

# OTAY MESA NESTOR COMMUNITY PLANNING GROUP AGENDA

Wednesday, September 11, 2019 - 6:30 p.m.

**OTAY MESA NESTOR BRANCH LIBRARY: 3003 Coronado Avenue, San Diego, CA 92154**

- (6:30) 1. **Call to Order/Introduction of Members:** Otay Mesa Nestor Community Planning Group (OMNCPG).
2. **Approval of the Minutes:** The draft minutes of the August 14, 2019, OMNCPG meeting will be considered for approval.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
4. **San Diego Police Department Report:** SDPD Officer Carlos Eddington, [ceddington@pd.sandiego.gov](mailto:ceddington@pd.sandiego.gov) (619) 424-0412
5. **California State Assembly, 80th District report:** Lucero Chavez, Field Representative, 619-338-8090 [lucero.chavez@asm.gov](mailto:lucero.chavez@asm.gov)
6. **Council District 8 Report:** Gerardo Ramirez, Council Representative, 619-236-6688 [gramirezborj@sandiego.gov](mailto:gramirezborj@sandiego.gov)
7. **Office of the San Diego City Attorney Report:** Mark Robertson, Deputy City Attorney, [mrobertson@sandiego.gov](mailto:mrobertson@sandiego.gov) 619-553-5500
- (6:55) 8. **Sub-Committee Reports:**
- A. Volunteer Code Compliance, By-Laws, and Parks and Recreation subcommittees.
- B. Project Review Sub-Committee. This Subcommittee will report their recommendations after their review of the two following projects:
1. **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.
2. **Project Number 631240, Bella Mar Apartments - 408 Hollister Street:**  
The project involves an 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

- (7:00) 9. **Action 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.

Contacts: 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.

- (7:20) 10. **Action 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 Phair [jeff@thephaircompany.com](mailto:jeff@thephaircompany.com)  
Kyle Stevens, Carrier Johnson, 619-239-2353
- (7:40) 11. **Informational Item:** Project Number: 644574. Project Address: 920 Saturn Boulevard. Description: Request to Initiate a Community Plan Amendment to redesignate a 1.8-acre site located at 920 Saturn Blvd to change the land use designation from Residential Low (5-9 du/ac) to Residential Medium High (30-44 du/ac). Contact: Michael Prinz, Senior Planner, 619-533-5931 [mprinz@sandiego.gov](mailto:mprinz@sandiego.gov)
- (7:40) 12. **Chair's Report:** Alberto Velasquez, OMNCPG Chair
- (7:45) 13. **City Planner Report:** Michael Prinz, Senior Planner, 619-236-6301, [mprinz@sandiego.gov](mailto:mprinz@sandiego.gov)
- (7:50) 14. **Adjournment.**