

MEETING MINUTES

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

WEDNESDAY, MARCH 20, 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 Signed In: Rick V. Nelson (property owner), Carlota Navarro (property owner), Paulo Azevedo (San Ysidro School District), Matt Gelbman (PlaceWorks), Brooke Peterson (PlaceWorks), Tiffany Metti (Southwest Strategies), Alexis Lopez (Southwest Strategies)

City of San Diego Staff Present: Michael Prinz

Guests Present: None

Agenda Item	Discussion	Action Item
1. Call to Order/ Introductions	Felipe Nuno calls the meeting to order at 2:10 p.m.	Felipe Nuno calls the meeting to order at 2:10 p.m.
2. Non-Agenda Public Comment	A property owner expresses her enthusiasm to be a part of the ongoing meetings and process.	
3. Action Items	Tony Blas makes a motion to approve the February meeting minutes. The meeting minutes are approved.	Motion to approve the February meeting minutes made by Tony Blas. Clarissa Falcon seconded the motion. Motion passed unanimously.
4. Information Items	Felipe Nuno introduces the outdoor and public spaces topic for discussion which will be presented by Matt Gelbman and Brooke Peterson from PlaceWorks.	

Chairperson: Felipe Nuno

Recorded by: Alexis Lopez

	<p>Matt Gelbman provides a presentation on parks and recreation opportunities and discusses the following:</p> <ul style="list-style-type: none">• They will be providing a dedicated five-acre neighborhood park located on Pardee Homes' land and will be located next to the village core and adjacent to a school. They are also proposing a potential joint-use of the athletic field to be used by the neighborhood and school.• Typical park amenities that may be provided include picnic areas, tot-lots, multi-purpose courts and turf fields, bathrooms and water fountains. Matt Gelbman clarifies that a neighborhood park is smaller than a community park and the park will not be as big as Cesar Solis Community Park.• Felipe Nuno reiterates and explains the difference between a neighborhood versus a community park, where neighborhood parks serve smaller populations than community parks and often include fewer amenities.• Since the park will be next to the village center, it will be accessible to pedestrians and will maximize the area that's usable as park area rather than simply providing a lot of parking. Matt Gelbman explains that for one of the area's larger parks, they are hoping to assign between five and 10 acres within the park as joint-use to serve the community.• Other parks will be provided as part of development plans that are submitted under the Specific Plan.• There will be a range of smaller parks distributed throughout the residential communities.• Each development will be asked to provide a park area or contribution to a park area to provide recreation spaces for everyone. Parks will range in size depending on the development.• There will be opportunities for recreation in open space areas such as passive recreation trails that could connect to the regional trail system.• Matt Gelbman encourages attendees to review and write in feedback on the concept boards provided.• Other opportunities to get green space into the community, such as rooftop parks, are being explored. <p>Questions and comments centered around the following:</p> <ul style="list-style-type: none">• Tony Blas asks if the larger park would be turned over to the San Diego Parks and Recreation Department for maintenance. Matt Gelbman explains that this is still to be determined, however, they hope it would be a city-owned and maintained park in conjunction with an agreement for a joint-use with the school district.• Matt Gelbman explains that other parks may not be city-owned and maintained as they may be owned by the HOA with public access agreements. Private recreation centers likely won't count as they are not generally accessible to people outside of the community.• Felipe Nuno asks how long the proposed trail will be. Matt Gelbman estimates the trail would range between one to two miles.• A property owner asks whether there will be any pools to serve the community. Matt Gelbman explains that pools may be planned by individual developments, however, they are not proposing any public swimming pools. Felipe Nuno explains the Cesar Solis Community Park will provide a swimming pool after the third phase.• Felipe Nuno asks if there will be any lighting on the running trails.	
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	<ul style="list-style-type: none"> • Tony Blas asks if Border Patrol will have any input on the trails explaining that often, Border Patrol agents approach people requesting their legal status. Matt Gelbman states they have not discussed this with Border Patrol. Tony Blas suggests they light the trails to deter people who shouldn't be there. He also asks if there will be a chain link fence on the outside of the trails. • Brooke Peterson explains they don't believe there would be a chain link fence but the community trails, which are within the footprint of the Southwest Village, will have lighting and other amenities. However, they won't be making improvements to more natural, open spaces. • Tony Blas asks if the locations on the map are the same as the paper streets. Matt Gelbman explains they have tried to match the paper streets and will discuss circulation during another meeting. • Tony Blas asks if they need permission from property owners to do all of the designs shown on the map. Matt Gelbman explains that they produce these maps as a concept for the Specific Plan to guide future development. Brooke Peterson emphasizes that the layout and location of roads are only conceptual. The Specific Plan will have the standards for the roadways. • A property owner asks what the school overlay is. Matt Gelbman explains they know they need at least one school and have provided the location for an optional development of a second school which is included in the traffic analysis study. • A local school district representative asks who Matt Gelbman has tried to contact at the district to which Matt states they have not but believes that Pardee Homes has. Brooke Peterson states she will provide him with the Pardee Homes contact to discuss future school options. • Member of the public asks what kind of building the school will be. Matt Gelbman explains they are providing one school location on Pardee Homes' land and an optional secondary location. Although it is still early in the process, they have reserved two sites for potential elementary and/or middle schools. <p>Felipe Nuno encourages property owners to review the boards and provide feedback.</p>	
Next Steps	Felipe Nuno reminds attendees to attend the next meeting on April 17 at 2 p.m. which will include focus on the topic of schools.	
5. Adjournment	Felipe Nuno adjourns the meeting at 2:41 p.m.	Felipe Nuno adjourns the meeting at 2:41 p.m.