

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP  
MEETING MINUTES  
August 14, 2019**

<b>Members Present:</b>	District 12 Carlos Sanchez
District 1 John C. Swanson	District 13 Brian McGonagill
District 3 Armond Moore	District 14 Sam Baltazar
District 4 Patty Swanson	District 15 Walt Zumstein
District 5 Sabine Prather	District 16 Bobby Hicks
District 6 Edgar Garfias	
District 7 Robert Broomfield	<b>Members Absent:</b>
District 8 Eric Meza	None
District 9 Jacki Farrington	<b>Vacant District Seat:</b>
District 10 Bob Mikloski	District 2
District 11 Albert Velasquez	

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

1. **Call to Order/Introduction of Members:** Jacki Farrington, the Vice-Chair of the Otay Mesa Nestor Community Planning Group (OMNCPG), called the meeting to order at 6:35 p.m. She welcomed all Board members and members of the community to the meeting.
2. **Approval of the Minutes:** The minutes of the July 10, 2019, OMNCPG meeting were unanimously approved.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
  - a. Brian McGonagill stated that a bus stop at the northwest corner of Saturn and Coronado Ave needs a trash can, because the area is not clean.
  - b. Edgar Garfias stated that the side street behind Northgate has become a chronic dumping site.
  - c. Eric Meza stated that we need a farmer's market in South Bay, and recommended the site of Saturn Avenue and Coronado Avenue.
4. **San Diego Police Department Report:** SDPD Officer Carlos Eddington, [ceddington@pd.sandiego.gov](mailto:ceddington@pd.sandiego.gov) (619) 424-0412.
  - a. He said that illegally parked RV's are increasing on streets in South Bay, and recommended the City of San Diego "Get It Done" app to inform SDPD of their location.
5. **California State Assembly, 80th District report:** Lucero Chavez, Field Representative, 619-338-8090 [lucero.chavez@asm.gov](mailto:lucero.chavez@asm.gov). No report.

6. **Council District 8 Report:** Karla Mendez, Council Representative, 619-236-6688 [krmendez@sandiego.gov](mailto:krmendez@sandiego.gov)
  - a. Karla provided handouts from Councilmember Moreno's office.
  - b. Councilmember Moreno's office hours will be posted at the Otay Mesa Nestor Branch Library.
  - c. Legislative recess will occur during August, but the office will still be taking calls.
  - d. On October 19, from 9 a.m. – 1 p.m. a neighborhood clean-up is scheduled. The last neighborhood clean-up had over 100 people in attendance.
  - e. The Grand Opening for the new San Ysidro Public Library is scheduled for September 7, 2019. The former San Ysidro Public Library location in a historic building will be closing August 10, 2019.
  
7. **Office of the San Diego City Attorney Report:** Mark Robertson, Deputy City Attorney, [mrobertson@sandiego.gov](mailto:mrobertson@sandiego.gov) 619-553-5500. No report.
  
8. **OMNCPG Sub-Committee Reports:**
  - a. Project Review, Volunteer Code Compliance, By-Laws, and Parks and Recreation subcommittees: No reports.
  
  - b. Election Sub-Committee: The chair appointed an Election Sub-Committee at this meeting. The subcommittee prepared a ballot and conducted an election in accordance with the OMNCPG Bylaws.
    1. Candidate Johnny Swanson ran for election to District 2 for a four-year term on the OMNCPG.
    2. The Election Sub-Committee tallied the votes and announced that Johnny Swanson was elected as a board member.
  
9. **Informational Item:** Project Number: 644184 - Palm Avenue Transitional Housing. Application by the City of San Diego for a Coastal Development Permit (CDP) and the amendment of the recorded Conditional Use Permit (CUP) No. 2053090. 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 (California Coastal Commission Appealable Area), and Council District 8.

Krissy Maier - HUD Programs Coordinator - City of San Diego, [KMaier@sandiego.gov](mailto:KMaier@sandiego.gov) 619-236-6312 and James Arnhart, Project Officer II, City of San Diego Public Works – Engineering [JArnhart@sandiego.gov](mailto:JArnhart@sandiego.gov) (619) 533-5275 will inform the group about the amendment of a (Process 5) CUP and the application for a CDP for this project, which is to remodel and convert an existing motel into a transitional housing facility for the SMART program.

**Background:** The City previously presented this project to the OMNCPG on November 8, 2017 for a recommendation regarding an application for a CUP for this project. The OMNCPG voted 12-0-2 to recommend denial of the application. The San Diego City Council hearing regarding this application occurred December 11, 2017, and the City Council approved the CUP application. A petition was subsequently filed with the court. As a result, the court has ordered the City to also apply to obtain a CDP for this project.

**Current application:** The City of San Diego is now applying for a CDP and to amend the existing recorded CUP No. 2053090, adding a CDP.

**Result:** The chair referred this project to the OMNCPG Project Review Subcommittee for review and a recommendation.

10. **Informational Item:** Project Number 631240, Bella Mar Apartments - 408 Hollister Street: The project involves application for a Tentative Map, Coastal Development Permit, Site Development Permit, and an amendment of the Otay Mesa Nestor Community Plan to rezone a large parcel of land from agricultural to multi-family residential. This development project proposes to construct 390 apartments on the west side of Hollister Avenue, located between Main Street and Palm Avenue. Contact: Jeff Phair, President, The Phair Company, 619-426-0441, [jeff@thephairco.com](mailto:jeff@thephairco.com) and Kyle Stevens, Carrier Johnson, 619-239-2353

**Result:** The chair referred this project to the OMNCPG Project Review Subcommittee for review and a recommendation.

11. **Chair's Report:** Alberto mentioned that the Community Orientation Workshop (COW) training is coming up soon. All newly elected OMNCPG members must either attend this training in person, or take the course online. Contact the OMNCPG Secretary for the website information for the date and location, or for the online training.
12. **City Planner Report:** Michael Prinz, Senior Planner, 619-236-6301, [mprinz@sandiego.gov](mailto:mprinz@sandiego.gov)  
No report.
13. **Adjournment:** Eric Meza made a motion to adjourn at 7:29 p.m. Approval of the motion was unanimous.

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