

MEETING MINUTES

OTAY MESA PLANNING GROUP (OMPG) SOUTHWEST VILLAGE SPECIFIC PLAN SUBCOMMITTEE
 MONDAY, DECEMBER 3, 2018
 6 P.M.
 SAN YSIDRO HIGH SCHOOL
 CAFETERIA
 5353 Airway Road, 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: Mary Martinez (property owner), Lomeli Family Trust (property owner), Mike Holtel (property owner), Teresia Ngethe (property owner), Jose Alvarez (property owner), Josefina Alvarez (property owner), Jose Pulido (property owner), Alfonso Garcia (property owner), Rosa Garcia (property owner), Juan Garcia (property owner), Hung Pham (property owner), Alfonso Zermeno (property owner), Pita Ortiz (property owner), Pilar Atjian (property owner), Carlotta Navarro (property owner), Sal Salazar (property owner), Rick V. Nelson (property owner), Rudy Lopez (property owner), David Hogan (Sierra Club), Matthew Gelbman (Placeworks), Elizabeth Hansen (Southwest Strategies), Tiffany Metti (Southwest Strategies), Ryan Purdy (Southwest Strategies), Alexis Lopez (Southwest Strategies)

Staff Present: Michael Prinz (City of San Diego).

Guests Present: Betsy Miller (City of San Diego).

Agenda Item		Discussion	Action Item
1.	Call to Order/ Introductions	Felipe Nuno calls the meeting to order at 6:06 p.m. Members of the public introduce themselves. Felipe explains the role of the Subcommittee.	Felipe Nuno calls the meeting to order at 6:06 p.m.
2.	Non-Agenda Public Comment	<p>Questions/Public Comments centered around the following:</p> <ul style="list-style-type: none"> • Why does the City have a land lock on their property? Michael Prinz explains there are no public roadways and would have to follow up for an answer. • Were questions that were asked during the last meeting answered? Michael confirms he is waiting on the City Attorney's response. • Public comment about trying to get in contact with the City of San Diego and Councilmember Alvarez to get access to their property. Michael explains that it's up to other departments in the 	

Chairperson: Felipe Nuno Recorded by: Tiffany Metti

		<p>City to administer access to the property, but he can follow up. Michael Prinz explains that City Staff ultimately handles access to properties, not necessarily Councilmembers. Felipe informs that Vivian Moreno is now the Councilmember representing for District 8.</p> <ul style="list-style-type: none"> • Michael Prinz will follow up on questions related to the clean-up and access of land and can contact Development Services, and Code Compliance, Alvarez’s office for follow up questions. • Member of the public confirms she has copies of the easement issues and squatters. • Member of the public requests names of the Subcommittee members are added to the agenda. • Where can people access the list of property owner addresses? Tony explains the lists are from County Assessor public information and notes that many don’t update their addresses, explaining mailer bounce-backs. • Property owner asks Tony what happened to the group associated with the Baja Vista Association and whether the reports are still available, including the EIR. Tony says they’re inactive and he doesn’t know if the reports are accessible. • Michael Prinz gives an overview of the purpose of these meetings, which includes identifying park locations and land uses and for property owners to ask questions. He explains that the siting of schools is through the state. 	
3.	Action Items		
	No action taken	No quorum was reached, therefore, October meeting minutes will be approved at January meeting.	No quorum was reached, therefore, October meeting minutes will be approved at January meeting.
4.	Information Items	<p>Michael Prinz gives a brief overview and purpose of the Specific Plan process and timeline:</p> <ul style="list-style-type: none"> • The Community Plan was updated in 2014 which set goals on how land should be developed. • The applicant and City are seeking input in development of the Specific Plan through this process. • Southwest Village is following a similar process to what was done for the Central Village. • CEQA requires an environmental impact report be prepared. This ultimately needs to be presented to the City Council for their consideration. • As a city, San Diego needs to identify more places to build more housing in order to address the housing crisis. • The direction to build more housing has come from the Mayor, City Council and the Planning Commission. • This process helps determine where housing is going to go and the range of units in various areas. • Further ahead, there will be three public hearings. After City Council gives their approval, individual property owners can move forward with plans to develop their land within the approved plan’s allowances and constraints. 	

		<p>Betsy Miller (City of San Diego) gives a presentation about the Vernal Pool Habitat Conservation Plan (VPHCP) and covers the following:</p> <ul style="list-style-type: none"> • The VPHCP provides an effective framework to protect, enhance, and restore vernal pool resources within the City of San Diego, while improving and streamlining the environmental permitting process for impacts to threatened and endangered species associated with vernal pools. • The Plan, approved in 2018, underwent a lengthy and transparent public process. • The VPHCP provides coverage for threatened and endangered vernal pool species that do not currently have federal coverage under the City of San Diego's Multiple Species Conservation Program (MSCP), which has existed for more than 20 years. • People can build a minimum of 25 percent development on a vernal pool lot. • The City will not compensate property owners for the 75% of land that is not developable. • Property owners can mitigate vernal pools in their area. <p>Questions/Comments from the public included:</p> <ul style="list-style-type: none"> • Are property owners required to do their own Specific Plan within the Southwest Village Specific Plan? Michael Prinz states they are not – they will submit their own development permits, which the City will then determine if it is consistent with the Specific Plan. • Do property owners have to do whatever is approved by the City Council? Michael Prinz states that the property owner can choose to do nothing with their property, develop it in compliance with the City's governing plan through the review process or propose to amend or deviate from the plans with an application of their own. However, all development plans are subject to City approval. 	
		<p>Felipe gives a brief overview of the workshop portion of the meeting and what is available at each station: 1) Southwest Village Specific Plan process; 2) Revised Land Use Concept Plan/Find your property; and 3) Constraints and opportunities/Vernal Pools.</p>	
5.	Next Steps	Felipe informs the Subcommittee will meet on January 16, 2019 at the Playa del Sol Recreation Center.	
6.	Adjournment	<p>Meeting adjourns at 7:29 p.m.</p> <p>Members of the public are invited to visit workshop stations for more information. Workshop portion of meeting concludes at 8 p.m.</p>	<p>Felipe Nuno adjourns meeting at 7:29 p.m.</p> <p>Workshop concludes at 8 p.m.</p>