

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP  
MEETING MINUTES  
September 12, 2018**

**Members Present:**

District 1 John C. Swanson  
District 4 Patty Swanson  
District 5 Sabine Prather  
District 7 Robert Broomfield  
District 9 Jacki Farrington  
District 10 Bob Mikloski  
District 11 Albert Velasquez  
District 13 Brian McGonagill  
District 15 Walt Zumstein  
District 16 Bobby Hicks

**Members Absent:**

District 2 Sam Mendoza  
District 6 Maria Mendoza  
District 8 Edgar Gonzalez  
District 12 Carlos Sanchez  
District 14 Johnny E. Swanson

**Vacant District Seats:**

District 3

**Guests Present:** See the OMNCPG Secretary for the sign-in sheet.

1. **Call to Order/Introduction of Members:** Otay Mesa-Nestor Community Planning Group (OMNCPG) Chair Alberto Velasquez called the meeting to order at 6:35 p.m. He welcomed all Board members and members of the community to the meeting.
2. **Approval of minutes:** A motion was made by Walt Zumstein to approve the minutes of the August 8, 2018 OMNCPG meeting. Motion approval was unanimous.
3. **Non-Agenda Public Comments:**
  - a. Bill Bolstad, of Father Joe Villages, introduced the site of their proposed new facility on 1010 Outer Road, currently an 88-room motel. It will undergo construction and renovation to provide affordable and permanent supportive housing on the site, and they propose a grand opening at the end of 2019. Contact [Bill.Bolstad@neighbor.org](mailto:Bill.Bolstad@neighbor.org).
  - b. There was a question about public access to the creek pathway at Nestor United Methodist Church, which was directed to the developer contact information on the City website under the Otay Mesa Nestor Community Planning Group.
  - c. Walt Zumstein requested that Alison Moss with SANDAG return to speak with the OMNCPG concerning the Border to Bayshore Bikeway project through Nestor area.
4. **SDPD Community Relations:** Officer Aida Liufau, [aliufau@pd.sandiego.gov](mailto:aliufau@pd.sandiego.gov), 619-424-0412.
  - a. Officer Liufau reported that Girl's Squad starts its third year on Sept 20<sup>th</sup> with six returning girls, six new girls and one graduate former member returning as a mentor.
  - b. Officer Liufau mentioned the grand opening of the Cesar Solis Park in Oceanview Hills.
  - c. October 3 is the next Coffee with a Cop at the Otay Nestor Public Library. More information will be announced shortly.
  - d. Captain Sharki was also in attendance, and stated that the SDPD are addressing problems related to homelessness.
    1. He also mentioned Vision Zero, aimed to eliminate fatalities in vehicle collisions.
  - e. He also also mentioned about issues regarding under-staffing of the SDPD, and staffing relief will happen with additional draftees, once 50 academy attendees have graduated.

- f. He fielded questions about oversized vehicle parking at night or speeding late at night. Advised to email Officer Liufau directly with these complaints. The more complaints are not burdensome but instead highlight repetitive problems.

5. **Council District 8 Report:** District 8 Representative Vivian Moreno, Council Representative, 619-236-6688 [vmoreno@sandiego.gov](mailto:vmoreno@sandiego.gov)

- a. Ruth Martin stated that there is a free legal clinic once a month in the South Bay, and residents can call the District 8 offices for an appointment.
- b. She said the Cesar Solis Park will have a grand opening soon, and handed out a flyer.

6. **Sub-Committee Reports:**

- a. Volunteer Code Compliance, By-Laws, and Parks and Recreation sub-committees: No reports.
- b. The Project Review Subcommittee reported on their review of Project #566657: Saturn Blvd – PTS. This Saturn Boulevard development project is an infill single-family residential development on Saturn Blvd., between Rimbey Avenue and Leon Avenue. The project consists of approximately 3.6 acres which will provide 18 single-family homes within a 20-lot subdivision.

The Project Review Subcommittee sub-committee recommended approval of the project to the OMNCPG, with five recommendations as follows:

1. Include the name of Nestor in any name for the development.
2. Include in HOA CCR's a stipulation that the garages be available for two cars and not converted to living space.
3. Plan a one-way entrance from Leon Avenue into the development.
4. Plan for an entrance and exit from the development onto Saturn Avenue, instead of from Rimbey Avenue.
5. Allow for additional off-street parking within project.

**Voting results:** Voted four in favor, one against, two abstained.

7. **Action Item:** Project #566657: Saturn Blvd – PTS. This Saturn Boulevard development project is an infill single-family residential development on Saturn Blvd., between Rimbey Avenue and Leon Avenue. The project consists of approximately 3.6 acres which will provide 18 single-family homes within a 20-lot subdivision. The project application includes the request for approval of a Rezone from AR-1-2 to RS-1-7, a Vesting Tentative Map (VTM), a Coastal Development Permit (CDP) and a Planned Development Permit (PDP). Contact: Jeanette Temple, Senior Land Use Consultant, Atlantis Group Land Use Consultants, 619-523-1930, [jtemple@atlantissd.com](mailto:jtemple@atlantissd.com).

Walt Zumstein made a motion to approve project as submitted by the developer.

**Voting results:** Two in favor; five opposed; two abstained. Motion failed.

Bobby Hicks then made a motion to approve the development as follows:

- a. Include the name of Nestor in any name for the development.
- b. Include in HOA CCR's a stipulation that the garages be available for two cars and not converted to living space.
- c. Plan a one-way entrance from Leon Avenue into the development.
- d. Plan for an entrance and exit from the development onto Saturn Avenue, instead of from Rimbey Avenue.
- e. Allow for additional off-street parking within project.

His motion also added these additional conditions:

- a. Build a concrete block wall on east side of property bordering the SDUSD Bus Depot to suppress noise.
- b. Protect the owl habitat in old silo.
- c. Preserve the existing home on the corner of Saturn and Leon Avenues.

**Voting results:** Five in favor; three opposed; two abstained. Motion passed.

**8. Community Planning Group Election:**

- a. One District seat is vacant on the OMNCPG.
- b. An election to fill this District seat was conducted at this meeting in accordance with the OMNCPG By-Laws.
- c. The three-member Election Sub-committee of Patty Swanson, Bob Mikloski and Brian McGonagill conducted the election.
- d. Community member Armond Moore has applied and qualified for candidacy in accordance with the OMNCPG By-Laws.

**Election results:** Ten in favor; none opposed. Armond Moore has been elected to fill the vacant District 3 seat.

9. **Chair's report:** No report.

10. **City Planner's Report:** Elizabeth Ocampo Vivero, Senior Planner, 619-236-6301 [eocampo@sandiego.gov](mailto:eocampo@sandiego.gov). No report.

11. **Adjournment:** Jackie Farrington made a motion to adjourn at 7:49 p.m. The vote was unanimous.

**Respectively submitted by John C. Swanson, Secretary**