

**OTAY MESA PLANNING GROUP**  
**MEETING MINUTES, JUNE 26, 2024**

**\*SPECIAL MEETING\***

Otay Nestor Library  
3003 Coronado Ave, San Diego, CA 92154

Otay Mesa Planning Group Chair, Mr. Rob Hixson, called the meeting to order at 3:01 pm.  
Introductions are made across the room.

| <b>Members present:</b> | <b>Members absent:</b> |
|-------------------------|------------------------|
| Rob Hixson              | Tom Ricotta            |
| Ted Shaw                | Tom Simmons            |
| Chris Holder            | Scott Merry            |
| Jason Wells             | Allen Kashani          |
| Mark Freed              | Diane Kirma            |
| Tony Blas               | Jorge Goytortua        |
| Ronnie Taylor           | Felipe Nuno            |
| Jose Hernandez          |                        |
| Seth Dorros             |                        |

**Approval of minutes:**

May 2024

- **Vote:** A motion was made by J. Wells, seconded by T. Shaw. Motion passed (9-0-0-0)  
**Yes:** R. Hixson, M. Freed, T. Blas, C. Holder, J. Hernandez, S. Dorros & R. Taylor.
- **Recusal:** None
- **Abstained:** None
- **Vote No:** None
- **Comments:** None

**Public Input/Comments on Matters Not on the Agenda**

Tony Blas – the Oleander tract area has been planted. We have a meeting with Councilmember Vivian Moreno next month.

**Chairman's Report:**

Items Received:

1. PRJ 698394 - Second Review Issues of Revised Scope – Del Sol Village
2. Notice of Right to Appeal Environmental Determination – 7092 Camino Maquiladora PRJ-1099198

**Government Liaison Reports**

**A. COUNCILMEMBER MORENO'S OFFICE:** (*Gerardo Ramirez*)

- The mayor's office submitted the fiscal year 2025 budget. It was a difficult budget season for the City and the state of California; however, the approved budget is an improvement compared to the proposed budget, which included cuts to library and parks and recreation center hours.
- **Dennerly Ranch Park:** a \$4.3M EIFD + \$500,000 City budget (\$4.8M total); they continue working through environmental issues and permitting with DSD.
- **Hidden Trails Park:** City-funded allocation of \$850K.
- **Fire Station no. 49:** An allocation of \$1.5M EIFD + \$500K City (\$2M total) funding.
- **Palm Interstate 805 exchange:** an allocation of \$5.1M.
- **Beyer Park Phase 1:** CIP project page for schedule and budget information. We noted that work on this site may not occur for several months due to biological survey requirements. Groundbreaking event details are coming soon.

**B. MAYOR'S OFFICE:** No report was provided.

**C. ASSEMBLYMEMBER WEBER'S OFFICE:** No report was provided.

**D. SUPERVISOR VARGAS' OFFICE:** No report was provided.

**E. ASSEMBLY MEMBER DAVID ALVAREZ OFFICE:** (*Lisa Schmidt*)

- There is no report to provide.

**F. SENATOR PADILLA'S OFFICE:** No report to provide.

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

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

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

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

**Monthly Report:**

**A. CPC-** (Mark Freed, Property Owner)

**CPC Agenda 5/28/24** <https://www.sandiego.gov/sites/default/files/2024-05/cpc-agenda.pdf>

**ITEM #4- BLUEPRINT SAN DIEGO** - Senior Planner from the City Planning Department presented the project and the changes that will be presented to the Planning Commission.

*CPC Sub-committee response to BPSD- Executive Summary and Top 10 recommendations, "Blueprint SD is using the best available data to identify areas for more homes and jobs that are connected to convenient and affordable options to walk, bike, and ride transit to meet daily needs, such as going to work, school, or the grocery store. This approach helps meet the needs of our growing City while making progress toward our climate goals. This updated strategy (or "blueprint") for growth will be used to refresh the General Plan."*

<https://www.sandiego.gov/blueprint-sd>

Public and CPC comment (Partial)

- Blueprint SD creating places where people don't want to live.
- The City continues to build affordable housing in low-resource areas
- Responses are needed to public comments along with meaningful interaction with staff.
- Putting Blueprint SD on hold until public comments are addressed.
- The City needs to plan for infrastructure before density. The City does the opposite.

Two motions were made – Motion to Oppose as presented was defeated. The Motion to approve the top ten recommendations was approved.

**ITEM #5- GRAND JURY REPORT** - A CPC member presented a review of the work of the CPC Grand Jury Subcommittee related to the Request for a County Grand Jury Investigation of San Diego Land Use Governing Practices regarding Improper Project Classifications, Improper Legislation of Municipal Code, Access and Transparency, and Municipal Code Enforcement

**ITEM #6- ENVIRONMENTALLY SENSITIVE LANDS-** Request to form a subcommittee to evaluate the changes being made to the Municipal Code that limits public comment about impacts on environmentally sensitive lands.

**Item #8- CPG CHANGES UPDATE-** The Program Coordinator from the City Planning Department updated the CPC on planning group recognition, and the next steps follow the City Council's decision.

Planning provided recommended language for allowing virtual or hybrid meetings.

**CPC Agenda 6/25/24** [https://www.sandiego.gov/sites/default/files/2024-06/cpc-agenda-june-2024\\_.pdf](https://www.sandiego.gov/sites/default/files/2024-06/cpc-agenda-june-2024_.pdf)

**ITEM #4 - INFRASTRUCTURE PRIORITIZATION-** The Planning Department presented this year's CIP survey and the Infrastructure Prioritization process. <https://www.sandiego.gov/planning/programs/work-programs/infrastructure-prioritization-engagement>. Build Better San Diego City priorities are funded by DIF only. Prioritized CIP projects have access to a variety of funding sources. The greatest probability of realizing funding for CIP projects is for individual, Planning Group, and Council representative CIP priorities to match City Build Better San Diego priorities. **Deadlines: Public survey Aug. 1/ PG Spreadsheet Aug. 15**

- New in 2024: Planning Group CIP Prioritization Spreadsheet submittal sent to PG Chairs.
- Lobby Council member to include PG priorities in their separate prioritization submittals.

**ITEM #5- - CPG REIMBURSEMENT FUNDS** - CPC reviewed and discussed the \$500 reimbursement from the City and considered if PG's wants to request a larger budget for future years. Current reimbursement requests are due by the end of June.

**ITEM #6- SHORT TERM VACATION RENTAL ORDINANCE (STRO)** - Citizen-led initiative presented highlighting impacts of the ordinance and recommend revisions. This is in preparation for the annual review by the City Council CNS Committee in July. CPC will review their letter and proposed changes, and a copy of the presentation will follow.

**ITEM #7- ENVIRONMENTALLY SENSITIVE LANDS LDC UPDATE REQUEST** - Request from the ESL Subcommittee that the CPC submit a proposal to amend Article 2, Division 6 of the Land Development Code to ensure public awareness and provide the opportunity for public review and comment on Capital Improvement Projects proposed in locations where a project has the potential to affect Environmentally Sensitive Lands. The chance to request changes to the LDC is open through July 31, 2024.

**Other Items:**

**Follow up Build Better San Diego supplanting Facilities Financing Plan.**

Since enacting Citywide development impact fees, the City is currently not updating the previously adopted neighborhood PFFPs. However, they are hoping to update the Citywide Transportation Nexus Study in the next few years. When that happens, the City has offered to meet with the Otay Mesa Community Planning Group to discuss priority projects and other infrastructure needs.

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Please see Table A-1b for Otay Mesa-specific roadway projects identified as part of Build Better San Diego.

<https://www.sandiego.gov/sites/default/files/sd-mobility-fee-nexus-study.pdf>

Page 23 of 167- Build Better San Diego priority roadways in Otay Mesa.

Page 26 of 167- Table A1b Roadway Improvements (Otay CPA).

Page 28 of 167- Table A-1c Roadways removed from DIF.

Next CPC meeting: July 23, 2024.

**B. Southwest Village Committee – No report was provided.**

**C. Border Transportation – (Alejandra Mier y Teran)**

- Southbound wait times are improving.
- The new parkway in Tijuana, which is under construction, is now open.
- Wait Times are less.
- A peak of 4500 trucks crossed the border in the last few days.

**D. La Media Truck Route - (David Wick)**

- On track to finish Phase 1 from 905 south to Avenida de la Fuente.
- Phase 2 is from Avenida de la Fuente to Siempre Viva Road. Phase 1 and Phase 2 are overlapping. This work should be completed by the end of the year or, at the latest, February 2025.

**E. San Diego Airport Advisory Committee – No report was provided.**

**F. Otay Mesa Chamber of Commerce – (Alejandra Mier y Teran)**

- Chapter 98 webinar with CBP.
- Member breakfast featuring the Air Center of San Diego. Rex Massey from IRG and the airport director for the airports will be there on July 25<sup>th</sup>.
- Webinar on AI and how it impacts manufacturing, trade, and logistics companies. This webinar is on August 1<sup>st</sup>.

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

- Battery Fire facility made national news.
- Jessie Hartford with NADBank wants to come to San Diego and tour Otay Mesa. Trucknet will be hosting this event on July 16<sup>th</sup> at noon.
- We're working with Caltrans to open SR-11 to Siempre Viva Road. Please send letters of support to Caltrans so they can open that stretch of highway.

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

**I. Informational Items – SDG&E Major Projects Briefing for Transmission Line (TL 649) | Rob Knudsen, SDGE**

SDG&E and its contractors will replace approximately 18 wood transmission and distribution poles/structures with new fire-resistant steel poles and equipment within the Tier 2 HFTD (High Fire Threat District). In addition, we will string approximately 2 miles of new conductor wire and decommission the Otay Lakes Substation built in 1957.

**J. Action Items:**

**a) Appoint to the Otay Mesa Planning Group | Logan Swanson to replace Scott Merry**

A motion was made by C. Holder and seconded by R. Taylor. The Motion passed (9-0-0-0)

**Yes:** R. Hixson, T. Shaw, M. Freed, T. Blas, J. Wells, S. Dorros & J. Hernandez.

**Recusal:** None

**Abstained:** None

**Vote No:** None

**b) What roadways need to be repaired in Otay Mesa? What is the next CIP Project?**

Discussion. No motion was made.

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**c) Amend the Bylaws to include verbiage regarding virtual meetings**

*A motion was made by M. Freed and seconded by R. Taylor. The Motion passed (9-0-0-0)*

**Yes:** *R. Hixson, T. Shaw, C. Holder, T. Blas, J. Wells, J. Hernandez, S. Dorros & F. Nuno.*

**Recusal:** None

**Abstained:** None

**Vote No:** None

**d) Otay Mesa Planning Group Household or Business Representation**

*A motion was made by J. Wells and seconded by T. Shaw. The Motion passed (9-0-0-0)*

**Yes:** *R. Hixson, M. Freed, T. Blas, C. Holder, J. Hernandez, S. Dorros & R. Taylor.*

**Recusal:** None

**Abstained:** None

**Vote No:** None

**K. Closing remarks**

**L. Old Business**

*The meeting was adjourned at 4:00 pm by Rob Hixson, Chair of the Otay Mesa Planning Group.*