

OTAY MESA PLANNING GROUP

AGENDA

WEDNESDAY, June 20, 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 May meeting
3. Chairman's Report
4. Special Agenda Information Item – Otay Mesa Community Plan Update: Discussion of the May 17 & 31 Planning Commission workshops on Transportation; Discussion of future Planning Commission & LU&H workshops.
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. Appointment of April Masarene to residential seat on planning group
 - B. Otay Shell: Demolition of the existing carwash and creation of a lease line limiting the area of the CUP to just the remaining area for the service station (2310 Roll Drive, PTS#113084) – Allen Sipe (Sipe Design Group)
 - C. Siempra Viva III Map Waiver: Map Waiver Application to waive the requirements of a Tentative Map to create 4 commercial/industrial condominium units in an existing building on a 2.23 acre site (8527 Avenida Costa Sur, PTS #130052) – Bill Tipton
 - D. Floodwater Storage Easement Abandonment: Lots 6 & 7, Martinez Ranch (PTS# #94272) – Michael Knapton (Kimley-Horn)
8. Information Items

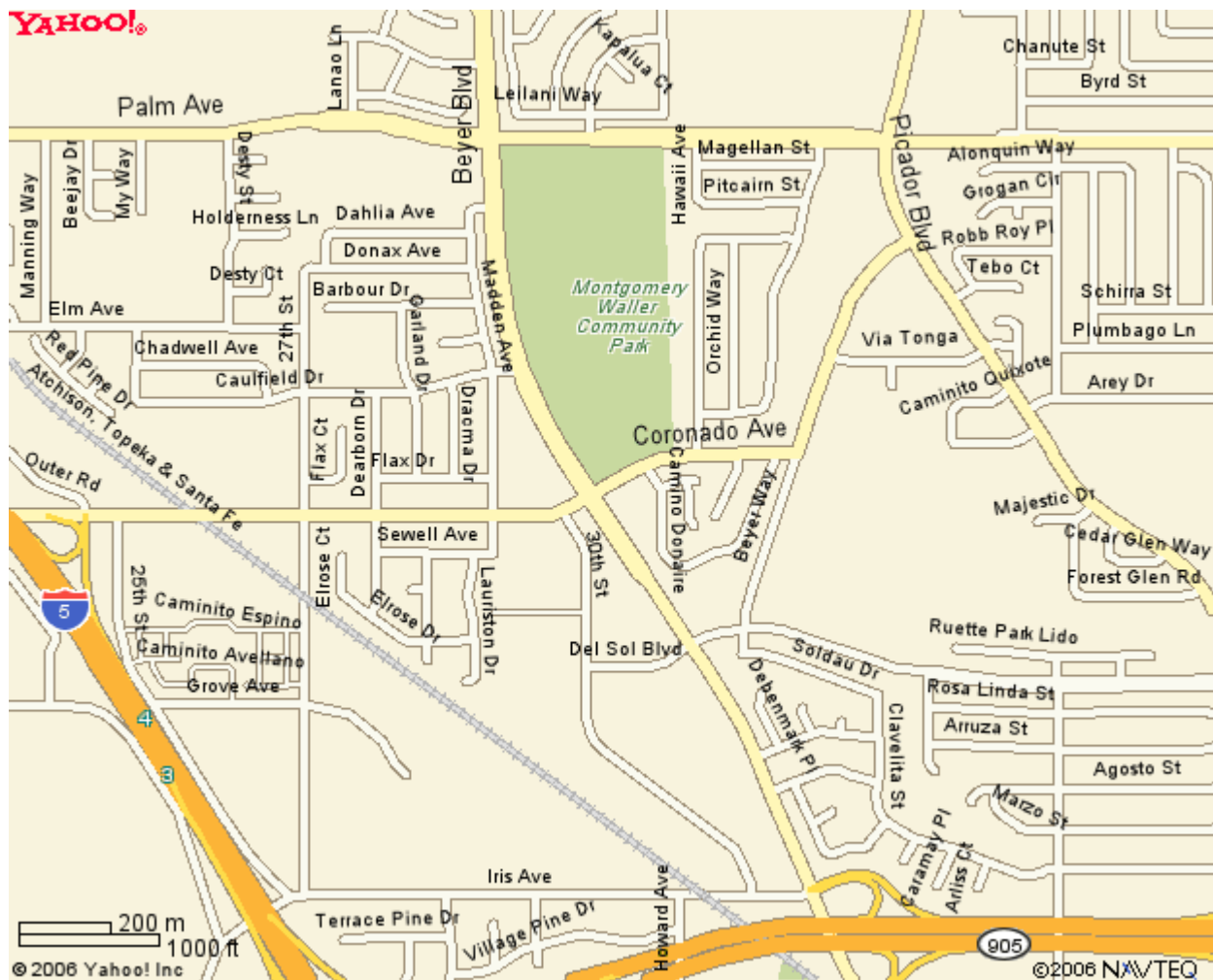
No information items this month

- 9. Old Business
 - A. Update on Otay Mesa Trunk Sewer Surcharge Fee – Allan Navarro & Tom Zeleny (City of San Diego)
- 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 May 16, 2007

CALL TO ORDER

The meeting was called to order by Chairman Rob Hixson.

MEMBERS PRESENT

Anderson, Scott
Dickey, Wayne
Golden, Lisa
Hixson, Rob
Ingalls, Mel
Mier y Teran, Alejandra
Ricotta, Tom
Serhan, Javier
Street, Joe
Story, Tom
Waite, Greg

ABSENT EXCUSED

Ayala, Jimmy
Coffey, Pepper
Halenza, Judd
Murphy, Mike
Tomlinson, Tom
Wohl, Emil

ABSENT UNEXCUSED

APPROVAL OF MINUTES

Mel Ingalls made a motion to approve the May minutes. Joe Street seconded the motion and it passed unanimously. Tom Tomlinson noted that he was absent excused at the May meeting, and asked that minutes reflect that.

CHAIRMAN'S REPORT

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

- Draft EIR for General Plan Update
- Information on mini-dorms
- Otay Mesa Community Plan Update Water Supply Technical Study
- Standard Development Permit for Master Development Corporation at 6075 Otay Mesa Road
- Tentative Map for Hamman Construction
- Information on City Attorney Aguirre defending planning groups in the event of litigation
- Larkspur Power Plant information; possible agenda item next month

SPECIAL AGENDA ITEM: OTAY MESA COMMUNITY PLAN UPDATE: TRANSPORTATION

Theresa Millette (City of San Diego) announced that the third Planning Commission workshop on the Otay Mesa CPU will be held on May 17 at 1:30p.m., in the City Council Chambers. The Planning Commission report was distributed with attachments emailed separately. Since the topic of the Planning Commission workshop is Transportation, they wanted to focus on that with the planning group as well. Throughout the plan update process, one of the recurring suggestions is to allow warehousing within the Business Park land use designation. The Planning Director and Staff will have further discussions on this suggestion, as they did not intend for that to be included in the BP designation because it was intended to be a buffer use.

However, they are considering another land use that could include both. Planning Commission workshop participants will include: Caltrans, City Staff, the City's logistics experts, City Transportation Planning, and MTS. There will be a staff presentation, followed by public comment, and then time for Commissioners comments/discussion. Theresa said that the next PC workshop would be held on June 28 on the PFFP, followed by another workshop on urban design in August.

Roadway Circulation Network: Manjeet Ranu (Urban Counsel) showed the draft roadway circulation network for Otay Mesa. Danielle Putnam asked whether they were using the City's street classifications in these illustrations. Manjeet said that they would comply with the City's classifications, but these are more generic right now. He pointed out that the Britannia truck route is not included in the truck network. Alejandra Mier y Teran said there has been an increase of the queue of trucks in the last few months. Manjeet then showed an illustration of the logistics industry clusters in Otay Mesa. There are 460 acres of truck depots, truck storage, warehousing, and wholesaling trade in Otay Mesa. Alejandra asked whether or not manufacturing was illustrated on the logistics map as well. Manjeet said that some of these shown are dual use, but manufacturing was factored in on a separate document.

Cargo Shipment at Otay Mesa POE: Manjeet then showed the path of cargo shipment for trucks at the Otay Mesa Port of Entry. He explained that trucks crossing the POE do not go straight from the original destination to the final destination in one trip. Each truck goes through this process: 1) The long-haul truck leaves the truck depot, 2) Takes loaded cargo, leaves Otay Mesa to deliver, 3) A short-haul truck (drayage truck) leaves to pick up cargo, 4) Drayage of cargo goes to customs broker to obtain Mexican customs papers, 5) Drayage of cargo crosses POE, 6) Drayage truck returns to truck depot.

Truck Circulation Study: Manjeet then presented the Truck Circulation Study. They are studying the perimeter system for Scenario 1&2 to allow trucks access to logistics facilities and to route the trucks away from the residential uses. He then presented the draft Transit Plan for Otay Mesa. Bus Rapid Transit system would be included along Airway Road since this would be the "main street" of Otay Mesa. He also discussed the Bicycle, Pedestrian and Open Space Trail Network and the Circulation Element.

Lisa Golden voiced concerns about trucks on Ocean View Hills Parkway since it is so close to residential. Alejandra suggested a mandatory truck route be enforced along with an education program on the system. Ana Molina Rodriguez said Barrio Logan was successful in implementing this type of system through increased enforcement and signage. Chairman Hixson said the East Otay Mesa owners paid for Ocean View Parkway as part of the PFFP. Ocean View Parkway was to provide access for traffic mitigation for trucks, and there could be problems with restricting trucks from driving on it. Wayne Dickey recommended they consider the addition of trolley service. Manjeet said that SANDAG eliminated the trolley line idea due to elevation differences. He will research and report back. Scott Tillson asked about the vision for connecting the 905/Lonestar interchange. Greg Hulsizer (South Bay Expressway) said Caltrans is building 905 east of Britannia. SB Expressway has a cost sharing agreement to build the interchange with full build out of 905, and is working on it with Caltrans. He added that it is now not a matter of if, but when it will be built.

GOVERNMENT LIAISON REPORTS

A. *Councilmember Hueso's Office*

Ana Molina introduced herself and reported that they hope to fill the position left vacant by Whitney Benzian by July. She reported that Councilmember Jim Madaffer is the Chairman of the SANDAG Transportation Committee. He has called for monthly task force meetings on the 905, the third Friday of each month at 8:30am. (SANDAG). She also said that the RFQ is out for Brown Field, and that the District Eight office would like to have the planning group's input throughout the RFQ/RFP process.

B. *Mayor's Office*

No report given.

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 discussing at the last CPC meeting:

- General Plan Update;
- Draft bylaws shell is being tweaked and will go to Council for approval in late May;
- COW workshop will be on June 23rd; all new planning group members are required to attend.

B. *Border Transportation*

No report given.

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*

No report given since the RFQ was on the Information Agenda.

G. Code Enforcement

No report given.

H. Chamber Update

Alejandra Mier y Teran reported on the following Chamber events:

- Holiday Inn Mixer: May 23
- MexPort trade show: Mexport went extremely well. It was held at the Ocean View Hills Corporate Center, and Mayor Jerry Sanders was in attendance.

I. East Otay Mesa Property Owners Association

Tom Story reported that the County has hired Tony Lettieri to expedite the County's Specific Plan Amendment. He is on board now, reporting to Jeff Murphy. Right now, the focus is on the circulation element, which will go before the Board of Supervisors the first week in August.

ACTION ITEMS

A. Appointment of Otay Mesa Planning Group Officers

The Planning Group Officers are currently Rob Hixson (Chairman) and Mel Ingalls (Vice Chairman). Mel Ingalls made a motion to appoint Rob Hixson to serve as Chairman. The motion was seconded by Tom Tomlinson. Joe Street made a motion to appoint Mel Ingalls to serve as Vice Chairman. Tom Story seconded the motion. The roll was called and both motions passed unanimously. Rob Hixson said April Mazarene has attended many OMPG meetings as a resident of the area. He announced that he would like to appoint April Mazarene to fill one of the vacant seats on the planning group, if she was interested. April confirmed that she was interested and Chair Hixson said he would put it on the next agenda.

B. Innovative Cold Storage (PTS# 125614)

Paul Giese (Hamman Construction) presented plans for a 130,000 square foot freezer storage facility at Britannia Court/Martinez Ranch Road in Martinez Ranch. They are applying for a Site Development Permit with the City. They plan to build a LEED-credited building, with solar panels, 19 dock positions, and 6,000 square feet of office space. He distributed samples of the materials that would be used for the building's exterior. Greg Waite asked how they planned to prevent damage to the building exterior from trucks. Paul said they are including tilt panels and K-rails off the buildings to prevent such damage. Tom Tomlinson asked whether the solar panels were deemed as reflective materials by the nearby airport. Paul said that the panels were not seen as reflective materials. Rob Hixson said the City's assessment letter outlined three remaining issues: a fire hydrant, new sewer main, and a traffic study. Paul confirmed that the new sewer main has been installed and they are working on the traffic study. Mel Ingalls made a motion to approve the project as presented. Joe Street seconded the motion and it passed unanimously.

C. Request for approval of Easement Vacation & Alternative Configuration at 2206, 2236 Otay Center Court (PTS#125957, 125962)

Robert Halliday explained that they are requesting approval for vacation of an easement on their 100 year storm detention basin. They are also proposing an alternate configuration for the new

easement. In essence, nothing changes on their property with regard to structures; they are simply giving up an easement and taking a new easement. Tom Tomlinson asked whether or not this was all on their property and whether or not their detention basin accepts flows from other properties. Robert said that both easements were on their property and their basin does accept flows from other properties. With that Tom Tomlinson made a motion approve the project as presented. Joe Street seconded the motion and it passed unanimously.

INFORMATION ITEMS

A. Update on South Bay Expressway

Greg Hulsizer (South Bay Expressway) gave an update on the construction of SR 125, or South Bay Expressway. He said they are on schedule for opening in late summer of this year. They plan to have booths and canopies at every interchange and to run a full test of the system before their opening. As discussed earlier in the meeting, Greg confirmed that they plan to build a full interchange with the 905. Lisa Golden asked whether this road would always be a toll road. Greg said that it will be a toll road for 35 years, after that it will go back to the State and they decide whether or not it will be a toll road. The final toll schedule will be \$.75-\$3.75 depending on the length of the trip. Tolls are more depending on the number of axles on the vehicle.

B. Update on the Brown Field RFQ/RFP

Mike Tussey said he would like to open a dialogue with the planning group about the RFP for Brown Field. Over the last 20 years, there have been many ideas, but not much improvement to Brown Field. First, there was a proposal for a bi-national airport, which did not prove to be successful. Then, there was an idea to have a cargo airport at Brown Field, which did not work due to opposition from residents west of Brown Field. Recently, Mayor Jerry Sanders gave direction to create a cornerstone of development to jump start the area, which resulted in the RFQ for 65 acres at Brown Field. They have selected two of the most qualified respondents to move forward with the RFP. This will go to LU&H on June 13th. The RFP is for 65 acres, which could be a blank canvas for either developer. Chair Hixson said that this group has stated several times that they would like to see a RFQ for the whole airport area, rather than a piece of it. Richard Sax (Distinctive Projects Company, Inc.) introduced himself to the group. He is one of the companies bidding for the RFP. He said he understands the concerns of the group. When they submit their proposal to the City, in essence they will be submitting a long term plan, or a master plan in a sense. Lisa Golden said she has concerns about safety of near by residents and requested that is addressed in their proposals. Tom Tomlinson recommended that the RFP process coincide with the Community Plan Update process. Chair Hixson said he would like to meet with Councilmember Hueso to get some guidance on whether to focus on the whole airport or the 65 acres. Alejandra suggested that both companies attend the Planning Commission workshop if possible, to get background on some of the concerns on the CPU.

OLD BUSINESS

No old business items this month.

PUBLIC INPUT

No public input this month.

ADJOURNMENT

The meeting was adjourned.