

MEETING MINUTES

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

WEDNESDAY, SEPTEMBER 18, 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: Claudia Jaffe (property owner), Guillermo Sandoval (property owner), Rick V. Nelson (property owner), Teresa Ngethe (property owner), Paul Benton (property owner), Sam Ndiba (property owner), Teresa Ndiba (property owner), Dan Ochoa (property owner), Cleo Ochoa (property owner), Andrew Benton (property owner), Juan Gonzalez Bautista (property owner), Matt Gelbman (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 6:10 p.m. He explains that the Subcommittee tries to do a night meeting every three months or so to accommodate people that can't meet during the day. He informs that all meetings are on video and can be provided by staff as needed.	Felipe Nuno calls the meeting to order at 6:10 p.m.
2. Non-Agenda Public Comment	One individual asks for more specific information about his property as it relates to open space and public streets, specifically how to develop parcels that are in the open space. Matt Gelbman (PlaceWorks) explains that there are areas of dedicated open space and he extends an opportunity to speak with the individual further after the presentation to discuss his property in more detail.	
3. Action Items	None.	No quorum was reached therefore July and September minutes will need to be approved at the October meeting.

Chairperson: Felipe Nuno

Recorded by: Tiffany Metti

4.	Information Items	<p>Matt Gelbman begins his presentation by explaining that the focus of tonight's meeting is how people will get around within the Southwest Village, specifically the circulation plans and network.</p> <p>Mobility/Grid Network</p> <p>Matt Gelbman explains that the road, Caliente, goes straight down past San Ysidro High School and that it is a central roadway to connect the community. Beyer Boulevard will extend to provide a connection from this community to San Ysidro, which is all laid down and approved in the community plan. The project team is trying to turn this into a grid network, making blocks as small as possible and use existing Rights of Way. He reiterates that the local topography and property ownership have been challenges that they've had to work with.</p> <p>Transit/Bikes</p> <p>Matt Gelbman mentions that there is a plan for rapid transit across Airway, to Caliente and future Beyer Boulevard to accommodate higher density and a future transit stop. He discusses bike facilities that will offer protection from cars and separate space for bikes on streets that provide safe connections throughout the community. There are also buffered bike lanes for separation between bikes and cars. He explains that they are carrying forward a multi-use path per discussions with one property owner. Paseos and paths will allow people to strategically get to parks, etc. There is also a proposed perimeter trail and trail improvements that are being considered outside the community.</p> <p>Tony Blas asks if homeowners are going to lose the land. Matt explains that property owners will need to adhere to the plan and that there needs to be an east/west connection as part of the Specific Plan. Tony is interested in a map being prepared of private streets for private owners. Matt reiterates there is a way for property owners to develop within the existing Right of Way. Michael says each property will have to prove they have access to a public Right of Way. He explains that what is being laid out is the public street grid, that each property will need to provide their own access. Some property owners may need to provide a portion of their land for Right of Way. Streets are being provided for access to the entire community.</p> <p>Street Classifications</p> <p>Matt Gelbman discusses street classifications, explaining that they've done a traffic analysis per City guidelines to determine how many cars will be on the streets at max development. This helps determine road size, design standards, etc. All streets have cross sections that depict how wide, how many sidewalks, travel and turn lanes, etc. each street has. There are a projected 25,000 cars daily on the largest capacity roads which will be 106 feet wide for the largest road. The project team is planning streets to be as small as possible but will also accommodate the needed volumes. He explains they are working with the City to minimize how much land this takes up. He describes efforts are all designed to accommodate the volumes needed for each section.</p>	
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	<p>Questions/Comments</p> <p>An attendee asks if the perimeter path will allow for rollerblading. Matt Gelbman states that it will be decomposed granite, not meant for rollerblading. The attendee then asks about a second school. Matt says there is a site if the school wants it and it will be able to be developed if that doesn't happen. Felipe adds that there are approximately 1,200 students between elementary and middle school. Their desirable school attendance is 600 per school. The District is leaving the door open for a second school site. Felipe says they are now at capacity and are looking at an elementary school, which may eventually lead to a need for a middle school. They have not committed to the second school site however it will be up to the District as the need comes.</p> <p>Felipe Nuno raises the issue of a stoplight needed at Caliente and Airway roads. He explains that they may request the City to put a light there to potentially alleviate traffic during busy school hours. Tony Blas asks if it's an offsite improvement required for Candlelight. Michael Prinz says he is not sure however, it can go through a process to be studied and provided if needed which may end up a traffic requirement of the Southwest Village Specific Plan. Matt Gelbman says they have looked at offsite impacts and mitigation. Michael Prinz can find out if it's a requirement for future development, and how to fill out a traffic request for the engineers.</p>	
Next Steps	Felipe Nuno explains that the next meeting is occurring on October 16 at 2 p.m. at Playa Del Sol, which will recap the year and the meetings the Subcommittee had, as well as where they are in the Southwest Village Specific Plan process. The Subcommittee will then determine when they will meet next and will determine next steps regarding occurrence of any future meetings.	
5. Adjournment	The meeting is adjourned at 6:54 p.m.	Felipe Nuno adjourns the meeting at 6:54 p.m.