WHICH YOU WISH TO BE LISTED (address or parcel # must be within San Ysidro Community Plan Area boundaries).

() RESIDENT HOMEOWNER **ADDRESS OF PROPERTY:** _____

() RESIDENT RENTER **ADDRESS OF PROPERTY:** _____

() PROPERTY OWNER **ADDRESS OR PARCEL # OF PROPERTY:** _____

() LOCAL BUSINESS OWNER, OPERATOR OR DESIGNEE AT A NON-RESIDENTIAL REAL PROPERTY ADDRESS IN THE COMMUNITY PLANNING AREA
LIST THE NAME AND ADDRESS OF THE BUSINESS:

() NOT-FOR-PROFIT (see reverse)
LIST THE NAME AND ADDRESS OF THE NOT-FOR-PROFIT:

SIGN HERE: _____ **DATE:** _____

For Planning Group Use	Reviewed by: _____	Date: _____
	Meets Eligibility Criteria: YES _____	NO _____

EXHIBIT “B”
APPLICATION FOR GENERAL MEMBERSHIP – PAGE 2 OF 2

The following is a summary of Article III, Section 2 of the bylaws.

To be an eligible community member an individual must be

- at least 18 years of age, and
- shall be affiliated with the community as a:
 - property owner, who is an individual identified as the sole or partial owner of record, or their designee, of a real property (either developed or undeveloped), within the community planning area, or
 - resident, who is an individual whose primary address of residence is an address in the community planning area, or
 - local business person, who is a local business or not-for-profit owner, operator, or designee at a non-residential real property address in the community planning area.

Only eligible community members have the right to vote at the SYCPG general election and to be a candidate for election.

An individual may become an eligible member of the community by demonstrating qualifications to the planning group Secretary or Election Committee prior to the March election or at the time of voting. Eligibility is demonstrated by filing this *Application for General Membership* and upon validation of the affiliation requirements.

For the purpose of qualifying a “designee” of a not-for-profit, in addition to this membership form, the designee must be identified by name in writing by the qualifying governing body or its senior executive.

For the purposes of qualification as a General Member, a “not-for-profit” is defined as an existing community organization, association, or institution which has its headquarters or a site office at a physical location at a non-residential real property address within the San Ysidro Community Plan area, and serves the constituents of the planning area.

Among the duties of the elected SYCPG members is the requirement to attend meetings. There are no “excused absences.” The SYCPG shall find that a vacancy exists upon receipt of a resignation in writing from one of its members or upon receipt of a written report from the planning group's secretary reporting the third consecutive absence or fourth absence in the 12-month period of April through March each year, of a member(s) from the planning group’s regular meetings. An individual who vacates a seat after eight consecutive years may not again be elected or appointed for a period of one year.



AC Water and Sewer Group 1040

Background

The City of San Diego (City) established an ongoing program for the replacement of all aging and deteriorating water and sewer mains currently in service. These replacements will reduce future water and sewer main breaks and reduce maintenance requirements. The program will also bring the existing water and sewer mains up to current City Standards.

Project Overview

AC Water and Sewer Group 1040 Project will replace approximately 3.19 miles (16,830 feet) of water distribution mains and 0.092 miles (4,842 feet) of sewer mains. The project is located in Council District 8, within the San Ysidro and Tijuana River Valley community. In addition, this project will have the following:

- **Construction Schedule*:** Construction start: July 2022 (29 months).
- **Construction Days & Hours:** Normal construction Monday – Friday (7 a.m. – 5 p.m.)
- **Construction Notices:** The City's contractor will deliver a "door hanger" with the approximate date that construction will begin. You will also receive notice of any future planned interruptions to your water and sewer service. This information will also be communicated with impacted parties by the City's outreach consultant.
- **Street Access and Parking:** Street parking restrictions will be implemented.
- **Street Resurfacing:** The streets where trenching takes place will be resurfaced after all work on this project has been completed and accepted.
- **Questions or Concerns:** Answers to frequently asked questions about pipeline replacement projects are available at <https://www.sandiego.gov/cip/about/water-sewer-construction>. For project-specific questions contact the Engineering and Capital Projects Department at (619) 533-4207, or by e-mail at engineering@sandiego.gov
- **Emergencies:** To report a water leak or sewer spill, call the Public Utilities Department 24-Hour Emergency Services at (619)515-3525.

Project Budget

The **total project cost** for AC Water and Sewer Group 1040 is \$9.8M.*

Construction Budget = \$8.5M*

**Construction schedule and project budget are subject to change.*

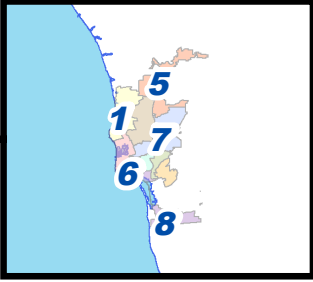
AC Water and Sewer Group 1040

SENIOR ENGINEER
Janice Jaro
619-533-3851

PROJECT MANAGER
Mehrnaz Zare Affi
619-533-4656

PROJECT ENGINEER
Aila AlHaja
619-533-4209

FOR QUESTIONS ABOUT THIS PROJECT
Call: 619-533-4207
Email: engineering@sandiego.gov



- Proposed Water Main
- Proposed Sewer Main
- Sewer Abandonment



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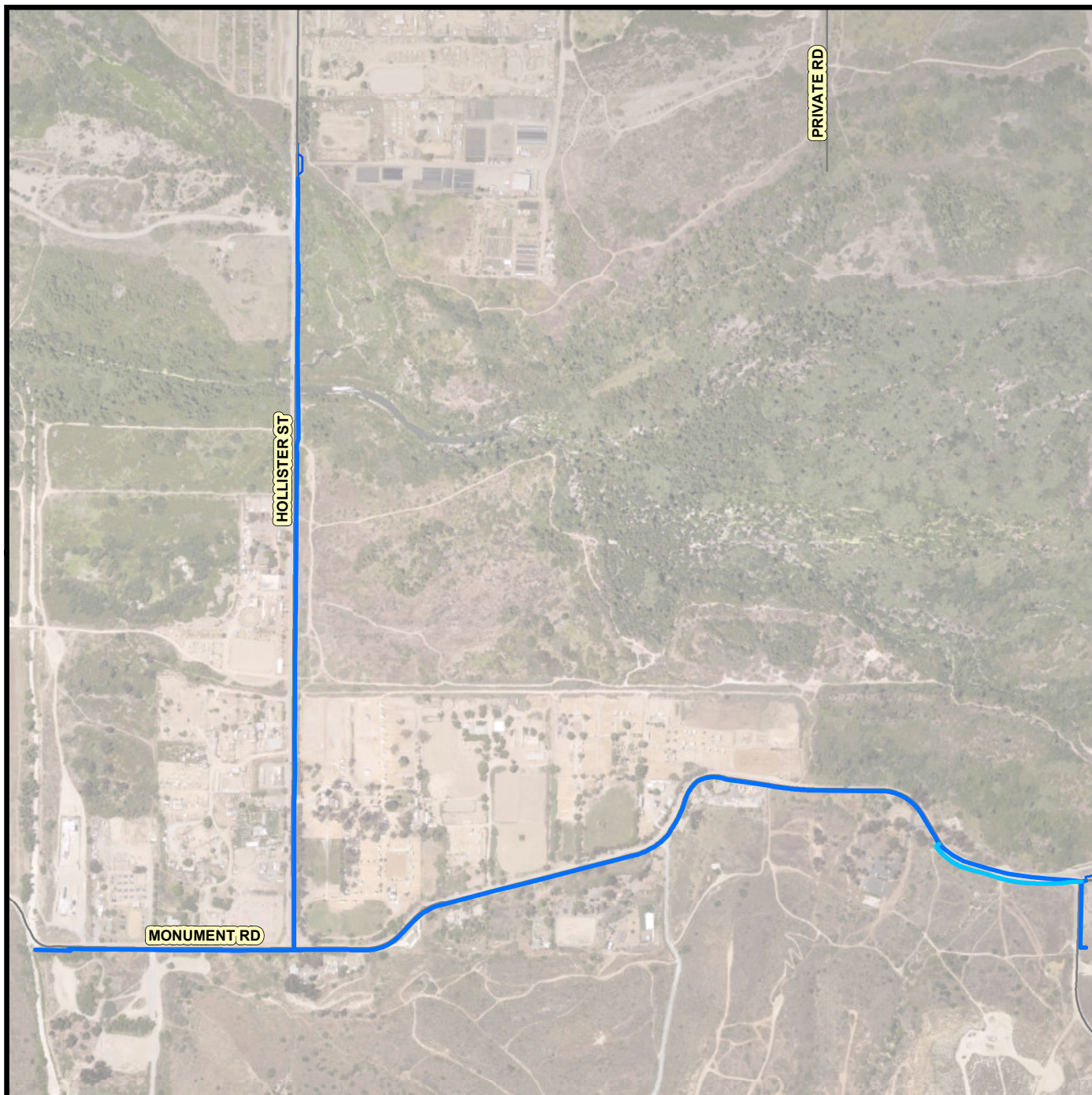
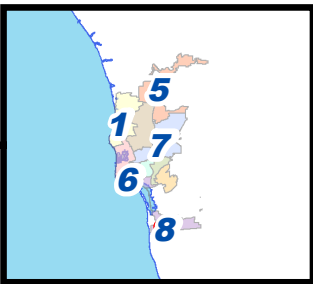
AC Water and Sewer Group 1040

SENIOR ENGINEER
 Janice Jaro
 619-533-3851

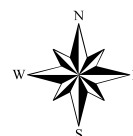
PROJECT MANAGER
 Mehrnaz Zare Afifi
 619-533-4656

PROJECT ENGINEER
 Aila AlHaja
 619-533-4209

FOR QUESTIONS ABOUT THIS PROJECT
 Call: 619-533-4207
 Email: engineering@sandiego.gov



- Proposed Water Main
- Water Abandonment



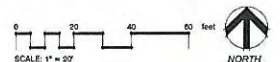
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KEYNOTES

- 1 PLAYGROUND & PLAY EQUIPMENT
 - 2 PLAYGROUND RUBBER SURFACE
 - 3 MODULAR WETLAND STRUCTURE
 - 4 PARKING LOT (36 SPACES)
 - 5 FLAG POLE
 - 6 ACCESSIBLE CURB RAMP
 - 7 NEW MONUMENT SIGN
 - 8 DEDICATED EMERGENCY ACCESS
 - 9 TRASH & RECYCLE ENCLOSURE
 - 10 EXISTING TREES TO REMAIN
 - 11 SHADE TREES
 - 12 PEDESTRIAN SIDEWALK
 - 13 PLANTING AREA
 - 14 MULTI-SPORTS COURT, 50' X 84' BASKETBALL AND VOLLEYBALL USE
 - 15 PARKING LOT LIGHT STANDARD
 - 16 VEHICULAR & PED. CHAINLINK GATE
 - 17 LIMIT OF WORK
 - 18 ENCLOSURE FOR THREE WORK TRUCKS
- PATH OF TRAVEL

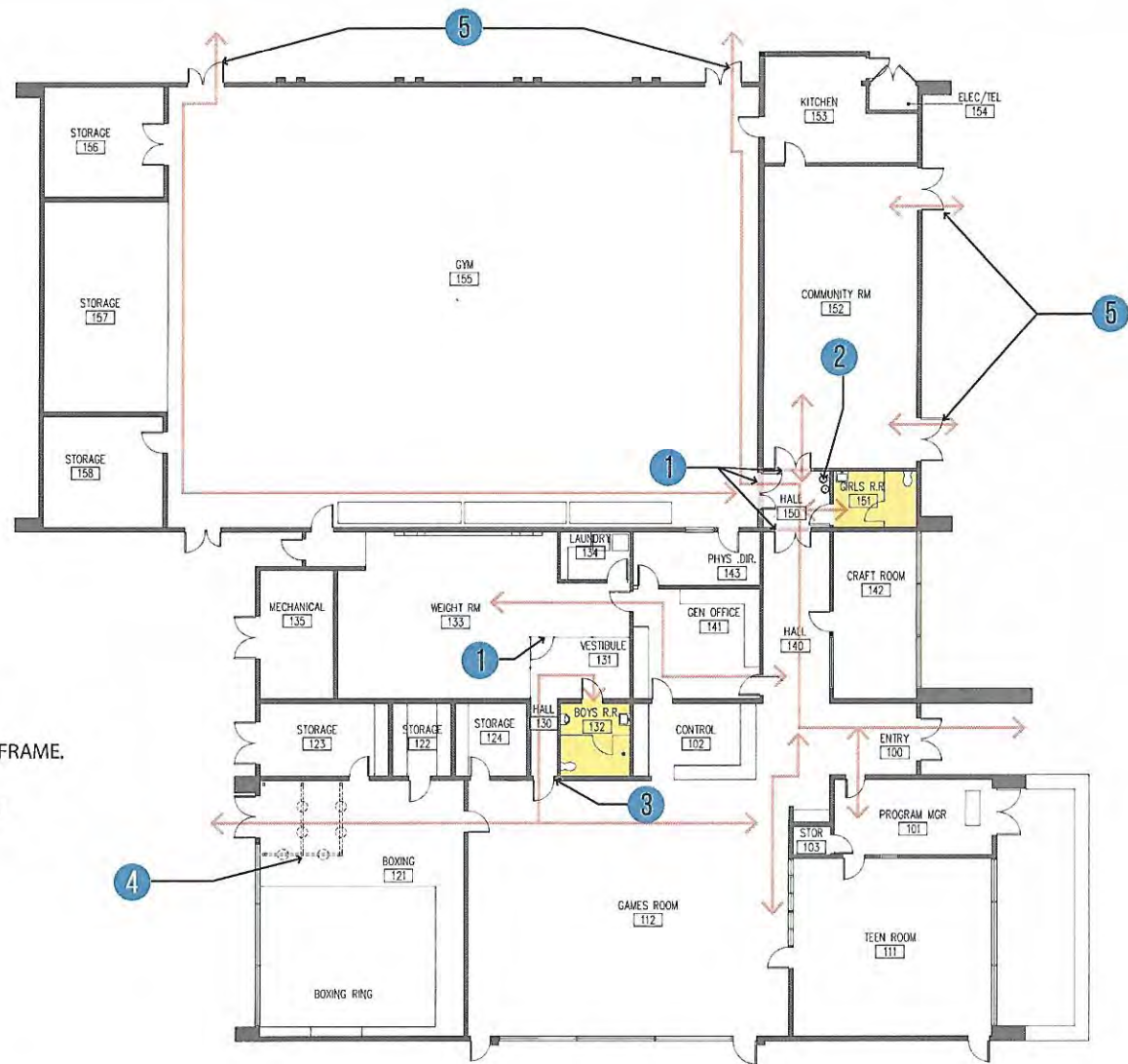


SITE PLAN



OCTOBER 2021

SAN YSIDRO COMMUNITY ACTIVITY CENTER
179 DIZA ROAD



- 1 REPLACE NON-COMPLIANT THRESHOLD
- 2 SHIFT DRINKING FOUNTAIN NORTH TO PROVIDE STRIKE SIDE DOOR CLEARANCE AT GIRLS R.R.
- 3 NON-COMPLIANT DOOR STRIKE CLEARANCE. REMOVE (E) DOOR AND FRAME.
- 4 DEMO BOXING EQUIPMENT TO CREATE SECOND P.O.T. TO PLAY AREA
- 5 ADD KICKPLATE

↔ ACCESSIBLE PATH OF TRAVEL

KEYNOTES

- 1 2-5 AGE GROUP PLAY STRUCTURE
- 2 5-12 AGE GROUP PLAY STRUCTURE
- 3 LANDSCAPE BOULDER
- 4 BENCH
- 5 4' WIDE PERIMETER PATH
- 6 2-5 AGE GROUP SWINGS
- 7 SHADE PALM TREE
- 8 EMERGENCY ACCESS & 'PASEO'
- 9 DRINKING FOUNTAIN/BOTTLE FILLER
- 10 RUBBER PLAY SURFACING
- 11 SHADE TREE
- 12 TRASH & RECYCLE RECEPTACLE
- 13 PICNIC TABLE
- 14 CONCRETE PEDESTRIAN PAVING
- 15 MULTI-SPORTS COURT
- 16 PLANTING AREA
- 17 SEATWALL
- 18 RELOCATED CHAINLINK FENCE
- 19 ALL AGE GROUP SWING
- 20 ALL AGE GROUP SPINNER
- 21 MODULAR WETLAND STRUCTURE





ADA PICNIC TABLE



PICNIC TABLE



BENCH



SEATWALL & PLANTER WALL
WITH SKATE STOPS



TRASH RECEPTACLE



DRINKING FOUNTAIN

PROPOSED SHADE TREES SUCH AS:



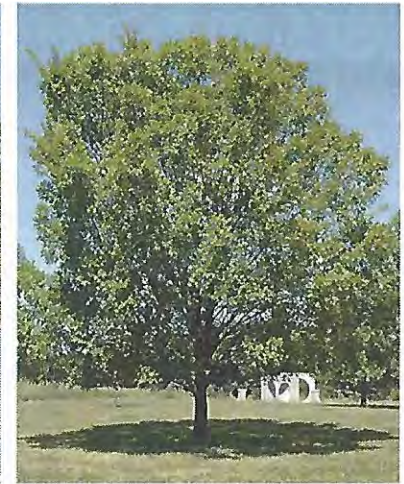
FLOWERING SHADE TREE:
CRAPE MYRTLE



SHADE CANOPY PALM TREE:
MEDJOOl DATE PALM



EVERGREEN SHADE TREE:
STRAWBERRY TREE



PARKING LOT SHADE TREE:
CHINESE ELM

PROPOSED PLANTINGS SUCH AS:





REPORT TO SAN YSIDRO CPG ON ACTIONS TAKEN BY OTAY MESA CPG JANUARY 2020 – AUGUST 2021

7-11 Otay Mesa CUP/SDP-PTS No. 553296 - Approved

Existing 7-Eleven Fuel Station located at 8395 Otay Mesa Road, San Diego, CA 92154-7703, parcel/lot behind to be modified per the below scope of work: Addition of approx. 855 SF “bump-out” to existing store/building to include bathrooms, payment kiosk for DSL side with line of site, back parcel access, and storage. New truck diesel Canopy (87’x20’) to cover five (5) new product dispensers, two (2) new underground storage tanks for diesel and diesel exhaust fluid (DEF), new freeway sign for back parcel fuel prices, and logo signage.

2321 Siempre Viva Court Outlet CUP/TMW- Project No. 632013 - Denied

Applicant is proposing a Marijuana outlet in an existing commercial building. Project consists of the re-purposed use of an existing 1,675 SF suite as a marijuana outlet. Tenant improvements will be installed in order to configure the space for the needs of the MO. Applicant is also proposing to concert the building into three industrial condominiums.

A Green Alternative Outlet; Project No. 657101 - Approved

A Green Alternative, Inc. ("AGA) is an existing Medical Marijuana Consumer Cooperative ("MMCC"). AGA is seeking an amendment to Conditional Use Permit No. 1298258, to convert from a MMCC to a Cannabis Outlet, as provided for in the San Diego Municipal Code. The property location is 2335 Roll Drive, Suite 4, San Diego 92154.

Lumina II; Project No. 625830 - Approved

The Applicant is proposing a Tentative Map and Neighborhood Development Permit (NDP) on a 4.98-acre parcel within the Central Village Specific Plan (CVSP). The Tentative Map would establish one lot for "Low-Density Multi-Family" land uses. The Tentative Map would implement a portion of the CVSP and allow for the future construction of up to 132 multi-family dwelling units within CVSP Planning Area 8. The currently proposed Project does not allow for construction of any structures on-site. A future NDP would be required in order to allow the construction of structures on-site.

Assessment Letter; Project No. 665589 - Approved

The project applicant is Badiiee Development Inc and is proposing Airway Logistics Center, a 247,480 SF multi-tenant industrial distribution building on 12.83 acres south of Airway Road, west of La Media APN # 646-110-28 in the South Planning District of the Otay Mesa Community Plan. Applicant has submitted plans and related technical studies/documents to the City of San Diego for a Site Development Permit (Process 3). The City has issued PTS # 665589 and is currently reviewing the project. The project proposes to widen Airway Road, convert the existing overhead electrical and communication lines to underground, provide City parkway improvements along the frontage of the property and provide 276 vehicle parking spaces with related site improvement.

8100 blk Gigantic Street Angle Parking Proposal- Approved

Change parallel parking to angle parking to accommodate more vehicles near Southwestern Community College site.

PA 61- Project No. 605191- Approved

Approximately 14-acre mixed use project in Otay Mesa. Seeking Community Plan Amendment Initiation to change the project's commercial to residential to fulfill market demands and critical housing needs.

La Media Rd. Improvements - Project No. 0667298- Approved

This project will widen La Media Road between SR-905 to Siempre Viva Road. La Media Road will be widened to a six-lane primary arterial from SR-905 to Airway Road, a five-lane major between Airway Road and Siempre Viva Road with three southbound lanes and two northbound lanes. This project will also improve drainage at the intersection of La Media Road and Airway Road.

Epoca Neighborhood J NDP - Project No.675612- Approved

The project is a Process 2, Staff Decision, Neighborhood Development Permit (NDP) request which tiers off of the Otay Mesa Community Plan and Central Village Specific Plan (CVSP.) It is known as Neighborhood J and has long been a part of the CVSP planning. This is the first project NDP proposed within the CVSP and by ColRich. The site is located at 2440 Cactus Road, is 4.69 acres, and proposes to build 160 apartments totaling 180,909 sf.

Epoca Neighborhood G – Project No. 678601-- Approved

The project is a Process 2, Staff Decision, Neighborhood Development Permit (NDP) request which tiers off of the Otay Mesa Community Plan and Central Village Specific Plan (CVSP.) It is known as Neighborhood G and has long been a part of the CVSP planning. This is the next project NDP proposed within the CVSP and by ColRich. The site is located at west of Cactus Road, is 5.77 acres, and proposes to build 132 townhomes totaling 270,368 sf.

Epoca Neighborhood I – Project No. 678447 - Emilie Colwell from T&B Planning- Approved

The project is a Process 2, Staff Decision, Neighborhood Development Permit (NDP) request which tiers off of the Otay Mesa Community Plan and Central Village Specific Plan (CVSP.) It is known as Neighborhood I and has long been a part of the CVSP planning. This is the next project NDP proposed within the CVSP and by ColRich. The site is located at west of Cactus Road, is 4.25 acres, and proposes to build 118 condominiums totaling 216,626 sf.

Epoca Epoca Neighborhood L – Project No. 678856 - Emilie Colwell from T&B Planning- Approved

The project is a Process 2, Staff Decision, Neighborhood Development Permit (NDP) request which tiers off of the Otay Mesa Community Plan and Central Village Specific Plan (CVSP.) It is known as Neighborhood L and has long been a part of the CVSP planning. This is the next project NDP proposed within the CVSP and by ColRich. The site is located at 2440 Cactus Road, is 3.09 acres, and proposes to build a 100% Affordable housing development of 120 apartments (119 for-rent and one manager's unit) totaling 123,401 sf.

Lumina III Tentative Map - Project No. 651806 - Approved

The Applicant is proposing a Tentative Map and Neighborhood Development Permit (NDP) on a 1.34-acre parcel within the Central Village Specific Plan (CVSP). The Tentative Map would establish one lot for "Medium-Density Multi-Family" land uses. The Tentative Map would implement a portion of the CVSP and allow for the future construction of up to 25 multi-family dwelling units within CVSP Planning Area 5. The currently proposed Project does not allow for construction of any structures on-site. A future NDP would be required in order to allow the construction of structures on-site.

Plaza La Media - Project No. 334235 - Approved

It is a two-building development of class A industrial space at the southeast corner of the Otay Mesa Road and La Media Road intersection immediately north of 905.

The property sits on 17.6 acres of land and will total approximately 257,158 square feet of for lease warehouse space.

Del Sol Village - Project No. 690979- Approved

Initiation of a Community Plan Amendment (CPA) is being sought by the Santa Fe Group for the development of a residential project on the vacant land located at Del Sol Blvd, San Diego, California, Assessor Parcel Numbers: 645-040-24-00 & 645-040-27-00 ("Project Site"). The Project Site is approximately 14.08 acres in size and is within the Otay Mesa Community Plan ("Community Plan") area. This CPA Initiation Request ("Initiation Request") has been prepared in accordance with the City CPA Manual and General Plan.

St. Andrews Lots 4/5 Map Waiver - Project No. 686337 -- Approved

Modification to a condo map

Sanyo Logistics Center– Site Development- Project No. 668005- Approved

A request for a Site Development Permit for two multi-tenant industrial distribution buildings. The 14.84-acre vacant site is located west of Sanyo Avenue and north of Airway Road. The project site is zoned IL 2-1 and located within the South District of the OMCP. The project will consist of two industrial distribution buildings with a total of 242,969 square feet of warehouse space and associated office space. Building 1 is 123,925 SF, and Building 2 is 119,044. There will be 270 surface parking spaces on-site. The project will provide half-width improvements to Airway Road and Sanyo Avenue so each street will be full width along both sides of the project's frontage. Two driveways are provided on Airway Road and one driveway on Sanyo Avenue. An EIR Addendum has been prepared to the OMCP Program EIR, which is under review with the City of San Diego. The project has approximately .71 acres of wetlands which will be mitigated at 3:1 in a new wetland area being created in Otay Mesa. The applicant is working with the resource agencies to secure the necessary permits.

Conditional Use Permit application for Rowland Property located at the northeast corner of Heritage Road and Brown Field airport. - Approved

The project is proposing to continue the existing use as auto recycling. It would improve the 26.2 acres which had previously been permitted under separate applications. In the recent past, Rowland Properties has acquired and combined two properties and this CUP will make a consistent application for auto recycling on the entire ownership. The entire property will be regraded to provide consistent drainage and access to a new private street. The project will also improve the private road which gives access through the middle of the site. Added

improvements will include the addition of storm water pollutant treatment at two locations. Heritage Road, which is vacated at the northern limit of this property, will be improved to become a public street with cul-de-sac at the northern end. A large area at the northeast corner of the site will be set aside as a permanent open-space area.

Epoca M NDP - Project No. 688337. - Approved

Application for a Neighborhood Development Permit for development of 130 apartment units with parking and common open space, at 2380 Cactus Road. The 4.46-acre site is in the RM-2-5 base zone within the Central Village Specific Plan (CVSP) of the Otay Mesa Community Plan area Council District 8.

Southwest Village Specific Plan

The plan area consists of approximately 490 acres of undeveloped land, located east of Interstate 805, just south of State Route 905 and west of Caliente Avenue. On January 15, 2020 the Southwest Village Subcommittee provided a unanimous recommendation of approval of the current draft Southwest Village Specific Plan. The Southwest Village Specific Plan is now in the Environmental review phase. For more information or to join the distribution list, visit southwestvillageplan.com

SUBMITTED BY: RUDY LOPEZ