

**OTAY MESA / NESTOR COMMUNITY PLANNING COMMITTEE  
619-423-0113**

**AGENDA**

**WEDNESDAY, SEPTEMBER 13, 2006  
6:30 P.M.**

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

1. Call To Order
2. Approval of the Minutes of the August 09, 2006 Meeting
3. Reports /Info Council District 8 - 619-236-6688  
Elizabeth Armendariz / Whitney Benzian
4. Otay Mesa / Nestor Community Planning Committee Bylaws Revision (report out)  
Jim Eblen - Chair, Bylaws Sub-Committee
5. Otay Mesa Branch Library Report  
Library Staff

**INFORMATIONAL ITEMS**

6. Proposed Development Cagayan Avenue  
Hector Zuniga - Property Owner
7. Proposed Development (13 Condos) at 1229 Hollister Street  
Jeff Parshalle - Architect

**ACTION ITEMS**

8. Proposed 4-Way Stop at Green Bay Street and Hofer Drive
9. Proposed Road Humps - Arruza Street between Del Sur Blvd. and Piedra Street  
Residents input  
A) Do we want to reconsider previous action?  
B) If affirmative to A Vote
10. Chair's Report
11. Theresa Millette, Long Range Planner, City of S.D. Reports
12. Other Business / Announcements
13. Non-Agenda Public Comment
14. Adjournment

*If you would like to receive our minutes and agenda by e-mail, please e-mail your name, address, e-mail address and request to be on mailing for Otay Mesa / Nestor to [mbriner@sandiego.gov](mailto:mbriner@sandiego.gov).*

**NEXT MEETING: OCTOBER 11, 2006**

**OTAY MESA-NESTOR COMMUNITY PLANNING COMMITTEE**  
**MEETING MINUTES**  
**9 August 2006**

**Members Present:**

Dist. 1 Joan Schneider  
Dist. 5 Jim Eblen  
Dist. 6 John Borja  
Dist. 8 Chris Kwast  
Dist. 9 Vinnie Thoms  
Dist. 11 Charlene Burleson  
Dist. 12 Diego Padilla

Dist. 14 Marylyn Kitchens  
Dist. 15 Wayne Dickey  
Dist. 16 Wayne Nelson

**Members Absent:**

**Members Excused:**

Dist. 2 Rocky Sgro  
Dist. 3 Lorise Maynard  
Dist. 4 Pam Foster  
Dist. 7 Amenda Caniya  
Dist. 10 Jan Johnston  
Dist. 13 Marie Johnson

**Guests Present**

*Bob Mikloski, Resident*  
*Coralie Zumstein, Resident*  
*Mauricio Gonzales, Border View*  
*YMCA*

*Michael Witkin, Guest*  
*Richard Chapel, Guest*  
*Rosie Gamby, Resident*  
*Sharon Fry, Resident*

*Takeshi Hesakewa, Guest*  
*Theresa Millette, City of San Diego*

Meeting was called to order by Vice Chairperson **Wayne Nelson** at 6:33 pm. at the Otay Mesa Branch Library

Approval of 12 July 2006 minutes – Motion by **Diego Padilla** and seconded by **Jim Eblen** to approve the minutes as submitted. Motion passed 10-0-0

**Angela Rozsa** of San Diego Police Department: Crime Statistics for one month in 92154 – Residential burglary 10, Commercial burglary 10, Car break-ins 22, Stolen vehicles 65; There have been 20 car jackings between our area and Chula Vista – mostly 2005 and 2006 model year higher end vehicles; There will be a sweep of OVRP soon; There will be a graffiti sting operation near I-805 and Palm Ave. soon; Working with Code Compliance on residential sub-standard/illegal construction.

Reports and Information from Government offices: None

OMNCPC Bylaws Revision – **Jim Eblen** reported that the City will be issuing a revised bylaws template soon.

Otay Mesa Branch Library Report: None

Border View YMCA – Project 99985 – A presentation was made on the proposed construction of the new facility. The facility will include a gymnasium, wellness center (workout room), locker rooms, outdoor pool, community meeting room, and an indoor type soccer field outdoors. There will be 206 parking spaces provided (code only requires 160). The YMCA has secured a lease on the property from the School District. The School District will be leasing portions of the facility, during school hours, for School use.

Motion by **Diego Padilla** and seconded by **Jim Eblen** to “Accept the preliminary presentation, as presented, and to update the Planning Committee if there are any changes to the plan”. Motion was subsequently withdrawn.

Amendment to the motion by **Joan Schneider** and seconded by **Diego Padilla** "For the City Planning Department to be cognizant of the impact of parking on Arey Drive". Motion was defeated 4-6-0

Amendment to the motion by **John Borja** and seconded by **Joan Schneider** "We accept the YMCA project with the idea of traffic, parking, and safety issues be mitigated appropriately". Motion was defeated 4-6-0

Original motion was withdrawn by **Diego Padilla**.

Motion by **Jim Eblen** and seconded by **Vinnie Thoms** "We recommend the approval of the project as submitted". Motion passed 9-1-0

Cricket Highland Tank Wireless Communication Facility – Project 107452 – A presentation was made on the installation of a wireless communication facility at the water tank. The antennas would be mounted at the top of the water tank but not protruding above the top of the tank. A small building would be built near the front of the property for the equipment. Motion by **Wayne Dickey** and seconded by **Jim Eblen** "To approve the project as submitted". Motion passed 10-0-0

Proposed 4-way Stop at Green Bay Street and Hofer Drive: Item was tabled until the next meeting.

Chairs Report: CPC – **Wayne Nelson** attended CPC. There was a Community Planning Group that was sued by a member of the Public. A request was made by the Planning Group for Legal Council to be provided by the City. The City Attorney refused. The suit was subsequently dropped.

**Theresa Millette**, City of San Diego Planning Department: A revised template for bylaws will be released soon.

Other Business: None

Non-Agenda Public Comments: None

Meeting adjourned at 8:08 pm.

Respectfully submitted, Chris Kwast, Secretary

**Next meeting is 13 September 2006 at 6:30 pm at the Otay Mesa Branch Library meeting room.**