

MEETING MINUTES

OTAY MESA PLANNING GROUP (OMPG) SOUTHWEST VILLAGE SPECIFIC PLAN SUBCOMMITTEE

WEDNESDAY, JUNE 20, 2018

2 P.M.

THE PLAYA DEL SOL RECREATION CENTER

POOLSIDE LOUNGE

5185 Avenida Playa Del Sol, San Diego, CA 92154

Members Present	Members Absent	Member Affiliation
Felipe Nuno, Chair		OMPG Member
Tony Blas, Vice Chair		OMPG Member
	Clarissa Falcon	OMPG Member
	Chris Holder	OMPG Member
Alejandra Mier y Teran		OMPG Member

Public Present: Denise Handler Castro, Alberto Pulido, Jeff Bartfield, Dennis Bachmann (property owner), Gerald Handler (property owner), Bill Johnson (property owner), Tish Johnson (property owner), Toni Sandoval (property owner), Guillermo Sandoval (property owner), Ruben Rodriguez (property owner), Sal Salazar (property owner), Wences Valdez (property owner), Ralph Salerno (property owner), Rick V. Nelson (property owner), Jimmy Ayala (Pardee Homes), Matthew Gelbman (Placeworks), Randy Rodriguez (Rick Engineering Company), Elizabeth Hansen (Southwest Strategies), Ryan Purdy (Southwest Strategies), Alexis Lopez (Southwest Strategies)

Staff Present: Michael Prinz (City of San Diego)

Guests Present: None

Agenda Item		Discussion	Action Item
1.	Call to Order/ Introductions	Felipe Nuno calls the meeting to order at 2:03 p.m. Subcommittee members in attendance introduce themselves.	Felipe Nuno calls the meeting to order at 2:03 p.m.
2.	Non-Agenda Public Comment	None	
3.	Action Items		
	a. Approve May 16, 2018 Meeting Minutes	Felipe Nuno makes a motion to approve meeting minutes from May 16, 2018 subcommittee meeting.	Motion to approve minutes made by Felipe Nuno. Tony Blas seconded motion. Motion passed unanimously.
4.	Information Items		
	a. Subcommittee	None	

Chairperson: Felipe Nuno Recorded by: Ryan Purdy

	<p>Procedures</p> <p>b. Preliminary land use concept</p>	<p>Matthew Gelbman presents the overall land use map and process. He covers the following concepts:</p> <ul style="list-style-type: none"> • The entire Specific Plan Area is about 490 acres and roughly 100 acres is undevelopable due to landslide hazard • Additional acreage will likely be undevelopable due to vernal pools • There will be open space around the specific plan area • There will be two key road linkages and paseos will be provided as a car-free linear park • The highest density in the specific plan will be 30 du/acre • The high density mixed-use core will be near transit and there are future plans for <i>Rapid Transit</i> <p>Michael Prinz provides the following information in response to questions which primarily came from property owners:</p> <ul style="list-style-type: none"> • The recently adopted Vernal Pool Habitat Conservation Plan provides a framework to protect, enhance, and restore vernal pool resources within the City’s jurisdiction, while improving and streamlining the environmental and permitting process for impacts to threatened and endangered species associated with vernal pools. • Infrastructure needs will be identified throughout the Specific Plan process • As the primary landowner, Pardee will be taking the lead on preparing the Specific Plan and associated actions, including the environmental impact report. • The Otay Mesa Community Plan requires the Specific Plan to encompass all properties in the area • The Otay Mesa Community Plan designates the land in the Southwest Village as Neighborhood Village. The property within the Specific Plan area is zoned for agricultural use. A rezone will need to be processed with the Specific Plan before new residential can be constructed within the Specific Plan area. • There is currently no specific date for the area’s development to be completed, nor a timeline for the infrastructure to be built • Park resources will be identified and located through the Specific Plan process. <p>Property owner questions center around the following:</p> <ul style="list-style-type: none"> • How vernal pools may affect their properties • If they need to maximize the density on their properties • Location of their properties in reference to the conceptual land use plan • Suggested future agenda item for understanding the development process • Suggested future meeting on Vernal Pool HCP 	
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5.	Next Steps	Felipe Nuno explains that like the Central Village Plan, this Southwest Village Plan is a lengthy process. He suggests that additional time may need to be added to future meetings to address additional questions.	
6.	Adjournment	Alejandra Mier y Teran makes a motion to adjourn meeting. Meeting adjourns at 2:50 p.m.	Motion to adjourn meeting made by Alejandra Mier y Teran. Tony Blas seconded motion. Motion passed unanimously. Felipe Nuno adjourns the meeting at 2:50 p.m.