

**CITY OF SAN DIEGO
 OTAY MESA PLANNING GROUP (OMPG) MEETING MINUTES
 OF
 WEDNESDAY, JULY 31, 2013
 AT 3:00 PM
 AT OTAY MESA NESTOR BRANCH LIBRARY
 3003 Coronado Avenue, San Diego, CA 92154**

Members Present	Members Absent	Member Affiliation
Jimmy Ayala		Property Owner
Nici Boon		Brown Field
	Wayne Dickey	Otay Mesa / Nestor Planning Group
	Hector Espinoza	Business Representative
Erin Gnat		Business Representative
	Lisa Golden	Resident
Steve Gross		Business Representative
Shane Harmon		Property Owner
Rob Hixson, Chair		Property Owner
	Chris Holder	Property Owner
Mel Ingalls, Vice Chair		Property Owner
Rita Mahoney		Property Owner
Alejandra Mier y Teran		Otay Mesa Chamber of Commerce & Border Transportation Representative
Kaitlin Murphy		Property Owner
Felipe Nuno		Resident
Manuel Paul		San Ysidro Planning Group
Tom Ricotta		Business Representative
Sarah Street		Property Owner
Janet Vadakkumcherry		Resident

Public Present: Lindsay Arobone (SD Commercial, LLC), Ande Marie Berg (Torrey Pines Bank), Jerry Devon (First Industrial), Mike Hansen (Sheppard Mullen), Carlos Lacarra (San Diego Police Department), John Leppert (Leppert Engineering), Antonio Martinez (Imperial Beach Community Clinic), David Wick (National Enterprises), Todd Ingalls (Ingalls Enterprises), Carolyn Pann (Ar'Tic Containers), Mark Rowson (), David Scigliano (San Diego Fire & Rescue), Ted Shaw (Atlantis Group), Joel Vasquez (Imperial Beach Community Clinic), Zack Wick (National Enterprises)

Staff Present: James Carter (City of San Diego), Frank January (Project Manager City of San Diego), Scott Mercer (Facilities Financing City of San Diego), Vivian Moreno (Councilmember David Alvarez, District 8), Danna Nicholas (DCA City of San Diego) , Theresa Millette (AICP Senior Planner City of San Diego)

Guests Present: None

Agenda Item		Discussion	Action Item
1.	Call to Order / Introduction of Members	Chairman Hixson called the meeting to order at 3:05 pm. Members introduced themselves.	
2.	Approval of minutes	Minutes from the June 19, 2013 Otay Mesa Planning Group meeting were presented for approval. With the following corrections the meeting minutes were approved: <ol style="list-style-type: none"> 1. OMPG Board Member Mel Ingalls – add title, Vice Chair OMPG 2. OMPG Board Member Manuel Paul – correct his affiliation from San Ysidro School District to San Ysidro Planning Group 3. San Diego Police Department Southern Division – Carlos LaCarra asked that the neighborhood watch website address be corrected to www.nextdoor.com 	OMPG minutes from June 19, 2013 were approved with corrections
3.	Public Input	No public input.	
4.	Chairman's Report	<p><u>Motion to Add Agenda Item - OPMG Meeting Time:</u> Chairman Rob Hixson made a motion to add to today's agenda discussion about the new OPMG meeting time that was passed at the last meeting, as it just came to his attention that the library meeting room is not available that time. All Members present were in favor of adding this discussion to today's agenda with none opposed.</p> <p>Chairman Rob Hixson noticed receipt of the following. He asked that if any of the Members wanted copies of any of these items to please let him know:</p> <ul style="list-style-type: none"> ✓ Notice of Storm Water System Modification ✓ Change of Date for the Council Hearing on Metropolitan Airpark ✓ July Bulletin from San Diego International Airport ✓ Letter from Sheppard Mullin regarding Torrey Pines Bank La Media land retail zoning ✓ Otay Mesa – Nestor application for Marian Catholic Residential Development 	<p>There was unanimous approval to add an agenda item to today's meeting to discuss the time and meeting location of future OPMG meetings</p> <p>Board Members who would like copies or information about the listed notices should follow up with Rob Hixson</p>
5.	Government Liaison Reports	<p>Reports were given from the following offices:</p> <p>A. <u>Councilman Alvarez's office</u> – no report.</p>	

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	<p>B. <u>Mayor's Office</u> – no report.</p> <p>C. <u>Supervisor Cox</u> – no report.</p> <p>D. <u>Assembly Member Hueso's Office</u> – no report.</p> <p>E. <u>San Diego Police Department, Southern Division</u>, Carlos LaCarra reported the following:</p> <ul style="list-style-type: none"> o Carlos LaCarra handed out a "National Night Out - 30th Anniversary" flyer for a crime prevention and community resource fair that was printed in both English and Spanish. The event will take place on August 6, 2013 at the Robert Egger South Bay Recreation Center at 1885 Coronado Avenue, San Diego, CA 92154 from 5:00 pm – 7:00 pm. The community will be able to meet with representatives from more than 50 agencies. There will be food, refreshments, entertainment, give-aways and prizes. Mel Ingalls thanked Carlos for providing this information. o 17 vehicles were stolen from Eastgate Mall; 4 were recovered o 4 arrests were made related to vehicle break-ins; which should cut down on burglaries o Deputy City Attorney Danna Nicolas from Code Enforcement gave an update for the property at 8200 Airway Road regarding a clean-up situation. The city has been working directly with the tenant (not Colbert) in the last 90 days to come up with a plan to get rid of the trash before criminal charges are filed. Steve Gross also asked about Lonestar Road. Carlos said he would look into this with Code Compliance and noted that Members can contact either Carlos or Code Compliance when there are issues. <p>F. <u>Fire Department</u> – Captain David Scigliano ("Captain Dave") from San Diego Fire & Rescue Station 30 gave the following report:</p> <ul style="list-style-type: none"> o They have been fully staffed for more than a year o They have an automatic agreement in place with Chula Vista, National City, and Imperial Beach and will dispatch to those locations when needed o There are squatters at 18th & Coronado in an abandoned high school that has caused some problems. The property owner is trying to get a permit to demolish and re-build. The Fire Department is trying to help expedite this. o Captain Dave handed out and left "Safety in the Home" fire drill pamphlets o There are no other significant issues to report <p>G. <u>Immigration and Customs</u> - Rob Hixson continues to try to reach out to try to have someone to report at the OMPG meetings.</p>	<p>Carlos LaCarra from SDPD Southern Division will look into Lonestar Road property issues with Code Compliance</p>
6.	<p>Monthly Reports</p> <p>Reports were given from the following committees and associations:</p> <p>A. <u>Community Planners Committee (CPC)</u>, Mel Ingalls gave the following CPC updates from June 2013:</p>	

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	<ul style="list-style-type: none"> o Infrastructure & properties reviewed for 2014 o Bike share may be important at the border o New City Planning Director Bill Fulton talked about priorities and is working with Tom Tomlinson in Developmental Services o Market tax credits present may a new funding source for re-development projects. Mel has the phone number if anyone is interested. o The CPC will go dark in August. <p>One member asked how OMPG is going to rate projects for capital improvements with a focus on safety? Rob Hixson answered that said today's actions items later in the meeting will address this as OMPG previously submitted a list. The sidewalk between Remington Hills and the high school is done. Rob believes La Media is next.</p> <p>B. <u>Border Transportation</u>, Alejandra Mier y Teran reported:</p> <ul style="list-style-type: none"> o Border ports of entry pilot: Customs and border ports of entry in north and south directions have extended their hours of operation as part of a pilot project. Southbound now opens at 7:00 am and Northbound now opens at 5:00 am – which is an hour earlier than previous in both directions. The northbound port of entry is now also open on Sundays to commercial trucks. o Interstate 805 closure: Caltrans will be closing Interstate 805 in both directions beginning on Sunday August 18 at 3:00 pm until Monday August 19th until 5:00 am between State Route 54 and State Route 905 to demolish the East Palomar bridge, making way for a direct access ramp. <p>C. <u>Community Plan Update (CPU)</u>, Theresa Millette and other City of San Diego staff will be presenting at the end of today's meeting.</p> <p>D. <u>Community Leaders Forum</u>, Janet Vadakkumcherry expressed an interest in representing OMPG on the MCAS Miramar Community Leaders Forum (CLF) but Miramar has stated only communities that are directly adjacent to MCAS Miramar are invited to attend CLF meetings. Janet said that she believes that since the 3rd Marine Aircraft Wing has been using Brown Field as a weekend installation for military jet activity (e.g., F-18's) since June 2010, Otay Mesa is now directly impacted and "adjacent" and OMPG representation on the CLF meetings should be considered. Janet will report back to the group at the next OMPG meeting.</p> <p>E. <u>Facilities Financing Committee</u>, Lindsay Arobone had nothing to report.</p> <p>F. <u>Industrial Uses Committee</u>, Joe Street was not in attendance today. No report.</p> <p>G. <u>San Diego Airport Advisory Committee</u>, Lisa Golden was not in attendance today. No report.</p>	<p>Janet Vadakkumcherry to report back at the next OMPG meeting about possible representation on MCAS Miramar Community Leaders Forum</p>

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	<p>H. <u>Code Enforcement</u>. No report.</p> <p>I. <u>Chamber Update</u>, Alejandra Mier y Teran reported:</p> <ul style="list-style-type: none"> o San Diego Regional Enterprise Zone has been eliminated. Businesses have until December 31, 2013 to complete the vouchering process. Businesses could still be eligible for tax credits for up to 5 years. o Affordable Care Act Workshop ("Obama Care") – there will be a lunch and learn workshop at Southwestern College on Thursday August, 8, 2013 from 9:00 am – 11:00 am. o Otay Mesa Chamber of Commerce will host the 23rd annual golf tournament on Friday, August 8, 2013 at the Riverwalk Golf Course in Mission Valley. Alejandra passed out a flyer containing the details. <p>J. <u>East Otay Mesa Property Owners' Association Update</u>, Rob Hixson reported:</p> <ul style="list-style-type: none"> o Plans for the Pio Pico natural gas power plant in Otay Mesa that were previously rejected may be re-visited now that San Onofre nuclear power plant is shutting down. o The DEIR for the Donovan State prison expansion has been released. o Property owners in East Otay Mesa are trying to bring attention and political interest to the area regarding concerns about local issues (e.g. flooding at La Media) and to help politicians understand that land port funding is as important as sea port funding. If we don't fix the problem, traffic will go to other ports of entry in Southern California. 	
7.	<p>Action Items</p> <p>Rob Hixson made a motion to change the order of the action items in today's agenda to allow the Torrey Pines Bank La Media Commercial / Retail Zone item precede the Community Plan Update (CPU) in the agenda order since the CPU may take some time. Members unanimously agreed to move the Torrey Pines Bank discussion up on today's OMPG agenda.</p> <p>A. Torrey Pines Bank La Media Commercial / Retail Zone (previously listed as item 7B on today's agenda):</p> <p>Mark Rowson representing Western Bank Alliance is asking OMPG to re-confirm previous recommendation that this property be allowed to be re-designated for mostly industrial international trade. The property is located East of La Media and bisected by the State Route 905. The bank would like to get alignment between the development plan and CPU. In 2009, the property was designated for commercial use. In February 2010 the OMPG supported recommending the plan which was consistent with the policy goals of the then current CPU plan. Then in 2011 OMPG approved the recommendation contingent on three main traffic considerations getting completed which were included with the plan submitted to the City of San Diego. In August of 2012 there was a tentative map waiver. Western Bank Alliance would like the OMPG to re-affirm support for retail development for both parcels of land so they may seek a new site specific development permit.</p> <p>Rob Hixson recused himself from the discussion.</p>	<p>Members unanimously approved moving the Torrey Pines Bank discussion up in order on today's OMPG agenda to be ahead of the Community Plan Update</p>

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	<p><u>Question:</u> Steve asked if the intent was to "downzone" the property from commercial to industrial? <u>Answer:</u> Yes.</p> <p><u>Question:</u> Felipe asked if all studies had been completed and what would the impact be in the future for (a) traffic and (b) with regard to the bi-national airport? <u>Answer:</u> The bank has done the detailed site plan, but next steps are evaluation of the site plan and impact for future development. (The property is on 51.1 acres)</p> <p>Kaitlin made a motion that OMPG support commercial designation of the La Media property. 14 For 0 Against 0 Abstained 1 Recusals</p> <p>A. <u>Community Plan Update</u> City of San Diego staff would like OMPG recommendation of the following:</p> <ul style="list-style-type: none"> ➤ The list of projects as presented for the Public Facilities Financing Plan ➤ The cash flow for the projects ➤ The timing of the facilities ➤ The funding source for the facilities ➤ The fee <p>OMPG created a subcommittee at the end of 2012 that has been meeting to review the OMCPU projects and facilities financing plan. Sub-committee members are:</p> <ul style="list-style-type: none"> o Jimmy Ayala (Member) o Nici Boon (Member) o Rob Hixson (Member) o Mel Ingalls (Member) o Kaitlin Murphy (Member) o Lindsay Arobone (Non-Member) – lead the subcommittee o Mark Rowson (Non-Member) o Tom Story (Non-Member) o Rita Mahoney (Non-Member alternate) o Josh Rosenbaum (Non-Member alternate) o David Wick (Non-Member alternate) <p>Frank January presented the following documents for review and discussion with OMPG today:</p> <ol style="list-style-type: none"> 1. Draft Otay Mesa Project Summary – the financing plan is intended to implement the General Plan and Otay Mesa Community Plan by identifying the public facilities that will be needed to serve the Otay Mesa community over the next 48 years, during which full development of the community is anticipated, and to establish fees to mitigate the costs. Frank presented a summary of every project showing total cost and defined the following fields: 	<p>A motion was presented and passed to support commercial / retail designation of the Torrey Pines Bank property located on La Media</p>

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	<ul style="list-style-type: none"> o Funding Years – years in which funding was provided (not when project built) o Estimated Cost – at today's dollar o FBA-OM – what future FBA dollars can bring in for Otay Mesa o FBA-(W) – what future FBA dollars can bring in for Otay Mesa West o FBA -(E) – what future FBA dollars can bring in for Otay Mesa East o PDIF-(W – dollars already spent, west o PDIF- (E) – dollars already spent, east o Other – any other funding sources <p><u>Definitions:</u> Facility Benefit Assessment (FBA) Planned Urbanizing Development Impact Fees (PDIF)</p> <ol style="list-style-type: none"> 2. Draft OMCPU “One Fund” FBA Cash Flow Table– revenue stream and timing based on relevant projections shown in table and graph form 3. Draft Priority Projects with Impact Fees Funding 0-10 Years – projects highlighted in yellow are top priority (years 0-5) and those highlighted in blue are priority for years 6-10. 4. Draft Preliminary FBA Rate for FY 2014 <ul style="list-style-type: none"> o Residential \$3400 per ADT o Non-Residential \$556 per ADT <p>OMPG members asked questions about costs, development timing, cash flow, ADT's, and priority. Rita Mahoney expressed concern about recent changes the City of San Diego has made in the calculation of residential ADT's, where single family was reduced and multi-family increased. Frank fielded questions, including some pertaining to specific projects, and answered to member's satisfaction. Frank explained that this would be released with the draft EIR on August 13, 2013 and that we will be able to see this before the next meeting. Today's presentations are of an educational nature for the OMPG committee.</p> <p>Nici Boon thanked and congratulated the City on their progress and made a motion to support the continuation of this process. The motion was unanimously carried.</p> <p>B. <u>Capital Improvement Program (CIP) – New Committee?</u> – Mel Ingalls is looking for volunteers to participate on a CIP subcommittee to consider if the city has non-FBA funding dollars in FY2015, what projects OMPG should recommend. Kaitlin expressed an interest in participating, as did Janet Vadakkumcherry depending on the time and days the subcommittee meets. There is an upcoming CIP budget training for FY2015 that will be held in each district.</p>	<p>A motion was presented and passed to support the continuation of the facilities financing process for the Otay Mesa Community Plan</p> <p>Anyone who is interested in participating on the new Capital Improvement Program (CIP) subcommittee, please contact Mel Ingalls</p>
8.	Information Items	None.
9.	Old Business	<p><u>OMPG Meeting Time & Location</u>– At the June 19, 2013 meeting there was a motion made and passed to change the time of the OMPG meetings from 3:00 pm on the third Wednesday of every month to 9:00 am on the third Wednesday of every month. Rob Hixson had since discovered that the only times the Otay Mesa Nestor Library is</p> <p>A motion was presented to keep the Otay Mesa Planning Group</p>

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		<p>available are as follows:</p> <ul style="list-style-type: none"> ✓ Third Wednesday of the month at 12:30 pm ✓ Third Wednesday of the month at 3:00 pm ✓ Third Thursday of the month at 9:30 am <p>Members discussed their availability and preferences about meeting at the above times. Janet Vadakkumcherry made a motion that the OMPG meetings should remain the third Wednesday of the month at 3:00 pm for now. A vote was taken with the following results:</p> <p style="padding-left: 40px;">7 For 3 Against 5 Abstained 0 Recusals</p> <p><u>OMPG August 2013 Meeting</u> – a motion was made for OMPG to dark in August 2013. The motion passed unanimously.</p>	<p>meetings at 3:00 pm on the third Wednesday of every month. At the time of the vote, the motion was presumed to have passed but a majority of 8 was required. We will re-take the vote count at the next OMPG meeting.</p> <p>A motion was presented and passed for OMPG to go dark in August 2013. The next OMPG meeting will be on September 18, 2013</p>
10.	Adjournment	The meeting adjourned at 4:50 p.m.	

Chairperson: Rob Hixson

Recorded by: Janet Vadakkumcherry, OPMG Secretary