

**MEETING MINUTES**

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

WEDNESDAY, JANUARY 16, 2019

2 P.M.

RECREATION CENTER AT PLAYA DEL SOL

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: Rick V. Nelson (property owner), Paulo Azevedo (property owner), Jean Gilles (property owner), Andrew Benton (property owner), Bill Johnson (property owner), Tish Johnson (property owner), Dr. Gerald Handler (property owner), Denise Handler (property owner), Ralph Salerno (property owner), Tracy Jocis (property owner), Brooke Peterson (PlaceWorks), Elizabeth Hansen (Southwest Strategies), Tiffany Metti (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 2:12 p.m. Felipe and members of the public introduce themselves.	Felipe Nuno calls the meeting to order at 2:12 p.m.
2.	Non-Agenda Public Comment	<p><b>Questions and public comments centered around the following:</b></p> <ul style="list-style-type: none"> <li>• Tony Blas asks if it is possible for Pardee to design more streets on the Concept Plan or other areas for easier access.</li> <li>• Michael Prinz explains that it is part of the Specific Plan process to determine where streets are located.</li> </ul>	
3.	Action Items		
	No action taken	No quorum was reached, therefore, October, December and January meeting minutes will be approved at February meeting.	No quorum was reached, therefore, October, December and January meeting minutes will be approved at February meeting.

Chairperson: Felipe Nuno Recorded by: Alexis Lopez

<p>4.</p>	<p>Information Items</p>	<p>Felipe Nuno provides an overview of the December 3 workshop, and explains there was a presentation on Vernal Pools and an overview of how properties would be affected. Felipe explains the role of the Subcommittee.</p> <p><b>Felipe Nuno provides an overview of future subcommittee potential topics:</b></p> <ul style="list-style-type: none"> <li>• Design/placemaking</li> <li>• Outdoor/public spaces</li> <li>• Schools and parks</li> <li>• Housing density</li> <li>• Commercial</li> <li>• Connectivity/mobility</li> <li>• Utilities/resources</li> </ul> <p><b>Comments and questions centered around the following:</b></p> <ul style="list-style-type: none"> <li>• Tony Blas asks if Pardee can help design streets from the beginning that will serve most of the lands. He encourages the public to bring up any ideas to incorporate into the process.</li> <li>• Michael Prinz states that the Specific Plan needs to ensure that all properties with development opportunities have vehicular access. It is up to the Subcommittee to evaluate whether the proposal meets the objectives or will have to be redesigned to meet the needs of the community.</li> <li>• Tony Blas asks what happens when properties are subdivided into smaller lots. Michael Prinz explains that access and design standards need to be consistent with the Specific Plan.</li> <li>• Amenities, facilities, roads etc. could be paid for through an assessment district or another mechanism, but it is too early in the process to determine which.</li> <li>• The Specific Plan will establish the overall framework, roads and mobility network.</li> <li>• A property owner asks who could speak to the issue on the status of litigation with the City and Sierra Club regarding Vernal Pools. Michael Prinz explains he can't speak to the status, however, explains that a Vernal Pool preserve is established within the Southwest Village, which will be restored under the approved preservation plan. Property owners are able to develop on their property as long as they can mitigate for Vernal Pools as required. The City's Vernal Pool Habitat Conservation Programs governs development in this area.</li> <li>• A member of the public asks if schools and funding have been set aside. Michael Prinz states this has not been determined yet. Felipe Nuno reminds the public that this will be a future topic. Brooke Peterson explains they have set aside a portion of land for a future school.</li> <li>• A member of the public asks about the timeline of the topics and process. He asks what form the meetings and topics will take and if these will be available online.</li> <li>• Elizabeth Hansen explains that focusing on subjects one at a time over the next several months will provide enough attention to each topic. The goal is to seek recommendation by fall and come</li> </ul>	
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		<p>to an agreement on the comprehensive plan.</p> <ul style="list-style-type: none"> <li>• Michael Prinz explains there will be exhibits for each of the future topics and Vernal Pool information is available on the City of San Diego website.</li> <li>• Felipe Nuno explains that there will be future opportunities to discuss topics in detail. He emphasizes there are other influencing factors, such as pressure on the City to provide housing.</li> </ul>	
5.	Next Steps	Felipe informs the Subcommittee will meet on February 20, 2019 at the Playa del Sol Recreation Center.	
6.	Adjournment	Meeting adjourns at 2:49 p.m.	Felipe Nuno adjourns meeting at 2:49 p.m.