



**CITY OF SAN FERNANDO
PLANNING AND PRESERVATION COMMISSION**

**APPROVED MINUTES OF THE
FEBRUARY 7, 2017 MEETING
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING AT: www.ci.san-fernando.ca.us/commissionandboardmeetings/#ppc

CALL TO ORDER

The meeting was called to order by at 6:30 p.m. by Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, and Yvonne Mejia

ABSENT:

Commissioner Jennifer Perez-Helliwell

*6:33 Commissioner Jennifer Perez-Helliwell arrived.

OATH OF OFFICE

Community Development Secretary Michelle De Santiago administered the Oath of Office for Jennifer Perez-Helliwell

ALSO PRESENT

Community Development Director Fred Ramirez, City Attorney Joaquin Vazquez, Associate Planner Humberto Quintana, San Fernando Detective Jorge Cervantes, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda of February 7, 2017 meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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AYES: Y. Mejia, K. Beaulieu, A. Durham, T. Haupt, and J. Perez-Helliwell
NOES: None
ABSENT: None
ABSTAIN: None

CONSENT CALENDAR

Vice-Chair A. Durham moved to approve the minutes of the November 22, 2016, Planning and Preservation Commission Meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES: A. Durham, K. Beaulieu, T. Haupt, and Y. Mejia
NOES: None
ABSENT: None
ABSTAIN: J. Perez-Helliwell

UNFINISHED BUSINESS

None

PUBLIC HEARING:

Conditional Use Permit 2017-001 (CUP 2017-001) – 227-229 N. Maclay Avenue, San Fernando, CA 91340 – Cesar S. Garcia – P.O. Box 921954, Sylmar, CA 91392 – 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 on-site (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 on-site and within the adjacent tenant space (227-229 N. Maclay Avenue); allow for the sale and consumption of alcohol within a designated outdoor dining area; provide outdoor live entertainment within designated stage area from 10:00 a.m. – 10:00 p.m.; and allow up to twelve (12) special events per calendar year with associated alcohol sale and consumption within the entire commercial center courtyard area (per California Department of Alcoholic Beverage Control (ABC rules) located at 227-229 N. 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 approximate 1,209 square foot tenant space (227-229 N. Maclay Avenue) and utilize an approximate 626 square foot designated out dining area. The subject property is an approximate 29,812.5 square foot site. The Project site is located at the west side of the 200 block of North Maclay

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Avenue between Second Street and Third Street. In addition, the Project site is within the Downtown District – City Center Sub District of the San Fernando Corridors Specific Plan (SP-4) zone.

STAFF PRESENTATION

Associate Planner Humberto Quintana gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2017-001, amending previously approved 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-site 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 Avenue);
- Allow for the sale and consumption of alcohol within a designated outdoor dining area;
- Provide outdoor live entertainment within a designated stage area with modified hours as recommended by City Planning staff; and
- Allow up to twelve (12) special events per calendar year with associate alcohol sales and consumption within the entire commercial center courtyard are (per ABC rules) located at 227-229 N. Maclay Avenue, subject to meeting certain performance milestones recommended by City Planning Staff as part of the conditions of approval for the project.

PUBLIC COMMENT

Tom Ross – Chamber of Commerce – Mr. Ross expressed that he was in favor of the project which requires the business owner to be responsible in making his patrons comply with the conditions in order to become a successful operation. He stated that the Chamber has hosted several events at this location which have been successful and the Chamber welcomes the expansion.

Jessie Guzman – Manzanitas – Mr. Guzman spoke in favor of the project. He indicated that the city becomes dormant at approximately 8:30-9:00 p.m. nightly so he encourages businesses to stay open later in the evening hours. He stated that his presence at the meeting is to show support for local business owners and operators.

COMMISSION DISCUSSION

Y. Mejia asked for clarification on the live entertainment and if it was only being approved as part of a special event.

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H. Quintana indicated that the live entertainment is being proposed on a general daily activity which cannot coincide with the hours of operation at the Los Angeles County Library.

K. Beaulieu asked what the hours of operations were at the Library.

H. Quintana indicated that the Library's hours are 11:00 a.m. to 7:00 p.m. Monday through Wednesday, 11:00 a.m. to 6:00 p.m. on Thursday, 11:00 a.m. through 5:00 p.m. on Friday and Saturday and closed on Sunday.

K. Beaulieu asked how close the library entrance is from the outdoor patio area and can customers meander throughout the courtyard.

H. Quintana stated that there is a corridor between the entrance and patio area which has a landscape perimeter. Additionally, he explained that the restaurant patrons must stay within the designated patio area.

F. Ramirez explained that with a Special Event application that includes alcohol the request has to be reviewed by both the Community Development Department and the Police Department to determine if the request includes inclusion of the area beyond the designated dining area. Staff will make to recommendation or require that the courtyard be cornered off so no alcohol will leave the premises and to assure that it doesn't interfere with any adjoining uses including the library.

Y Mejia asked if the Special Event proposal would require security guards.

F. Ramirez indicated that the review process would determine required security measures that staff would impose for the event.

Adriana Gomez – 615 N. Workman Street, San Fernando, (Representative for the Library Plaza) – Ms. Gomez indicated that past practices have been that either a wristband given to guest who are partaking in the Special Event or the guest are escorted to the restroom facilities. She indicated that the Special Events have been collaborated with the House of Brews.

K. Beaulieu wants to make sure that any and all activity taking place at the location will not conflict with the Library or its operations.

J. Cervantes informed the commission that no calls for service have been received for this multiple tenant location.

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Subsequent to discussion Commission Y. Mejia move to approve Conditional Use Permit 2017-001 to allow an upgrade to the type of ABC license, to allow live entertainment, to allow outdoor dining in the designated area, and to allow for twelve (12) Special Events with associated alcohol sales subject to meeting certain performance milestones. Additionally the conditions should include the language amendments to the conditions to reflect the Library hours of operation and condition # 20 to read “Restaurant Operation”. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	Y. Mejia, K. Beaulieu, A. Durham, T. Haupt, and J. Perez-Helliwell
NOES:	None
ABSENT:	None
ABSTAIN:	None

STAFF COMMUNICATIONS

F. Ramirez informed the Commission of the upcoming projects which includes defining Housing Regulations and solicit proposals for Density Bonus and Accessory Dwelling units.

COMMISSION COMMENTS

T. Haupt asked for an update on 1720-1724 First Street, 1101 N Maclay Avenue, and 650 Glenoaks Boulevard.

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to the Regular Meeting of March 7, 2017. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	A. Durham, K. Beaulieu, T. Haupt, Y. Mejia, and J. Perez-Helliwell
NOES:	None
ABSENT:	None
ABSTAIN:	None

7:28 P.M.

Fred Ramirez

Planning Commission Secretary