

OTAY MESA PLANNING GROUP

AGENDA

WEDNESDAY, July 18, 2007, 3:00 PM

(Note start time and new regular meeting location)

at

Otay Mesa-Nestor Branch Library

3003 Coronado Ave

San Diego, Ca 92154

(map on back)

AGENDA

1. Call to order and Introductions
2. Approval of minutes of June meeting
3. Public Input
4. Report from the City Attorney's Office – Michael Aguirre, City Attorney
5. Chairman's Report
6. Special Agenda Information Item – Otay Mesa Community Plan Update: Discussion of future Planning Commission & LU&H workshops.
7. Government Liaison Reports
 - A. Councilman Hueso's office
 - B. Mayor's office
 - C. Supervisor Cox's office
 - D. Assemblymember Salas' office
 - E. Police Department
 - F. Fire Department
8. Monthly Reports
 - A. CPC – Mel Ingalls
 - B. Border Transportation –Alejandra Mier y Teran
 - C. Community Plan Update – Theresa Millette
 - D. Facilities Financing Committee – Judd Halenza
 - E. Heavy Industrial Use Committee – Emil Wohl
 - F. San Diego Airport Advisory Committee – Tom Ricotta
 - G. Code Enforcement
 - H. Chamber Update – Alejandra Mier y Teran
 - I. East Otay Mesa Property Owners' Association Update – Tom Story
9. Action Items
 - A. Appointment of Planning Group Bylaws Subcommittee
 - B. Otay Mesa Trunk Sewer Surcharge Fee – Allan Navarro & Tom Zeleny (City of San Diego)
 - C. Discussion of Brown Field RFP
 - D. Request for an extension of existing CUP for wireless facility on Cactus Road (PTS# 124563) – Dave de Lorm, Planning Consortium
 - E. Request for Tentative Map to create 5 parcels from existing site on 7931 Airway Road (PTS# 105926) – Mary Jane Ferolino, Southland Engineering
10. Information Items

No information items this month

11. Old Business

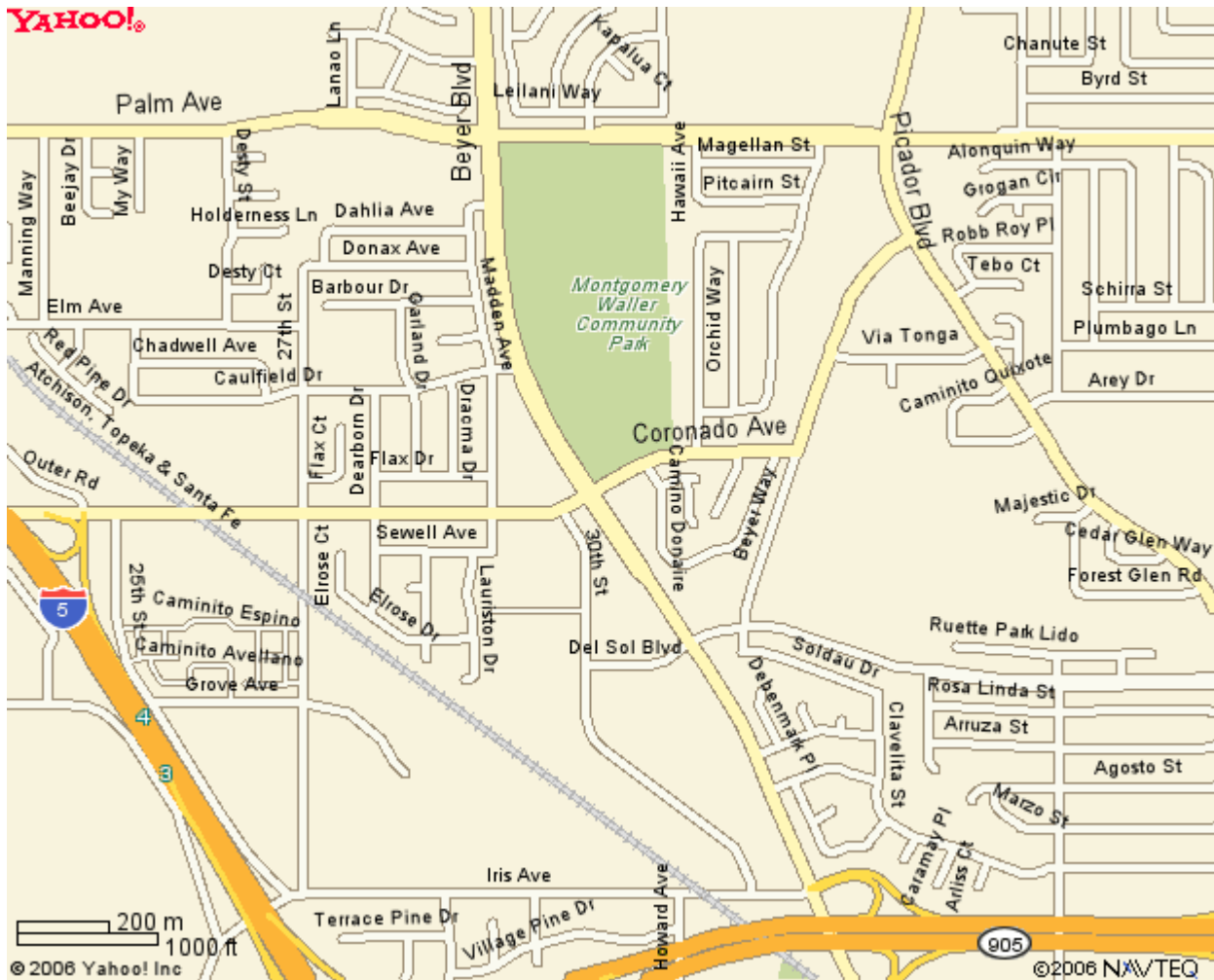
No Old Business items this month

12. Adjournment

If you are unable to attend meeting or have questions, please call Susanne Bankhead at 239-9877, ext. 10.

This information will be made available in alternative formats upon request. To request an agenda format, or to request a sign language or oral interpreter for the meeting, call 235-5200 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Otay Mesa-Nestor Branch Library
3003 Coronado Ave
San Diego, Ca 92154



**The Otay Mesa Nestor Branch Library is located on Coronado Avenue, up the hill from Beyer and across from Montgomery Waller Community Park. Their phone number is (619) 424-0474.

OTAY MESA PLANNING GROUP

MINUTES June 20, 2007

CALL TO ORDER

The meeting was called to order by Chairman Rob Hixson.

MEMBERS PRESENT

Ayala, Jimmy
Anderson, Scott
Coffey, Pepper
Golden, Lisa
Halenza, Judd
Hixson, Rob
Ingalls, Mel
Murphy, Mike
Ricotta, Tom
Serhan, Javier
Street, Joe
Story, Tom
Tomlinson, Tom
Waite, Greg
Wohl, Emil

ABSENT EXCUSED

Dickey, Wayne
Mier y Teran, Alejandra

ABSENT UNEXCUSED

APPROVAL OF MINUTES

Mel Ingalls made a motion to approve the June minutes, with the suggested changes from Alejandra Mier y Teran. Tom Tomlinson seconded the motion and it passed unanimously.

CHAIRMAN'S REPORT

Chair Hixson reported on the following items received since last month:

- Information on mini-dorms
- Vacation for 2 Floodwater Storage Easements
- Otay Shell project
- LUH information
- 3rd assessment letter for 1,500 condominiums in Ocean View Hills
- Information on available community grants for landscaping

Chair Hixson suggested that they move the sewer surcharge fee update (Item #9A) up in the agenda.

SPECIAL AGENDA ITEM: OTAY MESA COMMUNITY PLAN UPDATE

Theresa Millette (City of San Diego) reported that many people attended the last Planning Commission workshops on Transportation. The Commissioners had concerns with the location of housing in the 125/905 interchange. They discussed the possibility of a hybrid scenario, requiring an increase in density in South Otay Mesa. The Commissioners seemed excited with the opportunities with the cross border terminal and Brown Field RFP.

They were pleased with the plan promoting new industry in Otay Mesa and well as integrating new industrial uses. With regard to the truck route, Staff would like one scenario (#3) to keep the truck route intact. Theresa then announced a few key dates for the plan update:

- Planning Commission focused workshop on Facilities Financing: June 28 or July 19, 2007. This may move to July 19 to allow for a Commissioner to be sworn in.
- Planning Commission focused workshop on Urban Design: August 30, 2007
- LU&H: October 17, 2007
- End of August 2007: Draft EIR

Previously, this group had inquired about allowing warehousing in the Business Park use, and General Plan staff had frowned upon doing this. Staff has developed a new land use designation called International Business and Trade for use in border communities, which can allow such uses. Steve Gross asked if this included truck parking. Theresa said that truck parking was allowed within this use. Theresa then reported that Council Policy 600-24 was recently revised. The City Attorney will present at the COW workshop on Saturday and will provide more clarification on some of the concerns about the Brown Act and indemnification. She recommended that the planning group revise their bylaws by October, which would mean they should be on the agenda for approval in September. She suggested that a Bylaws Subcommittee is organized to revise the bylaws. Steve Gross recommended that the planning group members read the revised policy and the bylaws to make sure they are in compliance. Theresa then announced that the planning group agenda and minutes would be distributed electronically rather than by mail. All those who would like to be added to the email list should contact Theresa or Susanne Bankhead.

GOVERNMENT LIAISON REPORTS

A. Councilmember Hueso's Office

Ana Molina reported that they are still reviewing applications for the Council Representative position that is vacant. She asked that those interested contact her for more information on the position. She then gave a brief update on the Brown Field RFP, which was recently continued at LU&H to the July 11 meeting. She reported that the District has received additional funds for trash and graffiti cleanup. She encouraged anyone who sees trash or graffiti in the community to contact their office at (619)236-6688.

B. Mayor's Office

Theresa Millette announced that there will be a COW workshop for new planning group members this Saturday, June 23. She said an email invitation should have been sent

C. Supervisor Cox's office

No report given.

D. Police Department

No report given.

E. Fire Department

No report given.

F. Assemblymember Salas' Office

No report given.

G. Congressman Filner's Office

No report given.

MONTHLY REPORTS

A. CPC

Mel Ingalls reported on the following items discussed at the last CPC meeting:

- 600-24 passed at Council;
- Draft General Plan Mobility Element

B. Border Transportation

Chair Hixson distributed flyers with an update on SR905. Mike Murphy reported that construction for the 905 will commence in January 2008, subject to Caltrans and property owner approval. JD Gabrielson (Southbay Expressway) then announced that they are nearing the opening of Southbay Expressway. There will be a road closure due to construction of improvements. Eastbound and westbound traffic on Old Otay Mesa Road will be detoured through Airway Road to Sanyo Road. The detour will go into effect on July 2 and will be in place through September 2007.

C. Community Plan Update

No report given.

D. Facilities Finance Committee

No report given.

E. Heavy Industrial Use Committee

No report given.

F. San Diego Airport Advisory Committee

Tom Ricotta reported that he has seen significant opposition in the community to the RFP process for Brown Field. He distributed copies of a letter he drafted, requesting that the City put the RFP on hold until the airport can be master planned or occur simultaneously with the community plan update. Ana Molina (Council District Eight) said they received many letters from community members, urging them to move forward with a RFP. When the applicants come back with proposals, the project will not go forward without community support and input. Lisa Golden agreed with Tom's comments and suggested the planning group demand a master plan at Brown Field. Chair Hixson explained that this group has asked for a master plan at the airport several times, but no one has listened. Mike Murphy supported the idea of one master plan for Brown Field and would like to see the applicants add the entire airport to their proposals. Ana said the City has asked the applicants to come back with a vision and encouraged them to look at the entire airport with their proposals. She was not aware of the planning group's desire to see a master plan. There was community representation on the RFP panel and nothing came up there. Tom said that Rick Beach was part of that representation and because of the RFP process, is now resigning from the AAC. Judd Halenza encouraged Tom to amend his motion, adding a request to the RFP applicants to include a master plan for the entire airport and to remove the reference to tying this process to the plan update.

He is concerned that tying the plan update to the Brown Field RFP would delay the plan update process. Tom disagreed with Judd's suggestion and restated his original motion to delay the RFP for Brown Field until the airport can either be master planned or occur simultaneously with the CPU. Lisa Golden seconded the motion. The motion failed to pass, 2-11. Jimmy Ayala made a motion to send a letter stating that any proposals for the Brown Field RFP include a master plan for the entire airport. Joe Street seconded the motion and it was approved unanimously.

G. Code Enforcement

No report given.

H. Chamber Update

No report given.

I. East Otay Mesa Property Owners Association

Tom Story reported that the County's Specific Plan Amendment will go before the Board of Supervisors on August 1. Anyone with questions should contact Megan Jones at the County.

ACTION ITEMS

A. Appointment of April Massarene to residential seat on planning group

April Massarene was appointed to fill a vacant residential seat on the planning group.

B. Otay Shell (2310 Roll Drive, PTS#113084)

Allen Sipe (Sipe Design Group) presented plans for the demolition of the existing carwash and creation of a lease line limiting the CUP area at the existing service station. Allen explained that the property is currently zoned within the OIC as commercial/business. They have a parking easement agreement between McDonald's who was the previous owner of the property.

They are demolishing the car wash because it is not economical. Tom Story asked about the life of the existing CUP. Allen replied that their CUP is for 25 years. Tom then asked whether he paid their development fees. Allen and the property owner confirmed that they paid their fees. Mel Ingalls asked about their previous proposal to build a hotel on the site. Allen said they did away with the idea since the hotel was not an allowed use. Tom Story made a motion to approve, contingent on assurance from the City of San Diego that all necessary DIF fees have been paid or will be paid in the future by the applicant. Mel Ingalls seconded the motion and it passed unanimously.

C. Siempre Viva III Map Waiver (8527 Avenida Costa Sur, PTS#130052)

Tom Wright explained that they are proposing to waive the requirements of a Tentative Map to create 4 commercial/industrial condominium units in an existing building at 8527 Avenida Costa Sur. The building is already constructed and has already been approved. Judd Halenza made a motion to approve the project. Emil Wohl seconded the motion and it passed unanimously.

D. Floodwater Storage Easement Abandonment (Lots 6 & 7, Martinez Ranch, PTS#94272)

Michael Knapton (Kimley-Horn) presented plans to vacate two Flood Water Storage Easements, as dedicated on Lots 6 & 7 of the Martinez Ranch Business Park, on 7311 Britannia Court. Mike Murphy made a motion to approve. Joe Street seconded the motion and it passed unanimously.

INFORMATION ITEMS

No information items this month.

OLD BUSINESS

A. Update on Otay Mesa Trunk Sewer Surcharge Fee (this item was heard out of order)

Craig Close (PBS&J) introduced Allan Navarro (San Diego MWW) and Tom Zelleny (City Attorney's Office) to the group. Tom Zelleny explained that about a year ago, they were before the planning group presenting a proposed funding mechanism for the sewer surcharge fee. Now, they have determined that what they proposed is not feasible due to a conflict with previous agreements. Tom Tomlinson asked whether it is possible to amend and restate the old agreements. Tom Z. replied that there would be too many parties at the table to efficiently do so. He explained that they developed three draft assessment fee options and presented those three options. Chair Hixson suggested that this item be placed on the action agenda for the next meeting. Danielle Putnam asked whether the fee options were available for review on the City's website. Allan replied that this is currently in draft format, but he will bring copies to the next meeting. Mike Murphy asked about forecasting for additional capacity. Allan replied that they have completed the 2B1 phase, which will go out to bid in early 2008 and they will begin construction in July/August 2008. Mike asked how they could move the design forward for the piece in the East. Tom Z. said that funding is an issue and the likelihood of Council approving funds for a new sewer system is not good. Steve Gross asked whether they have examined capacity for the three scenarios being proposed for the community plan update. Craig said at the full build out, at maximum use, the capacity is adequate for all scenarios. Greg Waite asked whether they have worked out the crossing for lift stations at 905 with Caltrans. Craig confirmed that this is in Caltrans' plans and they plan to complete it as part of the 905. Craig then announced that he is leaving PBS&J and Jennifer Duffy will be his replacement.

PUBLIC INPUT

No public input this month.

ADJOURNMENT

The meeting was adjourned.