



# SAN FERNANDO

## PLANNING AND PRESERVATION COMMISSION

### REGULAR MEETING NOTICE AND AGENDA

FEBRUARY 7, 2017 – 6:30 P.M.

COUNCIL CHAMBERS  
117 MACNEIL STREET  
SAN FERNANDO, CA 91340

#### **CALL TO ORDER**

#### **OATH OF OFFICE**

Administration of Oath of Office for Jennifer Perez-Helliwell

#### **ROLL CALL**

Chair Theale E. Haupt  
Vice-Chair Alvin Durham, Jr.  
Commissioner Kevin Beaulieu  
Commissioner Yvonne G. Mejia  
Commissioner Jennifer Perez-Helliwell

#### **PLEDGE OF ALLEGIANCE**

#### **APPROVAL OF AGENDA**

February 7, 2017

#### **PUBLIC STATEMENTS – WRITTEN/ORAL**

There will be a three (3) minute limitation per each member of the audience who wishes to make comments relating to City Business. Anyone wishing to speak, please fill out a form located at the Council Chambers entrance and submit it to the Commission Chair. When addressing the Planning and Preservation Commission please speak into the microphone and voluntarily state your name and address.

#### **CONSENT CALENDAR**

Items on the Consent Calendar are considered routine and may be disposed of by a single motion to adopt staff recommendation. If the Planning and Preservation Commission wishes to discuss any item, it should first be removed from the Consent Calendar.

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**1) REQUEST TO APPROVE THE MINUTES OF SPECIAL MEETING OF NOVEMBER 22, 2016, PLANNING AND PRESERVATION COMMISSION MEETING.**

**NEW BUSINESS**

**2) SUBJECT:** Conditional Use Permit 2017-001 (CUP 2017-001) – 227 - 229 North Maclay Avenue, San Fernando, CA 91340

**APPLICANT:** Cesar S. Garcia – P.O. Box 921954, Sylmar, CA 91392

**PROPOSAL:** The proposed “Project” is a request for review and approval of a Conditional Use Permit (CUP) 2017-001, amending CUP 2013-01, in order to allow an existing bona fide eating establishment with existing on-site sale and consumption of alcoholic beverages as an ancillary use, including beer and wine for consumption onsite (Type 41; On-Sale Beer and Wine – Eating Place), to allow the following: upgrade the existing beer and wine license to a beer, wine, and distilled spirits (Type 47; On-Sale General – Eating Place), for consumption onsite and within the adjacent tenant space (227-229 N. Maclay Ave.); allow for the sale and consumption of alcohol within a designated outdoor dining area; provide outdoor live entertainment within designated stage area from 10:00am – 10:00pm; and allow up to twelve (12) special events per calendar year with associated alcohol sales and consumption within the entire commercial center courtyard area (per California Department of Alcoholic Beverage Control (ABC) rules) located at 227-229 North Maclay Avenue.

The requested CUP would allow for the applicant to apply for a Type 47 alcohol license with ABC. The existing restaurant occupies an approximate 1,427 square foot tenant space. The project will facilitate expansion into the adjacent two-story approximately 1,209 square foot tenant space (227-229 N. Maclay Ave.) and utilization of an approximate 626 square foot designated for outdoor dining area. The subject property is an approximate 29,812.5 square feet site. The Project site is located at the west side of the 200 block of North Maclay Avenue, between Second Street and Third Street. In addition, the Project site is within the Downtown District – City Center

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Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone.

**RECOMMENDATION:**

Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit (CUP) 2017-001, amending CUP 2013-01, pursuant to Planning and Preservation Commission Resolution No 2017-002 (Attachment No. 1) and the Conditions of Approval attached as Exhibit “A” in order to allow the following:

- Upgrade the existing beer and wine license (Type 41; On-Sale Beer and Wine – Eating Place) to a beer, wine, and distilled spirits (Type 47; On-Sale General – Eating Place), for consumption onsite and within the adjacent tenant space (227-229 N. Maclay Ave.);
- Allow for the sale and consumption of alcohol within a designated outdoor dining area;
- Provide outdoor live entertainment within designated stage area with modified hours as recommended by City Planning staff; and
- Allow up to twelve (12) special events per calendar year with associated alcohol sales and consumption within the entire commercial center courtyard area (per ABC rules) located at 227 - 229 North Maclay Avenue, subject to meeting certain performance milestones recommended by City Planning Staff as part of the conditions of Project approval.

*If, in the future, you wish to challenge the items listed above in Court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Planning and Preservation Commission at, or prior to, the Public Hearing. Decisions of Planning and Preservation Commission may be appealed to the City Council within 10 days following the final action.*

**CONTINUED BUSINESS**

None

**STAFF COMMUNICATIONS**

None

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## COMMISSIONER COMMENTS

### ADJOURNMENT

March 7, 2017

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.*



Fred Ramirez

*Signed and Posted: (February 2, 2017 at 6:00 p.m.)*

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*Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site ([www.sfcity.org](http://www.sfcity.org)). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at [www.sfcity.org](http://www.sfcity.org). In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification/accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department at (818) 898-1227 at least 48 hours prior to the meeting.*

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