

OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES
September 11, 2019

Members Present:
District 1 John C. Swanson
District 2 Johnny E. Swanson
District 3 Armond Moore
District 4 Patty Swanson
District 5 Sabine Prather
District 6 Edgar Garfias
District 7 Robert Broomfield
District 8 Eric Meza
District 10 Bob Mikloski
District 11 Albert Velasquez
District 13 Brian McGonagill
District 14 Sam Baltazar

District 15 Walt Zumstein
District 16 Bobby Hicks

Members Absent:
District 9 Jacki Farrington
District 12 Carlos Sanchez

Vacant District Seat:
None

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

1. **Call to Order/Introduction of Members:** Albert Velasquez, Chair of the Otay Mesa Nestor Community Planning Group (OMNCPG), called the meeting to order at 6:33 p.m. He welcomed all Board members and members of the community to the meeting.
2. **Approval of the Minutes:** The minutes of the August 14, 2019, OMNCPG meeting were unanimously approved.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
 - a. Brian McGonagill stated that street parking on the overpass from Oro Vista to Iris Avenue limits visibility for cars and bus approaching this intersection.
 - b. Bob Mikloski asked about the homeless problem around the Otay Mesa Nestor Branch Library.
 - c. A resident spoke about the 18 single family development (Project #566657) located on Saturn Blvd and Leon Avenue. This project will be reviewed for approval by the San Diego City Council September 17, 2019, at 2 pm.
4. **San Diego Police Department Report:** SDPD Officer Carlos Eddington, ceddington@pd.sandiego.gov (619) 424-0412. No report.
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:** Karla Mendez, Council District 8 Representative, 619-236-6688 krmendez@sandiego.gov
 - a. Karla provided handouts from Councilmember Moreno's office.
 - b. She said the Councilmember will have office hours Sept. 12th 5-6pm at the Otay Mesa Nestor Branch Library.
 - c. She also said that the grand opening of the new San Ysidro city library was held on September 7, 2019.

7. **Office of the San Diego City Attorney Report:** Mark Robertson, Deputy City Attorney, mrobertson@sandiego.gov 619-553-5500. No report.

8. **OMNCPG Sub-Committee Reports:**

a. Volunteer Code Compliance, By-Laws, and Parks and Recreation subcommittees: No reports.

b. Project Review: This Subcommittee reported 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.

Voting Results: The subcommittee chair Robert Broomfield, reported that the subcommittee recommended against approval of the CDP with a 4-1-0 vote.

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 re-zone a large parcel of land from agricultural to multi-family residential.

Voting results: The subcommittee chair, Robert Broomfield, reported that the subcommittee recommended approval of the project with a 4-0-0 vote.

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.

Krissy Maier - HUD Programs Coordinator - City of San Diego, KMaier@sandiego.gov 619-236-6312 and James Arnhart, Project Officer II, City of San Diego Public Works – Engineering 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.

Walt Zumstein made a motion not to approve the application for the CDP.

Voting Result: The motion passed 12-3-1.

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@thephairco.com and Kyle Stevens, Carrier Johnson, 619-239-2353

Robert Broomfield made the motion to approve the project as presented.

Voting Result: The motion passed 16-0-0.

- 11 **Informational Item:** Project Number: 644574. Project Address: 920 Saturn Boulevard. Description: Request to Initiate a Community Plan Amendment to re-designate 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

- a. This item was not noticed on this agenda as an action item. The applicant asked that the OMNCPG consider this an action item in accordance with ARTICLE VI Community Planning Group and Planning Group Member Duties, Section 2, (a) Meeting Procedures, (viii) ACTION ON AGENDA ITEMS of the OMNCPG Bylaws.

Alberto made a motion that this project be considered an action item in accordance with the OMNCPG Bylaws.

Voting result: per the Bylaws, the motion must pass by a 2/3 majority vote, and therefore passed: the vote was 12-1-3.

- b. Brian McGonagill made a motion not to approve the application for a Community Plan Amendment for this parcel.

Voting Result: The motion passed, 12-0-4.

- 12 **Chair's Report:** He requested that all new planning OMNCPG members must complete the Community Orientation Workshop (COW) in person or online. The workshop is presented by the City of San Diego Planning Department.

12. **City Planner Report:** Michael Prinz, Senior Planner, 619-236-6301, mprinz@sandiego.gov
No report.

13. **Adjournment:** Albert Velasquez made a motion to adjourn at 7:46 p.m.

Respectfully submitted by John C. Swanson, Secretary