

# OTAY MESA-NESTOR COMMUNITY PLANNING GROUP

## MEETING MINUTES

### 8 July 2009

#### Members Present:

Dist. 1 John Swanson  
Dist. 2 Sam Mendoza  
Dist. 3 Ed Abraham  
Dist. 4 Diane Porter  
Dist. 5 Diego Padilla  
Dist. 6 Maria Mendoza

Dist. 7 Ira Briggs  
Dist. 9 Vinnie Thoms  
Dist. 10 Bob Mikloski  
Dist. 12 Carlos Sanchez  
Dist. 14 Wayne Dickey  
Dist. 15 Walt Zumstein  
Dist. 16 Steve Schroeder

#### Members Excused Absent:

Dist. 8 Myrna Briggs  
Dist. 11 Marie Johnson  
Dist. 13 Daniel Wagner

#### Guests Present:

*Nick Inzunza, resident*  
*Amenda Caniya, Resident*  
*Kurt Farrington, Resident*  
*Jacki Farrington, Resident*  
*Laura Nolan, Resident*  
*Joan Schneider, Resident*  
*Brian Longmore, Guest*

*Tom Drake, Resident*  
*Julianne Wright, Residnet*  
*Peter Mizhinton, Guest*  
*Joann Dondevalcova, Resident*  
*Bobby Hicks, Resident*  
*Floyd Briley, Resident*  
*Cherie Tedde, Resident*

*Michael Bush, Resident*  
*Debbie Bush, Resident*  
*Marcanta Sanchez, Guest*  
*Whitney Benzian, Guest*  
*Yvonne Decarlo, Resident*

1. 6:30 p.m. Meeting called to order by Vinnie Thoms, Vice-Chair, at the Otay Mesa Branch Library. She welcomed all Board members and the Community to the meeting.
2. Approval of April 8, 2009 minutes – Motion by Bob Mikloski to approve the minutes as corrected. Motion passed 13-0-0.
3. Non-Agenda Public Comments: Nick Inzunza, Bob Hicks, Jackie Farrington.
4. Council District 8 Report: Whitney Benzian. He informed the group that a vacant and abandoned house at 27th Street and Iris Avenue will be demolished soon. Also, he reported that a large cleanup project had been completed with the removal of over 7,000 tires from the Tijuana River Valley. He also reported that sidewalks and streets will be repaired in the Nestor area, using Stimulus funds and Proposition 1a funds. He said the City of San Diego has a policy to form a criteria list to schedule which the sidewalks and streets will be repaired, and citizens can call the District 8 office for more info. His office will report on the replacement Parks & Recreation staff member at the next Planning Group meeting.
5. SDPD Community Relations Officer Bertha introduced Carol Westfall as the new prosecutor for the Southern Division. Ms. Westfall said that she handles quality of life issues in this area, such as graffiti, gang activity, and transients, etc.
6. Action Item: T-Mobile - Duffer Residence, Project No. 180623, application to continue the use of a wireless communication facility consisting of 3 antennas concealed inside domes on a residential parcel. Debra Depraty-Gardner of T-Mobile presented the project, which consists of 3 existing antennas on the rear slope of this lot. If approved, T-Mobile will be issued a 10 year permit. She said that the directional cellular antennas are pointed away from the residence, and comply with FCC safety standards. Diane Porter moved to approve the antennae if they are painted green, as requested by the City of San Diego staff. The motion passed 9-1-1. Diego Padilla abstained; he said he does not like radiation.

7. Action Item: 76 Gas Station, 4360 Palm Ave, Project No. 176464, Application for an Alcohol License at the existing mini-mart in the 76 Gas Station. Applicant: Brian Longmore (858) 603-9478. The mini-mart wants to add beer and wine sales. They will follow ABC regulations, and stop sales at midnight. They said that need to amend the CUP for this commercial center, and will seek ABC approval if they receive an amended CUP from the City of San Diego. Diego Padilla said that no alcohol sales are allowed within 1000 feet of a park or school. This question will be researched by the applicant. Joan Schneider, audience member, said that this original Permit came before the OMNCPG before, and at that time, they agreed to only sell snacks there, and not apply for a liquor license. John Swanson moved to continue item for 30 days, until these issues are researched, the motion passed 11-1-1. Diego Padilla abstained; he said the board must first consider that the applicant was previously told any expansion would not be approved.
8. Action Item: Palm Ave Carwash, 1440 Palm Ave., Project No. 155821, Project recommendation postponed by OMNCPG for 30 days until this meeting, to re-consider an Application for a Coastal Development Permit to construct a convenience store and carwash at 1440 Palm Ave in the CC-4-2 Zone. Applicant: Mark Kravis (858) 353-0499. The applicant returned to the Planning Group to answer questions raised by the Group and the community, and the following information was presented: 24 parking spaces will be provided, 46,000 cars pass by daily on Palm Avenue, 200 cars would be using this facility/daily, there is a drainage swale for runoff, project will meet City required noise abatement levels, developer will ask the City for red curbs on 13<sup>th</sup> Street as a condition of approval, water is 80% plus reclaimed by onsite machinery, developer will raise wall 2 feet higher on Bayside Villas property line, 70% of customer cars will exit carwash on 13<sup>th</sup> Street; neighbors would like a stop sign at this exit, employees park on and off site, Bayside Villas HOA Board of Directors have not approved or disapproved this project. Diane Porter moved to approve the car wash with a red zone on the curb along 13<sup>th</sup> Street, Wayne Dickey seconded, motion carries by one vote, 7/6/0.
9. Chair's Report: The San Diego Housing Commission will consider the purchase of the Hollister property for apartments at a meeting on June 10, 2009. Information on the time and place of the meeting was offered to anyone interested in attending this meeting.
10. Long Range City Planner's Report: None
11. Other Business/Announcements: None
12. Adjournment: 8:04 p.m.

Respectively submitted by John C. Swanson, Secretary

Next meeting is August 12, 2009 at 6:30 p.m. at the Otay Mesa Branch Library.