

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

Robert Egger, Sr. - South Bay Recreation Center  
**July 9<sup>th</sup>, 2025**

**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@sandiego.gov](mailto:VCaymaris@sandiego.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@sandiego.gov](mailto:LMaganda@sandiego.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.**

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