

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 9, 1989
AT 9:00 A.M.**

CHRONOLOGY OF THE FIELD TRIP:

A field trip was conducted of the Otay River Valley and the San Ysidro area. Commission tour started at 9:15 a.m. and ended at approximately 4:00 p.m.

ATTENDANCE DURING THE FIELD TRIP:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-not present
Michael J. Stepner, City Architect-present
Tom Salgado, Acting Deputy Director-present
Michael Stang, Principal Planner, Community Planning
Division-present
Lisa Hunts-Count, Community Planning Division-present
Rachael Hurst, Community Planning Division-present
Anna McPherson, Community Planning Division-present
Gail Goldberg, Community Planning Division-present
Jerry Hittleman, Development Planning-present
Recorder Janet MacFarlane-present

CITY of SAN DIEGO
MEMORANDUM

DATE: March 3, 1989
TO: Chairmen ZoBell and Members of the Planning Commission
FROM: Community Planning Division, South San Diego Section
SUBJECT: SOUTH BAY/TIJUANA FIELD TRIP AGENDA: March 9, 1989

The South Bay field trip includes the San Diego communities of Otay Mesa/Nestor, Otay Mesa, and San Ysidro and the Mexican communities of Mesa de Otay and Rio Tijuana.

Set forth below is a brief description of the points of interest and planned stops along the field trip route, as indicated on the attached map.

1. Otay River Valley West of Interstate 5:

This is the Otay River Delta and adjacent agricultural lands and salt ponds. The Otay Mesa/Nestor Community Plan identifies portions of this area as significant wildlife habitat and recommends its protection as such through purchase by the State. A 160-acre portion of this site is currently the subject of a study being carried out by the Southwest Wetlands Interpretive Association and the State Coastal Conservancy to determine its enhancement potential.

2. Otay River Valley east of Interstate 805:

This is the portion of the Otay River Valley that is within the City of Chula Vista and abuts Otay Mesa. The graded area adjacent to the freeway is the Gateway Fair Commercial Center Site.

3. Otay Valley Road River Crossing:

At this point, Otay Valley Road crosses the Otay River and climbs up to Otay Mesa, where it re-enters the City of San Diego. The industrial site within the river valley is a part of Chula Vista's redevelopment project.

4. Area Impacted by Brown Field Operations:

This is the proposed site of the Otay Corporate Center Development. Pardee Construction Co. has proposed a

Community Plan Amendment to redesignate this 198-acre site from open space and residential use to industrial and open space use. The project area is proposed to be rezoned from A-1-10 to the Otay Mesa Development District.

5. Brittania Commerce Center:

This 82-acre site was subdivided in 1984. It is currently occupied by Koll Company and Sea Financial.

6. Brown Field:

Brown Field is a general aviation airport owned and operated by the City of San Diego. Brown Field's masterplan is currently being updated by the City's General Services Department. This airport was also a candidate site in SANDAG's Regional Airport Relocation Study.

7. Sherwood Medical Products:

This company occupies a portion of San Diego Business Park, a 79-acre site subdivided in 1986. A tour of this facility will be provided.

8. Trammell Crow:

The Gateway Business Park occupies 323,000 square feet of space in five (5) buildings, and is a part of the Otay International Center Precise Plan.

9. Sherwood Medical Products, Tijuana:

This is Sherwood Medical Products Mesa de Otay Plant. A tour of this facility will be provided.

10. Lunch at Victors:

Our schedule provides for lunch at approximately 1:00 p.m.

11. San Ysidro Border Crossing:

According to the United States Customs, the gate is crossed by approximately 7.5 million pedestrians and 10 million vehicles every year. It is a major gateway to San Ysidro, San Diego, and the United States and Mexico. This is reported to be the busiest border crossing in the world.

12. Southwestern San Ysidro Low Income Residential:

Residents consider that they have received more than their fair share of low income housing. Some community members have objected to these projects because of their monotonous,

institutional or "barracks-like" appearance, large expanses of asphalt parking lots, chain link fencing, and inadequate private and public open space.

13. San Ysidro Boulevard:

San Ysidro Boulevard traffic creates a barrier to the pedestrian. There is no signage to direct tourists to parking areas and insurance and money exchange houses (these are scattered throughout the community) worsening traffic problems as tourists drive around the community searching for these services. The border commercial corridor, the portion of the community generally located on San Ysidro Boulevard south of I-805, could, however, be enhanced by quality building and urban design, the rehabilitation of existing structures, increased landscaping, and improved traffic circulation.

14. Historic Survey Area:

A small neighborhood of early twentieth century (circa 1920) homes and the remaining portion of the historic Little Landers Colony from the turn-of-the-century is located in the heart of San Ysidro and has set the tone for the community's small-scale, single-family, "village" character. An historic survey is ongoing to determine the area's potential for historic district status.

15. Border Highlands (Optional stop-time permitting):

This area is in the heart of the rural Tijuana River Valley, known for its importance as a wildlife habitat and its scenic beauty. A proposal to extract sand and gravel from the southern most portion of this site has been submitted to the Planning Department.

Gail Goldberg
Gail Goldberg

Rachel A. Hurst
Rachel A. Hurst

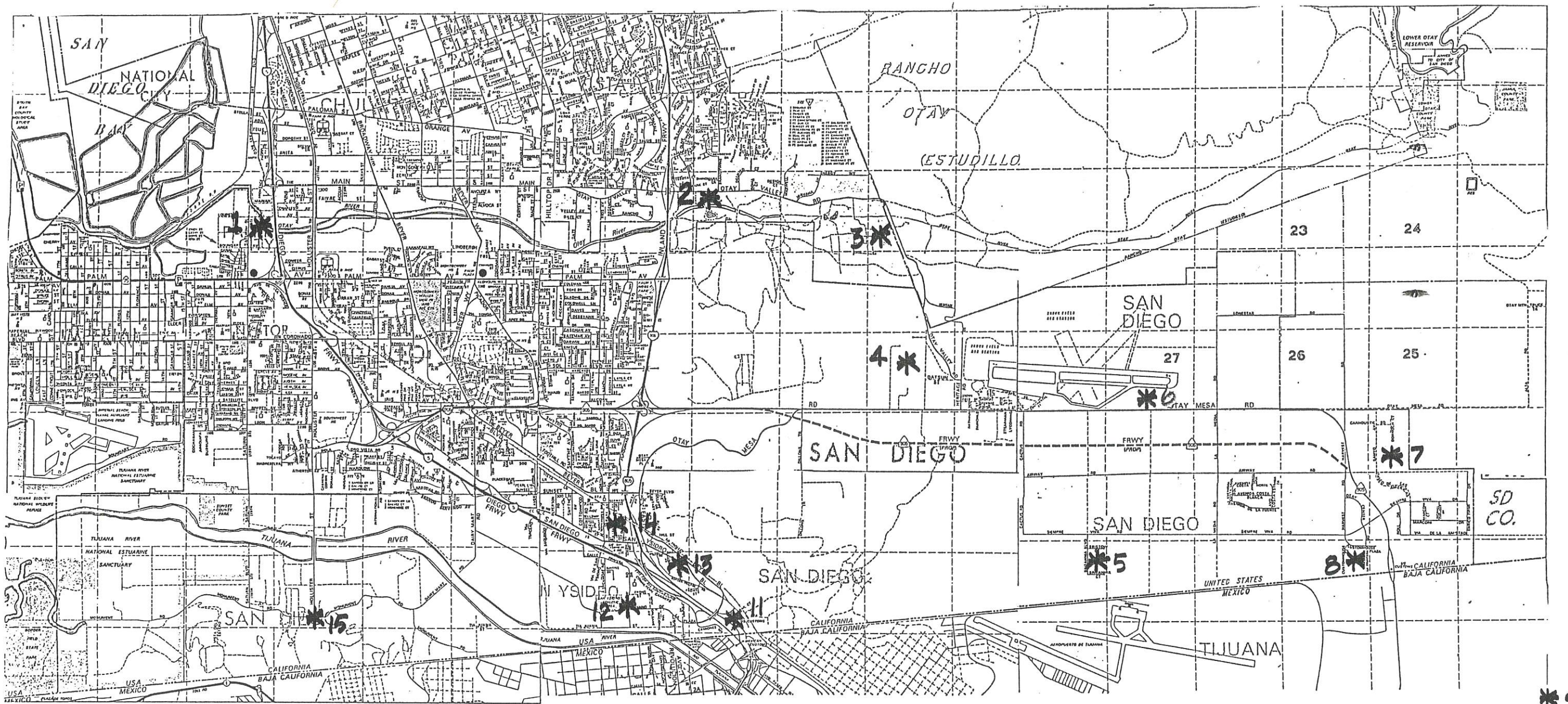
Lisa Hunt Counts
Lisa Hunt Counts

Anna L. McPherson
Anna L. McPherson

E. Michael Stang
E. Michael Stang

GG:RAH:LHC:AM:MS:kyn

To Carlos
Chbl.



SOUTH BAY/TIJUANA FIELD TRIP



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| 1. PROPOSED OTAY RIVER REGIONAL PARK | 6. BROWN FIELD | 11. SAN YSIDRO BORDER GATE |
| 2. " " | 7. SAN DIEGO BUSINESS PARK- SHERWOOD MEDICAL PRODUCTS | 12. LOW INCOME HOUSING |
| 3. " " | 8. TRAMMELL CROW | 13. SAN YSIDRO BLVD. |
| 4. AREA IMPACTED BY BROWN FIELD OPERATIONS | 9. SHERWOOD MEDICAL PRODUCTS | 14. HISTORIC SURVEY AREA |
| 5. BRITANIA COMMERCE CTR. | 10. LUNCH | 15. BORDER HIGHLANDS |