

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES
November 8, 2017**

Members Present:

District 1 John Swanson
District 2 Sam Mendoza
District 4 Patty Swanson
District 5 Gabriel Uribe
District 6 Maria Mendoza
District 7 Robert Broomfield
District 8 Edgar Gonzalez
District 9 Jacki Farrington
District 11 Albert Velasquez

District 12 Carlos Sanchez
District 13 Brian McGonagill
District 14 Wayne Dickey
District 15 Walt Zumstein
District 16 Bobby Hicks

Vacant District Seats:

None

Members Absent:

District 3 Ed Abraham
District 10 Bob Mikloski

Guests Present:

A number of guests were present. See the OMNCPG secretary for a copy of the guest list.

1. **Call to Order/Introduction of Members:** The meeting was called to order at 6:34 p.m. by Chair Albert Velasquez at the Otay Mesa Nestor Branch Library. He welcomed all Board members and members of the community to the meeting of the Otay Mesa-Nestor Community Planning Group (OMNCPG).
2. **Approval of minutes** – Edgar Gonzalez made a motion to approve the minutes of October 11, 2017, OMNCPG meeting. The motion passed unanimously.
3. **Non-Agenda Public Comments:**
 - a. Bobby Hicks mentioned that several teens were running on neighborhood streets exhibiting destructive behavior.
 - b. Johnny Swanson stated that the Building Trades has started a diaper bank, and asked for donations to the drive until December 17, 2017.
4. **SDPD Community Relations:** SDPD Acting Lt. Balazerra:
 - a. He stated that the SDPD Southern Division has been working on quality of life issues on Palm Avenue.
 - b. He also said that the Southern Division has just completed a lengthy project in Otay Mesa to provide security for the work regarding construction of the prototype border walls. They maintained a police presence in that area during that entire project, and there were no problems.
5. **California State Assembly, 80th District Report:** Lucero Chavez, Field Representative, 619-338-8090 lucero.chavez@asm.gov. No report.

6. **Council District 8 Report:** District 8 Representative Vivian Moreno, Council Representative, 619-236-6688 vmoreno@sandiego.gov; District 8 Representative Gerardo Ramirez presented the following information on behalf of Ms. Moreno:
 - a. He announced open office hours to meet Councilmember Alvarez, and handed out a flyer.
 - b. He announced that a Brown Field Airport Master Plan Public Meeting would be held on Thursday, November 16, 2017, from 5:30 – 8 p.m., and handed out a flyer.
 - c. He said that the old Otay Mesa Road update project is 60% complete, and provided a flyer.
7. **Informational Item:** John Seymour, Vice President - Acquisitions & Forward Planning with National Community Renaissance (National CORE), and Nestor United Methodist Church (NUMC), presented information regarding a proposed project. The project consists of 102 high quality studio rental apartments (with one unit for the on - site property manager), along with a 4,000 square foot joint-use community room, on land owned by the NUMC, located at 1120 Nestor Way, San Diego, CA 92154. The proposed development will be a permanent supportive housing rental community for formerly homeless seniors, with on and off-site case management services, and will be owned, managed and operated by National CORE. Contact: John Seymour, National CORE, (619) 223-9222 jseymour@nationalcore.org
8. **Sub-Committee Reports:** Community Plan Update, Elections, Volunteer Code Compliance, By-Laws, and Parks and Recreation subcommittees. No reports.

Project Review Sub-Committee report: The Project Review Sub-Committee member Walt Zumstein reported on their review of the (Process 5) Conditional Use Permit (CUP) and Coastal Development Permit (CDP) applications for a remodel, addition, and conversion of an existing motel located at 1788 Palm Avenue into a transitional housing facility for the SMART program:

- a. Four members of the Project Review Sub-committee attended the meeting. Walt Zumstein made a motion to deny project. It was seconded, and the vote was 1 in favor and two opposed, with one abstention.
9. **Action Item:** Steven Shinn, Gensler Architects, Lara Easton, Deputy Chief City Attorney and Stephen Maduli-Williams, Community Development Division Program Manager, informed the group about the (Process 5) Conditional Use Permit (CUP) and Coastal Development Permit (CDP) applications for a remodel, addition, and conversion of an existing motel into a transitional housing facility for the SMART program. The project site is located at 1788 Palm Avenue in the CC-4-2 Zone, within the Otay Mesa-Nestor Community Plan Area, Coastal Overlay Zone (Appealable Area), and Council District 8. These applications were filed on August 18, 2017. Contacts: Steven Shinn, Gensler Architects, 619-557-2500, Lara Easton, Deputy Chief City Attorney LEaston@sandiego.gov 619-533-6208 and Stephen Maduli-Williams, Community Development Division Program Manager SMaduli-Willi@sandiego.gov 619-533-6510. Lara Easton gave a PowerPoint presentation addressing myths and facts regarding the SMART program. Several questions were asked and comments were made by attendees. A motion was made by Walt Zumstein to deny the approval of the project.

Voting result: The OMNCPG voted 12 in favor with 2 abstentions to deny approval of this project.

10. **Chair's report:** No report.
11. **City Planner's Report:** No report.
12. **Adjournment:** Jacki Farrington made a motion to adjourn at 7:55 p.m.

Respectively submitted by John C. Swanson, Secretary