

**CITY OF SAN DIEGO
 OTAY MESA PLANNING GROUP (OMPG) MEETING MINUTES
 OF
 WEDNESDAY, SEPTEMBER 17, 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 - left at 4:15 pm (a quorum was maintained)		Property Owner
	Dickey, Wayne	Otay Mesa / Nestor Planning Group
	Espinoza, Hector	Business Representative
Freed, Mark		Property Owner
Golden, Lisa (arrived late)		Resident
Hixson, Rob - Chair		Property Owner
	Chris Holder	Property Owner
Ingalls, Mel - Vice Chair		Property Owner
Mahoney, Rita (arrived late)		Property Owner
Martinez, Antonio		San Ysidro Planning Group
	Martinez, Richard	Property Owner
Mier y Teran, Alejandra		Otay Mesa Chamber of Commerce & Border Transportation Representative
Murphy, Kaitlin		Property Owner
	Nuno, Felipe	Resident
Ricotta, Tom		Business Representative
Story, Tom - left at 4:35 pm (a quorum was maintained)		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), David Contreras (San Diego Police Department??), Douglas Cristofa (A Green Alternative), Larry Edwards (NAI San Diego), Zaneta Salde Encarnacion (San Diego Foundation), Joe Esposito (A Green Alternative), John Gibson (Hamann Construction), Todd Ingalls (Ingalls Enterprises), Carlos Lacarra (San Diego Police Department), Zach Lazarus (A Green Alternative), Gabriel Ochia (H.J. Heinz Company), Alan parker (Big Toy Depot), Ivan Ramirez (), Ted Shaw (Atlantis Group), Bridget Strickland (San Diego Foundation), Jeremy Wasinger (H.J. Heinz Company), David Wick (National Enterprises)

Staff Present: Jenny An (Associate Planner City of San Diego), Theresa Millette (AICP Senior Planner City of San Diego) , Vivian Moreno (Councilmember David Alvarez, District 8)

Guests Present:

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 July 16, 2014 Otay Mesa Planning Group meeting were presented. Alejandra Mier y Teran requested that the following changes be made to the July 16, 2014 minutes:</p> <p><i><u>Border Transportation.</u> Alejandra Mier y Teran reported that \$9 billion has been awarded foron the commercial ports of entry (Mexico's inputimport 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.</i></p> <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 an attorney regarding allowing church and religious meeting places in the Industrial Zone ✓ Wood Chips available in Otay Mesa ✓ Notice of Decision of Verizon La Amistad ✓ Neighborhood Development permit AT&T Brown field east ✓ Notice of application from Green Alternative MMCC ✓ Conditional use permit Green Alternative MMCC ✓ Notice of Application 2496 Roll Drive MMCC ✓ Notice of Application South view Lot 1 + set of plans ✓ Notice of Mitigated negative declarations Old Otay Mesa Road improvements ✓ Notice of Mitigated Negative Declarations Brown Field Municipal Airport Runway ✓ Site development permit-Old Otay Mesa Road improvements ✓ Playa del Sol substantial conformance review ✓ Continental Commerce Center permit update ✓ Verizon La Amistad ✓ Parkside at Denney Ranch 73 units ✓ South View East rezone <p>Rob reminded Board Members that because the OMPG is now meeting every other month instead of monthly, there will be a lot to discuss and review at each meeting.</p>	Board Members who would like copies or information about the listed notices should follow up with Rob Hixson

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5. Government Liaison Reports	<p>Reports were given from the following offices:</p> <p>A. <u>Councilman Alvarez's office</u> – Vivian Moreno reported the following:</p> <ul style="list-style-type: none"> o Councilman Alvarez and the Mayor will be addressing the issues on the Southbound truck route o La Media & Siempre Viva - a Process 1472 will be used to get the ACIP on the books o Airway Flooding – Councilman Alvarez is asking the Mayor to address this immediately since not as much permitting is required o SR11 – Sanyo Avenue will be closed to through traffic and pedestrians between Airway Road and Otay Mesa Road through October 2014 due to construction. <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 the following:</p> <ul style="list-style-type: none"> o Crime / Safety <ul style="list-style-type: none"> ▪ <u>Vehicle break ins are increasing.</u> The San Diego Police Department's "Auto team" spotted a known car thief who was speeding and attempting to cross the border into Mexico in a stolen truck. They have been trying to catch him and he is often turned around at the border for lack of proper vehicle identification. The individual is being charged with 8 other vehicle thefts. ▪ <u>Probation Violations.</u> On August 23, 2014 the police conducted an RG3 operation to locate early release prisoners for probation violations. During this operation they completed 31 searches which lead to 12 felony arrests. ▪ <u>Homelessness</u> – the San Diego Police Department is beefing up efforts to reach out to the homeless by identifying individuals and encampments> Contact may result in the following: <ul style="list-style-type: none"> ✓ Offering services ✓ Handing out clean-up citations ✓ Arrest ▪ <u>Bank robberies</u> – Anonymous Crime Stoppers tips lead to the arrest of Ron Timberman (50 years old) at a hotel on Outer Road for committing at least 4 bank robberies in San Diego, two of which were in south bay: <ul style="list-style-type: none"> ✓ U.S. Bank at 665 Saturn Blvd. on August 12, 2014 ✓ U.S. Bank at 620 Dennery Rd. on August 14, 2014 	

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	<ul style="list-style-type: none"> o <u>New Southern Division Police Captain</u> – Chuck Kay. Carlos reported that Captain Chuck Kay plans on attending an upcoming OMPG meeting. o <u>Airway Road & Junkyard Containers</u> – charges will be filed against the property owner by the City of San Diego for failure to comply with requests to clean up the property. o <u>Events</u> <ul style="list-style-type: none"> ▪ <u>National Prescription Take Back Day</u> – September 27, 2014 law enforcement agencies, military bases, hospitals, universities and businesses across the San Diego area will accept anonymously dropped-off medications between 10 a.m. and 2 p.m. ▪ <u>Community Cleanup Up and Recycling Event</u> – the City of San Diego will be holding a Community Cleanup Up and Recycling Event on October 25, 2014 from 8:00 am – 1:00 pm the at Southwest High School. <p>F. <u>Fire Department</u> – no report</p> <p>G. <u>Immigration and Customs</u> – no report</p>	
6. Monthly Reports	<p>Reports were given from the following committees and associations:</p> <p>A. <u>Community Planners Committee (CPC)</u>, Mel Ingalls had no report.</p> <p>B. <u>Community Plan Update (CPU)</u>, Theresa Millette introduced Jenny An, a new Associate Planner for the City of San Diego. Today is her second day.</p> <p><u>OM Zoning</u>. Theresa said that zoning clean up is required for the OMPG and Rob Hixson said he would supply a list of issues. Zoning maps were distributed. Theresa said that basically everything in light blue is a problem (see Figure 2.1 of the OMPG CPU map). Theresa gave an example of the types of problems there are by indicating that the freezer building on the south side of Brown Field has been zoned separately from the north side and this is a non-conforming use. Theresa thinks this problem could also be more than a clean up issue and we may need to replace the OMDD with city wide zoning. The following conversation ensued:</p> <ul style="list-style-type: none"> ▪ Joe Street noted that heavy industrial is the only place junk yards are allowed to be and that they are next to light industrial areas. ▪ There was a vacancy vs. occupancy discussion ▪ Rob pointed out that we re-zoned light industrial to residential at Cactus & Siempre Viva ▪ Truck parking – IL2 doesn't allow truck parking. (There is no truck park on Cactus across from the residential zone) 	<p>Rob Hixson to distribute a list of proposed zoning changes and zoning issues in the OM CPU.</p>

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	<ul style="list-style-type: none"> ▪ One Member suggested that we need a list of identified issues and a map to review. Chris added that we also need to identify the specific problems so that we can provide a rationale. ▪ Theresa and Rob said they could draft a letter from the planning group <p>A motion was made and Members unanimously agreed to create a committee to address the zoning issues in the OMPG CPU. The committee is to send Theresa a list, map, and rationale to explain decisions or recommendations made to the City. Chris volunteered to Chair the committee.</p> <p>C. <u>Border Transportation</u>. Alejandra Mier y Teran reported:</p> <ul style="list-style-type: none"> ○ Mexico import (our southbound) is a 2 year construction and redesign project. Empty trucks will queue on the south side of the border fence. There will be a pre-clearance facility for agriculture that should be open next year and clear about 200 trucks per day. CVP and Mexican Customs are responsible to do the clears. ○ San Diego did not receive any TIGER grants. The following work will still go through: <ul style="list-style-type: none"> ▪ SR11 to 125 ▪ 905 North to 125 ▪ Connection to Tijuana <p>D. <u>Central Specific Plan (Central Village Subcommittee)</u>. Process 5 re-zoning</p> <p>Mel Ingalls reported on the OMCP Central Village Sub-committee meetings. He noted that the Otay Mesa webpage has all related Central Village materials (minutes, graphics, municipal code items, and other documents):</p> <ul style="list-style-type: none"> ○ <u>August 19, 2014 – 1st meeting</u> Mel reported that parks are based on the number of units per acre so there will probably be fewer parks or multiple smaller parks. The subcommittee wants to confirm with the City if it is legally defensible that initiation of the CPU is not required. Subcommittee members made a list of issues to tackle with regard to zoning layout, site design, and infrastructure. Subcommittee members have reached out to School districts, Parks & recreation, and MSCP. There was debate about having a Central Village transit hub and it was noted that as things move forward FBA projects can possibly be reviewed. ○ <u>August 27, 2014 - OMCP Central Village Open House*</u> Mel reported that the subcommittee is trying to identify and contact all owners on Belvedere and both Mel and Theresa note that if they don't get in the plan they will run into problems later (e.g. zoning, technical studies, and costs) 	<p>A motion was made and unanimously approved to create a committee to address the zoning issues in the OM CPU with the intent to provide the City a list, map, and rationale to explain decisions.</p> <p>Janet Vadakkumcherry to confirm the location of OMCP Central Village Subcommittee meeting materials</p>

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	<ul style="list-style-type: none"> o <u>September 16, 2014 – 2nd meeting*</u> <p>*Several OMPG Members were unaware that these two meetings had been convened.</p> <p>Rob Hixson said the meetings will be the 3rd Tuesday of every month at 11:00 am at CB Richard Ellis (CBRE) offices located at 350 Tenth Avenue, #800, San Diego, CA 92101 in downtown San Diego. Theresa reminded Rob that he can notice these meetings on OMPG agendas.</p> <p>OMCP Central Village Sub-committee Members are:</p> <ul style="list-style-type: none"> ➤ Mel Ingalls - Chair ➤ Rob Hixson ➤ Rita Mahoney ➤ Mark Freed ➤ Eileen Sullivan ➤ Todd Ingalls ➤ Diego Velasquez ➤ Randy Rodriguez (Rick Engineering Company) ➤ Gerrlyn Gacao (Councilman Alvarez's office) ➤ Bob Curre <p>E. <u>San Diego Airport Advisory Committee.</u> Lisa Golden reported:</p> <ul style="list-style-type: none"> o The 26R / 8L Phase I construction that was to have begun in November 2014 has been postponed for one year. Lisa is unsure as to the reason for the delay. o The ADA project planned for November 2014 is still moving forward. o There was a second fire incident at Brown Field about 3 weeks ago. o A microburst storm than hit parts of San Diego yesterday, including Kearny Mesa, left 8 airplanes destroyed at Montgomery Field. <p>F. <u>Code Enforcement.</u> Carlos Lacarra reported that there is a new ordinance that does not allow oversized vehicles and recreational vehicles (more than 7 feet tall or 27 feet long) to be parked on the street between the hours of 2:00 – 6:00 am. This is a complaint driven process and there are 4 officers assigned to handle complaints. Enforcement is that at the first call the owner is issued a warning and at the second call the owner is issued a citation. (This is mostly an RV issue)</p> <p>G. <u>Otay Mesa Chamber of Commerce Update.</u> Alejandra Mier y Teran made the following announcements:</p> <ul style="list-style-type: none"> o 10th Annual Elected Officials Reception to be held on September 18, 2014 at the Pier 32 Marina from 4:30 – 6:30 pm. A flyer was distributed as to how to RSVP. o Member breakfast on September 19, 2014 from 8:30 – 10:00 am at La Tequila on Bonita Road in 	<p>Janet Vadakkumcherry to confirm the OMCP Central Village Subcommittee members</p>

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	<p>Chula Vista. A flyer was distributed as to how to RSVP.</p> <ul style="list-style-type: none"> o 27th Annual Dinner & Awards Ceremony is on Thursday, October 30, 2014 at 5:30 pm at the San Diego Country Club in Chula Vista. Mayor Kevin Faulkner will be in attendance as will a VP of Greatbatch, Inc. – a global medical device designer from Dallas. Greatbatch is expanding relations in Tijuana. o Hurricane Norbert devastated Mexico. Help is needed to clean-up. Any donations you make will be very appreciated and are tax deductible. <p>H. <u>East Otay Mesa Property Owners' Association Update</u>. David Wick reported:</p> <ul style="list-style-type: none"> o Recycled water – Otay abandoned the Water District Board. Developers may initially like this because they don't like having to install the "purple lines" (which have not been used to date), but they are being short-sighted because it will be more costly to put them in later versus now. The issue is that the City still needs to buy the recycled wastewater from Otay before they can sell it to customers they said it is too costly a prospect at the moment. Lisa Golden said OMPG really needs to push this issue because billions of gallons of wastewater is going into Point Loma. o Donovan Prison expansion – moving forward o Pio Pico Power Plant – construction delayed due to a lawsuit . (The developer is Apex Power Group) o SR11 Phase II might be out acquiring properties by the end of 2014 	
7.	<p>Action Items</p> <p>A. Candlelight - Southview – no one showed to present at today's meeting.</p> <p>B. Green Alternative, Medical Marijuana Consumer Cooperative (MMCC), 2335 Roll Drive – a motion was made and approved at the last OMPG meeting that The Green Alternative would need to come back and show the content of the conditional use permit before the OMPG could consider recommendation. Joe Esposito handed out the list of conditions for approval which he explained contains 25 requirements, many of which are actually City ordinances. Tom Story asked for confirmation that The Green Alternative will need to come back to the OMPG every 5 years for re-approval. Joe Esposito answered yes. It was also noted that the other MMCC organization that previously presented to the OMPG is no longer an applicant.</p> <p>Mark Freed made a motion to recommend approval of the Green Alternative MMCC at 2335 Roll Drive. Tom Story seconded. A vote was taken::</p> <p>The motion passed with 11 votes.</p> <p style="text-align: center;"> <u>Yeay's</u> (11) <u>Nay's</u> (2) <u>Abstention</u> (1) Jimmy Ayala Mel Ingalls Tom Ricotta Mark Freed Antonio Martinez </p>	<p>A motion was made to recommend approval of the Green Alternative MMCC at 2335 Roll Drive. The motion passed with 11 votes.</p>

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	<p style="text-align: center;"> Lisa Golden Rob Hixson Chris Holder Rita Mahoney Alejandra Mier y Teran Kaitlin Murphy Tom Story Joe Street Janet Vadakkumcherry </p> <p>C. Clean Tech Initiative - no one showed to present at today's meeting.</p>	
8.	<p>Information Items</p> <p>A. La Media 7-11 – Andrea Munoz did not show to present at today's meeting.</p> <p>B. San Diego / San Ysidro Community Foundation Presentation – this item was not noticed on the agenda.</p> <p>Zaneta Salde Encarnacion and Bridget Strickland from the San Diego Foundation gave a presentation on the San Ysidro Community Foundation. They highlighted the following:</p> <ul style="list-style-type: none"> o San Ysidro Community Foundation was formed in July 2013 o It is a charitable giving fund built by and for the community o Alejandra Mier y Teran and Antonio Martinez are founding members o The California Endowment gave a \$25,000 as an initial gift to get it started o It provides annual community funding of non-profit programs that service special and unique needs o Goal is to create a community endowment that will be there for the community for the next 50 years o Funding is obtained from member fees and business sponsors (half of the fees go to the Endowment) o Members of the community decide how to use the funding o Corporate sponsors can see this as a tax vehicle and way to partner with the community – your donations stay in the community o San Ysidro Health Center was the first sponsor. It is the Foundation's hope that sponsors will consider committing to 5 years. Sponsor levels are: <ul style="list-style-type: none"> ▪ \$1500 ▪ \$3000 – comes with an active vote in the Foundation ▪ \$5000 – comes with an active vote in the Foundation o San Ysidro Community Foundation is one of nine community foundations. o The Chula Vista Foundation formed in 2008 and they have brought in \$300,000 since then. 	

Agenda Item		Discussion	Action Item
10.	Old Business	None.	
11.	Adjournment	The meeting adjourned at 5:00 p.m.	

Chairperson: Rob Hixson, Chair
Recorded by: Janet Vadakkumcherry