

MEETING MINUTES

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

WEDNESDAY, APRIL 17, 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: Paulo Azevedo (San Ysidro School District), Jose Alvarez (property owner), Josefina Alvarez (property owner), Humberto Gurmilan (San Ysidro School Board), Rick V. Nelson, Carlota Navarro (property owner), Guillermo Sandoval (property owner), Marilyn Adrianzan (San Ysidro School District), Jean Gilles (property owner), Tish Johnson (property owner), Bill Johnson (property owner), Rudy Lopez (property owner/San Ysidro Board), Dr. Gina Potter (San Ysidro School District), Matt Gelbman (PlaceWorks), Brooke Peterson (PlaceWorks), Elizabeth Hansen (Southwest Strategies), Alexis Lopez (Southwest Strategies)

City of San Diego Staff Present: None

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. He encourages attendees to ask questions and provide feedback during the meetings.	Felipe Nuno calls the meeting to order at 2:03 p.m.
2.	Non-Agenda Public Comment	No comments were made.	
3.	Action Items	No quorum was reached.	No quorum was reached, therefore, March and April meeting minutes will be approved at May meeting/workshop.
4.	Information Items	Felipe introduces the topic focused on public spaces including schools and parks. Matt Gelbman (PlaceWorks) provides a presentation on park and school opportunities:	

Chairperson: Felipe Nuno
Recorded by: Alexis Lopez

		<ul style="list-style-type: none">• Parks will be included in the Specific Plan to meet the City’s requirement to provide park spaces.• Parks near residential developments are meant to serve the daily recreational needs and provide outdoors spaces to residents nearby.• Different types of parks include pocket, neighborhood and community parks, among others.• The Southwest Village Specific Plan is a requirement of the Otay Mesa Community Plan and limits the types of facilities that can be counted as population-based parks within Otay Mesa.• The project team is proposing to ask the City to loosen limits so that a wider variety of amenities can be counted like in other communities. They will be requesting credits for joint-use parks which are shared between public parks and schools, since Otay Mesa does not currently offer credits for joint-use.• Matt Gelbman explains they will also be asking for trails to be considered as park facilities, as these currently do not count as park facilities in Otay Mesa.• 5,277 dwelling units are the maximum units allowed under the Specific Plan which will include a mix of multi- and single-family dwelling units, estimating around 19,000 people.• City standards will be changing under the Parks Master Plan Update which is currently in process.• Pardee Homes’ (Pardee) land will provide approximately 15 total acres, allocating 10 acres for a school with a joint-use field and an optional school site providing around 9.5 acres.• The San Ysidro School District will work on a report to determine the estimated student generation. <p>Questions and comments centered around the following:</p> <ul style="list-style-type: none">• What are “credits”? Matt Gelbman explains that the City requires 2.8 acres per 1,000 residents for developments. Developers are required to follow this City standard and provide amounts/types of park spaces (that count) in order to earn credits.• Does the City of San Diego own some of the properties? Matt Gelbman explains that the City does own some properties, however he doesn’t believe they own any that are allocated for parks, mostly vernal pool habitat preserves.• A property owner asks if the project is proposing one large park or several parks throughout the area to meet the City’s criteria. Matt Gelbman explains that it depends on the development that comes forward. The City’s current policy goals require the need for more housing, however, parks are needed for developments. Brooke Peterson emphasizes that the distribution of parks depends on the department and how they want to achieve the distribution. Considerations for how parks are planned include maintenance and operations as well as accessibility.• How does the project team estimate population for Southwest Village? Matt Gelbman says that they use the same population generation rate from the Public Facilities Financing Plan which finances all infrastructure upgrades such as sewer and roads.• What does the Specific Plan require? Parks will be one part of the plan while the rest will focus on	
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		<p>the land-use aspect where developments are required to meet the City standard. Elizabeth Hansen emphasizes that the Parks Master Plan is a separate process which has the potential to impact the Southwest Village either positively or negatively and is available online for people to provide input on the Parks Master Plan itself.</p> <ul style="list-style-type: none"> • Tony Blas asks if all public and private parks are combined to satisfy the needs of the Parks Master Plan to which Matt Gelbman confirms they are. • Tony Blas asks who maintains lands dedicated as open space. Matt Gelbman says that generally if the City buys and owns it, they are responsible for maintenance. Sometimes a developer can own land and give to the City. Other cases, the land remains owned by the HOA as an endowment to ensure there is a nonprofit open space manager to make sure it is maintained. • Tony Blas asks how owners would maintain the land as open space if they refuse to sell. Matt Gelbman reminds that 25% of land remains developable for owners whose' properties fall within the vernal pool areas however, he cannot speak to how vernal pool lands will be maintained. • A property owner asks if there are more vernal pools today than were initially predicted and what they are proposing to do about opposed environmental groups demanding more conservation. Matt Gelbman states this is true however he has not yet seen the survey results. He also explains that the project team is following the City's rules and vernal pool procedures as best as they can. • A property owner asks if the tentative Specific Plan map has been submitted/accepted by the City. Matt Gelbman explains they submitted recently for initial review. • Are we still on the schedule/timeline that was proposed in 2018? Matt Gelbman states they are slightly behind schedule. • Tony Blas asks how property owners can expedite the City to change areas that are currently designated as open space, when there is a need to develop. Matt Gelbman agrees that this a challenge throughout the area and states Michael Prinz may have more direction. • San Ysidro School Superintendent Gina Potter with the San Ysidro School Board expresses their interest to schedule a follow-up appointment to work out details of projected student attendance numbers. She explains there is a maximum of 600 students allowed per elementary school, with a maximum of 800 students per middle school. 	
	Next Steps	Felipe Nuno reminds everyone to attend the next meeting on May 15 at 6 p.m. at San Ysidro High School which will focus on the topic of housing and density.	
5.	Adjournment	<p>Felipe Nuno adjourns the meeting at 2:49 p.m.</p> <p>Following the meeting adjournment, property owners ask the following questions:</p> <ul style="list-style-type: none"> • Why is the San Ysidro School District getting involved and not the Sweetwater Union High School District? Matt Gelbman emphasizes that the district boundaries overlap and they need elementary/middle schools and San Ysidro School District is an elementary district. • Will single lot owners need to allocate their land for schools? Elizabeth Hansen explains that one- 	Felipe Nuno adjourns the meeting at 2:49 p.m.

		<p>acre lots can develop a residential product, however no one has to give up land. Instead, owners will pay associated fees and contribute to a fair share for public facilities.</p> <ul style="list-style-type: none">• How does Pardee help individual property owners benefit from the process? Matt explains that Pardee will help attain the Specific Plan approval and is unlocking development potential for owners to move forward.	
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