

OTAY MESA PLANNING GROUP
MEETING MINUTES, FEBRUARY 18, 2026
Via Zoom

Otay Mesa Planning Group, Chair, Rob Hixson called the meeting to order at 3:02 pm. Introductions are made across the Zoom screen.

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

Approval of minutes:

January 2026

- **Vote:** A motion was made by R. Mahoney *seconded* by A. Kashani. Motion passed (10-0-1-0)
Yes: R. Hixson, F. Nuño, D. Kirma, C. Holder, J. Goytortua, S. Dorros, A. Mier y Teran, & T. Shaw.
- **Recusal:** None
- **Abstained:** R. Taylor
- **Vote No:** None
- **Comments:** None

Public Input/Comments on Matters Not on the Agenda

Brandon Plasencia: Thank you, Officer Eddington, for all the assistance in the community. We've already seen positive changes as a result of the police department's actions, particularly with the unhoused population and abandoned vehicles. Homeowners are really happy, and I've received some great feedback—thank you so much for everything you're doing.

Chairman's Report: Rob Hixson, Chair

Items Received

1. Extension of Time for PRJ-1145823: BDM Mixed Use Project | Notice of Decision
2. Collection at Cactus | Sixth Review Assessment Letter | PRJ-1111415

Government Liaison Reports

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

- Britannia Boulevard is getting resurfaced, with construction starting tomorrow and expected to take about 30 days for milling and paving, and 2 weeks for striping.
- The project manager's contact information will be shared with stakeholders by the end of the day.
- A new crosswalk has been installed at the intersection of Vista Santa Rosalia and Avenida de las Vistas, following a request from Resident George Serrano to improve safety after the incident.
- The city has scheduled a dumpster drop-off event for residents – City of San Diego - District 8: Dumpster drop-off events at Montgomery-Waller Park. Here are the tentative dates for our 2026 schedule:
 - February: Saturday, February 28th
 - March: Saturday, March 7th
 - April: Saturday, April 4th
 - May: Saturday, May 9th
 - June: Saturday, June 27th
 - July: Saturday, July 4th
 - August: None – we traditionally do not host one in August
 - September: Saturday, September 5th
 - October: Saturday, October 3rd
 - November: Saturday, November 7th
 - December: None – we traditionally do not host one in December

OTAY MESA PLANNING GROUP
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- The next EAFD (Environmental Advisory and Floodplain Development) meeting is on February 26 at 10am at City Council.
- The Airway Road feasibility study is available for download (161MB, 500 pages).
- A new study, the Siempre Viva feasibility study, is expected to be released in March.

B. MAYOR'S OFFICE: No report was provided.

C. ASSEMBLY MEMBER DAVID ALVAREZ OFFICE: *Liliana Barba*

- Report encampments through the Caltrans website or submit a customer service request.
- Contact the office for state-related issues.

➤ **Young Legislators Program**

- Application open for high school students (9th-12th grade)
- Introducing students to state government and public service.
- Includes sessions on financial literacy, wellness, and college preparedness.
- Deadline to apply: 27th of February

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

➤ **Tijuana River Valley Culvert Fix**

- A \$2 million funding was approved to fix the culvert on Saturn Boulevard, which causes water to aerosolize and spread to nearby schools and the valley. A feasibility study is underway and will be followed by additional piping to prevent water from hitting the RIP raft.

➤ **Air Purifier Program**

- \$4 million funding is being sought to expand the air purifier program in conjunction with the APCD. This will provide three air purifiers for every household in affected areas, covering three zip codes.

➤ **Gubernatorial Candidate Visits**

- The supervisor is inviting gubernatorial candidates to visit the Tijuana River Valley and pledge to declare a state of emergency on their first day in office.

➤ **Fellowship Applications**

- Applications for fellowships are open until March 11th for college students (undergraduate and graduate) in the Tijuana River Valley area.

E. SENATOR PADILLA'S OFFICE: Artemis Hodoyan

- The Senator's office is working with the County of San Diego and the San Diego Air Pollution Control District to identify budget requests for an air purifier program.
- SB 58 aims to establish health-based threshold levels for hydrogen sulfide to improve air quality in communities near the TRB and Salton Sea.
- SB 941 would protect detainees in private ICE detention facilities from excessive markups on basic necessities like food, soap, and water.

F. POLICE DEPARTMENT & CODE COMPLIANCE: Officer Edington

➤ **Code Compliance Investigation Requests**

- To report non-compliant properties, initiate a [code compliance investigation request](#) with the City of San Diego.

➤ **Reporting Mechanic Work and Nuisances**

- Report issues like mechanical work, oil spills, and encampments to the city through the code compliance investigation request.

➤ **Follow-up on Submissions**

- If no progress is made on a submitted issue, reach out to Officer Edington for assistance.

➤ **Community Meetings**

- I am happy to attend community meetings to educate residents on how to reach out to the police department and report issues.

G. FIRE DEPARTMENT: No report was provided.

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

Monthly Reports:

A. CPC- (*Allen Kashani*)

➤ **Main Topic: Land Development Code (LDC) Update**

- The meeting focused on the 2025 Land Development Code Update.
- The update includes 107 proposed items.
- Megan Covarrubias, City staff, presented and summarized all items.

➤ **Primary Themes of the LDC Changes**

- Climate

OTAY MESA PLANNING GROUP
MEETING MINUTES, FEBRUARY 18, 2026
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- Equity
- Housing goals
- **State law compliance**, including:
 - **SB 684** – streamlining subdivisions from CEQA for projects up to 10 units.
 - **SB 1123** – additional streamlining for developments up to 10 units.
 - Various corrections and regulatory reforms across multiple code sections.
- **Timeline for LDC Update Approval**
 - Planning Commission: 1st quarter 2026
 - Land Use Committee & City Council: likely 2nd quarter 2026
- **CPC Subcommittee Work**
 - The subcommittee held 10 meetings to review all 107 items in detail.
 - Key issues raised included:
 - Concerns about appeal fees increasing from \$1,000 to \$2,000
 - Opposition to Item 102, the City’s proposed Vehicle Miles Traveled (VMT) buyout option
 - Several items were tabled for further discussion at this month’s upcoming meeting.
- **Next Steps**
 - The subcommittee will continue its review and provide feedback to the city.
 - I plan to report back after the next CPC meeting.
- B. Southwest Village Committee – (Felipe Nuño)**
 - There will be a meeting with the Historical Resource Board, Thursday February 26th at 1 pm for Caliente Avenue and a portion of the Southwest Village.
- C. Border Transportation – (Alejandra Mier y Teran)**
 - San Ysidro is opening a medical pass lane for workers, with more details to be shared soon.
 - The city of Tijuana’s Secretary of Economic Development will present more information at the next member breakfast in a few months.
 - There are upcoming events for trucking companies, details to be shared.
- D. Siempre Viva Rd / Britannia Blvd Route – No report was provided.**
- E. San Diego Airport Advisory Committee – (Rob Hixson)**
 - The airport is still moving forward with the new FBO (Fixed Base Operator) on the frontage.
 - The industrial development on the southwest and north corners of the airport is stalled, with vacant land and no building construction.
 - No significant progress is being made at Brownfield.
- F. Otay Mesa Chamber of Commerce – (Alejandra Mier y Teran)**
 - A golf tournament is also scheduled for [Friday, May 1, 2026](#).
- G. East Otay Mesa Property Owner’s Association Update – (David Wick)**
 - National Enterprise is grading 170 acres in east Otay Mesa.
 - Elevation Land Company is grading 40 acres near the future port of entry, Otay Mesa POE II.
 - Amazon’s large item distribution center is expected to be completed in the first quarter of next year, as it still needs infrastructure to be built.
- H. La Media West Wetlands – No report was provided.**
- I. Informational Items – None.**
- J. Action Items –**
 - **T-Mobile Site Modification at 4536 Riviera Shores St | PRJ-1137111**

AT&T proposed modification and use permit renewal of their existing unmanned wireless telecommunication facility.

Presented by: Mark Phillips, Precept Wireless Consultants

 - A motion was made by F. Nuño, *seconded* by R. Taylor. Motion passed (11-0-0-0)

Vote Yes: R. Hixson, J. Goytortua, D. Kirma, S. Dorros, T. Shaw, R. Mahoney, A. Kashani, C. Holder, & A. Mier y Teran.

Recuse: None

Abstained: None

Vote No: None
- **8075 Siempre Viva Rd. | PRJ-0683854**

A Lot Line Adjustment.

Presented by: Lesha Montoya

 - A motion was made by R. Mahoney, *seconded* by F. Nuño. Motion passed (11-0-0-0)

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Vote Yes: R. Hixson, R. Taylor, J. Goytortua, D. Kirma, S. Dorros, T. Shaw, A. Kashani, C. Holder, & A. Mier y Teran.

Recuse: None

Abstained: None

Vote No: None

K. Closing remarks – Rob Hixson, Chair

- March 18th, we will be holding elections.
- Anyone interested in running for Chair of the Planning Group is welcome and encouraged to do so.

The meeting was adjourned at 3:37 pm by Rob Hixson, Chair of the Otay Mesa Planning Group.