

**OTAY MESA PLANNING GROUP**  
**MEETING MINUTES, January 17, 2024**  
**Otay Nestor Library**  
**3003 Coronado Ave, San Diego, CA 92154**

Otay Mesa Planning Group Chair, Mr. Rob Hixson, called the meeting to order at 3:04 pm. Introductions are made across the room.

<b>Members present:</b>	<b>Members absent:</b>
Rob Hixson	Tom Ricotta
Ted Shaw	Tony Blas
Diane Kirma	Chris Holder
Felipe Nuno	Scott Merry
Tom Simmons	
Alejandra Mier y Teran	
Ronnie Taylor	
Allen Kashani	
Rita Mahoney	
Mark Freed	
Jason Wells	

**Approval of minutes:**

November 2023

- **Vote:** A motion was made by R. Mahoney, seconded by M. Freed. Motion passed (08-3-0)  
**Yes:** R. Hixson, D. Kirma, A. Kashani, A. Mier y Teran, F. Nuno, & T. Simmons.
- **Abstained:** R. Taylor, T. Shaw, & J. Wells
- **Vote No:** None
- **Comments:** None

**Public Input/Comments on Matters Not on the Agenda:**

None.

**Chairman's Report:**

- The City asked us for a new Otay Mesa Planning Group application.
- Elections are coming up in March. Hopefully, we can get new members.

Items Received:

1. Notice of Application, PRJ-1105056, Airway Road And 905 Fuel Center and Convenience Store
2. Notice of Public Hearing, PTS 632813, Site Development Permit, Plaza La Media South
3. Notice of Application, PRJ 1100701, Site Development Permit, 4951 Dillons Trail
4. Notice of Future Decision, PRJ 1107028, Cannabis Production Facility CUP, 1555 Laurel Bay Lane CPF CUP Amendment
5. Notice of Future Decision, PRJ 1107505, Conditional Use Permit, 6225 Progressive Ave Cannabis Production Facility
6. Notice of Decision to Approve, PRJ-1102669 -Neighborhood Development Permit, 2440 Cactus Road
7. Assessment Letter, PRJ 1071016, 2737 Britannia Boulevard
8. Notice of Right to Appeal Environmental Determination, Cesar Solis Community Park Carnival, Special Event Permit

**Government Liaison Reports**

**A. COUNCILMEMBER MORENO'S OFFICE:** *Gerardo Ramirez*

- La Media Road project continues to move forward
- 1<sup>st</sup> phase is to be completed by late spring or early summer. We are meeting with the engineers tomorrow to discuss the project.
- Streetlights have been challenging to address. Wait time is almost 200 days. Transportation informed us that they will be in District 8 to repair streetlights. Report those in the Get It Done App if streetlights need repair.
- Enhanced Infrastructure District "EID" continues to move forward.
- On February 22nd, the EID will discuss the budget and the bond.

**B. ASSEMBLYMEMBER WEBER'S OFFICE:** *No report was provided.*

**C. SUPERVISOR VARGAS' OFFICE:** *No report was provided*

**OTAY MESA PLANNING GROUP**  
MEETING MINUTES, January 17, 2024  
Otay Nestor Library  
3003 Coronado Ave, San Diego, CA 92154

---

- D. ASSEMBLY MEMBER DAVID ALVAREZ OFFICE:** *No report provided*
- E. SENATOR PADILLA'S OFFICE:** *No report provided*
- F. POLICE DEPARTMENT & CODE COMPLIANCE:** Carlos LaCarra
- A national search for the new Chief of Police for the City of San Diego – 50 applicants
  - Executive Assistant Chief – retired
  - Promotions in the department – There is a lot of movement in the department right now.
  - Low on personnel – the department has seen a lot of overtime.
  - Use the Get it Done app – South division was the lowest-ranking division not utilizing it.
  - Abandoned RV / non-functioning RV, we see those being removed quickly.
- G. FIRE DEPARTMENT:** *No report was provided.*
- H. IMMIGRATION & CUSTOMS DEPARTMENT:** *No report was provided.*
- I. CITY ATTORNEY'S OFFICE:** *No report was provided.*

**Monthly Report:**

- A. CPC-** (Mark Freed, Property Owner)

**CPC Agenda 11/28/23**

**ITEM #4 - INCLUSIVE PUBLIC ENGAGEMENT GUIDE:**

- A presentation by the Planning Department reviewing the process for the Inclusive Public Engagement Guide. The Guide is a part of the City's Equity Forward program and intended to create an inclusive public engagement strategy to promote inclusive public engagement and community participation, particularly for people who have historically experienced barriers to public participation.
- Complete Information on the Inclusive Public Engagement Guide can be found at this link: <https://www.sandiego.gov/equity-forward/inclusive-public-engagement-guide>

**ITEM #5 - MOBILITY MASTER PLAN:**

- Mobility Department presentation of the Draft Mobility Master Plan that was publicly released on October 6, 2023.
- The Mobility Master Plan is a comprehensive transportation planning effort to create a balanced, equitable, and sustainable mobility system for the City of San Diego. Comments and Feedback on the Mobility Master Plan are solicited.
- Complete Information and the link for feedback on the Mobility Master Plan can be found at this web address: <https://www.sandiego.gov/sustainability-mobility/mobility/mobility-master-plan>.

**ITEM #6 - GRAND JURY SUBCOMMITTEE:**

- The Grand Jury Subcommittee gave a recommendation on a response to the Grand Jury Inquiry regarding DIF Fees.
- Complete Grand Jury Report can be found at this link: <https://www.sandiegocounty.gov/content/dam/sdc/grandjury/reports/2022-2023/City%20Of%20San%20Diego%20Development%20Impact%20Fees.pdf>

**Highlights**

- The City has a \$5.17 billion funding gap in infrastructure needs.
- The City estimated that approximately \$222 million in collected fees were unable to be spent within the existing DIF/FBA fee structure.
- The Grand Jury discovered the total amount in these community accounts is much higher. \$511,454,359
- Unexpended DIF and FBA funds are subject to administrative fees charged by the City which can reach approx. 8% of the account balance per year.

**Grand Jury Recommendations (partial)**

- 23-56: Encourage all Community Planning Groups to review their associated Community Plans, and associated PFFP and/or IFS, for accuracy and completeness to ensure the plans represent the future infrastructure needs of each community.
- 23-57: Adopt a method to identify infrastructure projects that are no longer needed (do not have a viable nexus) for which DIF/FBA funds have been on deposit longer than five years.

**OTAY MESA PLANNING GROUP**  
**MEETING MINUTES, January 17, 2024**  
**Otay Nestor Library**  
**3003 Coronado Ave, San Diego, CA 92154**

---

- 23-58: Refund all DIF/FBA funds the City of San Diego has held longer than five years for which a timely Nexus cannot be established in accordance with California Government Code § 66001(e). (The City holds \$127,817,447 in unexpended funds greater than five years old)
- The CPC Grand Jury Subcommittee recommended a response.

**Other Items:** CPG applications for City recognition were due on December 31, 2023.

Next CPC meeting: January 23, 2024.

**B. Southwest Village Committee – (Felipe Nuno, Resident)**

- Waiting to hear from the City.

**C. Border Transportation – (Alejandra Mier y Teran, Business Representative)**

- Ped West is opening temporarily – only for a few hours a day.
- Everything seems to be on track with POE Otay II, which will open at the end of 2026.

**D. La Media Truck Route- (David Wick, Business Representative)**

- 1<sup>st</sup> phase should be completed in late spring / early summer – the entire project should be completed by the first quarter of 2025.

**E. San Diego Airport Advisory Committee – No report was provided.**

**F. Otay Mesa Chamber of Commerce – (Alejandra Mier y Teran, Business Representative)**

- Member breakfast tomorrow with Rosa Hernandez, Otay Mesa Port Director
- Employment webinar on February 15<sup>th</sup>.

**G. East Otay Mesa Property Owner's Association Update – (David Wick, Business Representative)**

- Many projects are under construction in east Otay Mesa
- Amazon is building on their land in east Otay Mesa
- Black has broken ground.
- Kearny is doing their last phase.
- Otay II Port of Entry needs dirt.
- Landfill recycling – we need a landfill in Otay Mesa that focuses on recycling and operates as a landfill. It will be somewhat like Waste Management giving consumers an option.

**H. La Media West Wetlands - No report was provided.**

**a) Informational Items- Nakano – Allen Kashani, Tri Pointe Homes**

Tri Pointe Homes is seeking approval for a 215 (up to 221) unit multi-family residential development on its 23.77-acre Nakano property (Assessor Parcel Number [APN] 624-071-0200) located south of the Otay River and east of Interstate 805 in the City of Chula Vista, but within the planned community of Ocean View Hills. The City of San Diego, the City of Chula Vista, and Tri Pointe Homes entered a Memorandum of Understanding regarding the proposed annexation and development of the Nakano Property. The site has long been planned for reorganization to the City of San Diego because the site is encumbered by several geographical challenges that would prevent Chula Vista from providing services. Processing of the project, including reviews, finalizing the Annexation Agreement, and other items, are in process. Public review of the Draft Environmental Impact Report is expected to occur in early 2024. Chula Vista and San Diego hearings are anticipated to occur in the first half of 2024. Following these hearings, the City of San Diego will apply to the Local Agency Formation Commission (LAFCO) to reorganize Nakano from Chula Vista and the Otay Water District to the City of San Diego.

**I. Action Items:**

**a) 1555 Laurel Bay Lane CPF Extension of Time - Project No. 2145816**

**Presented by:** Christopher D'Avignon and Annemarie Tanner, His & Herbs

*A motion was made by R. Mahoney and seconded by F. Nuno. The Motion passed (11-0-0-0)*

**Yes:** R. Hixson, D. Kirma, R. Taylor, A. Kashani, A. Mier y Teran, J. Wells, M. Freed, T. Shaw & T. Simmons.

**Recusal:** None

**Abstained:** None

**OTAY MESA PLANNING GROUP**  
MEETING MINUTES, January 17, 2024  
Otay Nestor Library  
3003 Coronado Ave, San Diego, CA 92154

---

**No Vote:** None

**J. Closing remarks:**

Thank you.

**K. Old Business:**

No old business.

*The meeting adjourned at 3:55 pm by Rob Hixson, Planning Group Chair.*