

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES**

Zoom Meeting
July 15, 2025

Board Members Present:

District 1 Edgar Garfias
District 4 Omar Araiza
District 5 Marco Espinosa
District 6 Alexis Gonzalez
District 11 Albert Velasquez

No Other Guests Attended

1. **OMNCPG Minutes** The draft minutes of the June 24th, OMNCPG subcommittee meeting will be considered for approval.
 - a. Albert makes a motion to approve, and Omar seconded. Approved Unanimously.
2. What needs to align with [City of San Diego](#) Laws, plans, and impact strategy?
 - a. Alexis Gonzalez would like a focus on Community Impact, Environmental, Transportation.
 - i. Brought up the Palm Avenue revitalization plan. Waiting on the permit from the coastal commission. Was put on a break due to Covid.
 - ii. Will review the strategic report and the CIP report to see how they will impact the Master Plan.
 - iii. Working with the District 8 Rep to start communicating our requests with the City staff.
 - b. Marco Espinosa talked about Palm Avenue Trolley Station and its potential. Additionally, looking at other locations in the community that would allow for more infill development.
 - i. Considerations about the importance of the bay and potential water issues.
 - ii. Brought the potential of projects to cover over the freeways in the community.
 - c. Omar Araiza spoke about new housing, affordable or mixed use, are important aspects to consider for future development. Additionally, will contribute to walkable spaces and safety at night.
 - i. Concerns exists about losing parking when getting any high rises. What sort of mitigation will exist.
 - ii. Concerns about the elimination of free parking throughout the City.
 1. Thoughts around this possibility included encouraging parking structures, small business growth within the community, and shorter work transportation.

- d. Edgar Garfias brought up that we should definitely address the concerns that are likely to be brought up if new development is expected.
- e. Albert Velasquez wanted to comprehend from the city point of view what does community outreach look like and impacts of potential housing density.
 - i. Concerns about community outreach being only a checkmark on a list rather than genuine outreach to get feedback. Additionally, Omar would want to have those meetings in the South Bay at late hours to accommodate that.
- f. Border to Bayshore Bikeway Project

3. **Review Barrio Logans Updated Master Plan**

- a. Albert Velasquez has reached out to the chair and is waiting for response for a potential future presentation.

4. **Identify Support Needs**

- a. City and Law Representatives
 - i. Waiting on the City Planning Department to organize a presentation with the full group.
 - ii. Imperial Beach and the Palm Avenue Relinquishment – Partnership with IB and City of San Diego. Previously State Route 75 and the state was supposed to give funds to the two cities to do improvements.
 - iii. Would there be any cooperation with the County office? What part do they have to play in this plan update?

5. **Non-Agenda Public Comment**

- a. None