

MEETING MINUTES

OTAY MESA PLANNING GROUP (OMPG) SOUTHWEST VILLAGE SPECIFIC PLAN SUBCOMMITTEE
 WEDNESDAY, OCTOBER 17, 2018

1 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: Bill Johnson (property owner), Tish Johnson (property owner), Tracy Jocis (member of public), Sal Salazar (property owner), Ralph Salerno (property owner), Jean Gilles (property owner), Sam Ndiba Njenga (property owner), Carlota Navarro (property owner), Vivian Wheeler (property owner), Jose Alvarez (property owner), Rick V. Nelson (property owner), Larry Van Wey (property owner), Alfonso Garcia (property owner), Dr. Gerald Handler (property owner), Teresa Ortiz (property owner), Marcelino Ortiz (property owner), Victor Ortiz (property owner), Dennis Bachmann (property owner), Randy Rodriguez (Rick Engineering), Matthew Gelbman (Placeworks), Brooke Peterson (Placeworks), Elizabeth Hansen (Southwest Strategies), Tiffany Metti (Southwest Strategies), Ryan Purdy (Southwest Strategies)

Staff Present: Michael Prinz (City of San Diego)

Guests Present: None

Agenda Item		Discussion	Action Item
1.	Call to Order/ Introductions	Felipe calls the meeting to order at 1:10 p.m. Subcommittee and members of the public in attendance introduced themselves. Felipe informs that the workshop is being held again because people requested it and it provides an opportunity to go over the information again. Tony reiterates that attendees should provide their information via the meeting sign-in sheets. Randy Rodriguez from Rick Engineering explains that they are working to gain consent to access some properties to survey land.	Felipe calls the meeting to order at 1:10 p.m.
2.	Non-Agenda Public Comment	Felipe reminds everyone that meetings are usually held on the third Wednesday of each month, however there will be no standing meetings in November or December, but there may be a combined meeting in early December, which may be in the evening. Tony reads prepared notes from a property owner in attendance. The letter is focused on zoning, access and regulations. It is subsequently provided to the City	

Chairperson: Felipe Nuno Recorded by: Tiffany Metti

		to address and respond.	
3.	Action Items		
	a. Approve Sept 19, 2018 Meeting Minutes	The Committee reviews and approves September meeting minutes.	A motion to approve Sept. minutes is made by Clarissa, seconded by Tony. The motion passes unanimously.
4.	Information Items		
	a. Measure O update	a. Felipe reviews details and benefits of Measure O.	
	b. Specific Planning 101	b. Michael Prinz gives a presentation on Specific Planning. The presentation focuses on how the City of San Diego General Plan was approved and the long-term strategy for growth. He explains that the Community Plan for Otay Mesa was updated in 2014 and that the Plan requires a Specific Plan for Southwest Village (SWV) and Central Village. He explains that Col Rich spearheaded the Central Village process, which was approved. Also, for the SWV Plan, Pardee elected to serve as the applicant and go through the process and they are required to meet all Community and General Plan requirements. He goes over what is required within the Specific Plan (including mobility, parks and housing) and that the Planning Group and City Council will review and approve the Plan. He mentions that the Environmental requirements need to be addressed and disclosed before approval. He reiterates that the City appreciates the written inquiries and property owner input is very important. He opens it up to questions. Questions focus on the status and details of Central Village Specific Plan, plans for water treatment facilities, SWV Plan timeline and Development Impact Fees.	
5.	Next Steps	Felipe introduces the workshop and stations. He encourages attendees to ask questions and sign up to provide their contact information. He reminds everyone about the tentative evening meeting in early December. Clarissa asks for participation in a transportation survey. Tony tells attendees that they can provide their contact information to him so he can send them information about the projects.	
6.	Adjournment	Felipe adjourns meeting at 2:02 p.m.	Felipe adjourns meeting at 2:02 p.m.
7.	Workshop	Matt explains the role of Pardee Homes in the process. He goes over the revised Land Use Concept Plan that incorporates City feedback. He reviews area densities and explains how they brought density up and created a street grid. Matt describes how they are following already approved City policies including the Habitat Conservation Plan, vernal pool plan and landslide constraints. There are several questions prior to breaking out into workshop stations, which focus on vernal pool details and mitigation requirements. Michael Prinz answers questions about the City's vernal pool plan and explains that they will bring in experts on vernal pools to answer in-depth questions. Workshop stations open for attendees. Attendees visit stations, engage in discussions and ask questions.	The workshop begins at 2:03 p.m. with opening remarks from Matt Gelbman of Placeworks.