

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 13, 1992
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9::15 a.m.
The Planning Commission adjourned at 3:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom La Vaut-not present
Commissioner Ralph Pesqueira-not present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael J. Stepner, Strategic Planning and Design-present
Hal Valderhaug, Chief Deputy City Attorney-present
John Riess, Chief Deputy City Attorney-present
Jeff Strohming, Engineering and Development-present
Ron Friedman, Principal Planner-present
Jeannette Santos, Recorder-present
Catherine Meyer, Recorder-present

- ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

COMMISSION ACTION

No one appeared to speak at this time.

- ITEM-2 This item removed from agenda and will be heard on February 20, 1992 at 9:00 a.m.

- ITEM-7 SAN DIEGO MUSEUM OF CONTEMPORARY ART. COASTAL
& 7A DEVELOPMENT PERMIT, LA JOLLA COASTAL AND SUP NO. 90-0747.

This item was continued from February 6, 1992.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by LYNN BENN, the Commission voted 5-0 (La VAUT and PESQUEIRA not present) to continue this item to February 27, 1992 at 9:00 a.m. Due to no quorum.

- ITEM-3 AMENDMENT TO THE SAN DIEGO MUNICIPAL CODE TO PROVIDE CONDITIONAL USE PERMIT PROCESS FOR TEMPORARY WORKER CAMPS, ADOPTING GUIDELINES AND LOCATIONAL CRITERIA AND APPROVING SITE LOCATIONS.

FRANK DUCOTE gave a brief background regarding the amendment to the San Diego Municipal Code to provide for temporary worker camps in certain zones of the City.

BOB COLLIER presented Planned Department Report No. P-92-038.

STEVEN FEHER, President of Esperanza Housing and Community Development Corporation. He spoke in support of the ordinance, this organization is a nonprofit public interest corporation. Esperanza is proposing to establish temporary worker camps for homeless farmworkers and day laborers currently living in substandard encampments in the rural agricultural areas of the City.

Catherine Meyer continued recordation of minutes.

LOU ADAMO gave a slide presentation featuring Los Diablos, the best Mr. Adamo said, that San Diego has to offer the workers with its large size and recently

established services. Some of the highlights are classes and meetings for the workers, socializing, running water and restaurants for the workers. Mr. Adamo pointed out the water damage from the recent rains and the efforts being made to resolve the situation.

FRANK GABRIAN, Department of Health Services, stated the goals of the Department, that unapproved worker camps contribute to hygiene problems and that the Department of Health is recommending approval of this proposal being that it is vital and necessary.

PATRICIA LYNN, a member of the Board of Esperanza, stated the qualifications of the staff members of this Board.

SHUF SWIFT, a member of the Housing Commission, but speaking independently today, requested support of this proposal.

ROMAN ORTIZ, who has worked in the camps, stated through Ella Paris, interpreter, that more time was required to review this issue and he presented photographs for the Commission and Mr. Ortiz said that all the workers are asking for the opportunity to work, to be treated in a humane manner and be provided housing.

Jeannette Santos continued recordation of minutes.

A man from the audience spoke that both sides be given more than one minute each to voice their opinions.

PASCUAL DIEGO stated through an interpreter (name not given), came from Guatemalan three years ago had economical requirements and political needs forced to leave his country and family to look for a better life. Mr. Diego working as a gardner in landscaping stated do not have to adequate living conditions and in support of the ordinance.

FRANK LANDERVILLE with the Regional Task Force on the Homeless, a City, County, United Way group in existence for seven years. He addressed the issue that this group of people are not migrants, they are a group of people who live here, and endorse the developer proposal.

ROBERT GRAHAM, representing Target Services, in the City of Vista. This company contract takes care of the removal of campsite from private property. He spoke in support of the ordinance.

ALFONSO ORTIZ T. AVILES, project architect for Esperanza. He spoke in support of the ordinance, we are trying to be very sensitive to both parts of the issue, the cultural background and the problems of the workers to the lifestyle they prefer to live, but sensitive to the community. These camps are not permanent, this is just the first step.

REVEREND JOHN HOWARD, one of the founders of Esperanza and chairman of the Boards of Esperanza International and Esperanza Housing and Community Development. He spoke in support of the proposed ordinance and gave a brief back of Esperanza organization.

SERAFAN CAMASENA had a translator (name not given) stating he lives in the hills in wood houses, and would like to live in decent housing and work legally. In support of the ordinance.

RECESS, RECONVENE

The Planning Commission recessed at 10:35 a.m. and reconvened at 10:45 a.m.

Chairman ZoBell informed that Items 4, 5 and 6 will not be heard this morning, but at 1:30 p.m. in the afternoon.

Continuation of public testimony, Item-3, Amending to the San Diego Municipal Code to provide conditional use permit process for temporary worker camps, adopting guidelines and locational criteria and approving site locations.

DEACON ALBERT GRAFF, President, San Diego Interfaith Ministerial Association. This association has provided assistance in the McGonigle Canyon, providing plastic houses, chemical toilets and dumpsters. He spoke in favor of the ordinance.

HERIBERTO RODRIGUEZ, President, Committee of Los Diablos, had an interpreter (name not given) stated in favor of the ordinance for improve housing.

THOMAS BILHORN, Chair of the Rancho Bernardo Community Planning Board. At the January 23, 1992 meeting the community planning board discussed hillside encampments, risk to both habitants and those they contact other concerns about the visibility of the proposed housing for permanent residents, size of 700 or more people, ability to manage, police and other issues. The board action to adopt the motion, supporting the City, dated January 3, 1992. That the city take a more stand more permanent housing as well as temporary housing solution.

PEDRO THOMAS ANTONIO, thank the Commission and staff for taking the time to listen and endorse the proposed ordinance.

CLAYTON MOREHEAD lives in Rancho Bernardo speaking as an individual citizen, formerly member of the Rancho Bernardo Community Planning Board, currently a member of the Citizens Advisory Committee San Dieguito Regional Park. He spoke in favor of the proposed temporary camps for agricultural workers and day labors.

PAM RIDER spoke in favor of the ordinance living conditions.

TOM SIMPSON, Pastor of the Hispanic Presbyterian Church of downtown San Diego. All of his opinions have been expressed and in favor of the ordinance.

LAURETTE VERBINSKI lives in La Jolla and in favor of the ordinance.

DON MCGREGOR, former member of the Penasquitos Planning Board. He spoke in support of the ordinance but was opposed to the word temporary camp, that this would develop into a good camp for these wonderful people in the future.

KEVIN McNAMARA, Chair of the Rancho Penasquitos Planning Board. He addressed the issues of postcards sent stating a migrant camp within 300' of their house, view from the east to west, west to east. The Palm Trees are Evergreen Nursery 3 miles west of Penasquitos. Wants the City and County to be accountable to clean up these camps. He recommended a the housing should be at the nursery or nursery land.

DENNIS WELLS lives in Escondido an area adjacent to the proposed site by the City of Escondido and San Diego south of San Pasquel Road. He supports the recommendation of the San Pasquel/Lake Hodges Planning Group that this area be removed from potential plans, he stated that San Pasquel Valley and Lake Hodges area meets the guidelines.

ELIZABETH THIGPEN, homeowner in Rancho Penasquitos, she represents herself, family and neighborhood. She spoke in opposition to the temporary worker camps, that housing in area has dropped from \$10,000 to \$50,000 in value in the last year and half.

JACK ELDER lives in Rancho Santa Fe. He spoke in opposition what is temporary to one may not be temporary to another. Build the campsites further out, let the employer pay for the bus fare.

CHRISTINA BUCKINGHAM, past president of the San Pasquel Homeowners Association. She presented a letter that stated that this matter be continued until she had an opportunity to talk to neighbors in San Pasquel Road area. That she received notification. Moved the proposed site Southeast San Diego area more permanent. The education of the migrants children, busing the children out to schools in San Diego.

JOHN PINTO stated that what he wanted to say had been said. He spoke in opposition to temporary worker camps, stating that 4 people to live in one room, no 16 or more will live in one room.

JACK LEWIS lives in Rancho Penasquitos. His concerns have been addressed by others, but in opposition to paying for housing, schools, health care, police and fire at his expense not somebody else.

KARYN LAWLESS, as a mother has concerns about children safety. She stated there have been instances children have been harassed and fear of their own safety. Ms. Lawless was opposed to the ordinance.

KAREN LaVALLEY, she spoke that this is more than an economic condition. This condition is created by cultural differences as well difference in priorities. That illegal camps be torn down, the immigrants to be return to their home land and green card revoked.

CANDY METHVEN stated that she was notified of this hearing because she was within 300' of proposed site. She spoke in opposition that two elementary and one junior high schools will be within 300' for the proposed site.

RICHARD LAWLESS, homeowner in the Rancho Penasquitos area, here representing himself and neighbors. He spoke in opposition that the homeowners and taxpayers that live in these communities will be affected. Migrant workers coming to his house looking for work, that his car was broken into.

JULIE GARN, representing a group of very concern citizens and homeowners in Rancho Penasquitos. Many of the issues have been mentioned, but the issue the City Attorney recommendation that a public vote on this issue is not required, we feel that its very much required. Five years for an initial CUP, for an experimental project of this type is too long. Safety of the neighborhood and family.

KIMBERLY HYSNI, representing concerned residents of Rancho Penasquitos. The residents of Rancho Penasquitos received no notice or disclosure of the proposal prior to the Rancho Penasquitos Board making its recommendation. That a revote be taken and given to the residents to vote on.

BETH WEINER spoke in opposition to the ordinance, concerns about the safety, health conditions and safety of the neighborhood. The future urbanizing area and Proposition A.

HELGIA SCHULMAN spoke in opposition that the houses will be temporary but will require water pipes, sewage access, gas, electricity, garbage and other things. Disagree with the amending of the Municipal Code.

NOBRE YOKOCHI-BRYCE spoke in opposition that Proposition A should not be ignored.

ROBERT GRAY lives in Escondido over looking the San Pasquel Agricultural Preserve. He spoke in opposition to the Conditional Use Permit, and that vote should be given to the people.

JOANNE METZNER spoke in opposition to the migrant camps, will the city evict families after 11 years? This is not a temporary this is permanent situation.

JEANETTE CORDOVA was opposed unable to stay.

JENNIFER DEAN, she submitted speaker slip for Peter Navarro.

PETER NAVARRO, there is a need for migrant housing. To come up with a plan for the entire urban reserved area, and the plan submitted to the voters. That the issue of migrant housing be debated, discussed and dealt with in a decent way. Reject this particular proposal, the CUP should not be granted.

KATHLEEN McCORMICK opposed and gave up her time.

JEFF BJURSTROM opposed to the proposal but could not speak.

EVA MITCHELL lives in the Crestmont area, since 1987. She spoke in opposition of locating the camp within 300' for her home would decrease the property value. She also stated incidents that involved migrant workers with her family and neighborhood.

Public testimony was closed. Chairman ZoBell stated heard from everyone in opposition to the project and heard from about 2/3 of those in favor.

COMMISSION ACTION

On motion of **CHRIS CALKINS**, seconded by **SCOTT BERNET**, the Commission voted 4-1 (**BENN** voting in the negative with **La VAUT** and **PESQUEIRA** not present) to adopt staff recommendation and forward to City Council with the following modifications: 1) the criteria in Attachment 2 be added to the ordinance; 2) the camp operator be added as a signatory of the Conditional Use Permit; and, 3) that a spacing criteria between camps be established.

RECESS, RECONVENE

The Commission recessed at 12:40 p.m. and reconvened at 2:10 p.m.

ITEM-9 CENTRE CITY REDEVELOPMENT PLAN - WORKSHOP

This item was continued to February 20, 1992 at 10:30 a.m. No quorum.

ITEM-4 CLAIREMONT SQUARE SHOPPING CENTER. LOCATION: 3900
4A&B CLAIREMONT MESA BLVD. BETWEEN: CLAIREMONT DR. AND:
KLEEFELD AVE. COMMUNITY PLAN OVERLAY ZONE PERMIT
(CPIOZ) PLANNED COMMERCIAL DEVELOPMENT PERMIT (PCD)
CONDITIONAL USE PERMIT (CUP) NO. 90-0852. APPLICANT:
BROWN GIMBER RODRIQUEZ PARK.

KEVIN MCGEE presented Planning Department Report No. P-92-048.

SAM KAB, Senior Project Manager for Urban Systems Associates, Inc. and registered Traffic Engineer for the State of California. He stated that he prepared the traffic and parking evaluation for the Clairemont Square Project, a year ago. Mr. Kab distributed copies of parking studies at existing center.

No one appeared in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 5-0 (Laved and PESQUEIRA not present) to approve as proposed by the Planning Department as modified: 1) .1 of the memorandum be included, that request fees based on the adoption of that resolution review shared parking; and 2) quarterly report.

Item-8 ADOPTION OF APPROVAL PROCESS FOR PRIVATE WORK FURLOUGH FACILITIES.

This item was continued from February 6, 1992.

OPAL TRUEBLOOD requested a continuation, the planning groups had not the opportunity to review, the items that were changed, documents was not available until Tuesday, February 11, 1992. CPC has not reviewed.

MICHAEL ANDERSON spoke against a continuance of this item. The committees have been meeting since December, 1991. January, 1992, CPC met on January 28, 1992 should have been brought up then.

HEDY ST. JOHN spoke in favor of a continuance to be heard with full attention of the Planning Commission.

VERNA QUINN spoke in favor of a continuance, that the report was given to her. This will have a huge impact on the communities.

LINCOLN McCARTY, Chairman of the Otay Mesa-Nestor Planning Group spoke in favor of a continuance.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **CHRIS CALKINS**, the Commission voted 4-1 (**ZOBELL** voting in the negative with **Laved** and **PESQUEIRA** not present) to continue that CPC have the opportunity to review and to February 27, 1992 at 9:00 a.m.

ITEM-5 DRAFT MASTER ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CENTRE CITY REDEVELOPMENT PROJECT AND THE CENTRE CITY COMMUNITY PLAN.

MIKE STEPNER presented the memorandum dated January 30, 1992. The Planning Commission will be hearing the Redevelopment Plan sometime March or April, 1992.

WAYNE BUSS, Chairman of the C-3 Centre City Committee, representing C-3. In reviewing the Draft Master Environmental Impact Report for the Centre Redevelopment Project, Centre City Community Plan. The environmental impact report for the 35 Redevelopment Plan of Centre City. Citizens Coordinate for Century 3 supports the expansion of the Centre Redevelopment area, while C-3 has proposed changes to the Preliminary adopted Centre City Community Plan, acknowledge the lack of serious consideration of fees of other proposed changes would make it unlikely that any modifications will be made in the community plan prior to adoption. C-3 has concluded the draft environmental impact report as presented indicates the proposed community and redevelopment plans can be anticipate to have significant negative and environmental impacts. C-3 believes the conclusion of signifcation of unmitigated impacts and the need for additional residential and transportation impact analysis. Both strongly support the need for early and ongoing refinements to Centre City Community Plans, there C-3 recommend the Centre City Development

Corporation and City Council consider amendments to the Preliminary Centre City Community Plan and the Redevelopment Plan to guarantee a process of community plan evaluation and updating. Immediate development of specific plans for each district in the community plan and clear delineation of process the active participation of the citizens from each district in the form of planning groups in accordance of the norm for other areas with PDOs in the city. Transportation. ongoing planning analysis should be directed to the issues raised in the Draft EIR and the Centre City Community actively involved in this ongoing process.

MIKE STEPNER to get Mr. Buss's letter and incorporate in the EIRs.

No one appeared in opposition to this item.

COMMISSION ACTION

No action was taken by the Commission.

Item 6
6A&B

CANYON HILLS COMMERCIAL CENTER. LOCATION: MERCY RD. NEAR: KIKA CT. PLANNED COMMERCIAL DEVELOPMENT (PCD), CONDITIONAL USE PERMIT (CUP), REZONE (RZ) AND TENTATIVE MAP (TM) 90-0435.

GLEN GARGAS presented Planning Department Report No. P-92-054.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **KARL ZOBELL**, the Commission voted 4-0 (**CALKINS**, **Laved** and **PESQUEIRA** not present) to approve the PCD, CUP, and recommend the Tentative Map and Rezoning and forward to City Council.

ADJOURNMENT

The Commission adjourned at 3:20 p.m.