

MEETING MINUTES

OTAY MESA PLANNING GROUP (OMPG) SOUTHWEST VILLAGE SPECIFIC PLAN SUBCOMMITTEE
 WEDNESDAY, OCTOBER 16, 2019

2 P.M.

Playa Del Sol Recreation Center
 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: Francisco Aguilar (property owner), Rick V. Nelson (property owner), Juan Gonzalez (property owner), Carlota Navarro (property owner), Matt Gelbman (PlaceWorks), Tiffany Metti (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 last meeting of the year to order at 2:09 p.m. He asks attendees to introduce themselves.	Felipe Nuno calls the meeting to order at 2:09 p.m.
2.	Non-Agenda Public Comment	None	
3.	Action Items	Chris Holder makes a motion, Alejandra Mier y Teran seconds the motion and the July and September meeting minutes are approved	July and September meeting minutes are approved
4.	Information Items	Matt Gelbman (PlaceWorks) introduces his presentation, explaining it will be a recap. He shows the plan area and explains the Specific Plan is being developed to allow for development in the area. Matt explains that foundations for the Specific Plan include protection of natural resources, the establishment of a grid network, concentric rings of density including a social heart, community recreation	

Chairperson: Felipe Nuno
 Recorded by: Tiffany Metti

		<p>and viewsheds throughout the community. This includes park, trails, paseos, bike trails and other amenities throughout the community. He notes that there are opportunities and constraints for the Southwest Village which come from the Otay Mesa Community Plan, including land that is not developable due to a landslide and land set aside for habitat conservation as part of the approved/existing Vernal Pool Habitat Conservation Plan.</p> <p>Matt reiterates that the approved Central Village project followed a Specific Plan process as well. In looking at the current land use plan prepared for the Southwest Village, he explains that this plan ties all the elements together and sets development densities. He then goes over the various densities covered in the plan and location for these densities, as well as the planned parks, school site, trail network and other amenities shown on the land use plan.</p> <p>Matt provides a summary of all the outreach that has been done so far in the Specific Plan process, which included the various components that each Subcommittee meeting/evening workshop covered in 2019, the project website and other ways feedback has been sought. Matt then went over the tentative schedule for the Southwest Village Specific Plan approvals and next steps and states that they are planning to re-submit the project to the City in fall of 2019. They are also expecting another Planning Commission Workshop in early 2020, as well as Subcommittee and Planning Group review and recommendations. He notes that the Specific Plan will go through an environmental review process before final approval by City Council.</p> <p>Questions</p> <p>Tony Blas asked that the project team provide access for every parcel. Matt explains they are not abandoning any existing easements. He states that the subdivision map act governs lot splits, etc. and the City would not accept any lot consolidation that will prevent anyone from accessing their land and that the paper streets remain there. Tony asks why they don't move the road, so landowners don't have to vacate their land. Matt explains that the roads have been planned for the highest density of traffic and the least impact. He explains that moving the road would impact twice as many lots with two streets twice as wide as they are allowed. Under lot consolidation and a plan for development, the City will ensure they have access. He states that City standards require the road to be 80 feet wide and explains it is a conceptual road that won't be developed until the area is developed. The project team's challenge is to forecast volumes and ensure adequate sizes for the volume, as they need to meet City standards. Phase 1 may be Beyer Boulevard first before Caliente Avenue.</p>	
	Next Steps	Felipe Nuno encourages attendees to stay tuned as the Subcommittee will be meeting in 2020.	
5.	Adjournment	Meeting is adjourned at 2:47 p.m.	Felipe Nuno adjourns the meeting at 2:47 p.m.