

**OTAY MESA PLANNING GROUP**  
**MEETING MINUTES, DECEMBER 17, 2025**  
**Via Zoom**

---

Otay Mesa Planning Group, Chair, Rob Hixson called the meeting to order at 3:03 pm.  
Introductions are made across the Zoom screen.

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

**Approval of minutes:**

September 2025

- **Vote:** A motion was made by R. Mahoney seconded by R. Taylor. Motion passed (10-0-0-0)  
**Yes:** J. Goytortua, R. Hixson, F. Nuno, C. Holder, J. Hernandez, A. Kashani, A. Mier y Teran, & D. Kirma.
- **Recusal:** None
- **Abstained:** None
- **Vote No:** None
- **Comments:** None

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

**Becky Rapp-** here to share with you some concerns regarding the city's marijuana department and ask for your support in requesting greater transparency and oversight from the city. Recently, the city's Ed and IR committee discussed an agenda item proposing to allow permitting out of town marijuana delivery services and to increase fines on illegal operators. So, while this proposal focuses on revenue and enforcement, it also highlights a much larger issue, and that is that the public still does not have clarity on how well the city is managing and enforcing its existing marijuana regulations. It's been years since the city has provided the public with a full audit, reporting on how much taxes have been collected, as well as penalties for those who are not paying their taxes. These concerns directly impact community planning groups where who are expected to review and comment on permit applications and without having access to reliable information whether current operators are even compliant or whether the city is effectively enforcing its current rules. It's difficult to make a sound land use recommendation when the underlining regulation, regulatory system remains unclear. So today, I'm asking that this planning group request that the city conduct a full audit of the marijuana department's operations oversight and compliance mechanisms, including a detailed breakdown of outstanding penalties and enforcement actions. Thank you very much.

**Chairman's Report:** Rob Hixson, Chair

Items Received

1. Discretionary Offline Reviewer Form | PRJ-1111415 - Collection at Cactus | 6<sup>th</sup> Review

**Government Liaison Reports**

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

**Office of Councilmember Vivian Moreno – Summary of the Electronic Report.**

➤ **EIFD Feasibility Studies:**

- The Planning Department is finalizing the *Airway Road Improvements Feasibility Study*.
- City staff confirmed on **Dec. 11<sup>th</sup>** that the study is still on track for release **before the end of 2025**.
- Once received, it will be shared with all Otay Mesa stakeholders.

**OTAY MESA PLANNING GROUP**  
**MEETING MINUTES, DECEMBER 17, 2025**  
**Via Zoom**

---

- Recent outreach included *door-to-door* visits to Airway Road business owners to prepare them for upcoming updates.

➤ **Resurfacing Projects in Otay Mesa**

- Transportation Department provided updates on upcoming resurfacing over the next few months.
- Roads slated for resurfacing include:
  - Airway Road
  - Air Wing Road
  - Customhouse Court
  - Siempre Viva Road
  - Piper Ranch Road
  - Additional roads in *Ocean View Hills*
- Full list included in the written report.

➤ **Thanksgiving Turkey Drive**

- Recognition for businesses supporting the 2025 drive:
  - **Valet Express Services**
  - **Platinum McCarthy Logistics**
- Funding goal successfully met.

➤ **SDPD Community Resource Officers**

- Reassignments noted; Officers Ellington and LaCarra will provide updates directly.

➤ **Final Year of Councilmember Moreno's Term**

- Less than one year remaining.
- Open call for:
  - Legislative proposals
  - Event ideas
  - Proclamations for individuals or organizations
- Encouragement to submit ideas soon.

➤ **Resident Concern: George Serrano (Hit-and-Run Incident)**

- A formal memo was sent to the Mayor on **December 1<sup>st</sup>**.
- Request was made to expedite long-requested road safety improvements in the area.
- Memo included in this month's report.

➤ **Follow-Up with Epoca Representative**

- Continued coordination on multiple requests (City, MTS, SDPD related).
- Updates included in the written report.

**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*

- The district office hosted a holiday open house yesterday; appreciation to all who attended.
- The team is currently preparing for next year's legislative session and finalizing the Assemblymember's bill package.
- Community members are encouraged to submit legislative ideas or proposals:
- Ideas may still be considered for the upcoming session.
- Early submissions for 2026 or the 2027–2028 legislative session are also welcome.
- Attendees were reminded to contact the district office anytime with legislative concepts or project needs.
- This is the final meeting of the year, the office wishes everyone a happy and safe holiday season.
- Looking forward to continued collaboration in 2026.

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

**G. POLICE DEPARTMENT & CODE COMPLIANCE:** Officer Carlos LaCarra

**OTAY MESA PLANNING GROUP**  
**MEETING MINUTES, DECEMBER 17, 2025**

Via Zoom

---

- Officer LaCarra expressed appreciation for support and transition.
- Announced Officer Augustine as the new second CRO, taking over Officer Edington's former area.
- Noted that Officer Eddington has been covering the 710s area previously assigned to me.
- I have confidence that the new CRO team will perform well and serve the community effectively.
- Despite retirement, I will remain available for assistance.
- Code Enforcement has been active in addressing issues; situation is stable.

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

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

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

**Monthly Reports:**

**A. CPC- (Allen Kashani)**

- At the October CPC meeting, the city presented updates on the Preservation and Progress initiative.
- The presentation covered Heritage Preservation Packages A and B, addressing cultural, historic, tribal, architectural, and other preservation-related issues.
- Package A was taken to City Council and approved.
- CPC also reviewed:
  - A neighborhood map change for the *Skyline-Paradise Hills Community Plan*.
  - A request related to the proposed La Jolla succession from the City of San Diego.
- CPC did not support involvement in the La Jolla succession request, particularly regarding any legal backing.
- A January 27<sup>th</sup> CPC meeting is scheduled, where the designated subcommittee will present recommendations on the 2025 Land Development Code Update.

**B. Southwest Village Committee - (Felipe Nuño)**

- We are currently awaiting further direction from the city on the next steps.

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

- East Port of Entry is currently under construction.
- 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)**

- Our new CIP project is Britannia Blvd.

**E. San Diego Airport Advisory Committee - Rob Hixson**

- Work continues on the new FBO; vertical construction may start soon.

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

- Three upcoming webinars in January:
  - Employment Law Update (Free session)
  - TERRA Webinar (focused on ongoing changes)
  - Mexican Customs Reform (details on new regulations)

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

- Port of Entry Project
  - Started preparing building pads and moving toward vertical construction.
  - Requires suitable soil; crushing operation underway to produce base material.
  - Official completion target: 2027, but likely 2028 based on contractor workload.
- Briggs Development
  - Blue top pads appear nearly finished.
  - Airway Road improvements east of Alta Road are not open yet.

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

**I. Informational Items - None.**

**J. Action Items -**

**OTAY MESA PLANNING GROUP**  
**MEETING MINUTES, DECEMBER 17, 2025**  
**Via Zoom**

---

**a) BDM Mixed Use Extension of Time | PRJ-1145823**

Extension of Time (EOT) for Vesting Tentative Map No. 2468440, Public Right of Way Vacation No. 2468433, Public Service Easement Vacation No. 2610071, Site Development Permit No. 2468436 and Neighborhood Development Permit No. 2576649 which approved the consolidating and subdividing of 13.44 acres into four residential lots and a commercial lot for the development of a mixed-use residential and commercial project consisting of three to four level multi-family residential buildings with 430 dwelling units for a total of 442,230 square feet of which 52 dwelling units will be affordable to low income households with rents at 30 percent of 60 percent of the Area Median Income, 6,000 square feet of commercial uses, and associated site improvements on a vacant site located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905 (APN No. 645-410-0300 to 645-410-0900). The 13.44-acre site is in the CC-3-6 Base Zone within the Otay Mesa Community Plan area.

**Presented by: Rick Engineering**

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

**Vote Yes:** R. Hixson, F. Nuno, R. Taylor, J. Hernandez, A. Kashani, C. Holder, A. Mier y Teran, & D. Kirma.

**Recuse:** None

**Abstained:** None

**Vote No:** None

**K. Closing remarks – Thank you.**

*The meeting was adjourned at 3:34 pm by Rob Hixson, Chair of the Otay Mesa Planning Group.*