

# OTAY MESA PLANNING GROUP

## AGENDA

**WEDNESDAY, May 16, 2007, 3:00 PM**

**(Note start time and new regular meeting location)**

at

**Otay Mesa-Nestor Branch Library**

**3003 Coronado Ave**

**San Diego, Ca 92154**

**(map on back)**

## AGENDA

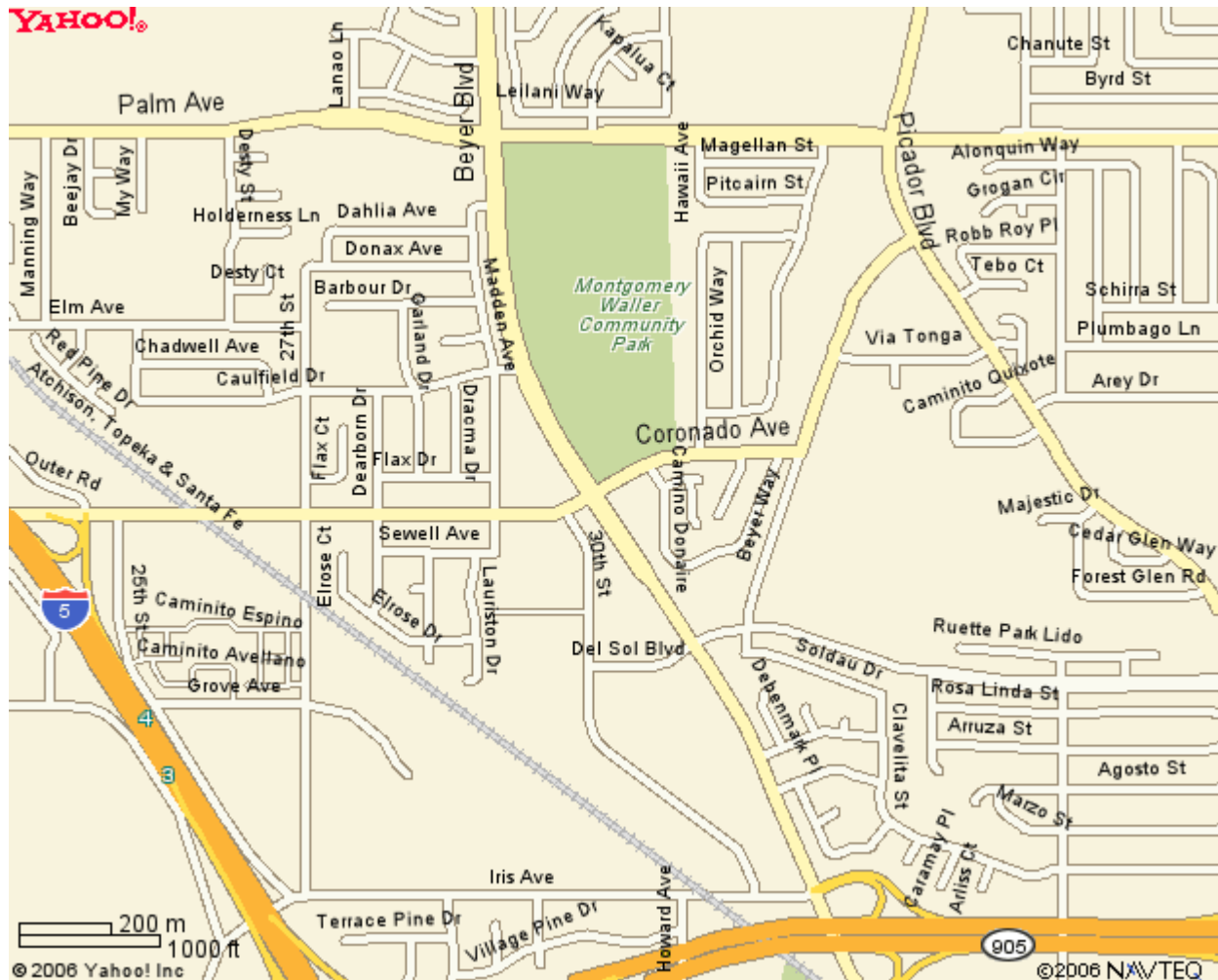
1. Call to order and Introductions
2. Approval of minutes of April meeting
3. Chairman's Report
4. Special Agenda Information Item – Otay Mesa Community Plan Update: In anticipation of the May 17<sup>th</sup> focused Planning Commission workshop, discussion will focus on transportation issues – regional network, local network, Brown Field, cross border terminal, border issues, trucks, goods movement, transit, pedestrians/bike trails, and connectivity.
5. Government Liaison Reports
  - A. Councilman Hueso's office
  - B. Mayor's office
  - C. Supervisor Cox's office
  - D. Assemblymember Salas' office
  - E. Police Department
  - F. Fire Department
6. Monthly Reports
  - A. CPC – Mel Ingalls
  - B. Border Transportation –Alejandra Mier y Teran
  - C. Community Plan Update – Theresa Millette
  - D. Facilities Financing Committee – Judd Halenza
  - E. Heavy Industrial Use Committee – Emil Wohl
  - F. San Diego Airport Advisory Committee – Tom Ricotta
  - G. Code Enforcement – Sheri Carr
  - H. Chamber Update – Alejandra Mier y Teran
  - I. East Otay Mesa Property Owners' Association Update – Tom Story
7. Action Items
  - A. Appointment of Planning Group Officers
  - B. Innovative Cold Storage: Construction of a cold-storage facility in Martinez Ranch (PTS #: 125614) – Paul Giese (Hamman Construction)
  - C. Request for approval of Easement Vacation & Alternative configuration at 2206, 2236 Otay Center Court (PTS #: 125957 & 125962)– John Pizzato & Robert Halliday
8. Information Items
  - A. Update on South Bay Expressway – Greg Hulsizer (CEO, South Bay Expressway)
  - B. Update on the Brown Field RFQ/RFP – Mike Tussey (City of San Diego)

9. Old Business
  - A. Update on Otay Mesa Trunk Sewer Surcharge Fee – Allan Navarro & Tom Zeleny (City of San Diego)
10. Public Input
11. Adjournment

If you are unable to attend meeting or have questions, please call Susanne Bankhead at 239-9877, ext. 10.

This information will be made available in alternative formats upon request. To request an agenda format, or to request a sign language or oral interpreter for the meeting, call 235-5200 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

**Otay Mesa-Nestor Branch Library**  
**3003 Coronado Ave**  
**San Diego, Ca 92154**



**\*\*The Otay Mesa Nestor Branch Library is located on Coronado Avenue, up the hill from Beyer and across from Montgomery Waller Community Park. Their phone number is (619) 424-0474.**

## **OTAY MESA PLANNING GROUP**

### **MINUTES April 18, 2007**

#### **CALL TO ORDER**

The meeting was called to order by Chairman Rob Hixson. As a member of the Nominating Committee, Jimmy Ayala announced that pursuant to Article IX, Section 3 of the Otay Mesa Planning Group bylaws, general elections would be held from 3p.m. to 4p.m. He read the current slate of candidates aloud to those in attendance and opened the floor for additional nominations. Hearing none, he closed nominating period, finalized the ballot, and opened the elections to all OMPG general members.

#### **MEMBERS PRESENT**

Anderson, Scott  
Ayala, Jimmy  
Coffey, Pepper  
Dickey, Wayne  
Golden, Lisa  
Halenza, Judd  
Hixson, Rob  
Ingalls, Mel  
Mier y Teran, Alejandra  
Ricotta, Tom  
Street, Joe  
Story, Tom  
Tomlinson, Tom

#### **ABSENT EXCUSED**

Serhan, Javier  
Wohl, Emil

#### **ABSENT UNEXCUSED**

Mike Murphy

#### **APPROVAL OF MINUTES**

Alejandra Mier y Teran recommended a change to the March 2007 minutes. During the Community Plan Update discussion about the Business Park use, it was determined that truck storage and distribution would be allowed within this use. She suggested that this is reflected in the minutes. Mel Ingalls made a motion to approve the minutes, as amended. Scott Anderson seconded the motion and it passed unanimously.

#### **CHAIRMAN'S REPORT**

Chair Hixson reported that he received a phone call from City Attorney Mike Aguirre about the community plan update status. City Attorney Aguirre requested copies of the plans for Otay 80, Sunroad's project on Otay Mesa Road. He then reported on the following items received last month:

- Site Development Permit for the cold storage facility in Martinez Ranch
- LU&H agenda
- SANDAG Board Actions
- Verizon cell site
- Scoping meeting regarding the General Plan
- Floodwater storage easement vacation

- Meeting notice on future Beyer Road
- Initial Assessment Letter for 2 Pardee projects

### **SPECIAL AGENDA ITEM: OTAY MESA COMMUNITY PLAN UPDATE**

Theresa Millette distributed revised land use scenario maps. On all three maps, they added adopted land uses for San Ysidro, Otay Mesa Nestor, and Chula Vista to give the group a regional perspective. Based on past input, they have made the following revisions to all three scenarios:

- Added a 150 feet buffer (zoned institutional) along the border for Homeland Security.
- Replaced Commercial with Institutional off of Ocean View Hills Parkway for St. Jerome's;
- Added the open space area bordering San Ysidro hillside;
- Collocation of fire and police training facilities at Southwestern College;
- Changed Neighborhood 3 from Village 4 (Low Medium density) to Community Village.

#### **Scenario 1:**

Specific to Scenario 1, they have changed the Community Villages north of 905 to Business Park Residential. They made an adjustment on Aviator Road to facilitate a buffer use between Community Village and the Airport. Changes to commercial along border. Lisa Golden asked about the difference between community village and urban village with regard to density. Theresa explained that community village is 15-20 d/u and urban village is 30-75 d/u. Lisa commented that there are many urban villages north of Brown Field. These villages are in the downwind track of planes and are at the worst place. Phil Miller agreed and said that noise will impact residents because of operations at Brown Field and also the Border Patrol operations facility.

#### **Scenario 2:**

On Scenario 2, they adjusted Aviator Road to include a buffer use (Business Park) above Brown Field. Commercial was reduced west of La Media and along Siempre Viva Road.

#### **Scenario 3:**

Specific to Scenario 3, Commercial uses along the border, were changed to Heavy Commercial. Alejandra Mier y Teran said that the Chamber has been working with the City and the Coalition on the land use scenarios and have voiced their concerns on several occasions. The revised scenarios do not address any of their concerns about the impacts to the community and residents. Theresa explained that they will address these issues in the policy document, rather than on the land use maps. Alejandra restated their concern with mixing trucks and residential development; there is no buffer that will stop the trucks in Otay Mesa. Theresa said that this will be addressed further at the May 17 Planning Commission workshop on Transportation. Tom Ricotta asked whether or not developers would have to disclose noise impacts to their buyers. Chair Hixson said that there is a disclosure requirement. He then asked Theresa to confirm that the City would use findings from the EIR to make recommendations on setbacks. Theresa said the technical studies of the EIR would take this into consideration.

## **GOVERNMENT LIAISON REPORTS**

### **A. *Councilmember Hueso's Office***

Whitney Benzian announced he is leaving the District 8 office to take a position with Southwest Strategies, a public relations firm. He then reported that they are making progress on the Pacific Breezes Park, adjacent to the school in Ocean View Hills. They have been working with the City Attorney's office to move forward. The Brown Field RFQ has been narrowed down to two companies (Airports Property Corporation and Distinctive Properties) and they continue to move forward with the RFP process. He announced that Councilmember Hueso was appointed to serve on the California Coastal Commission.

### **B. *Mayor's Office***

Theresa Millette reported that Mike Tussey has requested to be placed on the agenda at the next OMPG meeting. He would like to get the planning group's ideas into the Brown Field RFP. She then announced that the next COW (Community Orientation Workshop) will be June 23. They are still updating Council Policy 600-24 and hope to have the bylaws shell to Council in mid-May.

### **C. *Supervisor Cox's office***

No report given.

### **D. *Police Department***

Jose Perez was present, but had nothing to report.

### **E. *Fire Department***

No report given.

### **F. *Assemblymember Salas' Office***

No report given.

### **G. *Congressman Filner's Office***

No report given.

## **MONTHLY REPORTS**

### **A. *CPC***

Mel Ingalls reported on the following items discussing at the last CPC meeting:

- Senate Bill 101 on the Airport Authority;
- Presentation on the General Plan Update by Nancy Bragado.

They will discuss the Mobility Element at the next meeting. Mel reiterated Theresa's announcement about the COW for new planning group members on June 23.

### **B. *Border Transportation***

No report given.

### **C. *Community Plan Update***

No report given.

### **D. *Facilities Finance Committee***

No report given.

***E. Heavy Industrial Use Committee***

No report given.

***F. San Diego Airport Advisory Committee***

Tom Ricotta briefly reported on the Brown Field RFQ.

***G. Code Enforcement***

No report given.

***H. Chamber Update***

Alejandra Mier y Teran reported on the following Chamber events:

- Holiday Inn Mixer: May 23
- MexPort trade show: May 3, 2007 from 10a.m.-5p.m.; Mayor Jerry Sanders will attend.
- C-TPAT Symposium: May 3, 2007 at 5p.m.; Ocean View Hills Corporate Center

**ACTION ITEMS**

**A. Otay Mesa Planning Group Vacancies/March Elections**

Mel Ingalls and Jimmy Ayala announced that the following candidates were elected: Lisa Golden (Residential seat), Alejandra Mier y Teran (Chamber seat: received 2/3 vote), Tom Tomlinson (Landowner/Developer seat), Greg Waite (Landowner/Developer seat), Tom Story (Commercial Developer seat), Scott Anderson (Industrial Developer seat), Rob Hixson (Industrial Developer seat: received 2/3 vote), and Tom Ricotta (Brown Field seat). Later in the meeting, Judd Halenza made a motion to certify the election results. Joe Street seconded the motion and it passed unanimously.

**B. Martinez Ranch Business Park Truck Park & Storage (Lot 7 on Britannia Court), PTS #113824)**

Rob Hixson recused himself from participating on this item. Toby Hallal (TRH, Inc.) presented plans for a truck/auto park and storage facility in the Martinez Ranch Business Park on Lot 7 of Britannia Court. He explained that they did not include landscaping along the southern portion of the site because of right of way issues and also Border Patrol prefers to be able to see into the site. Judd asked if they were putting in berms along the front of the project. Toby said they were not because they plan to plant trees that will add more cover eventually. Judd asked whether they were adding vines along the fence line. Toby confirmed that they were adding vines and ground cover. Judd suggested adding berms to provide coverage and to put the rows of trees up higher. Toby said they would look into this. Danielle Putnam agreed with Judd's comments and said trees don't always provide coverage until they are fully mature. She suggested shrubs and vines on the site. Joe Street made a motion to approve the project with the condition that they add 3-4 feet berms along Britannia Court. The motion was seconded by Judd Halenza and it passed unanimously with Chair Hixson recusing himself.

**C. Request to draft OMPG letter to City of San Diego Development Services Department re: the enforcement of CUPs in Otay Mesa.**

Chair Hixson explained that many CUPs (Conditional Use Permits) in Otay Mesa are expired and have not been properly policed by the City of San Diego. Tom Story suggested that the group draft a letter to Development Services Department (DSD) and the City Attorney requesting them to compile an inventory of all CUPs, receive the status of all expired CUPs, and to take action on those permits that have expired. Toby Hallal suggested that they go through the Facilities Financing Department, perhaps Frank January, to determine which properties' FBA fees have been prorated. Judd suggested that they send the letter only to the DSD, not to the City Attorney. Tom Story agreed and made a motion to address the letter to Jim Waring, with a copy to the Directors of DSD and Facilities Financing Departments. If coordination with the City Attorney is necessary, the addressees would handle distribution. Jimmy Ayala seconded the motion and it passed unanimously. Chair Hixson said he would email to Mel Ingalls and others for input.

**D. Request to draft OMPG letter re: Brown Field Airport**

Chair Hixson reported that the Brown Field RFQ is out, and voiced his frustration with its limits. The planning group has stated their position several times on the idea of a master plan at the airport. Chair Hixson said that Brown Field is an entryway into the community, and this process should be done correctly. Phil Miller said that based on the RFP and RFQ, they are trying to develop the aviation uses to avoid losing money. The FAA may release areas for non-aviation uses at a later date. Whitney suggested that the planning group push for tying the Brown Field RFQ process into the Community Plan Update process. Chair Hixson recommended that they continue this item until next month in order to discuss further with Councilmember Hueso and the developers on the project.

**INFORMATION ITEMS**

No information items were discussed.

**OLD BUSINESS**

No old business items this month.

**PUBLIC INPUT**

No public input this month.

**ADJOURNMENT**

The meeting was adjourned.