

OTAY MESA PLANNING GROUP

AGENDA

WEDNESDAY, April 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

General Elections held from 3p.m. to 4p.m.

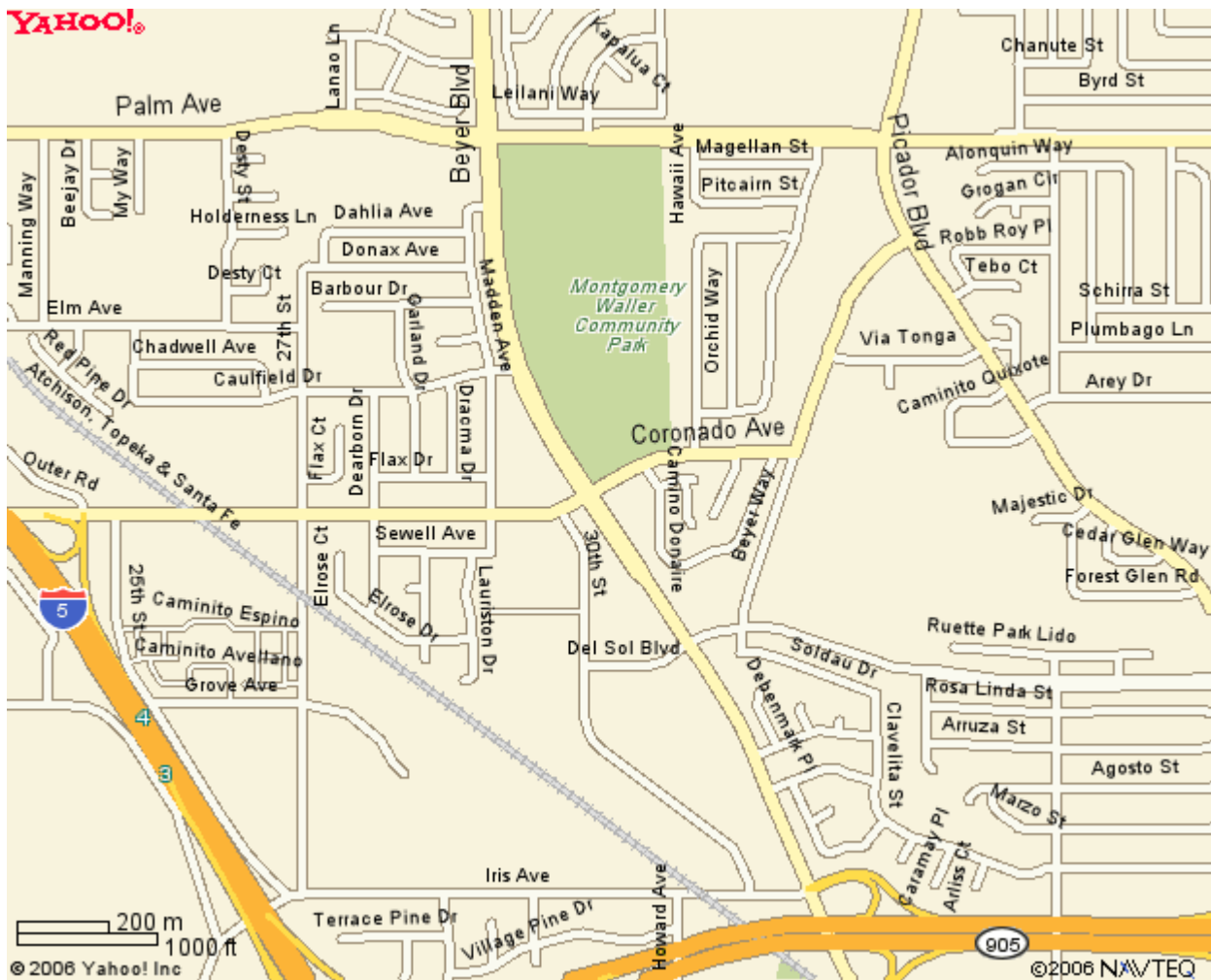
1. Call to order and Introductions
2. Approval of minutes of March meeting
3. Chairman's Report
4. Special Agenda Information Item – Otay Mesa Community Plan Update: Discussion of revised land use plan scenarios
5. Government Liaison Reports
 - A. Councilman Hueso's office
 - B. Mayor's office
 - C. Supervisor Cox's office
 - D. Assemblymember Salas' office
 - E. Police Department
 - F. Fire Department
6. Monthly Reports
 - A. CPC – Mel Ingalls
 - B. Border Transportation –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 – Sheri Carr
 - H. Chamber Update – Alejandra Mier y Teran
 - I. East Otay Mesa Property Owners' Association Update – Tom Story
7. Action Items
 - A. Planning Group Election Results
 - B. Truck/auto park and storage facility in the Martinez Ranch Business Park (Lot 7 on Britannia Court), PTS #: 113824 – Toby Hallal, TRH, Inc.
 - C. Request to draft OMPG letter to City of San Diego Development Services Department re: the enforcement of CUPs in Otay Mesa
 - D. Request to draft OMPG letter re: Brown Field Airport
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 March 21, 2007

CALL TO ORDER

The meeting was called to order by Chairman Rob Hixson.

MEMBERS PRESENT

Anderson, Scott
Ayala, Jimmy
Dickey, Wayne
Golden, Lisa
Halenza, Judd
Hixson, Rob
Ingalls, Mel
Mier y Teran, Alejandra
Mike Murphy
Ricotta, Tom
Serhan, Javier
Story, Tom
Tomlinson, Tom

ABSENT EXCUSED

Coffey, Pepper
Street, Joe
Wohl, Emil

ABSENT UNEXCUSED

APPROVAL OF MINUTES

Alejandra Mier y Teran recommended the following changes to the February 2007 minutes: During the Community Plan Update discussion about police response times, revise to include her request for the addition of a new police station in the scenarios. Under the Border Transportation report, revise the sentence about Caltrans and ROW to say that Caltrans is still looking for additional ROW funds since the costs have increased. Tom Tomlinson then clarified that his comments with regard to moving the Education Center north of the freeway were given as a suggested alternative, not as a proposed solution. He asked that the minutes be revised to reflect this. Alejandra made a motion to approve the minutes, as amended. The motion was seconded by Javier Serhan and passed unanimously.

CHAIRMAN'S REPORT

Chair Hixson announced that the San Diego Regional Energy Office is running another tree program in South Bay, where they donate trees to residents and assist you in planting them on your property. He suggested that those interested contact him. He then thanked Alejandra Mier y Teran and the Otay Mesa Chamber for including information on the planning group elections and vacancies in their newsletter. There were several responses to the ad, and he hopes those individuals will get involved in the planning group as Board members. He received a letter from the City Attorney on indemnification of planning group members, which was of concern to the planning group at the February meeting. There will be a CPC meeting on Thursday night to discuss this issue specifically. He then announced that the City is recommending some changes in the way that the planning group operates. All audience members and Board members need to be recognized by the Chair before making any comment on an agenda item. Elections will be postponed until the April meeting to allow for the formation of a nominating committee,

nominations to be made from the floor, and the election ballots to be set. In order to vote in the elections in April or to be nominated as a candidate for one of the available seats, the bylaws state that you must be a general member of the planning group and file an application within 30 days of the elections. April Masarene said she has attended meetings for a year and did not know there was a difference in being a Board member and a general member. Steve Gross said that his issue is with the composition of the Board and there should be more opportunities for business owners/operators to serve on the planning group. He asked how the planning group can hold elections when the percentage of build out in Otay Mesa, which dictates the Board makeup, has not been confirmed. Judd Halenza asked whether or not the City could provide the percentage build out before elections at the next meeting. Theresa Millette explained that the current composition of the Board reflects 20% build out and she has asked the Urban Analysis department to provide her with a more current estimate. Chair Hixson suggested that they discuss this further later in the agenda. He reported on the following items received last month:

- Shell Assessment Letter
- LU&H agenda
- Martinez Ranch Truck Park
- Joe Street's Assessment Letter
- Qua Otay Mesa Assessment Letter

SPECIAL AGENDA ITEM: OTAY MESA COMMUNITY PLAN UPDATE

Theresa Millette announced that the March 29 Planning Commission workshop on transportation was postponed until May 17 at 1:30p.m. Today, they planned to present new draft alternative truck routes, but decided that there are still some issues to discuss before presenting these publicly. Instead, they would like to discuss feedback and concerns raised at past community workshops on the plan update.

Religious institutions: Theresa explained that there was a question of how religious institutions fit into the community plan update. The City usually does not designate areas as “institutional” for places of worship. In most cases, they are located in residential areas and are permitted by a CUP. Within Otay Mesa, it seems that these institutions should be located in a residential/commercial village area, rather than industrial areas.

Live/Work: Theresa said that there were requests to include these types of areas in industrial zones. However, there are concerns about live/work areas in heavy industrial zones. Chair Hixson agreed and said it might fit in a business park area or otherwise appropriate area. Danielle Putnam asked if live/work areas would be considered in areas other than industrial. Theresa said that they should be promoted in other areas, since they would be good buffers.

Industrial Business Park designation: Manjeet Ranu asked the Board to consider an appropriate area for a technology park within the current Business Park designation. This could promote good middle wage opportunities and would allow for multi tenant office. Judd Halenza suggested that the City should try to accommodate a wide range of uses. Mike Murphy agreed and said the City should leave the Business Park designation as is and allow the market to drive. Greg Waite added that there should be flexibility in the designation and it should allow for a variety of uses.

CUP's: Chair Hixson said CUP's have been an issue in Otay Mesa, particularly the City not policing the terms of the permits. Steve Gross said that they cannot rely on relocating CUP's in

Otay Mesa to land in the County because there is not enough there to accommodate them. Chair Hixson said that the planning group will get tougher on approving CUP's as opportunities come available in the County. Jimmy Ayala commented that if paying the full FBA fees is a problem for some of the users, perhaps they should relocate. Mike Murphy agreed and said the City should do away with approving a CUP without full payment of FBA fees. Jimmy then asked where truck parking is allowed to relocate in the plan update. Theresa said Heavy Industrial or perhaps Light Industrial. Chair Hixson suggested resurrecting the View Corridor subcommittee. Mike said he agreed with the idea given the current situation. Alejandra Mier y Teran recommended that the planning group send a letter to Councilmember Hueso and Development Services encouraging them to monitor the CUP's. Whitney Benzian confirmed that the Councilmember is aware of the situation and suggested that they address the letter to DSD and Jim Waring, with a cc to Hueso. Judd Halenza made a motion to send the letter to DSD (cc to Hueso), to suggest the City take a more proactive role on where the CUP's are in Otay Mesa, what fees are owed to the City and to pursue said fees. Alejandra seconded the motion. Jimmy suggested that they provide direction on truck storage in the view corridor. Mike Murphy agreed and made a motion that anywhere in the Business Park zone truck parking should not be allowed as a matter of land use policy, along the corridor from Otay Mesa Road South to Airway, and West of Spring Canyon. Judd Halenza seconded the motion. Theresa Millette recommended that the Board refrain from taking official action since the item is not on the action agenda.

Freeway/Industrial buffers: Theresa said that the issue of setbacks from the freeway has been discussed at length. Chair Hixson said that setbacks would be addressed in the EIR. Tom Tomlinson suggested that they take the data from the EIR and analyze it before making an opinion on guidelines. Alejandra Mier y Teran recommended that they consider the ARB guidelines and the USC study on locating next to freeways.

GOVERNMENT LIAISON REPORTS

A. *Councilmember Hueso's Office*

Whitney Benzian reported on the status of Ocean View Hills Park, which they are discussing with the City Attorney's office. They have received the responses for the RFQ and the Brown Field Evaluating Committee will meet next Tuesday, March 27. The Committee will pick a developer first, and the developer will submit draft plans. Lastly, he distributed copies of Councilmember Hueso's op-ed that ran in the Voice of San Diego and the San Diego Transcript.

B. *Mayor's Office*

No report given.

C. *Supervisor Cox's office*

No report given.

D. *Police Department*

No report given.

E. *Fire Department*

Jeff Frazier presented the most recent Five Minute Response Time Map to the Board for the Otay Mesa and explained that there are considerable areas that are over five minutes in response time. The two proposed fire stations in the community (one at Ocean View Hills and the other in

Southeast Otay Mesa) will help with response time. He said that they would be happy to come back to this group with a more detailed presentation.

F. Assemblymember Salas' Office

No report given.

G. Congressman Filner's Office

No report given.

MONTHLY REPORTS

A. CPC

Mel Ingalls said he would give his report at the April meeting.

B. Border Transportation

Tom Tomlinson reported that the approval of Phase IA of 905 is going to CTC in June and should be under construction in 2007. As of now, there is no 125-905 connector. Judd Halenza added that there is no interchange design for 125/905 interchange. That is a problem because John Chalker has said that CTC only funds projects that are designed. Tony Evans has commented in past meetings that they were not aware there would not be a connection between the two freeways and he feels the interchange should be built. Judd then commented on the Chamber forum on Friday and said that it was a very helpful and well-organized event.

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 on the Brown Field RFQ. He heard that large companies such as Dole and GE have sent letters of interest, but were not pursued by the City. Whitney Benzian asked whether the companies submitted the full application package, with a deposit. If they didn't submit the complete package, they would not have been considered. Tom was not sure if they submitted the full package or not. Tom then reported that pending litigation with the Sunroad building near Montgomery Field could affect the Airport Enterprise Fund if the City loses the suit. The fund is shared between Brown Field and Montgomery Field and is used for maintenance at both airports.

G. Code Enforcement

No report given.

H. Chamber Update

Alejandra Mier y Teran reported on the following Chamber events:

- Holiday Inn Grand Opening: April 25, 2007
- MexPort trade show: May 3, 2007; Mayor Jerry Sanders will attend.
- C-TPAT Symposium: May 3, 2007, Ocean View Hills Corporate

ACTION ITEMS

A. Otay Mesa Planning Group Vacancies/March Elections

Chair Hixson said that March elections will be postponed until the April 18 meeting. Mel Ingalls and Jimmy Ayala have agreed to serve on the nominating committee and determine if there are other candidates. To be considered as a candidate, you must be a member of the planning group and have filed an application within 30 days of the meeting today. Mel Ingalls read aloud the slate of candidates to the group. He asked if there were other candidates interested in running for any of the available seats. Hearing none, the slate of candidates was finalized for the April elections.

INFORMATION ITEMS

No information items were discussed.

OLD BUSINESS

No old business items this month.

PUBLIC INPUT

No public input this month.

ADJOURNMENT

The meeting was adjourned.