

OTAY MESA PLANNING GROUP
MEETING MINUTES, SEPTEMBER 17, 2025
Via Zoom

Otay Mesa Planning Group, Chair, Rob Hixson called the meeting to order at 3:05 pm.
Introductions are made across the Zoom screen.

Members present:	Members absent:
Alejandra Mier y Teran	Chris Holder
Allen Kashani	Jason Wells
Diane Kirma	Tom Simmons
Felipe Nuño, Secretary	Tony Blas
Jorge Goytortua	
Jose Hernandez	
Rita Mahoney	
Rob Hixson, Chair	
Ronnie Taylor	
Seth Dorros	
Ted Shaw, Vice-chair	

Approval of minutes:

July 2025

- **Vote:** A motion was made by R. Mahoney *seconded* by R. Taylor. Motion passed (11-0-0-0)
Yes: J. Goytortua, R. Hixson, F. Nuno, S. Dorros, J. Hernandez, A. Kashani, T. Shaw, A. Mier y Teran, & D. Kirma.
- **Recusal:** None
- **Abstained:** None
- **Vote No:** None
- **Comments:** None

Public Input/Comments on Matters Not on the Agenda

Brandon, EPOCA Resident - as a representative of one of the Homeowners Associations (HOA) in our community, I am here to bring to your attention a pressing concern that has been affecting our residents. The issue at hand is the inadequate parking situation in our community, which is being exacerbated by individuals who purchase vehicles at local auction houses and leave them parked on our streets for extended periods of time, and also by those who utilize the Cross Border Xpress (CBX) and park their vehicles in our community. This not only takes up a significant amount of our limited parking space, but it also creates a challenge for our residents who rely on these spaces to park their own vehicles.

While we have submitted numerous complaints and requests for action, the issue persists due to the delayed response times from our parking enforcement team. This creates a frustrating and chaotic situation, in a game of "whack-a-mole," where one vehicle is removed only to be replaced by another.

We kindly request that the board consider exploring solutions to address this issue, such as implementing more effective parking enforcement measures, increasing the availability of parking spaces, or establishing policies to discourage individuals from leaving vehicles on our streets for extended periods. We believe that a collaborative effort between our community, the board, and local authorities is necessary to resolve this pressing concern and restore a sense of order and convenience to our community.

Becky Rapp – I'd like to bring to your attention a concern in our communities regarding the sale of intoxicating hemp-derived products, specifically Delta 8, Delta 10, and THC products that are synthetically and chemically altered, mimicking the psychoactive effects of marijuana. These products are being sold in gas stations, smoke shops, and convenience stores, often packaged to target our youth with candy-like packaging. This is a land use

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issue, as many of these businesses operate near schools, parks, and residential neighborhoods, frequently avoiding the oversight required of marijuana and alcohol establishments.

A recent San Diego Union Tribune report highlighted the issue, stating that the city shut down the Secret Yard Hookah Lounge in Logan Heights after years of violence, illegal activity, and code violations.

Planning groups can help by pushing for zoning updates to ban the sale of these intoxicating hemp products. Conditional use permits and land use policies must reflect the seriousness of this issue. I urge you to recommend creating an ordinance limiting the sale of these products and supporting stronger zoning protections. We must be proactive in ensuring public safety.

Chairman's Report: Rob Hixson

1. Citywide Inclusive Public Engagement Guide | [Draft Inclusive Public Engagement Guide](#)
2. [Notice of Decision](#) | PRJ-1115147 | Epoca H | 2230 Cactus
3. Amendments to the San Diego Municipal Code | Designation of Fire Hazard Severity Zones (O-21992) | August 30, 2025.
 - [Ch05 Art11 Div49](#)
 - [Ch14 Art05 Div07](#)
 - [Ch14 Art09 Div03](#)

4. Collection at Cactus | PRJ-1111415 | [Offline Reviewer Form](#)

5. [Notice Of Decision](#) | PRJ1115147 | Epoca H | 2230 Cactus

Government Liaison Reports

- A. **COUNCILMEMBER MORENO'S OFFICE:** *Victor Caymaris*

Office of Councilmember Vivian Moreno – Summary of [Electronic Report](#) Below.

Council Legislative Updates

- **9/8: ITEM S405** - Approved assignment, assumption, and amendment of loan documents for 92-unit affordable housing project (Mercado Apartments). **Passed 8-0.**
- **9/15: ITEM S400** - Established Parking Meter Zone at Balboa Park. **Passed 6-2.**
- **9/16: ITEM S509** - Hospitality Minimum Wage Ordinance for Workers at Hotels, Event Centers, and Amusement Parks. **Passed 8-0.**

Community Updates & Resources

- **FY25 CPPS Applications:** Updates available (see full report for details).
- **Parks & Rec / City of San Diego:**
 - Community Recreation Needs Assessment (CRNA) - **Deadline: Feb. 28, 2026.**
 - Heart of Service Award - Nominate dedicated Parks & Rec employees.
 - Public Engagement Guide - Provide feedback by **Oct. 19**. Workshops scheduled in Sept/Oct.
- **San Diego Air Pollution Control District (SDAPCD):** Free air purifiers program (AIRE) for eligible households.
- **MTS:**
 - **Free Rides All Day Oct. 1** for San Diego Transit Agencies.
 - On Track Survey - Help shape the future of MTS service.
- **Tree San Diego:** Project Treejectory+ Paid education & workforce development program for urban forestry.
 - **Application Deadline: Oct. 23, 2025. Program Start: Nov. 2, 2025.**
- **SDSU School of Public Health:** "Healthy Water, Healthy Air" survey led by Dr. Paula Granados.
- **United against Fentanyl:** Event at Montgomery Waller Park on **Sept. 20, 11 a.m. - 3 p.m.**
- **South County Economic Development Council (SCEDC) & San Diego Police Department (SDPD):**
 - Young Entrepreneurs Academy (grades 6-12) - Student application available.
 - SDPD Cadet & Junior Cadet programs (ages 16-21 for Cadet, 6th graders for Jr. Cadet).
- **Public Utilities:** Preparing for rate adjustments.
 - Proposed water/wastewater rate increases from **Jan. 2026 - 2029.**

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- Public outreach timeline and virtual meetings available.
- The city of San Diego has completed 500 miles of road resurfacing in one year, which is a significant milestone.
- 8% of the city's total road network was resurfaced, including 304 miles of slurry seal resurfacing and 140 miles of asphalt overlay.
- This project has improved road conditions in districts 8, 9, and 4.

➤ **Federal Funding for Housing:**

- The city will administer \$43 million in federal grants to local organizations and nonprofits to improve living environments, expand economic opportunities, and increase housing opportunities in low- and moderate-income communities.
- The funding comes from:
 - Community Development Block Grant (CDBG) funding (\$12.1 million)
 - Home Investment Partnership Programs (\$30.3 million)
 - Emergency Solutions Grants funding (\$99,900)
- Over 20 nonprofits will receive funding, including Reality Changers, Kitchen for Good, and Somali Family Services of San Diego.

➤ **Next Steps:**

- The city will share a thorough report on the funding allocations.

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: *Liliana Barba*

➤ **Assembly Office Services – How can our office help?**

- Our office can help with state-related issues

➤ **Legislative Updates**

- Assemblymember Alvarez has seven bills on Governor Newsom's desk.

➤ **Events**

- **State of Chula Vista University** on Saturday, October 25, at Southwestern College from 10:00 a.m. to 11:00 a.m.
 - Assemblymember Alvarez and Southwestern College President Dr. Mark Sanchez will provide an update on the progress toward establishing the Chula Vista University and opportunities that it will bring to students in the South Bay.
- Assemblymember Alvarez is hosting the **South Bay College Opportunity Fair** on Saturday, November 15, at Southwest High School from 9:00 a.m. to 1:00 p.m.

➤ **For more information, please visit our website at <https://a80.asmdc.org/> or contact our District Office at (619) 498-8580.**

F. SENATOR PADILLA'S OFFICE: *Artemis Hodoyan*

- **SB 243 – AI Consumer Chatbots** – Would attempt to reduce how addictive Chabot's are and require AI companies to remind users at regular intervals that the Chabot is artificially generated and not a human.
- **SB 388 – California Latino Commission** – Would create a California Latino Commission, to address the inequalities faced by the Latino community in housing, education, economic mobility, labor, and health.
- **SB 57 – Ratepayer and Technological Innovation Protection Act** – Would protect CA ratepayers and the state's climate goals from increased costs as more companies develop data centers to meet the growing energy demands of AI. The bill authorizes the California Public Utilities Commission to assess cost shifts associated with new loads from data centers.

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- **SB 302 – Environmental Tax Credits** – Aligns CA tax law with federal tax rules set in the IRA, allowing state-level exclusion from gross income for certain clean energy tax credits and related payments. CA currently taxes these benefits.
- **SB 369 – Salton Sea: Restoration projects: skilled and trained workforce** – Would require all new state funded Salton Sea restoration projects to use trained construction workers starting in 2026. The bill would enhance the economic viability of the Imperial Valley, which currently suffers from a staggering 17.4% unemployment rate.
- **SB 461 – State real property: City of Imperial** – Directs the state's Department of General Service to transfer the former California Highway Patrol (CHP) El Centro Area office to the City of Imperial, to be used as a police station for the Imperial Police Department.
- **SB 638 – Education and Workforce Coordinating Entity** – Established a new collaborative effort involving k-12 school districts, community colleges, and local industries, focusing on expanding workforce opportunities statewide, including through apprenticeship programs.

Environmental and Energy Package:

The Legislature also passed a slate of sweeping energy and climate-related bills which now head to Gov. Newsom's desk. The package aims to advance California's clean energy goals while protecting consumers and improving grid reliability. Highlights include:

- Expanding California's participation in regional clean energy markets across the U.S. West.
- Extending the state's cap-and-trade program, which sets emissions caps, distributes tradable credits, and charges carbon polluters for excessive emissions.
- Strengthening support for wildfire prevention and mitigation and ensuring utilities can invest in safer infrastructure and reduce the risk of fires.
- Increasing the climate credit on utility bills to provide direct relief to Californians.

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

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

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

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

Monthly Reports:

A. CPC- (Allen Kashani)

- No meeting in August 2025. Next meeting is Tuesday, September 23rd.

B. Southwest Village Committee – (Felipe Nuño)

- Waiting for reports from the city.

C. Border Transportation – (Alejandra Mier y Teran)

- Otay East and Otay West projects are moving forward, with groundbreaking expected this year.
- The city has secured final agreements with Mexico to proceed with the projects.
- Please encourage others to write to Council Member Moreno regarding encampment issues.

D. Siempre Viva Rd / Britannia Blvd Route – (Rob Hixson)

- Adjustments needed to be made to the CIP for the Siempre Viva Rd from Britannia Blvd to La Media Rd.
- The CIP only included the construction up to the immediate area, not the entire route.
- There are areas where the road widens out to two lanes but then narrows back down to one lane.
- The south side of the road still needs to be widened, but it's not a priority since the land has not been built yet.

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

- A new FBO (Fixed Base Operator) is currently under construction.
- Plans are in place to build a hotel at the location.
- The developers are looking for:
 - A restaurant
 - A coffee shop as potential tenants

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

- The annual dinner is upcoming, with an award for Councilwoman Vivian Moreno for her work on La Media Road and the Otay Mesa infrastructure financing district.
- There will be a webinar on tariffs on aluminum and copper on October 1.
- The next member breakfast will be on October 29, with Mayor Todd Loria as the featured speaker.

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

- The double-wide border fence has been completed past Tecate.
- The fence is now contiguous and gap-free.
- All entry points into Otay Mesa have been stopped due to the completed fence.

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

I. Informational Items –

a) Vista Pacifica (92154) community street safety enhancements | Caroline Sherwood Serrano and Olga Carrillo

This project proposes a traffic safety improvement plan for the area around the community park on Avenida de las Vistas. The initiative is designed to mitigate significant hazards, including excessive vehicle speeding and drivers failing to stop for school buses, which poses a serious risk to local children. The proposed solution involves implementing a combination of traffic-calming measures, which include:

- Adding speed bumps to enforce lower speeds.
- Installing an additional stop sign to improve intersection safety.
- Creating red curb zones to enhance visibility for drivers, pedestrians, and cyclists by preventing unsafe parking.

Vista Pacifica Resident, George / Caroline Sherwood / Olga Carrillo

Accident and its aftermath

- The Vista Pacific resident's son was involved in a hit-and-run accident while riding his bicycle on Avenida de las Vistas.
- He was rushed to the hospital and survived due to the prompt medical attention.
- The accident was caught on surveillance footage, which helped identify the perpetrator.

— **Safety concerns in the neighborhood**

- The neighborhood is surrounded by hills and brush, making it prone to blind spots and visibility issues.
- The road is a "snake" with many curves, making it difficult to navigate.
- There is only one stop sign on the entire stretch of road, making it a hazard for pedestrians and drivers.
- The neighborhood is busy on weekends, with many cars parked along the road, making it difficult to see pedestrians.

— **Efforts to improve safety**

- Residents have lobbied for traffic calming measures, including crosswalks and speed bumps.
- The city's Department of Transportation has evaluated these requests, but they have been denied.
- Residents question the evaluation process and the metrics used to assess safety.

— **Frustration and call to action**

- Other residents are frustrated with the lack of action on safety concerns.
- They call for the city to take the issue seriously and provide due diligence to improve safety in the neighborhood.
- A previous fatal accident in the area, where a 14-year-old was struck and killed while walking in the middle of the night.

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J. Action Items – None.

a) Epoca Neighborhood A NDP | PRJ-1103278

The project is a Process 2, Staff Decision, Neighborhood Development Permit (NDP) request which tiers off of the Otay Mesa Community Plan and Central Village Specific Plan (CVSP.) It is known as Neighborhood A and has long been a part of the CVSP planning. This is the next project NDP proposed within the CVSP and by ColRich. The site is located at the northwestern corner of Airway Road and Cactus Road, is 10.2 acres, and proposes to build 300 residential units and a clubhouse.

Presented by: Emilie Colwell, T&B Planning

- A motion was made by R. Taylor *seconded* by J. Goytortua. Motion passed (10-0-1-0)

Vote Yes: R. Hixson, F. Nuno, S. Dorros, J. Hernandez, A. Kashani, T. Shaw, A. Mier y Teran, & D. Kirma.

Recuse: None

Abstained: Rita Mahoney

Vote No: None

K. Closing remarks – *Thank you.*

The meeting was adjourned at 3:55 pm by Rob Hixson, Chair of the Otay Mesa Planning Group.