

**CITY OF SAN DIEGO
 OTAY MESA PLANNING GROUP (OMPG) MEETING MINUTES
 OF
 WEDNESDAY, JULY 16, 2014
 AT 3:00 PM
 AT OTAY MESA NESTOR BRANCH LIBRARY
 3003 Coronado Avenue, San Diego, CA 92154**

Members Present	Members Absent	Member Affiliation
Ayala, Jimmy		Property Owner
Dickey, Wayne		Otay Mesa / Nestor Planning Group
	Espinoza, Hector	Business Representative
	Freed, Mark	Property Owner
	Golden, Lisa	Resident
Hixson, Rob - Chair		Property Owner
	Chris Holder	Property Owner
Ingalls, Mel - Vice Chair		Property Owner
Mahoney, Rita – left at 4:20 pm (a quorum was maintained)		Property Owner
Martinez, Antonio		San Ysidro Planning Group
Martinez, Richard		Property Owner
Mier y Teran, Alejandra – arrived at 3:15 pm		Otay Mesa Chamber of Commerce & Border Transportation Representative
Murphy, Kaitlin		Property Owner
Nuno, Felipe		Resident
Ricotta, Tom – left at 4:20 pm (a quorum was maintained)		Business Representative
Story, Tom		Business Representative
Street, Joe		Property Owner
Vadakkumcherry, Janet		Resident
	Vacant Seat	Brown Field

Public Present: Lindsay Arobone (SD Commercial, LLC), Dr. David Blair (A Green Alternative), Morgan Chee (M&M Telecom Inc.), David Corrales (Resident), Joe Esposito (A Green Alternative), David Flores (Casa Familiar), Dean Foster? (Omni Security Services), Pastor Travis Gibson? (Rock Church San Ysidro Campus), Deanneka Goodwin (California Strategies, LLC), Todd Ingalls (Ingalls Enterprises), Carlos Lacarra (San Diego Police Department), John Leppard (Civil Engineer), Jessica McElfresh (McElfresh Law), Juan Ramirez (Circulate San Diego), Randy Rodriguez (Rick Engineering), Lance Rogers (Law Offices of Lance Rogers), Ted Shaw (Atlantis Group), Michael Vogt (IRE Development), David Wick (National Enterprises)

Staff Present: Ali Alaeipour (Assistant Civil Engineer City of San Diego), James Arnhart (Associate Planner City of San Diego), Jong Choi (Civil Engineer City of San Diego), Theresa Millette (AICP Senior Planner City of San Diego) , Vivian Moreno (Councilmember David Alvarez, District 8),

Guests Present: Clarissa Falcon (Falcon Strategies, LLC)

Agenda Item		Discussion	Action Item
1.	Call to Order / Introduction of Members	Chairman Hixson called the meeting to order at 3:05 pm. Members in attendance introduced themselves.	
2.	Approval of minutes	<p>Minutes from the May 21, 2014 Otay Mesa Planning Group meeting were presented. Rob Hixson requested that the following changes be made to the minutes to reflect correct attendance:</p> <ul style="list-style-type: none"> ➤ Remove past members: Erin Gnat, Steve Gross, and Shane Harmon ➤ Add new members: Mark Freed (present) and Tom Story (absent) <p>Antonio Martinez also asked that the minutes reflect that he was in attendance instead of Manuel Paul.</p> <ul style="list-style-type: none"> ➤ Antonio Martinez (present) replaces Manuel Paul representing an appointed position from the San Ysidro Community Planning Group. <p>With the corrections above the minutes were approved.</p>	
3.	Public Input	None.	
4.	Chairman's Report	<p>Chairman Hixson noticed receipt of the following. He asked that if any of the Members wanted copies of any of these items to please let him know:</p> <ul style="list-style-type: none"> ✓ Letter from Otay Water District regarding reservoir access road ✓ Plans on a Verizon cell site on La Amistad ✓ Project application for Medical Marijuana Consumer Cooperative (MMCC) at 2496 Roll Drive ✓ Project application for Medical Marijuana Consumer Cooperative (MMCC) at 2335 Roll Drive ✓ Project application for AT&T at Brown Field East ✓ Project application plans for Parkside at Dennery Ranch ✓ Notice of application for Tentative Map at St. Andrews and Alisa Court ✓ Set of plans for an Amended Site Development Permit for Southview Lot 1 <p><u>New Subcommittee:</u> Chairman Hixson noted that the OMPG needs to create a new subcommittee to review the housing element in the central part of the Otay Mesa Community Plan Update (CPU) and the Belvedere tract (west of Cactus Road); two sub-divisions and 1 acre tracts near Oleander. The purpose of the subcommittee is for entitling and deciding what to build. Rob said the he will be on the subcommittee but is looking for other volunteers. Mel said he would volunteer to Chair the subcommittee. Rita Mahoney and Tom Story volunteered to</p>	<p>Board Members who would like copies or information about the listed notices should follow up with Rob Hixson</p> <p>Create a new OMPG sub-committee to review the housing element in the central part of the Community Plan Update (CPU).</p> <p>Rob Hixson will contact OMPG</p>

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	<p>participate. Janet Vadakkumcherry and Richard Martinez said they might consider participating but it would depend on the date and time of the meeting. Rob indicated that is yet to be determined but that the meeting would likely be held somewhere near downtown San Diego.</p>	<p>Board Members who expressed an interest in participating on the Housing Element subcommittee to confirm a date and time for meetings that works for a majority.</p>
<p>5. Government Liaison Reports</p>	<p>Reports were given from the following offices:</p> <p>A. <u>Councilman Alvarez's office</u> – Vivian Moreno arrived at 3:29pm and reported the following shortly thereafter:</p> <ul style="list-style-type: none"> o Britannia TIGER grant – we will know in September if we get funding o La Media at Airway flooded again two days ago. Storm Water and Streets Engineering went out today. Estimates are that it will take \$20 million to fix the intersection which requires a Multiple Species Habitat Conservation Plan (MSHCP) o La Media to Sempre Viva is another \$20 million o The City is looking at Harvest Road as another potential southbound truck route. o SANDAG is considering "stacking" as proposed by Mr. Murphy to relieve truck congestion while waiting to cross the border. Stacking is having the trucks park in a certain area or lot (not idling) and the driver gets a number. When the number is called, then the truck can cross the border. o Vivian is still working on the MTS stop signs <p>B. <u>Mayor's Office</u> – no report.</p> <p>C. <u>Supervisor Cox</u> – no report.</p> <p>D. <u>Assembly Member Hueso's Office</u> – no report</p> <p>E. <u>San Diego Police Department, Southern Division</u> – Carlos Lacarra reported that there has been a spike in incidents of elder abuse and fraud in southern and northern divisions.</p> <ul style="list-style-type: none"> o <u>Lottery scams</u> near check cashing locations. Seniors (typically elderly Hispanic females) are approached by an unknown suspect who speaks Spanish claiming to be an illegal immigrant and that they have a winning lottery ticket they cannot cash. A second suspect introduces himself and offers to help by claiming the prize and paying fictitious fees. The second suspect then convinces the victim to contribute money for the fees in exchange of a portion of the winnings. There have been 4 reported cases with theft totals equaling \$52,000. Crime Stoppers is offering a reward. (See attached flyer for descriptions of the suspects and surveillance picture of suspect #2 - on the back) o <u>Phone scams</u> 	

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	<ul style="list-style-type: none"> ▪ SDG&E phone scams ▪ Warrant for arrest scams – criminals claiming to be Marshalls or from the Sheriff’s office convince victims to pay money to avoid being arrested ○ <u>Q1 2014 Southern Division Crime Data</u> (as compared to Q1 2013): <ul style="list-style-type: none"> ▪ Violent crimes are up 8% ▪ Residential burglaries are down 21% ▪ Commercial burglaries are up 29% (this is 6 more case than over the same period last year) ○ <u>SDPD Promotions & Hiring</u> <ul style="list-style-type: none"> ▪ SDPD is promoting officers to Captain, Lieutenant, and Detective ▪ SDPD is hiring 46 new recruits from the police academy <p>F. <u>Fire Department</u> – no report</p> <p>G. <u>Immigration and Customs</u> – no report</p>	
6.	<p>Monthly Reports</p> <p>Reports were given from the following committees and associations:</p> <p>A. <u>Community Planners Committee (CPC)</u>, Mel Ingalls reported the following:</p> <ul style="list-style-type: none"> ○ CPC meeting 5/27/14 <ul style="list-style-type: none"> ▪ Election of officers ▪ 2015FY Neighborhood input on infrastructure ▪ Overview of the city car share pilot ▪ City Prop B & C ○ CPC meeting 6/24/14 <ul style="list-style-type: none"> ▪ Park equivalencies (population based background data) ▪ Council Policy 600-24 final edits ▪ Discussed Port of San Diego Master Plan Update – mostly tidelands around the bay, about half of which are submerged. More information can be found here: http://www.portofsandiego.org/environment/land-use/port-master-plan.html ▪ Smart Growth and Land Use Committee will have their first meeting July 31st ▪ Funding may be available to CPG’s for meeting materials and supplies. <p>B. <u>Border Transportation</u>. Alejandra Mier y Teran reported that \$9 billion has been awarded for commercial ports of entry (Mexico’s input facility). As part of this investment, the Otay Mesa import facility in Tijuana will be expanded and redesigned. It is not clear when construction will begin. It may start in January 2015 and will take about one year to complete.</p> <p>C. <u>Capital Improvement Program</u>. Mel Ingalls reported that they’re trying to get La Media on the CIP. The mayor is in favor of the project, but there is no money unless it is on the CIP.</p>	

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	<p>D. <u>San Diego Airport Advisory Committee</u>. Tom Ricotta reported that there is nothing new. Rob Hixson added that he recently spoke with Richard Sacks who said the development is delayed while they work on an environmental issue.</p> <p>E. <u>Code Enforcement</u>. No report</p> <p>F. <u>Otay Mesa Chamber of Commerce Update</u>. Alejandra Mier y Teran made the following announcements:</p> <ul style="list-style-type: none"> o The anual OMCC Golf Tournament is scheduled for July 18th at the Riverwalk Golf Course o There is an OMCC Summer Mixer on July 30th <p>G. <u>East Otay Mesa Property Owners' Association Update</u>. No report</p>	
7.	<p>Action Items</p> <p>A. Old Otay Mesa Road - Jong Choi, Civil Engineer from the City of San Diego, gave a Publics Works presentation of Old Otay Mesa Road showing what it will take to bring it up to standards, noting that they are going through the environmental phase now – hopefully with approval in the Fall of 2014 to start Spring of 2015. There will need to be one-way traffic during the construction and the plan is to widen the south side of the road first. At that time, eastbound traffic will have to take the 905 to 125 and go around.</p> <p>Antonio Martinez questioned the safety of children walking to school during construction. Jong explained that they will still have access via the existing route and there will be temporary fencing placed where necessary. Once the south side is complete children will walk on the new south side while the City works on the north side.</p> <p>Juan Ramirez from Circulate San Diego asked the OMPG and City of San Diego to please consider protecting bicyclists from speeding cars and ensuring that there is enough light at night so children can still walk. He also passed out a 3 page flyer. Rob Hixson reminded that the project is for the benefit of San Ysidro and that while OMPG is supportive of safety, does not have unlimited funds for the project. Jong noted that he met with Juan about his concerns and will consider his recommendations based on City standards.</p> <p>Kaitlin Murphy made a motion that OMPG support for approval of the Site Development Permit. Felipe Nuno seconded the motion. This was later amended after further discussion. Kaitlin made a motion that OMPG support for approval of the Site Development Permit to include all associated actions including vacation of the open space with easement and charter section. Felipe seconded the motion. All remaining Members approved. The motion passed unanimously.</p> <p>B. Verizon Wireless, Paseo de las Americas – Morgan Chee presented a Verizon Wireless site planning map</p>	<p>A motion was made to support the Old Otay Mesa Road Site Development Permit to include all associated actions. The motion was approved and passed unanimously.</p> <p>A motion was made to support</p>

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	<p>for 2448 Paseo de las Americas to Roll Drive. The proposed antennas will be inside a new Verizon monument-style tower that will be stucco and painted to match. There will be 12 antennas with 1 microwave antenna and a back-up generator. Morgan said they are trying to make as small a footprint as possible. Mel Ingalls asked about its location being so close to the Mexican border and the chance for signals to overlap. Megan said they are purposefully placing the tower on the southeast corners so the signal faces north. Jimmy Ayala made a motion to approve the tower. Mel Ingalls seconded. All members unanimously agreed.</p> <p>C. Rock Church, San Ysidro High School – this item was moved to Informational Items #8 below.</p> <p>D. Playa Del Sol Apartments – (Jimmy Ayala recused himself). Pardee Homes is seeking a Substantial Conformity Review (SCR) approval (SCR-1). The SCR does not need CPG recommendation or approval but Pardee would like the support of OMPG nonetheless. The location of the Playa Del Sol Apartments is on 40 acres next to the 805 / 905 and Ocean View Hills. Previously all building were 3-4 stories high with subterranean parking. John Leppard, Civil Engineer, gave a presentation highlighting the changes being made to this project to include reducing the number of units from 1500 to 912 and number of total stories to 3 from 4. The subterranean parking is being removed and instead each unit will come with a garage and there will also be open parking. John explained that the project is being cut by about 50% of what was previously approved but everything else is basically remaining the same. This new proposal is more affordable and will still take 5-10 years to develop. The SCR application will reduce the project from 50 units per acre to 29 units per acre.</p> <p>Rob Hixson asked if Pardee is required to build the eastern street and how much of the housing needs to be affordable housing. John said Pardee will build the eastern street and the affordable housing is whatever was in the original proposal.</p> <p>Tom Story asked if FBA fees need to be recalculated. John said yes, FBA fees need to be recalculated since they are reducing the number of units from 1500 to 912. A multi-family unit is about \$28,000 so John estimates fees will be about \$15 million.</p> <p>Felipe Nuno indicated that he is excited that the 40 acres will be developed and but is concerned about traffic on Del Sol and students trying to get to and from two different schools. John said yes that there will be traffic and resident may have to figure out the route that works best for them, however noted that the project was previously approved with traffic consideration and more units. Since they are now proposing to reduce the number of units there will be less traffic than previously thought.</p> <p>Tom Ricotta wanted to know how residents will be informed of noise issues related to Brown Field Airport and if there is a way to prevent these complaints. Ron asked Jimmy Ayala to comment. Jimmy said that Pardee is very proactive and that the possibility of noise related to the airport is disclosed by contract.</p> <p>Janet Vadakkumcherry complemented John on his presentation and is glad the scope is being reduced but</p>	<p>the Verizon Tower Installation at 2448 Paseo de las Americas. The motion was approved and passed unanimously.</p>

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	<p>responded to Jimmy's comment that as a homeowner in Otay Mesa, a contract reference about noise is not enough information for unsuspecting residents. She cites her own experience that a simple reference in a document which is hundreds of pages long is not sufficient notice to have known about the future impact and extent of military use of the airport. She is concerned about the growing noise issues in Otay Mesa created by F-18's and about the unknown noise levels resulting from the future development of Brown Field. In addition, the Southern Economic Development Council currently has been given a grant to consider turning the area into an Aerotrpolis - a strategy that places the airport at the center of the community. This sounds like it can only make noise issues worse for residents. It is her opinion that the design and planning for this community should possibly not have included residential areas so close to the airport and that the focus should have been more commercial or industrial. She does not think in good conscience she can support further residential development.</p> <p>Antonio Martinez said that he is excited about this project and asked if there will be future changes. John said it's hard to say but they will react to market and other changes and come back the CPG if so.</p> <p>Mel Ingalls motioned to support SCR-1 approval of the Playa Del Sol Apartments as modified and presented today. Felipe seconded. A vote was taken:</p> <p>The motion passed with 10 votes.</p> <table data-bbox="562 813 1381 1182"> <tr> <td><u>Yeay's</u> (10)</td> <td><u>Nay's</u> (3)</td> <td><u>Recusal</u> (1)</td> </tr> <tr> <td>Rob Hixson</td> <td>Wayne Dickey</td> <td>Jimmy Ayala</td> </tr> <tr> <td>Mel Ingalls</td> <td>Tom Ricotta</td> <td></td> </tr> <tr> <td>Rita Mahoney</td> <td>Janet Vadakkumcherry</td> <td></td> </tr> <tr> <td>Richard Martinez</td> <td></td> <td></td> </tr> <tr> <td>Alejandra Mier y Teran</td> <td></td> <td></td> </tr> <tr> <td>Kaitlin Murphy</td> <td></td> <td></td> </tr> <tr> <td>Felipe Nuno</td> <td></td> <td></td> </tr> <tr> <td>Antonio Martinez</td> <td></td> <td></td> </tr> <tr> <td>Tom Story</td> <td></td> <td></td> </tr> <tr> <td>Joe Street</td> <td></td> <td></td> </tr> </table> <p>E. Parkside (Las Casitas), 73 units – (Jimmy Ayala recused himself). Ted Shaw presented this proposed development / neighborhood in the Dennery River Valley. It will consist of 73 condos but the developer is trying to create a single family residence look and feel. Each unit will average 2300 square feet and be two stories. Ted is asking OMPG to support the Site Development Permit, which is consistent with the CPU. Felipe noted that even though the property is in Chula Vista, San Ysidro schools are closer.</p> <p>Tom Story asked where the funding for the parks is coming from. Ted said FBA fees that will be based on multi-family residential units. Felipe noted that there are 3 other projects ahead of this one for parks</p>	<u>Yeay's</u> (10)	<u>Nay's</u> (3)	<u>Recusal</u> (1)	Rob Hixson	Wayne Dickey	Jimmy Ayala	Mel Ingalls	Tom Ricotta		Rita Mahoney	Janet Vadakkumcherry		Richard Martinez			Alejandra Mier y Teran			Kaitlin Murphy			Felipe Nuno			Antonio Martinez			Tom Story			Joe Street			<p>A motion was made to support SCR-1 approval of the Playa Del Sol Apartments. The motion passed with 10 votes.</p>
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	<p>development list so it will probably be 4-5 years for this one.</p> <p>Janet Vadakkumcherry observed that the presentation included the planting of native trees and asked for assurances that this would be the case. Ted said that they are required to stick to vegetation that is native and/or required by the City and San Diego Fire Department.</p> <p>Joe Street motioned to support the Site Development Permit for the 73 Parkside (Las Casitas) condominium units, consistent with the CPU. Tom Story seconded. A vote was taken:</p> <p>The motion passed with 10 votes.</p> <table data-bbox="562 509 1381 943"> <tr> <td><u>Yeay's</u> (12)</td> <td><u>Nay's</u> (1)</td> <td><u>Recusal</u> (1)</td> </tr> <tr> <td>Wayne Dickey</td> <td>Janet Vadakkumcherry</td> <td>Jimmy Ayala</td> </tr> <tr> <td>Rob Hixson</td> <td></td> <td></td> </tr> <tr> <td>Mel Ingalls</td> <td></td> <td></td> </tr> <tr> <td>Rita Mahoney</td> <td></td> <td></td> </tr> <tr> <td>Richard Martinez</td> <td></td> <td></td> </tr> <tr> <td>Alejandra Mier y Teran</td> <td></td> <td></td> </tr> <tr> <td>Kaitlin Murphy</td> <td></td> <td></td> </tr> <tr> <td>Felipe Nuno</td> <td></td> <td></td> </tr> <tr> <td>Antonio Martinez</td> <td></td> <td></td> </tr> <tr> <td>Tom Ricotta</td> <td></td> <td></td> </tr> <tr> <td>Tom Story</td> <td></td> <td></td> </tr> <tr> <td>Joe Street</td> <td></td> <td></td> </tr> </table> <p>F. Green Alternative, Medical Marijuana Consumer Cooperative (MMCC), 2335 Roll Drive – <u>Dr. David Blair</u> introduced himself and provided some basic information about the proposed 1,406 square foot facility. He assured that no one will gain access to this facility without the required identification and physician prescription. <u>Joe Esposito</u> gave further presentation that was also disseminated in hard copy to Board Members. Joe said that they have the support of Prada Land Management and notes that as many as 4 dispensaries are allowed per San Diego City Council district but that MMCCs are not allowed to be within 1,000 feet of each other or sensitive areas such as schools or parks. As of June 3, 2014 there are two MMCC applicants for Otay Mesa. MMCC at 2335 Roll Drive would be in a retail lot with restaurants (e.g., Carl's Jr) with plenty of parking. There would be secure doors at the front and entrance would only be gained via being buzzed in to a waiting room. There will be cameras inside and out, an alarm system, and a 24 hour security guard on site. There would be a cannabis tracking system and Pharm Labs will be responsible for testing the product. <u>Lance Rogers</u> said he has been hired to assist in setting up licensed dispensaries in 5 states, including this one. <u>Dean (Foster?)</u>, representing the Omni company that will be in charge of security, said that he has been in law enforcement since 1987 and the Green Alternative Cooperative has the best security plan he has seen, including ballistics glass, panic buttons for employees, and 24 hour armed security from which</p>	<u>Yeay's</u> (12)	<u>Nay's</u> (1)	<u>Recusal</u> (1)	Wayne Dickey	Janet Vadakkumcherry	Jimmy Ayala	Rob Hixson			Mel Ingalls			Rita Mahoney			Richard Martinez			Alejandra Mier y Teran			Kaitlin Murphy			Felipe Nuno			Antonio Martinez			Tom Ricotta			Tom Story			Joe Street			<p>A motion was made to support the Site Development Permit for the 73 Parkside (Las Casitas) condominium units. The motion passed with 12 votes.</p>
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	<p>other businesses will also benefit. <u>Michael Vogt</u> has been a property owner and broker for 30 years and was the past Chair of the OMPG. He said he has been contacted by numerous dispensaries which he has turned down. Dr. Blair was a previous tenant of his in East Lake and Michael is present today to support Dr. Blair, indicating that he is a trustworthy and considerate tenant. Michael shared that his son has required as many as 30 brain surgeries, and although he initially questioned the use of medical marijuana for his son, he said it did bring his son relief.</p> <p>Jimmy Ayala asked what the San Diego City's Staff position is relating to the Community Plan Update (CPU). Theresa Millette said that she is unaware of a staff position.</p> <p>Felipe Nuno, who is part of an alcohol policy organization, said that he is concerned about what may happen outside of the facility. Dean responded that the 24 hour armed security guard will patrol outside of the business and has a 4 block view in every direction. All suspicious activity will be reported, including 911 if applicable. Dean noted that Omni does a lot of similar work for hotels in Mission Valley.</p> <p>Felipe Nuno asked if Otay Mesa will benefit from the taxes. Dean said that the State Board of Equalization pays the taxes directly to the City.</p> <p>Joe Street asked about lighting. Dean responded that there will be enhanced lighting covering the area and new high definition infrared cameras.</p> <p>A Q&A series followed:</p> <p>Q: Tom Story asked if application has been made for the Conditional Use Permit (CUP) yet. A: Yes and the duration of the permit would be for 5 years. There is no automatic renewal of the permit so if the Green Alternative seeks renewal they will have to repeat the process including coming back to the OMPG.</p> <p>Q: Tom Story asked if the statements and commitments they are making here today are formally part of the CPU. A: The MMCC will comply with whatever is in the municipal code. Tom followed up and said that he is not opposed to the location but that not everything discussed today would be covered by City ordinance and he would like to see the actual CPU content.</p> <p>Q: Jimmy Ayala asked when Green Alternative plans to get in front of the Hearing Officer. A: This is not yet known.</p> <p>Mel Ingalls noted that he is not supportive of the MMCC. As a participant of the CPC he sees the issues other communities have with security (e.g. Pacific Beach) and he doesn't want the problems they have in Otay Mesa. Ale asked Officer Carlos Lacarra for his perspective. Carlos said that he does not have this particular experience but he is sure that the MMCC will work closely with the San Diego Police Department. He recognizes there are community concerns but the dispensary can only be open between the hours of 7:00 am</p>	

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	<p>– 9:00 pm. Dr. Blair said that the Green Alternative plans to be open from 10:00 am – 9:00 pm and will sell only to those 21 years of age or older with a prescription from a physician. Prescriptions will not be written on site. Smoking on the premises is forbidden and will be addressed by security if encountered. Carlos ended by saying that the Green Alternative's security plan looks good from what he has seen so far.</p> <p>Jimmy Ayala made a motion to tentatively recommend approval of the MMCC at 2335 Roll Drive with the condition that they first come back to the OMPG showing the content of the CUP before final approval. Joe Street seconded the motion. A vote was taken from the remaining OMPG Members:</p> <p>The motion passed with 8 votes.</p> <table data-bbox="562 516 1392 813"> <tr> <td><u>Yeay's</u> (8)</td> <td><u>Nay's</u> (3)</td> <td><u>Abstention</u> (1)</td> </tr> <tr> <td>Jimmy Ayala</td> <td>Wayne Dickey</td> <td>Felipe Nuno</td> </tr> <tr> <td>Rob Hixson</td> <td>Mel Ingalls</td> <td></td> </tr> <tr> <td>Richard Martinez</td> <td>Antonio Martinez</td> <td></td> </tr> <tr> <td>Alejandra Mier y Teran</td> <td></td> <td></td> </tr> <tr> <td>Kaitlin Murphy</td> <td></td> <td></td> </tr> <tr> <td>Tom Story</td> <td></td> <td></td> </tr> <tr> <td>Joe Street</td> <td></td> <td></td> </tr> <tr> <td>Janet Vadakkumcherry</td> <td></td> <td></td> </tr> </table> <p>G. Medical Marijuana Consumer Cooperative (MMCC), 2496 Roll Drive – Jessica McElfresh gave a presentation and distributed a handout denoting the location and business layout of this proposed 1,432 square foot MMCC facility.</p> <p>The MMCC is in a retail lot next to a check cashing place, restaurants, clothing and a general shopping area. There is plenty of parking with two handicapped spaces directly in front of the dispensary. It is noted that there is a very busy single entry driveway that will need to be changed to code. The front door will be double air-locked doors with metal detectors. The interior door will remain locked. Entry is gained only after the individual's status and qualifications for medical marijuana is checked.</p> <p>Rob Hixson noted that this property has historically had south side parking which is rented by the hour during the day and night and wondered if it is available for the MMCC. Jessica said she is not sure if there has been an agreement put in place for these spaces. Rob asked her to come back with this information.</p> <p>OMPG Members asked for clarification of the conditions of the CPU. Jessica said that this detail does not exist in the first assessment letter. She did note that the OMPG can recommend the hours of operation we prefer to see in the community. She said that besides City approval, the SPDB needs to also approve the facility and audit for compliance. The name of a designated representative will be posted outside the facility with phone number. Tom Story asked who the operator is. Jessica said Mr. Courtney Bernard and two other</p>	<u>Yeay's</u> (8)	<u>Nay's</u> (3)	<u>Abstention</u> (1)	Jimmy Ayala	Wayne Dickey	Felipe Nuno	Rob Hixson	Mel Ingalls		Richard Martinez	Antonio Martinez		Alejandra Mier y Teran			Kaitlin Murphy			Tom Story			Joe Street			Janet Vadakkumcherry			<p>A motion was made to tentatively recommend approval of the MMCC at 2335 Roll Drive with the condition that the Green Alternative first come back to the OMPG showing the content of the Conditional Use Permit (CUP) before receiving final approval. The motion passed with 8 votes.</p> <p>Jessica McElfresh or a representative for the proposed MMCC at 2496 Roll Drive will clarify if the parking located on the south side of this property is available for MCC use.</p>
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Agenda Item	Discussion	Action Item																											
	<p>owners. <u>She notes that the two MMCC proposals presented at OMPG today are within 1,000 feet of each other so only one application can eventually be approved.</u> Jimmy Ayala suggested that it was then perhaps premature to have the presentations today and he would think that the City should have a way for determining applicant priority (e.g., applicant who first completes the application? etc.).</p> <p>Kaitlin Murphy asked where they are in the process. Jessica said they have received their 1st cycle assessment letter to which they are responding. They are not sure if they will receive a second assessment letter.</p> <p>Jimmy Ayala made a motion to support the MMCC at 2496 Roll Drive in concept and ask that they come back and provide OPMG with the conditions of approval (CUP) before they go before the Hearing Office. Kaitlin Murphy seconded the motion. A vote was taken from the remaining OMPG Members:</p> <p>The motion passed with 8 votes.</p> <table border="0" data-bbox="562 646 1402 946"> <tr> <td style="text-align: center;"><u>Yeay's</u> (8)</td> <td style="text-align: center;"><u>Nay's</u> (3)</td> <td style="text-align: center;"><u>Abstention</u> (1)</td> </tr> <tr> <td>Jimmy Ayala</td> <td>Wayne Dickey</td> <td>Felipe Nuno</td> </tr> <tr> <td>Rob Hixson</td> <td>Mel Ingalls</td> <td></td> </tr> <tr> <td>Richard Martinez</td> <td>Antonio Martinez</td> <td></td> </tr> <tr> <td>Alejandra Mier y Teran</td> <td></td> <td></td> </tr> <tr> <td>Kaitlin Murphy</td> <td></td> <td></td> </tr> <tr> <td>Tom Story</td> <td></td> <td></td> </tr> <tr> <td>Joe Street</td> <td></td> <td></td> </tr> <tr> <td>Janet Vadakkumcherry</td> <td></td> <td></td> </tr> </table>	<u>Yeay's</u> (8)	<u>Nay's</u> (3)	<u>Abstention</u> (1)	Jimmy Ayala	Wayne Dickey	Felipe Nuno	Rob Hixson	Mel Ingalls		Richard Martinez	Antonio Martinez		Alejandra Mier y Teran			Kaitlin Murphy			Tom Story			Joe Street			Janet Vadakkumcherry			<p>A motion was made to support the MMCC at 2496 Roll Drive in concept and ask that they come back and provide OPMG with the conditions of approval (CUP) before they go before the Hearing Office. The motion passed with 8 votes.</p>
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8.	<p>Information Items</p> <p>The Rock Church San Ysidro Previously listed as Action Item 7C, The Rock Church San Ysidro agenda item was moved to an information only item and was presented before the remaining action items. The San Ysidro Campus Pastor (Travis Gibson?) informed the OMPG that the Rock Church is opening a San Ysidro Campus - leasing the San Ysidro High School Performing Arts Building starting Sunday, September 14, 2014 with services at 8:00 am, 10:00 am, and 12:00 pm in response to their many followers that were previously having to travel to Point Loma. The location comes with 400 parking spaces.</p>																												
10.	<p>Old Business</p> <p>None.</p>																												
11.	<p>Adjournment</p> <p>The meeting adjourned at 5:16 p.m.</p>																												

Chairperson: Rob Hixson, Chair
Recorded by: Janet Vadakkumcherry