



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

**APPROVED MINUTES OF THE  
JUNE 7, 2016 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](http://www.ci.san-fernando.ca.us/commissionandboardmeetings/#ppc)**

**CALL TO ORDER**

The meeting was called to order by at 6:31 p.m. by Theale Haupt

**ROLL CALL**

The following persons were recorded as present:

**PRESENT:**

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

**ABSENT:**

Commissioners Anna M. Lopez, and Yvonne Mejia,

**ALSO PRESENT**

Community Development Director Fred Ramirez, City Attorney Joaquin Vazquez, Associate Planner Humberto Quintana, and Community Development Secretary Michelle De Santiago

**APPROVAL OF AGENDA**

Commissioner K. Beaulieu moved to approve the agenda of June 7, 2016, meeting. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

AYES:	K. Beaulieu, A. Durham, and T. Haupt
NOES:	None
ABSENT:	A. Lopez and Y. Mejia
ABSTAIN:	None

**CONSENT CALENDAR**

Vice-chair A. Durham moved to approve the minutes of the May 3, 2016, Planning and Preservation Commission Meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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AYES: A. Durham, K. Beaulieu, and T. Haupt  
NOES: None  
ABSENT: A. Lopez and Y. Mejia  
ABSTAIN: None

### **UNFINISHED BUSINESS**

None

### **PUBLIC HEARING**

CONDITIONAL USE PERMIT 2016-003 – 1820 AND 1824 FIRST STREET, SAN FERNANDO, CA – BRIAN PORTER, 11990 DISCOVERY COURT, MOORPARK, CA – THE PROPOSED PROJECT IS A REQUEST FOR REVIEW AND APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A LABORATORY WITH ACCESSORY OFFICES AND STORAGE USE, AT THE PROPERTY LOCATION AT 1820 AND 1824 FIRST STREET. THE PROPOSED LABORATORY WITH OFFICES WILL OCCUPY TWO EXISTING INDUSTRIAL BUILDINGS. THE SUBJECT SITE IS IMPROVED WITH TWO INDUSTRIAL BUILDINGS; 1820 FIRST STREET IS APPROXIMATELY 3,305 SQ. FT. AND 1824 FIRST STREET IS APPROXIMATELY 6,736 SQ. FT. THE SUBJECT PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF THE 1800 BLOCK OF FIRST STREET, BETWEEN ORANGE GROVE AVENUE AND HUNTINGTON STREET; WITHIN THE M-2 (LIGHT INDUSTRIAL) ZONE.

### **STAFF PRESENTATION**

ASSOCIATE PLANNER HUMBERTO QUINTANA GAVE THE STAFF PRESENTATION RECOMMENDING THAT THE PLANNING AND PRESERVATION COMMISSION APPROVE CONDITIONAL USE PERMIT 2016-003, TO ALLOW FOR THE OPERATION OF A LABORATORY WITH ACCESSORY OFFICES AND STORAGE USE, LOCATED AT 1820 AND 1824 FIRST STREET, PURSUANT TO PLANNING AND PRESERVATION COMMISSION RESOLUTION 2016-005 AND THE “CONDITIONS OF APPROVAL” ATTACHED AS EXHIBIT “A” TO THE RESOLUTION (ATTACHMENT NO. 1).

### **PUBLIC COMMENT**

Jennifer Porter – 428 10<sup>th</sup> Street, Del Mar, CA – Ms. Porter was available for questions from the commission.

Stephen Berentsen 195 S. Canon Avenue, Sierra Madre, CA – Mr. Berentsen was available to answer questions from the commission.

F. Ramirez informed the commission that an inquiry from Doude Wysbeek came in regarding the proposed use. Once staff explained the proposed use, he did not have any further questions.

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### **COMMISSION DISCUSSION**

K. Beaulieu asked the applicant how long they have owned the property.

Jennifer Porter indicated that the Porters have owned the property for a little over of year now. She stated that when the property was purchased, it was purchased with the current tenants that occupy the locations.

K. Beaulieu asked what the lease agreement is for the current tenants and when do they anticipate occupying the location.

J. Porter stated that the tenants are on a month to month lease. She indicated that she will give the tenants 45-60 day notice to vacate the building as they get the approvals from Building and Safety.

K. Beaulieu asked about needing the entire building at 1820 First Street as storage. He asked if there was some language that can be added to either the conditions or the floor plan so that the storage does not get subleased at a later time.

S. Berentsen indicated that the entire building at 1820 First Street would be used to store machine that are not used as often in the day to day operation.

F. Ramirez asked that the applicant identify how the building would be used so it becomes part of the administrative record. He noted that if the use gets modified at a later date then the Conditional Use Permit would have to come back to the Planning Commission for the proposed amendments.

Subsequent to discussion, Vice-chair A. Durham moved to approve Conditional Use Permit 2016-003 to allow for the operation of a laboratory with accessory offices and storage use at 1820 and 1824 First Street. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	A. Durham, K. Beaulieu, and T. Haupt
NOES:	None
ABSENT:	A. Lopez and Y. Mejia
ABSTAIN:	None

### **STAFF COMMUNICATIONS**

Fred Ramirez asked the commission about their availability for a second meeting in June.

### **COMMISSION COMMENTS**

K. Beaulieu asked staff to follow-up on the granite fabricators and the conditions of the buildings where this operation is taking places (broken windows, doors left open, and granite dust). Additionally he expressed concern regarding the conditions of the property at 1101 N. Maclay

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Avenue. He reminded staff about his request to look into the California Laws on the books that refer specifically to half-way homes, sober living, and or transitional housing.

T. Haupt asked about the status of the construction job at 427 N. Maclay Avenue. Additionally he asked for an update regarding 650 Glenoaks Boulevard and asked for clarification regarding the food trucks at the San Fernando Brewery.

### **PUBLIC STATEMENTS**

None

### **ADJOURNMENT**

Vice-chair A. Durham moved to adjourn to July 13, 2016. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	A. Durham, K. Beaulieu, and T. Haupt
NOES:	None
ABSENT:	A. Lopez and Y. Mejia
ABSTAIN:	None

7:20 P.M.

Fred Ramirez

Planning Commission Secretary