

OTAY MESA PLANNING GROUP

MEETING MINUTES, NOVEMBER 17, 2021

Via ZOOM

Otay Mesa Planning Group member, Mr. Jimmy Ayala called the meeting to order at 3:04 p.m.

Introductions are made via the zoom meeting screen.

Members present:	Members absent:
Jimmy Ayala	Tony Blas
Jayson Christopher	Tom Simmons
Chris Holder	James Street
Diane Kirma	Mark Freed
Rodolfo Jr. Lopez	Clarissa Falcon
Alejandra Mier y Teran	Rob Hixson
Rita Mahoney	Ted Shaw
Scott Merry	
Felipe Nuno	
Tom Ricotta	
Ronnie Taylor	

Approval of minutes:

October 2021

- **Vote:** A motion was made by F. Nuno & seconded by S. Merry. Motion passed (9-0-2)
- **Yes:** C. Holder, D. Kirma, R. Taylor, R. Lopez, J. Ayala, T. Ricotta & A. Mier y Teran.
- **Abstained:** R. Mahoney & J. Christopher.
- **Vote No:** None.

Public Input/Comments on Matters Not on the Agenda:

Please welcome Nancy Graham as our new Otay Mesa community planner.

Chairman's Report:

Items received:

1. Discretionary Offline Reviewer Form - 690358
2. Viva Logistics Sign Plan NUP Assessment Letter Project No. 683463
3. CPC upcoming meetings -- November meeting rescheduled to Nov 30.
4. BDM Mixed Use CPA/SDP

Government Liaison Reports

A. COUNCILMEMBER MORENO'S OFFICE: Gerardo Ramirez:

Performance Audit of Equity in Recreation Programming

- The Audit Committee conducted an audit of equity in recreation programming. Today the results were presented noting the severe inequity between underserved communities and wealthy ones when it comes to programs offered at our City's parks.
- Twice as many recreation programs are offered in affluent communities and current program spending per recreation center is 47% higher in wealthy communities in the City of San Diego.
- The Audit Committee accepted all of the recommendations from the Auditor and requested implementation funding to be considered in the FY22 mid-year budget adjustments.

Beyer Park-Prop 68 Grant Funding

- City staff informed our office that the results for the Prop 68 grant are expected this December.

La Media Road Project

- Next La Media Road Truck Route Working Group meeting scheduled for Tuesday, December

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- 7, at 2:00 PM.

B. MAYOR'S OFFICE: *Stephanie Estrada:*

- The city is currently hiring.
- Streetlights in the city have been a big issue that has been reported across all the districts, including district eight district & nine. We are short right now on electricians and so right now we're working on hiring those.

C. ASSEMBLYMEMBER WEBER'S OFFICE: *Mo Alo:*

- *Recess:* The 2022 Legislature session will begin soon. So if you are still looking to meet with the member please use the request feature on our website. There is still time to get on her calendar

There Ought To Be a Law

Our office just hosted our There Ought to Be a Law program which ended on the first of this month. This program allowed residents of the 79th Assembly District to submit detailed proposals before the beginning of the next legislative session for the opportunity to be selected as a bill to introduce to the Legislature. Our office received a whopping 80 submissions, which we are currently reviewing.

Small Business Webinar

Our office recently hosted a small business webinar with California Treasurer Fiona Ma. If you missed that webinar no worries you can access it from our website. You will find many resources for our small business and nonprofit organizations.

- *Upcoming Events*

Turkey Giveaway

This event will take place at the Jacob Center on December 20, 2021 from 10am to 1pm or until supplies last. This is a first come first serve event coupled with a vaccine event. We encourage attendees to register online but it is not necessary. Our office will be distributing 500 turkeys with sides along with addition groceries. See you there.

Winter Literacy Event

This event will take place at the Boys & Girls Club Encanto Branch on December 20, 2021 from 1pm – 3pm. Come by and pick up a book or two for your young reader. If you'd like to donate we are also looking for book donations.

Staying Updated

If you would like to stay up to date on our office events, please sign up on our website to receive updates and follow our social media pages on Facebook, Instagram, and Twitter. You may search Assemblymember Akilah Weber to find the pages. To see videos of the Assemblymember presenting bills on the floor, you may check out our website! (Drop link in chat: <https://a79.asmdc.org/>)

- *Redistricting*

- The redistricting process is still underway and we just want to encourage you all to be engaged in the public input period about your communities of interest. The state, county, and city has redistricting commissions that you may look up to find their public input dates.

As always our office continues to provide assistance for these high priority areas:

- Golden State Stimulus inquiries, EDD Assistance, ERAPs

D. SUPERVISOR VARGAS' OFFICE: *Andrew Harvey:*

- Through Nov. 9, a total of 279,293 San Diegans had received a COVID-19 booster and 7,320 children ages 5 through 11 had received their first shot of the Pfizer vaccine, the only one approved for this age group.
- COVID-19 vaccines for all eligible ages and booster shots are available at health care providers, retail pharmacies, clinics and other medical providers. Appointments can be made at myturn.ca.gov or by calling (833) 422-4255.

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- SAN DIEGO (CNS) – The San Diego County Board of Supervisors Tuesday voted unanimously to support a congressional bill aimed at prohibiting new offshore oil drilling in Southern California.
 - There is also an Op Ed that was just released by the Tribune that you can check out about Supervisor Vargas and the events that have taken place this month at the Board of Supervisors meetings.

E. ASSEMBLY MEMBER LORENA GONZALEZ OFFICE: *No report was provided.*

F. SENATOR HUESOS' OFFICE: *Claudia Lopez:*

- The 2021 legislative session has ended, and the legislature passed roughly 900 bills that went to Governor Newsom's desk for action.
- As of September 10, legislators have been in a legislative recess, Senator Hueso is meeting with stakeholders and constituents to develop legislation for introduction in the next session, which will convene in January 2022. We welcome your ideas and proposals.
- 8 bills were sent to the Governor and all 8 were signed into law. The explanation of each is on last month's minutes for your reference.

G. POLICE DEPARTMENT & CODE COMPLIANCE: *No report was provided.*

H. FIRE DEPARTMENT: *No report was provided.*

I. IMMIGRATION & CUSTOMS DEPARTMENT: *No report was provided.*

J. CITY ATTORNEY'S OFFICE: *No report was provided.*

Monthly Report:

A. CPC- *Mark Freed (emailed report)*

- This latest CPC Update covers the Sept. 28th and Oct. 26th, 2021, meetings.
Sept. 28, 2021, Meeting Minutes: https://www.sandiego.gov/sites/default/files/cpc_draft-09-28-21_minutes_.pdf

ITEM #5. SPACES AS PLACES:

- Planning Department presented an update on "Spaces as Places" from the August agenda. Proposed changes are operational including: hours for streetaries; noise levels within streetaries should be compatible with adjacent uses; streets with streetaries should have a speed limit of 30 mph; streetaries should be permitted on classified streets but not those equal to or greater major streets; a new exclusive use fee is being considered; there should be a minimum 5-foot clear path of travel for ADA compliance.

ITEM #6. 2021 CODE UPDATE:

- Planning Department gave a presentation as part of the annual update to the Land Development Code. There will be 6 workshops from July to August to present the items and get feedback.
- There are 36 items proposed, 16 corrections, 18 regulatory reforms, 2 in compliance with state law. Most are general zoning changes (ie. Centre City PDO). Discussion of regulatory reform for the Centre City PDO including employing overlay zones to incentivize housing, requiring greenway improvements, adding limited use regulations for pet boarding, day care and vet clinics. Other items include allowing artisan food and beverage producers in all zones, update of the green building incentive standards, clarify FAR calculation historic buildings, add flexibility to allow commercial to residential projects, apply active transportation in-lieu fee for residential development that exceeds maximum parking, and eliminate electronic game limit for entertainment establishments in the Gaslamp quarter. The update is to be consistent with state law. Next step is to present at Planning Commission on October 27 and Land Use and Housing in November/December 2021.
- Motion: A motion was made and passed to support.

ITEM #7. CITY ADU ORDINANCES: Neighbors for a Better San Diego, presented an update on the City's laws regarding Auxiliary Dwelling Units (ADU). Stated that ADU ordinance could allow up to 5 addresses on one property. Called the density bonus program 'egregious' and questioned its necessity. Proposed reducing the square footage on market rate ADU's to no more than 1,000 square feet, replacing the ADU density bonus

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with a 200 SF size bonus, restrict affordable incentives for very low and low-income, increase affordable deed restriction from 15 years to 30 years, waive the DIF on ADU's greater than 75 sf of deeded affordable, increase the side yard and rear yard setback on new ADU's and Junior ADU's and limit ADU height to 16 feet. Stated current 30-foot height limit is not in keeping with neighborhood character and that the number of ADU's be limited to 4 per lot. Recommended opposing SB-10, the new state law allowing multiple ADU's in single-family zones.

- Motion: A motion was made and passed to stick with state guidelines, approve a total of 4 ADU's and not support the ordinance/SB-10 allowing 10 ADU's on a single-family lot.
- The meeting Minutes for the Oct. 26, 2021 meeting have not been posted yet. Please see below and attached for information on items discussed/presented.

- Oct. 26, 2021 Agenda: https://www.sandiego.gov/sites/default/files/cpc-agenda_10-26-21_mp.pdf

ITEM #5 CALIFORNIA CITIZENS REDISTRICTING COMMISSION:

- Presentation by CA Citizens Redistricting Commission regarding Draw My CA Community Online Mapping Tool. Please see: <http://wedrawthelinesca.org/>
- For an update on the County's redistricting process. Please see: <https://www.sandiegocounty.gov/content/sdc/redistricting.html>

ITEM #6 CLIMATE RESILIENT SAN DIEGO PLAN:

- Planning Department Presentation on the Draft Climate Resilient SD Plan. Please see: <https://www.sandiego.gov/sustainability/resilience>.

ITEM #7 TREES: Treewatch San Diego and Kate's Trees presentation on the inadequacies of the City's Urban Forest policies, and request for advocacy for trees from Community Planning Groups.

- The next CPC meeting is 11/30/21.

B. Southwest Village Committee - (Felipe Nuno, Resident)

- Nothing to report. Still waiting to hear back from the City.

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

- Travel restrictions were lifted in the US Mexico border.
- Mexican nationals are not crossing the border as expected.
- The California Air Resources Board has concerns about residential developments that are in industrial communities and because of that, they are doing a new regulation where they are requiring trucks now to be zero emission trucks as early as 2023.
- STG was at the webinar and they say for example, that they are willing to partner with private fleets to come up with charging stations at their facilities. This is a five-year program.

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

- The next update by the city, a virtual meeting is going to be on December 7th, from 2pm-3pm.
- Detouring trucks from December 6th for about a month. It's the slow season for trucks crossing the border.

E. San Diego Airport Advisory Committee - (Jayson Christopher, Business Representative)

- Nothing to report at this time.

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

- Holiday Breakfast December 9, 2021 at the Chula Vista Golf Course
- Two vaccination clinics coming up. One is December 30th.

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

- LS power is going to break ground on their phase two of their battery storage facility of 250 megawatts adjacent to their existing battery storage facility.
- The county just opened their EVOC facility, their emergency vehicle operation center.

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

I. Informational Items:

- BDM Mixed Use Project No. 673818 - Steven Bossi

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The BDM Mixed-Use project is proposed for a 13.45-acre site, located on the south side of Otay Mesa Road, east of Emerald Crest Court, west of Corporate Center Drive, and north of State Route 905, within the Otay Mesa Community Plan area in the City of San Diego. The project proposes 430 total multi-family residential dwelling units and approximately 6,000 square feet of commercial use. The multi-family residential use includes 378 market-rate dwelling units, situated in the northern portion of the site, and 52 affordable dwelling units (affordable to low-income households) situated in the western portion of the site. Commercial uses would be located in the northwestern portion of the site. Access to the project would be provided off Emerald Crest Court and by a new private drive off Otay Mesa Road. The project requires an Amendment to the Otay Mesa Plan to change the land use designation from Community Commercial – Residential Prohibited to Community Commercial – Residential Permitted, Rezone from the existing CC-2-3 zone to CC-3-6, Vesting Tentative Map, Site Development Permit, Neighborhood Development Permit, and Public Right-of-Way Vacation to vacate Corporate Center Drive south of Otay Mesa Road

- The City of San Diego 2020 ADU Ordinance and the threat that it represents to home ownership and to the quality of life in single family residential areas – Newell Booth

J. Action Items:

A. **Motion:** EPOCA Parks –

Presented by: Ian Morris Groundlevel

- **Vote:** A motion was made by F. Nuno & seconded by S. Merry. Motion passed (10-0-1)
- **Yes:** C. Holder, D. Kirma, R. Taylor, R. Lopez, J. Ayala, J. Christopher, T. Ricotta & A. Mier y Teran.
- **Abstained:** R. Mahoney
- **Vote No:** None.

B. **Motion:** PA61 Lot 1 VTM/SDP/MPDP/Community Plan Amendment and Rezone – Project No. 690358

Presented by: David Stearn

- **Vote:** N A motion was made by R. Taylor & seconded by A. Mier y Teran Motion passed (10-0-1)
- **Yes:** C. Holder, D. Kirma, F. Nuno, T. Ricotta, R. Lopez, S. Merry & J. Christopher.
- **Abstained:** J. Ayala.
- **Vote No:** None.

Closing remarks:

Thank you.

K. Old Business:

No old business.

Meeting adjourned at 4:43 p.m. by Jimmy Ayala, Planning Group Member.