

OTAY MESA PLANNING GROUP
MEETING MINUTES, JANUARY 21, 2026
 Via Zoom

Otay Mesa Planning Group, Chair, Rob Hixson called the meeting to order at 3:07 pm. Introductions are made across the Zoom screen.

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

Approval of minutes:

December 2025

- **Vote:** A motion was made by R. Mahoney *seconded* by J. Goytortua. Motion passed (09-0-0-0)
Yes: R. Hixson, F. Nuno, C. Holder, J. Hernandez, A. Kashani, A. Mier y Teran, & T. Shaw.
- **Recusal:** None
- **Abstained:** None
- **Vote No:** None
- **Comments:** None

Public Input/Comments on Matters Not on the Agenda

Brandon Plasencia: I'm part of a community where public transportation is limited and I've been trying to get a bus route established in our area, specifically the Epoca community, to help residents. I've been communicating with the city and other residents to make this happen. I'm the property association is willing to fund a parking program for our community to address the issue of abandoned vehicles and limited parking options. I've reported a truck with no plates that's been parked in the neighborhood for months and it's been hard to get it removed. I'm hoping to work with the police department to address this issue.

Becky Rapp: Thank you for letting me speak today. As I've been going through some of the land use development code updates, I felt it was important to bring to your attention. Item Number 20, this is an important reminder that when proposition 64 was written, one of the central purposes was to protect children and youth from exposure to a predatory industry. So, what the city is doing is reaffirming that intent through this update. What it is emphasizing that that any marijuana store is not to display the marijuana leaf on the outside. So, while the storefront signage is tightly regulated off site, advertising is not held to the same standard, and so today we see large billboards near pot shops that display marijuana imagery using bright colors, cartoon style graphics, and it's drawing attention to everyone. So, if marijuana imagery is considered inappropriate on a scene because of public health concerns, it shouldn't be allowed on a billboard in the same neighborhood.

Rob Hixson: In Otay Mesa, we decided approximately 40 years ago, at the beginning of the community plan updates, we don't allow billboards. So, we have no billboards in the city of San Diego or even in the county part of Otay Mesa, so we don't have that problem.

Chairman's Report: Rob Hixson, Chair

Items Received

1. Epoca D | PRJ-1145347 | Assessment Letter
2. Notice of Right to Appeal and Environmental Determination for Ocean View Hills MAD Landscape Maintenance Agreement

Government Liaison Reports

- A. COUNCILMEMBER MORENO'S OFFICE:** *Victor Caymaris*
 - An EFD meeting will be held on February 19 at City Council.
 - A study on Airway Road improvements, funded by EFD, will be shared with stakeholders soon (in the next few days) and is expected to be completed by 2030-2031.
- B. MAYOR'S OFFICE:** *No report was provided.*
- C. ASSEMBLY MEMBER DAVID ALVAREZ OFFICE:** *Liliana Barba*
 - AB 35 passed the Assembly Natural Resources Committee and will be heard in the Assembly Appropriations Committee, aiming to ensure timely distribution of Proposition 1 dollars for wildfire and environmental protection.
 - AB 86 was approved by the Assembly Higher Education Committee and will be heard in the Assembly Appropriations Committee, allowing Southwestern College to offer online bachelor's degree programs.

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- Assembly Member will announce \$4.3 million in funding for Grove neighborhood park construction on Friday.
- Assembly Member Alvarez will be hosting community meetings this year, details to be shared soon.

D. COUNTY OF SAN DIEGO SUPERVISOR'S OFFICE: Andres Geurts-Barreto

- A press conference was held on Tuesday to discuss unlocking county reserves to address the Tijuana River Valley crisis and impending HR cuts.
- A board meeting is scheduled next week to discuss these issues. We should be getting some traction on those soon.

E. SENATOR PADILLA'S OFFICE: *No report was provided.*

F. POLICE DEPARTMENT & CODE COMPLIANCE: *Officer Edington*

- I met with the neighborhood Policing Lieutenant about a month ago, and he mentioned that our division ranks among the lowest in the number of Get It Done submissions with a police nexus, including encampments, parking issues, 72-hour violations, and motorhomes. I encourage everyone to continue submitting Get It Done reports and to share the app with your networks if they are not familiar with it.
- I drive through the area regularly and conduct enforcement, and I know these issues exist; on Monday, I personally handled several Get It Done reports and saw multiple additional cases that should be submitted.
- Because our division ranks so low, I especially encourage consistent reporting, so these issues are accurately documented and addressed.
- If a Get It Done report is submitted and no action is taken within approximately two weeks, you may email me the report number so I can follow up directly.
- When follow-up is needed, I will either contact the unit responsible (such as parking enforcement or vehicle abatement) or, if time allows, personally go out to address the issue within a week.
- Public Comment: There appears to be an issue in the app involving Cactus and possibly Secano, where the system redirects the location to a different street, causing enforcement officers to be sent to the wrong place.
- Public Comment: This location-error issue has resulted in repeated notes stating, "vehicle not at location," even when the same vehicle has remained unmoved for four to five months.
- I'll go ahead and handle that tomorrow. I'll mark that vehicle for 72-hour violation, if it's not moved within 72 hours, then I follow up with a tow.

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

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

Monthly Reports:

A. CPC- (Allen Kashani)

- There was a subcommittee meeting at CPC on January 9th regarding the land development code.
- The next CPC meeting is scheduled for the following Tuesday.

B. Southwest Village Committee – (Felipe Nuño)

- No new update to report. We're waiting for the city, hopefully this coming summer will give us the next thing to for us to proceed.

C. Border Transportation – (Alejandra Mier y Teran)

- New pilot program for pedestrians, mainly students, allowing pre-registration and front-of-the-line access at San Ysidro and Otay after SENTRI.
- CBP is testing two different technologies for this program.
- Once the preferred technology is selected, the program will be expanded to employers. Goal: help community members experience reduced wait times.
- Otay Mesa employees will be engaged as the program expands.

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

- We are going to begin working on our CIP project.

E. San Diego Airport Advisory Committee – (Rob Hixson)

- No report to provide.

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

- Upcoming Member Breakfast on February 18th with Supervisor Paloma Aguirre and Chief Hassan (Head of SENTRI / Global Entry).
- A webinar on tariffs will take place in the first week of February. Currently, there are no new green-related tariffs, but updates are expected in the coming weeks.
- Golf Tournament is scheduled for May 1st.
- A series of events for truckers is planned; details available upon request.

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

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- In East Otay Mesa, significant progress has been made on road construction, and anyone who has not visited in recent months or years is encouraged to take a look.
- Multiple road segments, including portions of Lone Star, have been constructed by various developers, including Amazon, a large distribution center.
- Many of these newly built road sections are in the process of being deeded over to the County for long-term maintenance and future circulation planning.
- The federal government has completed the fix to the former gap in the border fence, resulting in nearly zero illegal crossings at that location, which had been a significant issue during the previous administration.
- Anyone interested in holding a meeting in Otay Mesa is welcome to use the conference rooms at the local truck stop, TruckNet, which also offers food and amenities.

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

I. Informational Items - *None.*

J. Action Items -

a) Collection at Cactus | PRJ No. 111415

The project is located at the northeast intersection of Airway Road and Cactus Road and is within the Central Village Specific Plan area. The project includes applications for a Vesting Tentative Map (VTM No. 3273796) and Neighborhood Development Permit (NDP No. 3273795). The proposed development is located on a 38.8-acre site and includes 985 multi-family residential units of which 83 units will be deed restricted Affordable Units, a 3.5-acre public park, roadways, and utility infrastructure improvements intended to support both the project and the surrounding community.

Presented by: Jason Shepard, JPI

- A motion was made by R. Mahoney, *seconded* by F. Nuno. Motion passed (8-0-1-0)

Vote Yes: R. Hixson, J. Goytortua, J. Hernandez, A. Kashani, C. Holder, & A. Mier y Teran.

Recuse: None

Abstained: T. Shaw

Vote No: None

K. Closing remarks - *Rob Hixson, Chair*

- In two months, March 18th, we will be holding elections.
- Anyone interested in running for Chair of the Planning Group is welcome and encouraged to do so.
- I have served as Chair for eight years, and I would be glad to see someone else take the role.
- Regardless of the outcome, the group will continue moving forward.

The meeting was adjourned at 3:43 pm by Rob Hixson, Chair of the Otay Mesa Planning Group.