

<b>OTAY MESA-NESTOR COMMUNITY PLANNING GROUP MEETING MINUTES</b>
Robert Egger, Sr. - South Bay Recreation Center <b>July 9<sup>th</sup>, 2025</b>

**Members Present:**

District 1 Edgar Garfias  
District 2 Mary Lou Tarobal  
District 5 Alexis Gonzalez  
District 9 Albert Estrada  
District 10 Bob Mikloski  
District 11 Albert Velasquez  
District 12 Carlos Sanchez  
District 13 Brian McGonagill  
District 15 Gary McGrath

**Members Absent:**

District 4 Omar Araiza  
District 7 Johnny E. Swanson  
District 8 Steve Egger  
District 14 Augie Hernandez  
District 16 Bobby Hicks

**Vacant District Seats:**

District 3  
District 6

1. **Call to Order/Introduction of Members:** Albert Velasquez, Chair of the Otay Mesa Nestor Community Planning Group (OMNCPG), called the meeting to order at 6:31 p.m. He welcomed all Board members and members of the community to the meeting.
2. **Approval of the Minutes:** The draft minutes of the June 11<sup>th</sup>, OMNCPG meeting were approved unanimously.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
  - a. Albert Estrada: Mailing List for US section International Border Commission on the expansion of the Sewage plant. Goal is to get it done in a 100 days. Online dashboard for tracking available for transparency.
  - b. Marco Espinosa: Spoke about gratitude for his grandparents.
4. **San Diego Police Department Report:** SDPD Officer Carlos Edington, 619-424-0412, [cedington@pd.sandiego.gov](mailto:cedington@pd.sandiego.gov)
  - a. National Night Out August 5<sup>th</sup> (4:15pm to 7:30pm)
    - i. Community Walk starting at 4:15pm.
    - ii. Free food
  - b. Escalation of Engagement with Vehicle Habitation
    - i. First Contact – Information and services will be offered and provided
    - ii. Field Interview – Second meeting leads to citation
    - iii. Misdemeanor Citation
    - iv. Up to Officer Discretion – Can be arrested
    - v. Only Neighborhood Policing Division will address these issues moving forward.
  - c. Noise Ordinance: There is no time. Any unreasonable noise at any time.
    - i. First Response will be a warning.
    - ii. Second Response will be a citation and potential confiscation.
  - d. Bob Mikloski: Del Sol and Picador – Green Stripes being painted
    - i. Might be a Bike Lane
  - e. Brian McGonagill: Regulation on E-Bikes. Anything new?
    - i. Enforcement is ramping up especially for children
    - ii. Tickets are being issued at SDSU for not following the rules.

- f. Mary Lou: Coleman and Twining, too many vehicles preventing vision for turning and large vehicles.
  - g. Resident: How understaffed is the Police Department?
    - i. Down 300 officers.
  - h. Resident: Question about call for racing in Ocean View Hills.
    - i. It has been a thing for years especially because of the Otay Industrial Area for racing.
    - ii. Enforcement allows follow up after the fact that has brought down the number of incidents. Taking pictures of the car and license plate can help for making a case even after the fact.
5. **Council District 8 Report:** Victor Caymaris, Council Representative, 619-236-6688, [VCaymaris@sanidiego.gov](mailto:VCaymaris@sanidiego.gov)
- a. Air purifier program still looking to distribute.
  - b. Trash Levees article – Meeting with author to remove trash from the flow right now as a practical approach. August meeting proposal and potential site visit to see what is being done.
  - c. CDC Agency to study the effects of the TRV on the community’s health. Would take 1 year.
  - d. Green Agora – Agenda for Local Cross-Border Vision of the Tijuana River on July 10<sup>th</sup>. Tijuana River National Estuarine Research Reserve.
  - e. July 14th, ESD informational workshop for transition to private haulers. 5:30-6:30pm at Montgomery Waller Rec Center.
    - i. Website will be available on July 15th
  - f. City Planning Department Infrastructure priorities survey. Due August 1<sup>st</sup>
  - g. HEART Program – Rebates for Energy Efficient Home Appliances  
<https://www.sandiego.gov/event/heart-program-overview-webinar>
    - ii. District 8 is the target area for this program.
  - h. CPS funding is available for non-profits and parks to hold events during the year.
  - i. August 2<sup>nd</sup> Movies in the Park at Montgomery Waller.
  - j. Albert Estrada:
    - iii. 101 Ash Building article. Questioning whether the City will still be making payments for the building?
    - iv. Is there budget for projects in Otay Mesa-Nestor?
    - v. Sea World Unpaid Rent from Covid. The money will be used for parks, but none are mentioned from below the 8 freeway. Why?
  - k. Mary Lou Tarobal: How did they come about with the allocation of the money? Did the councilmember ever participate in the allocation discussion?
  - l. Bob Mikloski: Asked what Vivian’s position about Balboa Park parking?
    - vi. Vivian voted against, but the item passed.
6. **City of San Diego, Office of the Mayor:** Lucero Maganda, Community Representative, [LMaganda@sanidiego.gov](mailto:LMaganda@sanidiego.gov)
- a. No report.

7. **County Supervisor, First District:** Ernesto Castañeda, Community Representative, 858-289-9198, [Ernesto.Castaneda@sdcounty.ca.gov](mailto:Ernesto.Castaneda@sdcounty.ca.gov)
  - a. No report.
8. **80<sup>th</sup> District Report:** Lilianna Barba, Field Representative, 619-498-8580, [Lilianna.barba@asm.ca.gov](mailto:Lilianna.barba@asm.ca.gov)
  - a. AB 16 to urge Congress and President Trump to declare a national emergency for the TRV problem.
  - b. Caucus has come together to address the immigration system
  - c. AB 662 Chula Vista Act has moved
    - i. Bill would establish the task force to identify how to form the University in Chula Vista.
  - d. South Bay College Fair
    - i. FAFSA application
  - e. Bob Mikloski: Governor doesn't want to declare an emergency. What is Alvarez doing?
    - i. AB 16 to urge national government
  - f. Albert Estrada: Last month, asked about the embankments on the freeway that fall under CalTrans. Representative would be open to attending future meetings with Community Planning groups on quarterly basis.
  - g. Bob Mikloski: Wanted to thank for the assemblymember for his service.
9. **52<sup>th</sup> District Report:** Valery Gomez, District Aide, [Valery.Gomez@mail.house.gov](mailto:Valery.Gomez@mail.house.gov)
  - a. No report.
10. **18<sup>th</sup> District Report:** Rosanna Javier, District Representative, 619-409-7690, [Rosanna.Javier@sen.ca.gov](mailto:Rosanna.Javier@sen.ca.gov)
  - a. No Report
11. **Sub-Committee Reports:**
  - a. Tijuana River Valley Subcommittee
    - i. Action Item: Letters to Political Leaders
  - b. Community Planning Group Vision Subcommittee
    - i. Held first meeting on June 24<sup>th</sup> via Zoom
      1. Alexis Gonzalez spoke about the request to have City Planning staff to attend a future meeting so that we can align our community plan ideas with the goals of the City.
    - ii. Next meeting on July 15<sup>th</sup> at 6:30pm via Zoom
12. **Action Item: Project 1122086 Assessment Letter**

Otay Mesa-Nestor (Process 3) Map Waiver for converting 4 existing residential units into condominium units, includes 3 attached three-story townhouses and a detached single dwelling unit, located at 1876, 1878, 1880, and 1882 Elm Ave. The 0.24-acre site is in the RM-1-1 Base Zone within the Otay Mesa Nestor Community Plan Area. Council District 8. Robert Bateman, San Diego Land Surveying & Engineering, 858-244-0420, [rbateman@sdlse.com](mailto:rbateman@sdlse.com)

  - a. The request is only for the transition from apartments to units for sale for market

- price. In lieu fee is expected to paid to allow them to be sold at market price.
- b. Mary Lou Tarobal: How many units? Are they currently being rented out?
    - a. 4 total, 3 condos and 1 single family home.
    - b. Owner is living in one, and the other 3 are rented out.
    - c. The renters would be able to receive rental assistance for 3 months if sold.
  - c. Bob Mikloski: How much is 3 months rent? Would they be provided with any additional assistance?
    - a. San Diego Housing Commission says that would be \$12K
    - b. Just the financial assistance.
    - c. There's a lack of housing.
  - d. Brian McGonagill: Would there be an HOA?
    - a. There would be an HOA.
  - e. Albert Estrada: Would the renter have first right of choice?
    - a. Yes, and one tenant is already planning on buying.
  - f. Brian McGonagill made a motion to approve, Marco Espinosa seconded. 8-1.
    - a. Approved.
13. **Discussion Item: Omar Araiza Proposals**  
 Omar Araiza has proposed adopting Jotform for digital attendance. Additional, proposes board members report on their districts, with even and off districts taking turns.
  - a. Final decision postponed for next meeting. Lack of information on the system and some concerns about potential tracking and limitations were brought up.
14. **Chair's Report:** Albert Velasquez, OMNCPG Chair
  - a. Spoke about the workshop on the Garbage fee on July 14th.
  - b. Make sure to stay cool.
15. **Meeting was adjournment at 7:43 pm.**

Guests Present at Meeting		
Rodrigo Morales Villareal	Natalie Rios	Michael Rios
Robert Bateman	Marcela Holguin	Lilianna Barba
Cindy Barrows		