



**San Ysidro Chamber of Commerce
Monthly Board of Directors Meeting
Tuesday, April 28, 2020**

9:00 A.M. at the San Ysidro Community Service Center

Due to the COVID-19 crisis, this meeting will be held on Zoom. To join the meeting, go to <https://us04web.zoom.us/j/2751097781>. Public may make comments via the Zoom comment option.

Agenda

1. Welcome and Convening of Meeting, Roll Call and Introductions (9:00am)

2. Non-Agenda Public Comment

Public comment may be made on any subject in the Board's area of responsibility. In the interest of dealing with business on hand, comments are limited to no more than three (3) minutes total per subject, regardless of the number of those who wish to speak. (Comments relating to today's agenda are to be taken at the time the item is heard.) The President has the ability to reduce speaker time in the interest of accomplishing board business. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken or had by the Board on any issue brought forth under "Non-Agenda Public Comment."

3. President's Report

Information

4. Executive Director's Report

Information

- a. Member Wellness Calls
 - New Members
- b. CC-Assist
- c. ADU Webinar
- d. Security Cameras/ Crowd Counting
- e. San Diego Green Building Council
- f. Grants
- g. Events
- h. Senior Project

5. Current Business

- a. Elections
 - Terms
 - Available Seats
 - Process

6. Monthly Financial Reports

7. Adjourn (10:30am)

NEXT BOARD MEETING: April 28, 2020 – to be held via Zoom

**CONFUSED ABOUT ADU'S?
WE'VE GOT YOU COVERED AT**

ADU GEEKS

**We are the only source you will need
to get your ADU completed.**

**We care of your needs, and will act as
your personal representative while
coordinating the right professionals
for your job.**

**We make sure you are not overpaying
or getting sub-par services from any
professional.**

**You don't have to worry about what the
next step is, we've got your covered.**

**We have a streamlined process that is
easy and pain-free.**



**ADUGEEKS.COM
EMAIL: INFO@ADUGEEKS.COM
PHONE: (619) 249-7312**

DESIGNING YOUR FUTURE



Adding an ADU shouldn't be hard, Give us a call today and we will show you how easy it can be!

At ADU Geeks we provide everything from financing, designing, permitting, building to leasing and more... we do it all!

Best of all...

We offer one point of contact throughout the entire process, making communication easy and streamlined.

You won't have to coordinate any of the professionals needed to complete your project, we do it for you, all for one low cost!

FOR MORE INFORMATION ON
THE PROJECTS OF ADU GEEKS,
VISIT WWW.ADUGEEKS.COM.

**ADUGEEKS.COM
EMAIL: INFO@ADUGEEKS.COM
PHONE: (619) 249-7312**

WHAT WE OFFER

Let us help you see the whole picture before you get started on your ADU project!

\$250

- 1 **On-site Feasibility Study**
 - We will do a thorough walk through of your property to determine what your best options are based on our customized analysis.
- 2 **Best type of ADU analysis**
 - Pre-fab, modular, stick-build – we provide the pros & cons for all your ADU options; don't let anybody tell you that you can't do one over the other.
- 3 **Knowing the Total Costs**
 - We provide you a detailed list of all estimated expenses so you can budget accurately. Don't be surprised by unforeseen costs!
- 4 **Financing Options**
 - With so many ways to finance your project, we will lay out all your options. Loan amount, timing, logistics, future costs... every detail counts.
- 5 **Floorplan Layouts**
 - Matching your vision with your budget. Our architects, draftsmen, and general contractors come up with the best layout for you!
- 6 **Establishing a Timeline that works for you**
 - Based on the type of ADU you want to build, and how you're going to finance the project, we calculate an estimated timeline for your ADU to be completed.
- 7 **Projected Cash Flow**
 - Our experienced property managers determine accurate rental income projections. Compared against your finance costs, know your cash flow upfront!



Info@ADUGeeks.com

(619) 249-7312

www.ADUGeeks.com



Introduction

Granny flat, second unit, in-law suite, converted garage, backyard cottage, basement apartment – accessory dwelling units (ADU) have many names but are always a self-contained home equal to or smaller than the main house and legally part of the same property. ADUs can take many forms and vary in size, but always contain basic living needs: including a kitchen, bathroom, and place to sleep.

ADUs typically range from 220 square-foot studios to over 1,200 square foot houses with multiple bedrooms. There are many different types of ADUs, but they are generally one of these types.



Accessory Dwelling Unit (ADU)



Granny flat, in-law suite, second unit, converted garage, backyard cottage, basement apartment - whatever you call it, get inspired to build one.

Our ADU Geeks have **streamlined the entire process** and can do it all.



Types Of ADUs?



Detached: free-standing structure



Attached: shares at least one wall with the primary home



Interior: built from existing converted space (i.e. attic or basement)



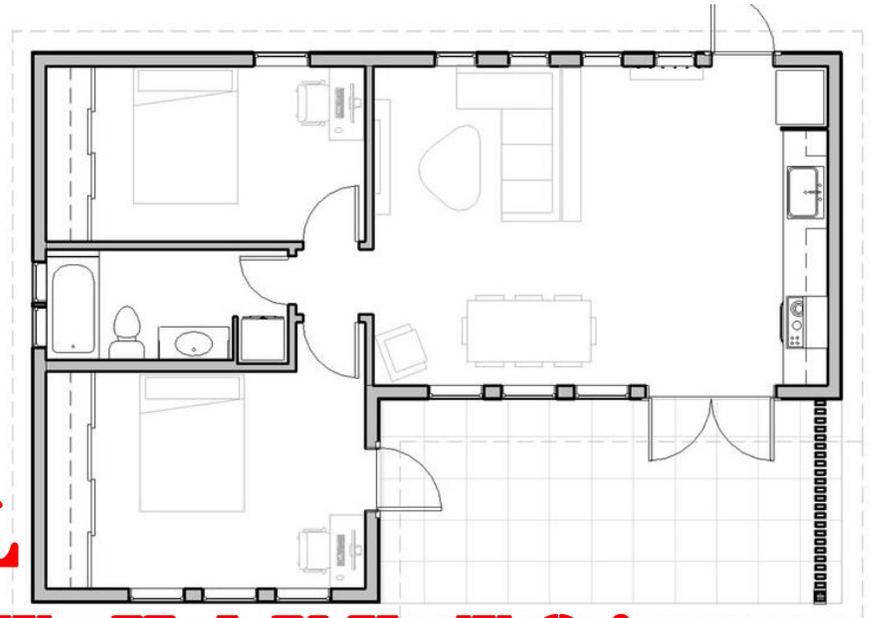
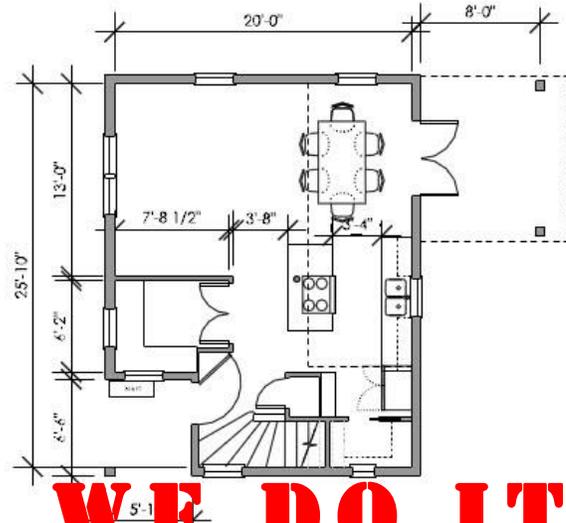
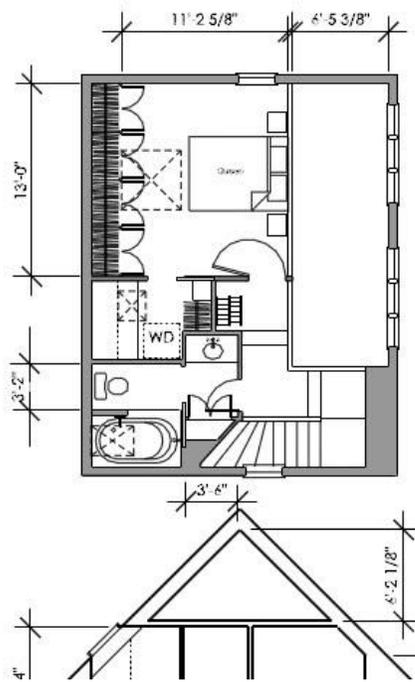
Garage apartment: converted former garage space



Above garage: unit built above garage



How To Build An ADU

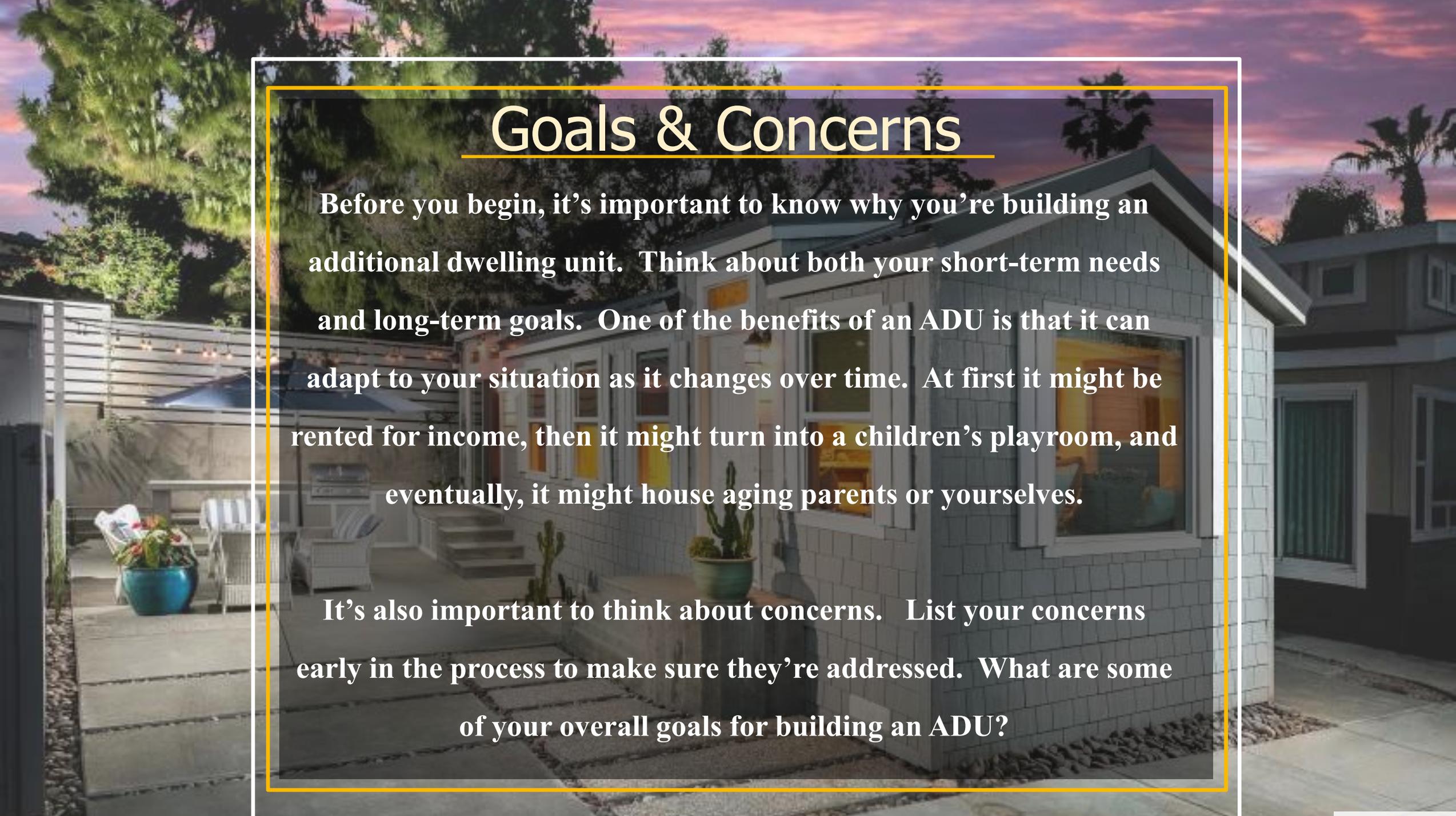


**WE DO IT ALL
SO YOU DON'T HAVE TO!**



How To Build An ADU Cont... **WE DO IT ALL SO YOU DON'T HAVE TO!**

- **Getting started** - New state laws have made it easier than ever to build an ADU in California. Start by visiting your city to discuss your ideas. Make sure to consider costs, rents, and the value of ADUs.
- **Design** - Imagine all the ways your second unit will be used over the years. Who will live there? How much space do they need? How fancy will it be? Will it have special features like wheelchair access or a garden? You'll need a designer, architect or builder to help you follow all the rules and refine your budget.
- **Permits** - A new state law makes it easier, faster and cheaper to get permits for second units, but each city still has its own process. Visit your city's Planning and Building Department to learn the rules, pick up forms and ask about fees. Experienced professionals definitely make the process easier.
- **Construction** - Get detailed bids from several contractors, call their references and check their licenses with the state. Get a written contract that lists all costs and details up front to avoid expensive changes later. Communicate frequently and verify progress before making payments.
- **Move in** - Construction is complete, and now it's time for someone to move in. This may be you, a friend, family member or renter. If it is a tenant, there are plenty of resources to help you become a landlord, including organizations that help you manage your unit. Consider pricing the unit so a school teacher, nurse or firefighter can move in.

A modern, light-colored shingled ADU (Accessory Dwelling Unit) with a patio and outdoor furniture. The building has a gabled roof and large windows. The patio area is furnished with a table and chairs, and there are potted plants. The scene is set at dusk, with a colorful sky in shades of purple, pink, and blue. The ADU is surrounded by trees and a fence in the background.

Goals & Concerns

Before you begin, it's important to know why you're building an additional dwelling unit. Think about both your short-term needs and long-term goals. One of the benefits of an ADU is that it can adapt to your situation as it changes over time. At first it might be rented for income, then it might turn into a children's playroom, and eventually, it might house aging parents or yourselves.

It's also important to think about concerns. List your concerns early in the process to make sure they're addressed. What are some of your overall goals for building an ADU?

Pros

- Rental Income
- Housing for family
- Helping out the community
- Housing for someone with special needs
- Planning a retirement
- Increased resale value
- Downsizing/moving into the second unit
- Housing domestic help
- Helping with chores or to watch over things when you're away



Concerns

- Cost
- Difficulty of approval and/or construction
- Privacy
- Changes of renting and managing the ADU
- Increased in property or other taxes
- Other concerns



The Time Is Now

It may seem like a lot to consider and keep track of. We have streamlined the entire process from start to finish.

Call us now for a free consultation

(619) 249-7312

Info@ADUGeeks.com



GREEN BUSINESS PILOT PROGRAM

The San Diego Green Building Council is working with the City of San Diego Economic Development Department to promote the Green Business Pilot Program.

This pilot hopes to find energy efficiency, water conservation and waste diversion opportunities which will help your business improve its bottom line, operate more sustainably and become marketable as a green business.

If you are interested in participating, the first step is a site assessment which involves the following:

- A quick walk-through of your business
- Learning about our business' goals for this pilot
- Identifying energy, water, and waste saving opportunities and information including:
 - SDG&E rebates and incentive programs
 - Applicable rebates from the City of San Diego Public Utilities Department and the San Diego County Water Authority
 - Sustainable best practices

Contact david@sd-gbc.org to learn more.



shall be deemed to be associated persons with respect to the corporation as that term is defined in section 5332 of the California Nonprofit Public Benefit Corporation Law, and no such reference shall constitute anyone a member of this Corporation.

- b) "Delegates" are not members nor are they vested in any rights other than provided by majority action of the Directors. The Board of Directors shall elect new Directors and anything in these bylaws which gives the appearance of incidence of membership is merely an accommodation to promote community participation.

ARTICLE IV ELECTION OF DIRECTORS

(Entire Article Amended 10/24/00, with additional changes as of 10/28/08)

- a) On establishing the Corporation in 1999, through an open participatory process on the part of the eligible business membership, the original intent was to elect directors who would hold two-year terms commencing in July of the year elected, and further, with fifteen directors, to stagger the terms, such that a combination of seven or eight directors would be elected annually. In 2008, the Corporation has changed the term of directors from two to four years on a phased basis commencing with the June 2009 election, as follows:
- 1) For the 2008 election, the ten directors elected hold two-year terms, per the adopted Election 2008 Policy Procedures and Calendar.
 - 2) For the 2009 election, the five seats up for election will be for three-year terms (to 2012).
 - 3) For the 2010 election, the ten seats up for election will be subdivided as follows: eight for four-year terms (to 2014) and two for two-year terms (to 2012), with selection determination made by highest vote count.
 - 4) For the 2012 election, the seven seats up for election will be for four-year terms (to 2016).
 - 5) For the 2014 election, eight seats up for election will be for four-year terms (to 2018).

Intent is to hold elections at two-year intervals reflecting seven and eight seats, respectively. As of the 2018 elections, as a result of the Corporations increase of events and Chamber Supporting Members, election candidates shall be divided between Assessed Delegates and Chamber Supporting Delegates. The Election Committee shall ensure that the number of Directors elected from each type of delegates ensures the resulting Board of Directors reflects the same ratio of Assessed: Chamber Supporting delegates.

- b) Each March, corresponding to an election year, as described above, the Board of Directors will review the election process with respect to the number of seats, which will become vacant as of June 30th. Consistent with Section 5513 of the California Corporations Code, this election will be conducted by written ballot available to all eligible business members ("Delegates"), with results of this election to be ratified at the June Annual Meeting.
- c) At the April Board Meeting, the President announces the appointment of a Nominating Committee.
- d) After the April Board Meeting and before the May Board Meeting:
- 1) A list of holders of valid/fully paid Business Tax Certificates will be obtained as of April 30th, holders of which are eligible: to nominate candidates (including self-nominations), vote by written ballot, and vote at the Annual Meeting; and
 - 2) Secretary will send by first class mail a notice of election to all eligible San Ysidro business members. This mailing will consist of the notice of election, nomination forms and other materials. Nomination forms must be returned to the office by the nearest business day corresponding to May 15th (not a Sunday or Monday) by hand or with post mark no later than the date prior.
- 1) At the May Board Meeting:
- 1) Secretary reports to Directors on all businesses eligible to vote by ballot an at the Annual Meeting, and, in conjunction with the Nominating Committee, reports to the Directors of the results from nomination solicitation;
 - 2) The Nominating Committee continues their report, such that additional nominations may be made, including from the floor, provided that the nominee so named is a business in good standing;