

**CITY OF SAN DIEGO
 OTAY MESA PLANNING GROUP (OMPG) MEETING MINUTES
 OF
 WEDNESDAY, JANUARY 21, 2015
 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	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		Business Representative
Street, Joe		Property Owner
Vadakkumcherry, Janet		Resident
	Vacant Seat	Brown Field

Public Present: Lindsay Arobone (SD Commercial, LLC), Nici Boon (NBIC Associates), Clarissa Falcon (Falcon Strategies), Matt Jones (Hamann Companies), Todd Ingalls (Ingalls Enterprises), Carlos Lacarra (San Diego Police Department), Linda Richardson (Hamann Companies), Tyler Sherer (Atlantis Group), Sarah Street Everist (Street Properties), David Velasco (MW Steele), and David Wick (National Enterprises)

Staff Present: 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 3:10 pm. Members in attendance introduced themselves.	
2.	Approval of minutes	Minutes from the September 17, 2014 meeting and November 19, 2014 meeting were presented. Chris Holder asked that the September 17, 2014 minutes be changed to reflect that he was in attendance that day. With that, Joe Street moved to approve both sets of minutes. Mel Ingalls seconded. The minutes from both the September 2014 and November 2014 minutes were unanimously approved with the correction to the September 2014 minutes as noted.	
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"> ✓ Proposed corrections to the Community Plan Update ✓ Scoping meeting notice to the Pure Water Program ✓ Conditional Use Permit – A Green Alternative ✓ Continental Street Vacation ✓ Pipitone Tentative parcel Map ✓ Verizon at Palm & 16th 	Board Members who would like copies or information about the listed notices should follow up with Rob Hixson
5.	Government Liaison Reports	<p>Reports were given from the following offices. Vivian Moreno arrived late and gave her report just prior to Agenda item # 7 of today's meeting:</p> <p>A. <u>Councilman Alvarez's office</u> – Vivian Moreno reported:</p> <ul style="list-style-type: none"> ○ Otay Mesa southbound truck route – tomorrow's meeting is being moved to February 18, 2015 due to Mayor Faulconer's calendar. Timeline and process will be discussed, as well as the issue of collecting truck citations. ○ S.A.T. in Mexico started, which is import reconstruction in Tijuana. It will be completed in 2018. ○ Handouts: <ul style="list-style-type: none"> ▪ Councilmember Alvarez calendar ▪ Councilmember Alvarez ○ The City is doing a mid-budget review. Please feel free to provide input. ○ Old Otay Mesa Road went out to bid in January 2015. It usually takes 4-5 months to receive all the bids back. <p>B. <u>Mayor's Office</u> – no report.</p>	

Agenda Item	Discussion	Action Item
	<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 Mark Hampton is now the Acting Captain for the Southern Division. o A thank you to Street Properties for donating about 20 Christmas trees to needy families in Southern Division in December. o Southern Division collected 90 toys for the Toys for Tots program. o Councilmember Alvarez recently thanked and recognized [REDACTED] who is a past Justice and served as a Retired Senior Volunteer Patrol (RSVP) for 38 years. o Thefts have increase in Southern Division but Carlos is not prepared to give stats today. He notes that this could be due in part to Prop 47 – which reduced some felony thefts to misdemeanors. o There were two bomb threats recently called in from San Ysidro High School. These were determined to be hoaxes and the police are trying to identify the responsible individual. o Green Alternative medical marijuana consumer cooperative reached out to Southern Division to be sure they are doing everything right. <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 on the following items from the November 2014 CPC meeting:</p> <ul style="list-style-type: none"> o SANDAG Informational Item o 600-24 and Bylaws Compliance o Pure Water San Diego – recommended conceptual approval of Pure Water San Diego Program. o Small Lot Ordinance – CPC recommended the City Council approve the proposed amendment. o Land Development Code – informational item. Suggestions were made regarding the language in update # 9 which will be presented at the January CPC meeting for action. <p>Details of the November 2014 CPC meeting may be found here: http://www.sandiego.gov/planning/community/pdf/cpc/agendas/2014/cpcminutes141125.pdf</p> <p>B. <u>Community Plan Update (CPU)</u>, Rob Hixson gave a brief update, noting that there is still trouble</p>	

Agenda Item	Discussion	Action Item
	<p>with the Business Park zone. Theresa will take care of the zoning corrections except the light industrial one that Rob will speak to later today as part of Agenda item #7A.</p> <p>C. <u>Border Transportation</u>. Alejandra Mier y Teran reported:</p> <ul style="list-style-type: none"> o MTS 905 & Buses 950 have increased servicing frequency and are now available on weekends. Hopefully there will be 2 more benches placed. o The Otay II Traffic & Revenue Study was presented at a recent SANDAG meeting where many attended. <p>D. <u>Central Specific Plan (aka Central Village Subcommittee)</u>. Mel Ingalls reported on the OMCP Central Village Sub-committee meetings from December 2014 and January 2015:</p> <p><u>December 16, 2014 - Central Village Subcommittee Meeting:</u></p> <ul style="list-style-type: none"> o Rob Hixson received a list of property ownership from Chicago Title. A letter was sent by Rob Hixson independent of the City Of San Diego to the property owners that are on the list provided by Chicago Title. Theresa Millette provided a list of property owners to Rob Hixson and Rob Furey. o K-6 school elementary school between 15 and 16 acres will be required for the Central Village. o Mark Steele is the planner for Colrich and the Davison Trust. Mark presented three options that were coordinated between Colrich, Davison Trust, and Rob Furey represent in Joe Paez. Key points discussed for the three options are as follows: <ul style="list-style-type: none"> ▪ All options showed a density of 25-27 units to the acre throughout the Central Village. The purpose of having the same density throughout is so that no property owner feels they are getting less. ▪ It is anticipated many of the units will be 3 story buildings. ▪ The options are trying to avoid bisecting the 1 acre lots. ▪ The majority of the public facilities will be placed on Colrich and Davison Trust property. ▪ It has been discussed that it is preferred to have smaller parks that are between 2 and 3 acres in size. ▪ No major super markets are anticipated for the Central Village. o Todd Engalls stated that some of the properties north of Airway Road currently not shown as development should be shown as development. The area in question is flat between the fingers of the canyon that have regularly been discussed through the years by the Rodriguez family. o Theresa Millette (City Of San Diego) discussed the following items: <ul style="list-style-type: none"> ▪ All properties are currently zoned Agriculture 1-1. ▪ Planning of the Central Village will proceed without participation. If a property owner decides to not participate in the cost of the planning then that owner will need to rezone and process environmental studies at their own cost if they chose to develop their property. 	

Agenda Item	Discussion	Action Item
	<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ Cactus road is not planned to go over or under the 905 freeway essentially rendering it a cul-de-sac. ○ The goal is to have the specific Plan approved by 2016. ○ Property owner comments or ideas are to be sent directly to Theresa. Theresa would then share this information with the sub-committee. ○ Theresa said the name of the committee should be "Specific Plan Standing Sub-Committee". <p><u>January 20, 2015 - Central Village Subcommittee Meeting</u></p> <ul style="list-style-type: none"> ○ History of how property owners have been contacted for each standing sub-committee meeting will be documented in the meeting minutes. ○ The City Of San Diego has attempted to contact property owners via letters based on the property ownership list it has created. The sub-committee has also sent letters to property owners based on an ownership list provided by Chicago Title. ○ No update on the school footprint based on density. ○ Diego Velasco of M.W. Steele Group reviewed several options on where things are located. It is the Community Plan goal to create a village format. <ul style="list-style-type: none"> ▪ So what's a village? Mixed use commercial and housing with retail and bring playgrounds and parks to the center with green lines streets. It's well connected and so that people have a sense of "place". ▪ There are 2 pulse points: Cactus at Airway & the Heritage connection. ▪ The committee needs to decide how to link these two and they want to keep the block sizes / property small (i.e., < 1800 feet of perimeter). ▪ Preserve the view to an open an natural space, (e.g., Spring Canyon) ▪ There will be a range density throughout Central Village The current density per the bubble plan presented by M.W. Steele is 4,300 units. The goal is to achieve 4,700 units. ○ Those present agreed the City should provide a deadline for the cost sharing of the specific plan. ○ The Central Village Subcommittee can submit a draft to the city within a week to obtain some immediate feedback and as a first pass to meet the CPU. <p>The next Central Village Subcommittee Meeting is February 17, 2015</p> <p>E. <u>San Diego Airport Advisory Committee.</u> Tom Ricotta reported:</p> <ul style="list-style-type: none"> ○ The City is working to re-staff. They have hired a new Director named Rod Propst. ○ There is a new liaison for the FAA position. <p>F. <u>Code Enforcement.</u> No report.</p>	

Agenda Item	Discussion	Action Item
	<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 Obama's New Immigration Plan – a handout concerning an event being held on January 22, 2015. o In February 2015: <ul style="list-style-type: none"> ▪ Truck & bus regulation information session with the Air Resources Board ▪ Mexican Fiscal changes seminar – new compliance obligations o The MexPort Trade Shows is on April 23, 2015 – which is one month earlier this year. <p>H. <u>East Otay Mesa Property Owners' Association Update.</u> David Wick reported:</p> <ul style="list-style-type: none"> o Pio Pico Power Plant – should break ground in March 2015. Everything has been approved. o SR11 Phase I will be done in September 2015 o SR11 Phase II may be done in 2017 	
7.	<p>Action Items</p> <p>A. Amendment to Community Plan – Remove Business Park Zone. Rob Hixson stated that he needs to sit down with Vivian and Councilmember Alvarez, and then later the Mayor and City Attorney, to talk about the CPU. The CPU includes a new business park zone, which would be allowed, but doesn't allow warehousing or light industry / manufacturing. Property owners are concerned even though they have a grandfather clause, and he doesn't think property owners were properly noticed. All the other changes Theresa said could be done, but this one needs an amendment to the CPU.</p> <p>B. March Elections. Rob will send OMPG Board openings and officer positions.</p>	<p>Rob Hixson will follow up with Council Member Alvarez's office, and then later the Mayor and City Attorney, about CPU zoning issues.</p> <p>In prep for the March 2015 OMPG meeting and elections, Rob Hixson will send Board openings and officer positions.</p>
8.	<p>Information Items</p> <p>None.</p>	
9.	<p>Old Business</p> <p>A. Burrowing Owl – Tom Story will be meeting with Tom Tomlinson and staff to discuss concerns in the comment letter.</p> <p>B. Jeanie Crosh – if you have vernal pools on your property, the ACP will be out for public review in the Spring of 2015.</p> <p>C. Announcements:</p> <ul style="list-style-type: none"> o Cross border – install signals at La Media & Airway o A firm was hired to recommend right of way on Otay Mesa South to Sempre Viva. The City has conditioned our approval to build out Britannia. Hopefully will complete acquisitions. Contact Tom 	

Agenda Item		Discussion	Action Item
		<p>Story if you would like more information.</p> <ul style="list-style-type: none"> ○ US Fish & Wildlife – Rob Hixson said that Congressman Duncan Hunter is interested in discussing if there are any issues with the OMPG. 	
10.	Adjournment	The meeting adjourned at 4:00 p.m.	

Chairperson: Rob Hixson, Chair
Recorded by: Janet Vadakkumcherry