

Oscar Romero

From: Kerri Aviles <m[REDACTED]>
Sent: Saturday, April 25, 2020 8:33 PM
To: Oscar Romero
Cc: Mark Aviles
Subject: Auto Collision and Repair Facility

Follow Up Flag: Follow up
Flag Status: Completed

Warning: External Email

Hello Mr. Romero,

I am writing you in response to a letter that I received in regards to an application that has been filed with the City for an auto repair shop located at 1880 Auto Park Place.

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Sincerely,

Kerri Aviles
[REDACTED]

Sent from my iPhone

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From: Kerri Aviles [REDACTED]
Sent: Monday, April 27, 2020 12:25 PM
To: Oscar Romero
Cc: Mark Aviles; Stan Donn; Sue Morassi; Raymond Estrada; Alan Engelhorn
Subject: Re: Auto Collision and Repair Facility

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Plan:https://gisweb.chulavistaca.gov/ZoneFinder/pdfs/SpecificPlans/AutoParkNorth_SpecificPlan.pdf

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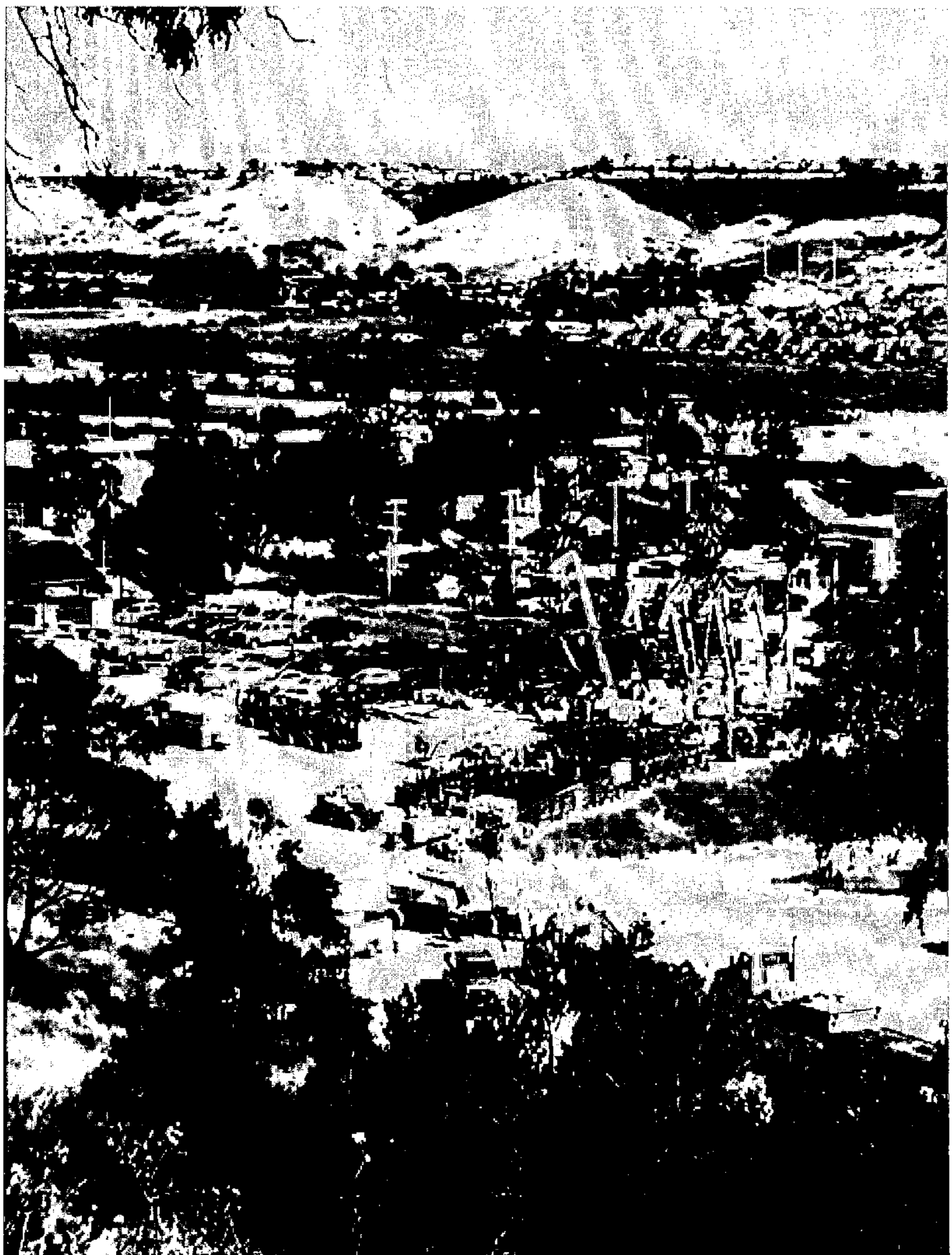
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Subject: Re: Auto Collision and Repair Facility
Attachments: image1.jpeg; ATT00001.htm; image2.jpeg; ATT00002.htm; Video.MOV; ATT00003.htm; Video_1.MOV; ATT00004.htm

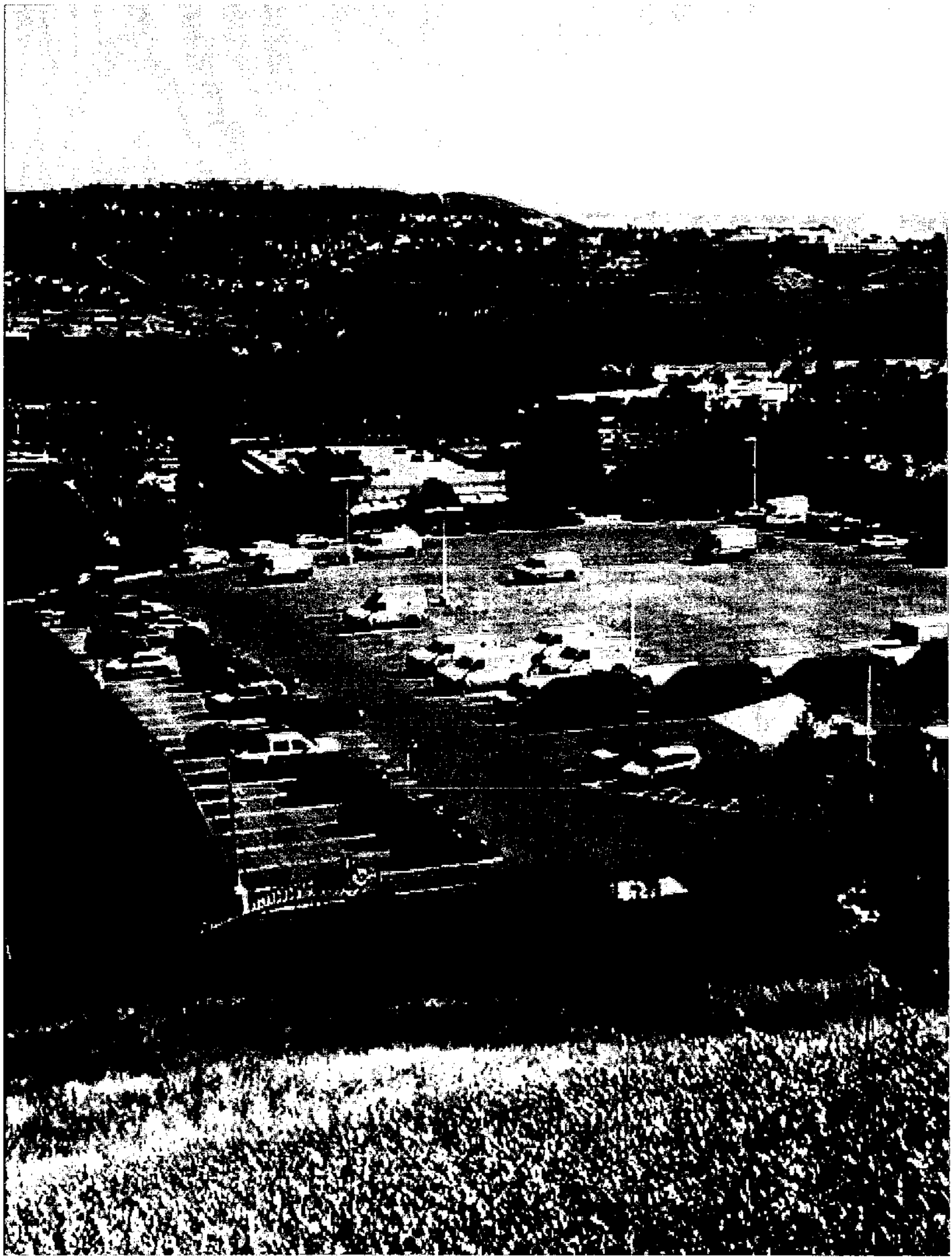
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On Page 2; 1, H, 1 C-The reference is made that, " The adjacent residential uses to the north require consideration and could limit the desirable types of non-residential uses of this site." With that being said, yes, our homes are to the north of this proposed project and we would be in opposition of a repair shop at the base of the slope from our homes. This is extremely undesirable for many reasons to include, noise, pollution, unwanted blight in the form of unsightly vehicles etc.

On Page 5; B, 3, M-Permitted uses of this site include; "collision repair as a supporting service to a sales dealership" What dealership will this repair shop be connected to? It appears clear that these areas are intended for car dealers and the collision/repair component is meant to go in conjunction with this and not independently.

On Page 6; II, C-It states; "out door use prohibited. All permitted uses shall be conducted within completely enclosed buildings except for automobile display, inventory parking, parking and loading facilities, dining." I would like to know how would a collision and repair shop be able to operate and conduct their business in an enclosed setting? My concerns would be that they wont be doing that and that their repair work will impede on the quality of life that we have in our residential community.

On Page 8; V-Hours of operation for collision repair are 7:30 AM-6:00 PM Monday -Friday. There is no mention of weekends and i would like to know if this is in fact the case or subject to change?

Thank-you for taking the time to answer my questions.

Sincerely,

Kerri Aviles
[REDACTED]

On Monday, April 27, 2020, 01:44:52 PM PDT, Oscar Romero
<oromero@chulavistaca.gov> wrote:

Hi Ms. Alvez,

The IP Zoning designation and LI General Plan designation is correct. In addition to both zoning and the general plan there is also a Specific Plan in this area, noted as the Auto Park North Specific Plan which takes precedence in regard to permitted uses and development standards. Please review the link provided sharing the Auto Park North Specific Plan document. At this time the next step for this project will be a public hearing which you will receive notice via mail or email if you request. Let me know if there are any other comments or questions.

Auto Park North Specific
Plan: https://gisweb.chulavistaca.gov/ZoneFinder/pdfs/SpecificPlans/AutoParkNorth_SpecificPlan.pdf

Thanks,

Oscar Romero

Associate Planner

City of Chula Vista

(619) 691-5098

oromero@chulavistaca.gov

From: Kerri Aviles [REDACTED]
Sent: Monday, April 27, 2020 12:25 PM
To: Oscar Romero
Cc: Mark Aviles; Stan Donn; Sue Morassi; Raymond Estrada; Alan Engelhorn
Subject: Re: Auto Collision and Repair Facility

**Warning:
External
Email**

Hello Mr. Romero,

The response you have provided is confusing and concerning. The initial letter that I received stated that this location is zoned as IP (Industrial) with a general plan of IL (Limited Industrial). In reviewing the Industrial Base Zone codes, there is no mention of a business such as a collision and vehicle repair facility falling into the categories described. Has something changed?

The information I have describes IP zones as "Intended to create a campus like environment characterized by comprehensive site design, substantial landscaping and amenities that serve the surrounding development in a manner that preserves the industrial nature of the zones.

IP zones have different categories to include 1-3 some for office use and light industrial.

I am really trying to understand how a collision and vehicle repair shop falls into any of the categories listed? Tow trucks coming and going, loud repair machinery, fumes and exhaust from the work being done etc.

Your letter states that an application has been filed with the City. What is the next step? Several of us want to attend all meetings related to this and remain in opposition of such a business being established at the base of our homes.

I look forward to hearing from you.

Sincerely,

Kerri Aviles


On Monday, April 27, 2020, 09:07:13 AM PDT, Oscar Romero <oromero@chulavistaca.gov> wrote:

Hi Ms. Aviles,

I am the project planner and can answer any questions you may have. The project is within the Auto Park North Specific Plan and supportive uses such as Vehicle Collision and Automotive Repair are permitted at this location. The zone for the site is actually Industrial and the General Plan is Limited Industrial. When there is a Specific Plan, the uses permitted are no longer limited to the zone but are reviewed under the specific plan. If you have any follow up questions or comment please let me know.

Thanks,

Oscar Romero
Associate Planner
City of Chula Vista

(619) 691-5098
oromero@chulavistaca.gov

-----Original Message-----

From: Kerri Aviles [REDACTED]
Sent: Saturday, April 25, 2020 8:33 PM
To: Oscar Romero
Cc: Mark Aviles
Subject: Auto Collision and Repair Facility

Warning: External Email

Hello Mr. Romero,

I am writing you in response to a letter that I received in regards to an application that has been filed with the City for an auto repair shop located at 1880 Auto Park Place.

I would like for you to provide information as to what exactly "limited industrial" refers to as my understanding of this is that a repair shop most certainly does not fall into that category.

Myself and the homeowners I have spoken with all strongly oppose such a business being established at this location.

This business would sit at the foot of the hill from my home and would impede greatly on the residential quality of life that we have.

I have notified the Board of Directors and have asked that they immediately assist in responding to this.

I am seeking information related to all meetings involving this proposed project.

Sincerely,

Kerri Aviles
[REDACTED]

Sent from my iPhone

Oscar Romero

From: Kerri Aviles [REDACTED]
Sent: Tuesday, June 16, 2020 11:11 AM
To: Stan Donn; Oscar Romero
Cc: avilestony@yahoo.com
Subject: Requesting a copy of the CEQA and slide show presentation from 5/27/20

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email

Good morning,

An appeal has been submitted on behalf of the Robinhood Hood Point home owners that will be directly impacted by the proposed building of the Auto Collision and Repair Facility located at 1880 Auto Park Place, Chula Vista CA.

We are requesting a copy of the slide show presentation that was provided for the six Commisioners to viewat the meetin on 5/27/20. Additionally, we are requesting a copy of the California Envoronmental Quality Act (CEQA) and need to know the date of when this was conducted.

Thank-you,

Kerri Aviles
Robinhood Point Home Owner
[REDACTED]

Oscar Romero

From: Kerri Aviles [REDACTED]
Sent: Wednesday, June 17, 2020 12:12 PM
To: Stan Donn; Oscar Romero
Cc: [REDACTED] Kelly Broughton; Steve Power
Subject: Re: Requesting a copy of the CEQA and slide show presentation from 5/27/20

**Warning:
External
Email**

Good afternoon,

I would like to hand deliver the \$250 fee for the appeal hearing that I am requesting. I don't want any further delays with the City offices being closed etc. Who and where would be the best place to take this check to today?

Thank-you,

Kerri Aviles

On Tuesday, June 16, 2020, 12:55:08 PM PDT, Kerri Aviles [REDACTED] wrote:

Hello and thank-you for your response. I clicked on the link and it states that the website is unavailable. Is there a another method to request this?

Thanks
Kerri

On Tuesday, June 16, 2020, 11:33:48 AM PDT, Oscar Romero <oromero@chulavistaca.gov> wrote:

Good morning Ms. Aviles,

Please submit a public records request for the slide show and Mitigated Negative Declaration (IS-02-006). The link for the request is provided here, <https://www.chulavistaca.gov/departments/city-clerk/public-records>. If there are any other questions, please let me know.

Thanks,

Oscar Romero
Associate Planner
City of Chula Vista
(619) 691-5098
oromero@chulavistaca.gov

-----Original Message-----

From: Kerri Aviles [REDACTED]
Sent: Tuesday, June 16, 2020 11:11 AM
To: Stan Donn; Oscar Romero
Cc: [REDACTED]
Subject: Requesting a copy of the CEQA and slide show presentation from 5/27/20

Warning: External Email

Good morning,

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We are requesting a copy of the slide show presentation that was provided for the six Commissioners to view at the meeting on 5/27/20. Additionally, we are requesting a copy of the California Environmental Quality Act (CEQA) and need to know the date of when this was conducted.

Thank-you,

Kerri Aviles
Robinhood Point Home Owner
[REDACTED]

Oscar Romero

From: Kerri Aviles [REDACTED]
Sent: Tuesday, June 23, 2020 2:15 PM
To: Tony Cruz; Kelly Broughton; Oscar Romero; CityClerk
Cc: Mark Aviles
Subject: Appeal time line

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email

Hello,

I am checking regarding my appeal in reference to the Auto Collision Center. I have not heard anything back in regards to my question's asking;

When will this take place?

Will in be in a virtual setting and who participates?

I have documentation to provide and want to know when is the last day to submit this?

There has been no information provided as to what kick starts the 30-day appeals process. Is it 30 days from when the planning meeting was? 30 days from when I submitted the appeal application? Or 30 days from when mycheck was received?

I do not want to miss any critical time lines and need to ensure my documentation makes it to all of those involved.

Thank-you,

Kerri Aviles
[REDACTED]

Sent from my iPhone

Oscar Romero

From: Kelly Broughton
Sent: Wednesday, June 17, 2020 2:29 PM
To: Kerri Aviles
Cc: David Bilby; Oscar Romero
Subject: Re: Planning commission/correspondance with O.R.

Sorry for the mix up. The finance department has a separate door from the main door to building A. I appreciate you letting me know and again, I apologize for the confusion.

Kelly Broughton

From: Kerri Aviles [REDACTED]
Sent: Wednesday, June 17, 2020 2:24:28 PM
To: Kelly Broughton <kbroughton@chulavistaca.gov>
Cc: David Bilby <dbilby@chulavistaca.gov>; Oscar Romero <oromero@chulavistaca.gov>
Subject: Re: Planning commission/correspondance with O.R.

Warning:
External
Email

Hello,

I am here now and building A is closed. I am here at building E leaving my payment. Staff were uncertain about this and I have directed them to Kelly B and Oscar R.

Thank you

Kerri Aviles
Sent from my iPhone

On Jun 17, 2020, at 12:12 PM, Kelly Broughton <kbroughton@chulavistaca.gov> wrote:

Good afternoon Mrs. Aviles,

You can drop it off at our Finance Department front counter located at the north east corner of Building A on City Hall campus at 276 Fourth Avenue. Their hours are below.

City of Chula Vista | [Finance Department](#)
Monday - Thursday: 9 am - 5 pm

Friday: 9 am - Noon

You may attach a note that it is for payment of an appeal fee and for them to contact me for questions on processing.

Kelly Broughton, Director

Development Services

City of Chula Vista

From: Kerri Aviles [REDACTED]
Sent: Wednesday, June 17, 2020 12:01 PM
To: Kelly Broughton <kbroughton@chulavistaca.gov>
Subject: Re: Planning commission/correspondance with O.R.

**Warning:
External
Email**

Hello,

I would like to hand deliver the appeal fee to ensure there aren't any concerns about it arriving late. Where and who should I take this to?

Thank-you

Kerri

On Friday, June 12, 2020, 12:32:09 PM PDT, Kelly Broughton <kbroughton@chulavistaca.gov> wrote:

Good afternoon Mrs. Aviles,

Unfortunately the appeal fee cannot be waived. It is a requirement to have a valid appeal and unless received by the City by 6/19/2020, the appeal will be considered invalid. The matters you raise in your email will have to be addressed through the appeal hearing process should you decide to proceed.

Kelly Broughton, Director

Development Services

City of Chula Vista

From: Kerri Aviles [REDACTED]
Sent: Friday, June 12, 2020 9:22 AM
To: Kelly Broughton <kbroughton@chulavistaca.gov>
Cc: [REDACTED]
Subject: Fw: Planning commission/correspondance with O.R.

**Warning:
External
Email**

Good morning,

I wanted to share some additional information with you.

On 4/25/20, I sent Oscar Romero an e-mail stating that we were not in agreement with the proposed business coming in and being built at the base of my home. Other neighbors also reached out. Sue Morassi and Raymond Estrada, there should be e-mails from them as well.

On 4/27/20, Oscar Romero responded and citing was the zoning codes for that area are and I was concerned with his response. I responded back to him and cited information related to those specific zoning codes letting him know this type of business does not meet the requirements. Mr. Romero stated that Auto Park North Specific Plan trumps the zoning codes and that this business does meet the criteria.

On 5/26/20, I e-mailed Oscar Romero again stating our opposition to this proposed business.

I will add that with each of his responses, my concern grew and I did not feel he had the interest of the citizens. This began feeling like a business opportunity that was going to get pushed through regardless. Additionally, I have never been a part of a Planning Commission Hearing before and was trying to convey my message to him repeatedly prior to the start of the hearing. There were others who were also reaching out and sending him e-mails.

On the day of the hearing, 5/27/20, I sent a final e-mail with the photos and short video clips for Oscar Romero to view. I wanted to make sure he had clear information about what he was going to present and that there would be no question about the already existing business located here. I had no idea that he was going to present a slide show for the commissioners and City Attorney to view and would willfully omit the two business that currently exist. There are a total of four parcels below and next to my home. Two already have businesses located on them with over 100 cars. These two existing business were not shown or discussed. It is not my job to make sure that Oscar Romero is doing his job yet I had concerns based on how this was looking that the information was going to be omitted.

The Notice of Hearing that was sent to me states that a CEQA was completed. When was this done? Was the CEQA done since the existence of the current businesses that are there or prior to that? Its important to know what the environmental impact is and the impact will be very different if we are comparing open fields or parcels that currently have businesses on them with over 100 vehicles.

In summary, yes my photos and video arrived after the cut off point but 1.5 hours prior to the hearing. However, we should not even have to be relying on them as Oscar Romero should have had the same information that I provided. He was able to come to my front yard and stand there and take pictures for his slide show yet fail to share that there were already existing business in place. Additionally I should not be asked to pay a fee to appeal a decision that was made by commissioners in which very pertinent information was willfully omitted. The commissioners admitted during the hearing that they had NOT even read the City of Chula Vista Auto Park North Specific Plan consisting of 13 pages yet I had and I asked very specific questions related to this plan that only Oscar Romero was able to answer.

We are currently on the 12th business day post the decision being made and my appeal was submitted on the 10th business day which is in accordance to what the Notice of Public Hearing states. The Notice also states to pay a "required fee" however no amount is listed and I was told from the City Counsels office that the fee is \$250.00. I am asking that this fee be waived at this time due to the lack of transparency and insufficient information provided by City Planner, Oscar Romero to the six commissioners and City Attorney at the Hearing on 527/2020.

I look forward to hearing back and moving my concern along.

Thank-you for your time,

Kerri Aviles


| ----- Forwarded Message -----

From: Aviles, Kerri [REDACTED]

To: Kelly Broughton <kbroughton@chulavistaca.gov>

Cc: Kerri Aviles [REDACTED]

Sent: Thursday, June 11, 2020, 02:54:38 PM PDT

Subject: RE: Planning commission

Yes this is correct. Prior to the hearing, I took two photos and short video clips of the businesses to the East and West of this proposed lot. I wanted it known that there are currently two businesses that house approximately 100-130 vehicles that come and go all day. One lot is used for Amazon delivery and the other has fork lifts and crane type vehicles. Both create a lot of noise, pollution and environmental impact to us.

During the hearing, the slide show that was shared with the commissioners omitted these facts and obscured the two current businesses from viewing and this information was never provided.

Now a wrecking yard also known as the vehicle collision and automotive repair facility plans to build and operate at the base of my home. We are already choked out from all of the current business activity and are very displeased at the lack of transparency with this hearing and the withholding of pertinent information.

I submitted a request yesterday to appeal the decision. After my submission I was contacted and told, "make a check payable to the City of Chula Vista for \$250 and mail it to the attention of Oscar Romero." The SAME Oscar Romero who presented before the commissioners at this hearing and willfully omitted pertinent information.

I would like to make contact with the City Attorney Michael McDonnel, City Manager Gary Halbert, the six commissioners who were present and whomever oversees the Planning Department. This can not be brushed aside and must be addressed.

I am adding my personal email here for future correspondence and really appreciate your assistance.

Thank-you!

Kerri
[REDACTED]

From: Kelly Broughton <kbroughton@chulavistaca.gov>
Sent: Thursday, June 11, 2020 2:31 PM
To: Aviles, Kerri [REDACTED]
Subject: RE: Planning commission

Kerri,

Staff was able to locate the below web notification submission sent to the attention of the City Council's office. If this is the correspondence you are referring to, let me try and respond.

The Public Notice that was provided for the Planning Commission hearing provides two ways to submit information to be provided to, and considered by the Commission.

The first way outlined in the Public Notice is "...before the agenda is published, please contact the Project Manager, Oscar Romero at oromero@chulavistaca.gov...."

The second way provided in the Public Notice is "...must be received in the Development Services Department, no later than 5 p.m. the day before consideration...."

Pursuant to City email records, your files provided to Mr. Romero were submitted at 4:35 p.m. on the day of the Public Hearing, thereby not meeting either of the above two Public Notice requirements to submit information for consideration by the Commission.

Kelly Broughton, Director

Development Services

City of Chula Vista

<image001.png>

From: Aviles, Kerri [REDACTED]
Sent: Thursday, June 11, 2020 1:40 PM
To: Kelly Broughton <kbroughton@chulavistaca.gov>
Subject: RE: Planning commission

Warning:
External
Email

Thank-you very much!

From: Kelly Broughton [REDACTED]
Sent: Thursday, June 11, 2020 1:25 PM
To: Aviles, Kerri [REDACTED]
Subject: RE: Planning commission

You are welcome. I will inquire into your comment submitted on 5/28/20.

Kelly Broughton, Director
Development Services
City of Chula Vista

From: Aviles, Kerri [REDACTED]
Sent: Thursday, June 11, 2020 1:13 PM
To: Kelly Broughton <kbroughton@chulavistaca.gov>
Subject: RE: Planning commission

Warning:
External
Email

Hello,

Thank-you for your assistance. On 5/28/20 I did log into the City of CV portal and submitted an e-mail to address the commissioners and have never heard back. I need to escalate an urgent concern and will reach out to the City Attorney who was a part of the hearing but wanted to double check who the City Manager was.

Thank-you so much!

From: Kelly Broughton <kbroughton@chulavistaca.gov>
Sent: Thursday, June 11, 2020 12:31 PM
To: Aviles, Kerri [REDACTED]
Subject: RE: Planning commission

Kerri,

The current City Manager is Gary Halbert, his office number is [REDACTED] his email address is GHalbert@chulavistaca.gov

There is no Director for the City's Planning Commission. The Chair of the Commission is Gabe Gutierrez. We do not provide individual contact information of members of City Boards and Commissions. You may direct correspondence to the Planning Commission Secretary, Patricia Salvacion at her email address psalvacion@chulavistaca.gov and she can transmit that to the Commission.

Kelly Broughton, Director

Development Services

City of Chula Vista

From: Aviles, Kerri [REDACTED]
Sent: Thursday, June 11, 2020 11:54 AM
To: Kelly Broughton <kbroughton@chulavistaca.gov>
Subject: Planning commission

**Warning:
External
Email**

Hello,

I am looking to obtain the name, phone number and e-mail for the City Manager and the Director for the planning commission.

Thank-you

Kerri Aviles [REDACTED]
[REDACTED]

How are we doing? Click on the link to let us know: [South Region 1-minute Customer Experience Survey](#)

<image002.jpg><image003.jpg>

Oscar Romero

From: Kerri Aviles [REDACTED]
Sent: Tuesday, June 23, 2020 5:08 PM
To: Tony Cruz; Kelly Broughton; CityClerk; Oscar Romero
Cc: Mark Aviles
Subject: Re: Appeal time line

Warning:
External
Email

Ok thank-you for the clarification. In regards to me providing documentation to whom and when should I send this? Will we be working with the same six commissioners and city attorney?

Thank-you

Kerri

On Tuesday, June 23, 2020, 04:57:20 PM PDT, Oscar Romero <oromero@chulavistaca.gov> wrote:

Hi Ms. Aviles,

Staff is working on a date for City Council. After submittal of an appeal, Staff has 30 days from the final appeal date to schedule a public hearing with the City Clerk's office. In doing so, this does not mean the meeting must be held within the 30-day time frame but mainly scheduled. When we schedule a date, Staff is required to send a notice of public hearing for a 10-day review period, at which time you and other residents may provide comments in regard to the project. Due to the current process for public hearings I believe the meeting will be virtual similar to the last public hearing. Let me know if you have any other comments or questions in regard to the process.

Thanks,

Oscar Romero
Associate Planner
City of Chula Vista
(619) 691-5098
oromero@chulavistaca.gov

-----Original Message-----

From: Kerri Aviles [REDACTED]
Sent: Tuesday, June 23, 2020 2:15 PM
To: Tony Cruz; Kelly Broughton; Oscar Romero; CityClerk
Cc: Mark Aviles
Subject: Appeal time line

Warning: External Email

Hello,

I am checking regarding my appeal in reference to the Auto Collision Center. I have not heard anything back in regards to my questions asking;

When will this take place?

Will in be in a virtual setting and who participates?

I have documentation to provide and want to know when is the last day to submit this?

There has been no information provided as to what kick starts the 30-day appeals process. Is it 30 days from when the planning meeting was? 30 days from when I submitted the appeal application? Or 30 days from when mycheck was received?

I do not want to miss any critical time lines and need to ensure my documentation makes it to all of those involved.

Thank-you,

Kerri Aviles


Sent from my iPhone

Oscar Romero

From: Kerri Aviles [REDACTED]
Sent: Friday, June 26, 2020 4:55 PM
To: Oscar Romero
Cc: Tony Cruz; Kelly Broughton; CityClerk; Mark Aviles
Subject: Re: Appeal time line

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email

Hello,

I am checking back regarding this. Since I am the one who appealed and paid the \$250 fee, why wouldn't all of these details be made specific to me opposed to a notice of public hearing? I want to make very sure that all of my documentation and concerns get addressed without interruption and with uninterrupted time.

I would appreciate all dates related to the scheduling of this, who will in attendance, what will be the time frame and format to provide all documentation as there will be several pages to review.

I am also in need of the minutes from the 5/27/20 hearing. They were not previously available so I am checking back.

Thank-you,

Kerri Aviles

Sent from my iPhone

> On Jun 23, 2020, at 4:57 PM, Oscar Romero <oromero@chulavistaca.gov> wrote:

>

> Hi Ms. Aviles,

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>

> Thanks,

>

> Oscar Romero

> Associate Planner

> City of Chula Vista

> (619) 691-5098

> oromero@chulavistaca.gov

>
>
>

> -----Original Message-----

> From: Kerri Aviles [REDACTED]
> Sent: Tuesday, June 23, 2020 2:15 PM
> To: Tony Cruz; Kelly Broughton; Oscar Romero; CityClerk
> Cc: Mark Aviles
> Subject: Appeal time line

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> Warning: External Email

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> I do not want to miss any critical time lines and need to ensure my documentation makes it to all of those involved.

>

> Thank-you,

>

> Kerri Aviles
[REDACTED]

>

>

> Sent from my iPhone

Oscar Romero

From: Kerri Aviles [REDACTED]
Sent: Wednesday, July 01, 2020 9:05 AM
To: Oscar Romero
Cc: Tony Cruz; Kelly Broughton; CityClerk; Mark Aviles
Subject: Re: Appeal time line

Follow Up Flag: Follow up
Flag Status: Flagged

**Warning:
External
Email**

Good morning,

I am following up regarding the questions I asked on June 26th. This is an appeal that I requested and I do not want to be lumped into whatever process the general public will be provided. I made this request, I paid this fee and I want to know specifics well in advance as to what the next steps are.

I have completed the written appeal along with attachments to provide and need to know that this information hits the desk of all parties well in advance.

Will this appeal consist of the City Council members along with the Commissioners?

Thank-you,

Kerri Aviles

On Friday, June 26, 2020, 04:54:38 PM PDT, Kerri Aviles <mangosmama@yahoo.com> wrote:

Hello,

I am checking back regarding this. Since I am the one who appealed and paid the \$250 fee, why wouldn't all of these details be made specific to me opposed to a notice of public hearing? I want to make very sure that all of my documentation and concerns get addressed without interruption and with uninterrupted time.

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Kerri Aviles

Sent from my iPhone

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- >
- > Thanks,
- >
- > Oscar Romero
- > Associate Planner
- > City of Chula Vista
- > (619) 691-5098
- > oromero@chulavistaca.gov

>

>

>

> -----Original Message-----

> From: Kerri Aviles [REDACTED]

> Sent: Tuesday, June 23, 2020 2:15 PM

> To: Tony Cruz; Kelly Broughton; Oscar Romero; CityClerk

> Cc: Mark Aviles

> Subject: Appeal time line

> Warning: External Email

> Hello,

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> I do not want to miss any critical time lines and need to ensure my documentation makes it to all of those involved.

> Thank-you,

> Kerri Aviles
[REDACTED]

> Sent from my iPhone

Oscar Romero

From: Kerri Aviles [REDACTED]
Sent: Wednesday, July 01, 2020 9:05 AM
To: Oscar Romero
Cc: Tony Cruz; Kelly Broughton; CityClerk; Mark Aviles
Subject: Re: Appeal line

Follow Up Flag: Follow up
Flag Status: Flagged

**Warning:
External
Email**

Good morning,

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Thank-you,

Kerri Aviles

On Friday, June 26, 2020, 04:54:38 PM PDT, Kerri Aviles [REDACTED] wrote:

Hello,

I am checking back regarding this. Since I am the one who appealed and paid the \$250 fee, why wouldn't all of these details be made specific to me opposed to a notice of public hearing? I want to make very sure that all of my documentation and concerns get addressed without interruption and with uninterrupted time.

I would appreciate all dates related to the scheduling of this, who will in attendance, what will be the time frame and format to provide all documentation as there will be several pages to review.

I am also in need of the minutes from the 5/27/20 hearing. They were not previously available so I am checking back.

Thank-you,

Kerri Aviles

Sent from my iPhone

> On Jun 23, 2020, at 4:57 PM, Oscar Romero <oromero@chulavistaca.gov> wrote:

>

> Hi Ms. Aviles,

>

> Staff is working on a date for City Council. After submittal of an appeal, Staff has 30 days from the final appeal date to schedule a public hearing with the City Clerk's office. In doing so, this does not mean the meeting must be held within the

30-day time frame but mainly scheduled. When we schedule a date, Staff is required to send a notice of public hearing for a 10-day review period, at which time you and other residents may provide comments in regard to the project. Due to the current process for public hearings I believe the meeting will be virtual similar to the last public hearing. Let me know if you have any other comments or questions in regard to the process.

- >
- > Thanks,
- >
- > Oscar Romero
- > Associate Planner
- > City of Chula Vista
- > (619) 691-5098
- > oromero@chulavistaca.gov

> -----Original Message-----

- > From: Kerri Aviles [REDACTED]
- > Sent: Tuesday, June 23, 2020 2:15 PM
- > To: Tony Cruz; Kelly Broughton; Oscar Romero; CityClerk
- > Cc: Mark Aviles
- > Subject: Appeal time line

> Warning: External Email

> Hello,

> I am checking regarding my appeal in reference to the Auto Collision Center. I have not heard anything back in regards to my questions asking;

> When will this take place?

> Will in be in a virtual setting and who participates?

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> Thank-you,

> Kerri Aviles
[REDACTED]

> Sent from my iPhone

Oscar Romero

From: Kerri Aviles [REDACTED]
Sent: Thursday, July 02, 2020 5:35 PM
To: Oscar Romero
Subject: Re: Appeal time line

**Warning:
External
Email**

Hello,

Thank you for the update. I appreciate the information and will look forward to the meeting.

Kerri

Sent from my iPhone

On Jul 2, 2020, at 4:38 PM, Oscar Romero <oromero@chulavistaca.gov> wrote:

Hello Ms. Aviles,

I can provide information regarding this project as it becomes available. At this time we have tentatively scheduled the City Council date for July 28th, 2020 at 6pm with the same online format as was previously used for the Planning Commission hearing on May 27th, 2020. The Appeal will be heard by the City Council, the Planning Commission will not be part of this public hearing.

Let me know of any other questions you may have.

Thanks,

Oscar Romero
Associate Planner
City of Chula Vista
(619) 691-5098
oromero@chulavistaca.gov

From: Kerri Aviles [REDACTED]
Sent: Wednesday, July 01, 2020 9:05 AM
To: Oscar Romero
Cc: Tony Cruz; Kelly Broughton; CityClerk; Mark Aviles
Subject: Re: Appeal time line

**Warning:
External
Email**

Good morning,

I am following up regarding the questions I asked on June 26th. This is an appeal that I requested and I do not want to be lumped into whatever process the general public will be provided. I made

this request, I paid this fee and I want to know specifics well in advance as to what the next steps are.

I have completed the written appeal along with attachments to provide and need to know that this information hits the desk of all parties well in advance.

Will this appeal consist of the City Council members along with the Commissioners?

Thank-you,

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> Oscar Romero

> Associate Planner

> City of Chula Vista

> (619) 691-5098

> oromero@chulavistaca.gov

>

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[REDACTED]
>
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> Sent from my iPhone

Oscar Romero

From: Oscar Romero
Sent: Thursday, July 02, 2020 4:39 PM
To: 'Kerri Aviles'
Cc: Tony Cruz; Kelly Broughton; CityClerk; Mark Aviles; Steve Power; Stan Donn
Subject: RE: Appeal time line

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Associate Planner
City of Chula Vista
(619) 691-5098
oromero@chulavistaca.gov

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To: Oscar Romero
Cc: Tony Cruz; Kelly Broughton; CityClerk; Mark Aviles
Subject: Re: Appeal time line

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> Oscar Romero

> Associate Planner

> City of Chula Vista

> (619) 691-5058

> oromero@chulavistaca.gov

>

>

>

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> Sent: Tuesday, June 23, 2020 2:15 PM

> To: Tony Cruz; Kelly Broughton; Oscar Romero; CityClerk

> Cc: Mark Aviles

> Subject: Appeal time line

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> Thank-you,

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> Kerri Aviles

> [REDACTED]

>
>
> Sent from my iPhone

Oscar Romero

From: Robert Ellis [REDACTED]
Sent: Monday, June 22, 2020 11:17 AM
To: CityClerk; Oscar Romero
Subject: Hearing notice for 1880 Auto Park Place

Follow Up Flag: Follow up
Flag Status: Flagged

Warning:
External
Email

https://www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/clm/200877_Auto_Service_Repair.ashx

I am a homeowner in the Robinhood Point Community in Stephen Padillas district. I am in opposition of the proposed collision center business to be built at 1880 Auto Park PLace, Chula Vista CA. At the 5/27/20 Planning Commission Hearing, information was not properly submitted to city representatives in regards to businesses that are already in existence in that area and the commissioners voted with only partial facts. The link provided above offers some particular insights that should be considered for the proposed business type in view of the current businesses operating in an area that was once considered a SuperFund pollution site.

Thank You,
Robert B. Ellis

[REDACTED]
[REDACTED]
Director, Robinhood Point Homeowners Associat[REDACTED]

Oscar Romero

From: Raymond Estrada [REDACTED]
Sent: Tuesday, May 26, 2020 7:31 PM
To: Oscar Romero; 'Kerri Aviles'
Cc: Mark Aviles; Stan Donn; Sue Morassi; Alan Engelhorn
Subject: Re: Auto Collision and Repair Facility

Warning:
External
Email

Good evening, Mr. Romero. My name is Raymond Estrada, [REDACTED] and a resident that will be severely impacted by the proposed construction of an auto repair facility in close proximity to our quiet neighborhood.

My wife and I have resided here since 1979. At that time Hyspan Industries was operating a steel product plant within a couple of hundred yards from us and the noise levels were horrendous. They operated outdoors with impunity as noise abatement enforcement by the city's code enforcement officers was nonexistent. I spent a couple of years and many meetings with city officials including then Mayor Greg Cox who intervened and convinced Hyspan to abide by the city ordinance to conduct all work activity indoors.

There is currently a steel plant which generates unacceptable noise levels and thus far, the City has failed to curb their noisy operation. The plant is next door to the Chula Vista Public Works Department!! Code enforcement officers I contacted to complain advised me they could not take the complaint without the business address although they were within feet of the problem.

An auto collision and repair facility will only generate more noise at industrial levels that will destroy the peace and tranquility of this area. I personally suffer from heart and blood pressure problems that would be exacerbated by this type of disruption and health hazard. I do not intend to move. This business can easily be relocated. There is already an auto collision repair center on Main Street across from the Ford dealership.

The City of Chula Vista employees should work as hard for the residents of the city as they do for the business owners who seldom reside here. Protect the citizens from blights forming within the community instead of justifying the existence of noise pollution and disregard for environmental protection standards which are already in place!

Raymond Estrada
[REDACTED]

From: Oscar Romero <oromero@chulavistaca.gov>
Sent: Tuesday, May 26, 2020 11:15 AM
To: 'Kerri Aviles' [REDACTED]
Cc: Mark Aviles [REDACTED]; Stan Donn <Sdonn@chulavistaca.gov>; Sue Morassi [REDACTED]; Raymond Estrada [REDACTED]; Alan Engelhorn [REDACTED]
Subject: RE: Auto Collision and Repair Facility

Hi Mrs. Aviles,

Yes, I will provide the emails sent earlier to the Planning Commission as well as any new ones that may come in. As a follow up, I have responded to the questions and statements posed in the earlier email and provided here for your review.

Response to Mrs. Kerri Aviles email on April 27th.

- 1) This project is a permitted use, the discretionary permit under review is the Design of the building and site, not the use. This project will require a public hearing possibly on May 27TH and will provide an opportunity for public input and consideration on this project. As for environmental review of this project, the site and the use have been reviewed and approved under Mitigated Negative Declaration IS-02-006.
- 2) The categories for uses are Automobile Sales, Automobile Inventory Parking, and Supporting Services which have specific permitted uses that are allowed and not dependent of the other. Under Supporting Services, "collision repair" is a use that is permitted and not required to be part of a specific dealership but instead provides a Supportive Service to the Auto Park North area.
- 3) The proposed building will accommodate vehicle access and conduct all operations indoors.
- 4) The hours of operation proposed are consistent with those mentioned.

Thanks,

Oscar Romero
Associate Planner
City of Chula Vista
(619) 691-5098
oromero@chulavistaca.gov

From: Kerri Aviles [REDACTED]
Sent: Tuesday, May 26, 2020 9:33 AM
To: Oscar Romero
Cc: Mark Aviles; Stan Donn; Sue Morassi; Raymond Estrada; Alan Engelhorn
Subject: Re: Auto Collision and Repair Facility

Warning:
External
Email

Good morning Mr. Romero and neighbors,

As a reminder tomorrow is the meeting at 6:00PM and I hope everyone in the community follows the progress and shares their concerns about the proposed building of another auto collision and repair shop at the base of the community.

Per the Notice Of Public Hearing letter it states that if we want to submit comments in advance we can direct them to Mr. Romero. Mr. Romero will you be collecting and presenting the e-mails that have already been submitted to you?

Neighbors if you want to submit comments during the meeting the letter directs you to go to <https://chulavista.granicusideas.com/meetings>

I encourage everyone to share this within the community and send Mr. Romero your thoughts as well as participate in the meeting.

Thank-you,

Kerri Aviles

On Monday, April 27, 2020, 04:41:47 PM PDT, Kerri Aviles [REDACTED] wrote:

Hello Mr. Romero,

Thank you for the link to the Auto Park North Specific Plan. I have had an opportunity to read it and have follow up questions please.

On Page 2; 1, H, 1 C-The reference is made that, " The adjacent residential uses to the north require consideration and could limit the desirable types of non-residential uses of this site." With that being said, yes, our homes are to the north of this proposed project and we would be in opposition of a repair shop at the base of the slope from our homes. This is extremely undesirable for many reasons to include, noise, pollution, unwanted blight in the form of unsightly vehicles etc.

On Page 5; B, 3, M-Permitted uses of this site include; "collision repair as a supporting service to a sales dealership" What dealership will this repair shop be connected to? It appears clear that these areas are intended for car dealers and the collision/repair component is meant to go in conjunction with this and not independently.

On Page 6; II, C-It states; "out door use prohibited. All permitted uses shall be conducted within completely enclosed buildings except for automobile display, inventory parking, parking and loading facilities, dining." I would like to know how would a collision and repair shop be able to operate and conduct their business in an enclosed setting? My concerns would be that they wont be doing that and that their repair work will impede on the quality of life that we have in our residential community.

On Page 8; V-Hours of operation for collision repair are 7:30 AM-6:00 PM Monday -Friday. There is no mention of weekends and I would like to know if this is in fact the case or subject to change?

Thank-you for taking the time to answer my questions.

Sincerely,

Kerri Aviles
[REDACTED]

On Monday, April 27, 2020, 01:44:52 PM PDT, Oscar Romero <oromero@chulavistaca.gov> wrote:

Hi Ms. Alvez,

The IP Zoning designation and LI General Plan designation is correct. In addition to both zoning and the general plan there is also a Specific Plan in this area, noted as the Auto Park North Specific Plan which takes precedence in regard to permitted uses and development standards. Please review the link provided sharing the Auto Park North Specific Plan document. At this time the next step for this project will be a public hearing which you will receive notice via mail or email if you request. Let me know if there are any other comments or questions.

Auto Park North Specific

Plan:https://gisweb.chulavistaca.gov/ZoneFinder/pdfs/SpecificPlans/AutoParkNorth_SpecificPlan.pdf

Thanks,

Oscar Romero

Associate Planner

City of Chula Vista

(619) 691-5098

oromero@chulavistaca.gov

From: Kerri Aviles [REDACTED]
Sent: Monday, April 27, 2020 12:25 PM
To: Oscar Romero
Cc: Mark Aviles; Stan Donn; Sue Morassi; Raymond Estrada; Alan Engelhorn
Subject: Re: Auto Collision and Repair Facility

**Warning:
External
Email**

Hello Mr. Romero,

The response you have provided is confusing and concerning. The initial letter that I received stated that this location is zoned as IP (Industrial) with a general plan of IL (Limited Industrial). In reviewing the Industrial Base Zone codes, there is no mention of a business such as a collision and vehicle repair facility falling into the categories described. Has something changed?

The information I have describes IP zones as "Intended to create a campus like environment characterized by comprehensive site design, substantial landscaping and amenities that serve the surrounding development in a manner that preserves the industrial nature of the zones.

IP zones have different categories to include 1-3 some for office use and light industrial.

I am really trying to understand how a collision and vehicle repair shop falls into any of the categories listed? Tow trucks coming and going, loud repair machinery, fumes and exhaust from the work being done etc.

Your letter states that an application has been filed with the City. What is the next step? Several of us want to attend all meetings related to this and remain in opposition of such a business being established at the base of our homes.

I look forward to hearing from you.

Sincerely,

Kerri Aviles
[REDACTED]

On Monday, April 27, 2020, 09:07:13 AM PDT, Oscar Romero <oromero@chulavistaca.gov> wrote:

Hi Ms. Aviles,

I am the project planner and can answer any questions you may have. The project is within the Auto Park North Specific Plan and supportive uses such as Vehicle Collision and Automotive Repair are permitted at this location. The zone for the site is actually Industrial and the General Plan is Limited Industrial. When there is a Specific Plan, the uses permitted are no longer limited to the zone but are reviewed under the specific plan. If you have any follow up questions or comment please let me know.

Thanks,

Oscar Romero
Associate Planner
City of Chula Vista
(619) 691-5098
oromero@chulavistaca.gov

-----Original Message-----

From: Kerri Aviles [REDACTED]
Sent: Saturday, April 25, 2020 8:33 PM
To: Oscar Romero
Cc: Mark Aviles
Subject: Auto Collision and Repair Facility

Warning: External Email

Hello Mr. Romero,

I am writing you in response to a letter that I received in regards to an application that has been filed with the City for an auto repair shop located at 1880 Auto Park Place.

I would like for you to provide information as to what exactly "limited industrial" refers to as my understanding of this is that a repair shop most certainly does not fall into that category.

Myself and the homeowners I have spoken with all strongly oppose such a business being established at this location.

This business would sit at the foot of the hill from my home and would impede greatly on the residential quality of life that we have.

I have notified the Board of Directors and have asked that they immediately assist in responding to this.

I am seeking information related to all meetings involving this proposed project.

Sincerely,

Kerri Aviles


Sent from my iPhone

Oscar Romero

From: Raymond Estrada [REDACTED]
Sent: Tuesday, May 26, 2020 7:31 PM
To: Oscar Romero; 'Kerri Aviles'
Cc: Mark Aviles; Stan Donn; Sue Morassi; Alan Engelhorn
Subject: Re: Auto Collision and Repair Facility

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[REDACTED]

From: Oscar Romero <oromero@chulavistaca.gov>
Sent: Tuesday, May 26, 2020 11:15 AM
To: 'Kerri Aviles' <mangosmama@yahoo.com>
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Associate Planner

City of Chula Vista

(619) 691-5098

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The response you have provided is confusing and concerning. The initial letter that I received stated that this location is zoned as IP (Industrial) with a general plan of IL (Limited Industrial). In reviewing the Industrial Base Zone codes, there is no mention of a business such as a collision and vehicle repair facility falling into the categories described. Has something changed?

The information I have describes IP zones as "Intended to create a campus like environment characterized by comprehensive site design, substantial landscaping and amenities that serve the surrounding development in a manner that preserves the industrial nature of the zones.

IP zones have different categories to include 1-3 some for office use and light industrial.

I am really trying to understand how a collision and vehicle repair shop falls into any of the categories listed? Tow trucks coming and going, loud repair machinery, fumes and exhaust from the work being done etc.

Your letter states that an application has been filed with the City. What is the next step? Several of us want to attend all meetings related to this and remain in opposition of such a business being established at the base of our homes.

I look forward to hearing from you.

Sincerely,

Kerri Aviles


On Monday, April 27, 2020, 09:07:13 AM PDT, Oscar Romero <oromero@chulavistaca.gov> wrote:

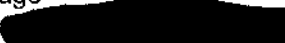
Hi Ms. Aviles,

I am the project planner and can answer any questions you may have. The project is within the Auto Park North Specific Plan and supportive uses such as Vehicle Collision and Automotive Repair are permitted at this location. The zone for the site is actually Industrial and the General Plan is Limited Industrial. When there is a Specific Plan, the uses permitted are no longer limited to the zone but are reviewed under the specific plan. If you have any follow up questions or comment please let me know.

Thanks,

Oscar Romero
Associate Planner
City of Chula Vista
(619) 691-5098
oromero@chulavistaca.gov

-----Original Message-----

From: Kerri Aviles 
Sent: Saturday, April 25, 2020 8:35 PM
To: Oscar Romero
Cc: Mark Aviles
Subject: Auto Collision and Repair Facility

Warning: External Email

Hello Mr. Romero,

I am writing you in response to a letter that I received in regards to an application that has been filed with the City for an auto repair shop located at 1880 Auto Park Place.

I would like for you to provide information as to what exactly "limited industrial" refers to as my understanding of this is that a repair shop most certainly does not fall into that category.

Myself and the homeowners I have spoken with all strongly oppose such a business being established at this location.

This business would sit at the foot of the hill from my home and would impede greatly on the residential quality of life that we have.

I have notified the Board of Directors and have asked that they immediately assist in responding to this.

I am seeking information related to all meetings involving this proposed project.

Sincerely,

Kerri Aviles


Sent from my iPhone

Oscar Romero

From: Sue Morassi [REDACTED]
Sent: Sunday, April 26, 2020 6:52 PM
To: Oscar Romero
Cc: [REDACTED]
Subject: Fwd: Auto Collision and Repair Facility

Follow Up Flag: Follow up
Flag Status: Completed

Warning:
External
Email

Sent from my iPhone

Begin forwarded message:

From: Kerri Aviles [REDACTED]
Date: April 26, 2020 at 5:00:55 PM PDT
To: [REDACTED]
Subject: Auto Collision and Repair Facility

Sent from my iPhone

Hello Mr. Romero,

I am writing you in response to a letter that I received in regards to an application that has been filed with the City for an auto repair shop located at 1880 Auto Park Place.

I would like for you to provide information as to what exactly "limited industrial" refers to as my understanding of this is that a repair shop most certainly does not fall into that category.

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This business would sit at the foot of the hill from my home and would impede greatly on the residential quality of life that we have.

I have notified the Board of Directors and have asked that they immediately assist in responding to this.

I am seeking information related to all meetings involving this proposed project.

Sincerely,

Suad and Morassi



Sent from my iPhone

