

MEETING MINUTES

OTAY MESA PLANNING GROUP (OMPG) SOUTHWEST VILLAGE SPECIFIC PLAN SUBCOMMITTEE
 WEDNESDAY, MAY 15, 2019
 6 P.M.
 SAN YSIDRO HIGH SCHOOL
 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 Signed In: Carlos Garcia (property owner), Juan Garcia (property owner), Monique Fuzet (property owner), Yoshindo Shibuya (property owner), Victor Castro (property owner), Linda Castro (property owner), Martha Raymond Lozano (property owner), Hung Pham (property owner), Jean Gilles (property owner), Marcelino Ortiz (property owner), Teresa Ortiz (property owner), Rick V. Nelson (property owner), Mary Lou Martinez (property owner), Brian Kelley (property owner), Carlota Navarro (property owner), Matt Gelbman (PlaceWorks), Elizabeth Hansen (Southwest Strategies), 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 6:06 p.m. and reminds people to sign in to get emails and mail. He asks attendees to introduce themselves. He encourages everyone to visit the Southwest Village (SWV) website. He explains we meet once a month at 2 p.m. on the third Wednesday of the month.	Felipe Nuno calls the meeting to order at 6:06 p.m.
2.	Non-Agenda Public Comment	Tony Blas mentions that some property owners received environmental studies access and grading letters from Pardee Homes (Pardee). Elizabeth Hansen explains the purpose and importance of allowing access to complete the studies. Felipe Nuno informs the group that they had a grand opening on Monday, May 13 for the Otay Mesa road. He also explains that Tony Blas recently had a meeting with Ben Hueso and that he answered questions about State business and operations. Tony said he inquired about Capital Improvement funds to bring	

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		services to the SWV Subdivision.	
3.	Action Items	No quorum was reached.	No quorum was reached; therefore, March, April and May meeting minutes will be approved at the June meeting.
4.	Information Items	<p>Matt Gelbman with PlaceWorks begins his presentation focused on housing. He shows the Specific Plan location and provides an overview of what the Specific Plan entails including the fact that housing becomes less dense at the edge of the Mesa. He explains that development regulations are directed by the Specific Plan and that the City directs that there must be a Specific Plan to allow everyone to develop their property and that the Plan must be privately developed. He reiterates that the area will be rezoned to residential and commercial designations and an Environmental Impact Report will be prepared.</p> <p>He explains the various densities within the plan and gives examples of types of units and developments that could be built within each density. He informs that there are plans for rapid transit busses in the area and that the area will be activated with schools and parks. He explains details and requirements for the development process that property owners must go through in order to develop land that they own in SWV. He explains that the Specific Plan will unlock the ability to develop.</p> <p>Matt put together a list of resources guiding the process and it is available for review. He encourages everyone to ask questions. He completes his presentation and turns the meeting back over to the Subcommittee to open it up for questions.</p>	
	Next Steps	<p>Felipe Nuno explains that the City governs what property owners can do in the area and that this process is the chance to give input and be a part of the development of the Specific Plan. He explains that Vivian Moreno is the area Councilmember. He reiterates that the one-acre owners may want to pool their land together.</p> <p>Tony Blas says adding density is needed because many people can't afford a single-family home anymore, particularly millennials. In order to make it affordable they must shift to a smaller format and more density. Tony and Felipe remind attendees that California is requiring more affordable housing and that in order to leave something their children can use; they need to be active in the process and involved today. They remind the group that it could be a while through all the process for the SWV Specific Plan, but involvement now is important.</p> <p>Michael Prinz says there is a draft plan that has been submitted for City review. He explains that City staff, fire, police, etc. all review it and that an Environmental Impact Report needs to be prepared. Michael states that they are probably 1.5 years from where the City is reviewing, and then the City Council adopts the plan and zoning is changed. Some parcels are easier to develop than others depending on location. He says</p>	

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		<p>there is no infrastructure there today, however, we need to create streets, sewer, water services and preservation of open space.</p> <p>Michael Prinz mentions that there is a grant program that may allow owners to sell their land as part of the Habitat Conservation Program. He notes that the grant expires in October and they should contact the City if they are interested.</p> <p>Tony Blas asks if the City would then change the use after acquiring the land, Michael Prinz explained that the purpose is to preserve the land. The City has goals to implement density where it can be developed.</p> <p>An audience member inquires if the maximum amount of housing allowed is already approved by the City. Elizabeth Hansen clarifies that the Otay Mesa Community Plan dictates targets for housing maximum, which is where the target comes from.</p> <p>An audience member asks if Pardee builds most of the lots, what happens to the other owners. Matt Gelbman explains that Pardee, like all landowners, must build within the designated density targets for their own land.</p> <p>Tony Blas asks if the City will require private open space on one-acre lots. Michael Prinz says he unsure and that this will be worked out during this process. Matt Gelbman says they would want to have parks and spaces in line with other areas in the City, such as Carmel Valley.</p> <p>Felipe Nuno reminds attendees that the next meeting will be Wednesday, June 19 at 2 p.m. and will be focused on Commercial. Topics that will follow will include Roads and Mobility and then Utility and Resources.</p>	
5.	Adjournment	Meeting is adjourned at 7:10 p.m.	Felipe Nuno adjourns the meeting at 7:10 p.m.