OTAY MESA PLANNING GROUP

AGENDA

WEDNESDAY, March 21, 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)

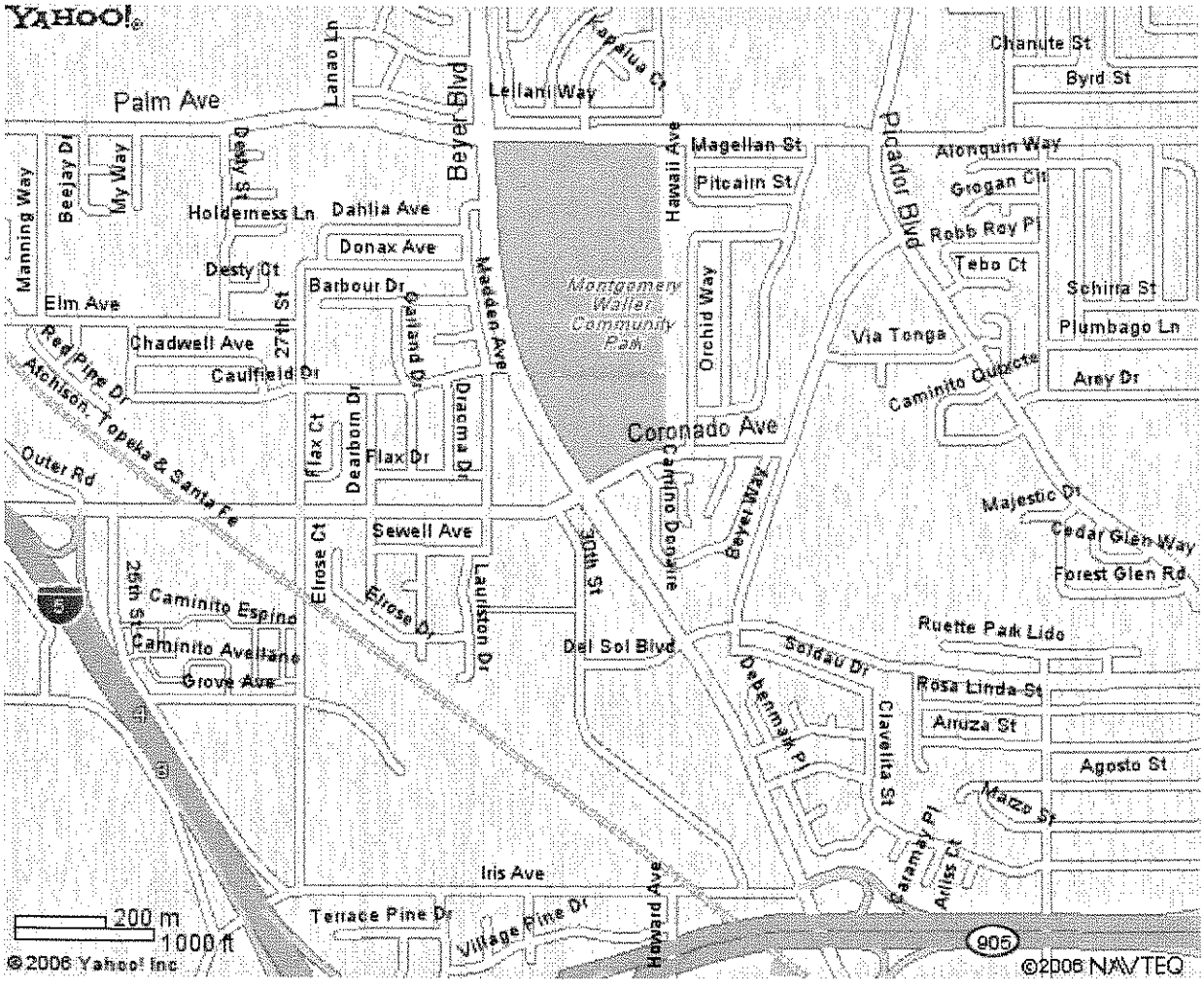
AGENDA

1. Call to order and Introductions
2. Approval of minutes of February meeting
3. Chairman's Report
4. Special Agenda Information Item – Otay Mesa Community Plan Update: Discussion of revised land use plan scenarios and Transportation
5. 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
6. Monthly Reports
   - A. CPC – Mel Ingalls
   - B. Border Transportation – Mike Murphy/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
   - G. Code Enforcement – Sheri Carr
   - H. Chamber Update – Alejandra Mier y Teran
7. Action Items
   - A. Planning Group Election Results
8. Information Items- No information items this month
9. Old Business – No old business items this month
10. Public Input
11. 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
February 21, 2007

CALL TO ORDER
The meeting was called to order by Chairman Rob Hixson.

MEMBERS PRESENT	ABSENT EXCUSED	ABSENT UNEXCUSED
Anderson, Scott		Mike Murphy
Ayala, Jimmy		
Coffey, Pepper		
Dickey, Wayne		
Golden, Lisa		
Halenza, Judd		
Hixson, Rob		
Ingalls, Mel		
Mier y Teran, Alejandra		
Miller, Phillip		
Ricotta, Tom		
Serhan, Javier		
Story, Tom		
Street, Joe		
Tomlinson, Tom		
Wohl, Emil		

APPROVAL OF MINUTES
Alejandra Mier y Teran recommended the following corrections to the January 2007 minutes:

- Under the Chamber subcommittee report, change the date of Mexport to May 3.
- Under the Border Transportation report, correct the sentence to say that Senator Ducheny was scheduling a meeting between Will Kempton, Gary Gallegos, and Pedro Orso Delgado to discuss the situation.

Jimmy Ayala made a motion to approve the minutes, as amended. The motion was seconded by Alejandra and passed 15-0-1, with Javier Serhan abstaining since he did not attend the January meeting.

CHAIRMAN'S REPORT
Chair Hixson reported on the following items received last month:

- Plans for World Petrol on La Media/Otay Mesa Road
- LU&H information
- TransNet Information
- SANDAG

Chair Hixson reported on the RFQ for Brown Field. The City is considering doing an independent Master Plan. Tom Ricotta added that the FAA may not have enough funds available for a Master Plan.

SPECIAL AGENDA ITEM: OTAY MESA COMMUNITY PLAN UPDATE

Planning Commission Workshop: Theresa Millette (City of San Diego) distributed printed slides from the focused workshop on January 18. Over one hundred people attended the workshop, and reports were given by Curtis Spencer (logistics expert) and City Staff. Chair Hixson commented that live/work areas should be included in industrial areas because there are many people who would be interested. Theresa said there is a designation within the General Plan that allows for that use. Judd Halenza asked how truck parking fit into the industrial inventories. Theresa explained that they are represented in the "Interim Acres" category. Steve Gross said that he does not agree with the range of acreage and recommended an audit be conducted on parcels of industrial land. Theresa said that she will relay Steve's feedback. Chair Hixson explained that the City is taking their numbers from SANDAG. He has recommended changes on the number to the City and feels that the numbers are fairly accurate at this point. He suggested that Steve make recommended changes to the City as well. Alejandra Mier y Teran said that SANDAG has based their numbers on gross data, rather than major arterials and the burrowing owl factor. She agreed that there should be an audit conducted, which would take between 4-6 months. Steve then asked about setbacks from freeways and whether that would be analyzed in the EIR. Theresa said that it would be addressed, but this is a PEIR. Each project completes an individual environmental analysis. Steve said that he doesn't think that the reports referenced are comparing apples to apples. The SANDAG report uses one set of criteria and then the ERA report uses another set of criteria. It was decided that Steve would meet with Manjeet and Theresa with his questions.

SCHEDULE/VISION STATEMENT: Theresa then distributed revised copies of the plan update schedule. The LU&H workshop was cancelled on February 28. There will be a Planning Commission workshop in March and they hope to get on the LU&H docket in July/August. Jimmy Ayala suggested that the City present the plan update at LU&H sooner rather than later. Alejandra Mier y Teran asked when City staff would make a recommendation on a scenario. Theresa said that she wasn't sure when they would do that. She distributed copies of the draft vision statement. Tony Evans asked whether the "Create Complete Places" bullet point implies that there will be heavy residential in Otay Mesa. Alejandra Mier y Teran commented that it implies that there will be balanced uses within the community, but she could see how that could be interpreted to mean residential. Theresa said that they could work on adapting that bullet point.

FACILITIES: Manjeet Ranu (Urban Counsel) explained that they have evaluated the scenarios and the population household study to get an idea of household sizes in Otay Mesa. They determined that the household size is large for multi-family and single-family homes, which is consistent with SANDAG's estimates. He distributed draft general locations for public facilities such as parks, schools, fire stations, police stations. They are based on the draft General Plan Update, household survey, and the land use plan scenarios for density and intensity. Pepper Coffey asked whether or not the current high school is at capacity because they are servicing students from San Ysidro. Manjeet was not sure, but estimated it could be due to No Child Left Behind or perhaps a high number of ESL learners at that school. Tom Story asked if another police station would be included in the plan. Manjeet said it depends on the existing facility in San Ysidro and explained that the need is determined based on response time. Alejandra asked about the schools that were being proposed next to freeways and whether that would be evaluated in the EIR. Manjeet said that the general suitability is evaluated in the EIR, but the school districts will study the impacts on their own.

Tom Tomlinson recommended that the parks be located closer to the residents and also suggested relocating the education campus north across the freeway.

GOVERNMENT LIAISON REPORTS

A. Councilmember Hueso's Office

Whitney Benzian reported that the Brown Field RFQ's should be submitted by February 23. A process committee will narrow down the list to five projects. Councilmember Hueso will not meet directly with the developers; instead staff will handle the meetings. They met with Rueben Barrales (CEO of the San Diego Regional Chamber) to discuss Otay Mesa and SR905 and their importance in the region. They also met with Alan Bersin (Chairman of the San Diego Airport Authority) and discussed the Brown Field RFQ process, as well as the cross border terminal. They are still meeting with Caltrans, SANDAG and various elected officials on the status of SR905. He said there would be another meeting next week on the issue. Tom Story asked if there are opportunities for members of the community to serve on the selection committee for the Brown Field RFQ. Whitney said he believes a representative from the community will be selected and he will look into this further.

B. Mayor's Office

No report given.

C. Supervisor Cox's office

No report given.

D. Police Department

Officer Jose Perez reported that they have been working with the U.S. and Mexican federal governments on emergency protocols.

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 that he and Chair Hixson attended training on the Brown Act. He alerted the planning group members about the changes to the Indemnification Ordinance. Planning group members are no longer indemnified according to the City Attorney. If anyone takes action against you as a planning group member, you are not protected by the City Attorney until there is a settlement. Basically, you would cover your legal fees until time of a settlement. Judd Halenza said that to not have protection is ridiculous and there is no reason members should have to assume liability. Theresa Millette said that Betsey McCullough is in the process of updating the bylaws shell and the Council Policy to incorporate the City Attorney's opinion on the Brown Act. There will also be another COW on April 29th that will address this issue. Tom Story suggested that the group request how to properly indemnify planning group members.

Chair Hixson mentioned that in the training, they addressed issues such as posting agendas in advance of meetings and not discussing agenda items outside of noticed meetings. Tom Story asked if the group could get a copy of the City Attorney's opinion. Chair Hixson said he would send it to the group.

B. Border Transportation

Alejandra Mier y Teran reported that she received an update from Pedro Orso Delgado on SR905. They are still looking at $80M as a worst case scenario on the ROW acquisition, and have settled with Handler. Caltrans has said that they will not allocate additional funds for ROW. They are going to request extension for STIP funds for an additional eight months, which would mean construction would begin the summer of 2008.

C. Community Plan Update

No report given.

D. Facilities Finance Committee

No report given.

E. Heavy Industrial Use Committee

Emil Wohl reported that they have had a series of workshops, soliciting comments from the City on where Heavy Industrial Uses should be located in the community. If the CUPs are expiring soon and the City is going police their own permits, there will need to be even more coordination between the City and the subcommittee. He suggested continuing to meet with Theresa on a regular basis to discuss this issue.

F. San Diego Airport Advisory Committee

Tom Ricotta reported on maintenance projects underway at Brown Field. There will be new fencing on the north side that will secure 2/3 of the airport. They will purchase new lighting and also will resurface the runways. Tom Tomlinson then reported that the ALUC (Airport Land Use Commission) will make updating the Brown Field ALUCP (Airport Land Use Compatibility Plan) a priority.

G. Code Enforcement

No report given.

H. Chamber Update

Alejandra Mier y Teran reported on the following Chamber events:

- MexPort trade show: May 3, 2007; Mayor Jerry Sanders will attend.

ACTION ITEMS

A. CUP for beer and wines sales at existing Chevron gas station at 2535 Otay Center Drive

This item was postponed until the March 21 OMPG meeting.

B. Otay Mesa Planning Group Vacancies/March Elections

The March elections were discussed and the candidates were finalized for the available seats.

The following seats will be voted on in the elections: 3 residential seats (Phil Miller, Lisa Golden), 2 Landowner/Residential Developer seats (Javier Serhan, Greg Waite, Evan Malcolm, Tom Tomlinson), 1 Commercial Developer seat (Tom Story), 1 Otay Mesa Chamber seat (Alejandra Mier y Teran), 1 Brown Field seat (Tom Ricotta), and 2 Industrial Developer seats (Scott Anderson, Rob Hixson). In order to vote in the elections, you need to be a general member of the OMPG, and have filed an application with the Board Secretary prior to the elections.

INFORMATION ITEMS
No information items were discussed.

OLD BUSINESS
No old business items this month.

PUBLIC INPUT
Wayne Dickey distributed handouts on the Otay Valley River Regional Park and gave a brief report on the status of the project.

ADJOURNMENT
The meeting was adjourned.