



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

**SUMMARY MINUTES OF
JANUARY 8, 2013, MEETING - 7:00 P.M.
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 IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

CALL TO ORDER

The meeting was called to order at 7:02 P.M.

PLEDGE OF ALLEGIANCE

Led by Commissioner Alvin Durham

OATH OF OFFICE

Community Development Secretary Michelle De Santiago administered the Oath of Office to the incoming Commissioners, Kevin Beaulieu, Theale Haupt, Yvonne Mejia, and Rodolfo Salinas

ROLL CALL

The following persons were recorded as present:

PRESENT:

Commissioners Kevin Beaulieu, Alvin Durham, Theale Haupt, Yvonne Mejia, and Rodolfo Salinas

ABSENT:

None

ALSO PRESENT:

City Planner Fred Ramirez, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

REORGANIZATION

Nominations were accepted for Chairperson and Vice-chairperson:

K. Beaulieu nominated T. Haupt as Chairperson, seconded by R. Salinas, the motion carried with the following vote:

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

T. Haupt nominated A. Durham as Vice-chairperson, seconded by K. Beaulieu, the motion carried with the following vote:

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

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of the January 8, 2013 meeting. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

CONSENT CALENDAR

Commissioner R. Salinas moved to approve the minutes of December 4, 2012 meeting. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Zone Text Amendment 2012-01 – City-wide, San Fernando, CA 91340 – City of San Fernando Community Development Department, 117 Macneil Street, San Fernando, CA - The proposed zone text amendment would provide the appropriate definitions and regulations that would allow the establishment of: Single Room Occupancy (SRO) residential units as a conditionally permitted use in the C-1 (Limited Commercial) and C-2 (Commercial) zones; Community Care Facilities with seven or more persons as a conditionally permitted use in all residential zones; Emergency Homeless Shelters as a permitted use in the M-2 (Light Industrial) zones; and, Transitional Housing and Supportive Housing as permitted uses in all residential districts subject only to those development standards that apply to other residential uses of the same type in the same residential district.

Staff Presentation

City Planner Fred Ramirez provided the staff presentation recommending that the Planning and Preservation Commission adopt the Initial Study and Negative Declaration, which determined that the proposed zone text amendment to implement State housing law will not have a significant adverse impact on the environment; and recommend adoption of the proposed Ordinance to the City Council that would implement the 2008-2014 General Plan Housing Element's Housing Implementation Program No. 11 (Zoning Ordinance Revisions) by making explicit provisions for emergency homeless shelter, manufactured housing, community care facilities, single residential occupancy units, and transitional and supportive housing as provided under SB 2.

Commission Discussion

K. Beaulieu asked for clarification regarding where the homeless shelters would be allowed. Additionally he discussed the possibility of the city's consideration of a multi-jurisdictional agreement as a means of meeting the city's homeless shelter obligation. He asked if there were any exceptions to allow the homeless shelters by right. He also asked if the National Guard Armory could be identified as an alternative homeless shelter facility and therefore meet the city's obligation under state law. Commission Beaulieu inquired about the city's public noticing requirement for the proposed Ordinance.

F. Ramirez confirmed that the Ordinance would allow for emergency homeless shelters within the M-2 Light Industrial zone that includes industrial properties along First Street and Arroyo Avenue. He stated that the National Guard Armory in Sylmar is not a year-round shelter that has been historically used as a shelter for extreme cold and heat conditions.

E. Arroyo informed the Commission of the city and state required public noticing requirements that were undertaken to notify the public of the planning commission meeting on the proposed ordinance and environmental documents.

K. Beaulieu asked about the feasibility of the National Guard Armory in Sylmar becoming a year round shelter.

A. Durham said that the Armory needed to maintain its primary use as a National Guard armory/training facility and that transition into a year round shelter was unlikely.

F. Ramirez informed discussed the proposed regulation of large and small community care facilities per the proposed ordinance and the regulatory constraints imposed by State housing law. He also discussed the conditional use permit process that community care facilities like other similarly zoned land uses would have to comply with, including meeting specific findings that ensured protection of neighboring land uses from adverse environmental impacts. He also discussed the development standards applicable to single room occupancy units and transitional and supporting housing projects. He explained that pursuant to the California Environmental Quality Act, economic factors are not considered when determining whether or not a project will have a significant adverse impact on the environment. He noted that the economic impact associated with a project's potential impact to sewer infrastructure and any associated fees is typically addressed by the prospective developer/applicant as part of the projects permit issuance.

A. Durham stated that this proposal has been discussed thoroughly and he believes that there are enough checks and balances in place with regards to the proposed Ordinance.

Y. Mejia stated that she too had the same concerns as K. Beaulieu, but she understood that the City needs to comply with State housing law.

T. Haupt acknowledged the State mandate, but asked why it has taken so long to implement.

F. Ramirez explained that the Community Development Department has lost quite a few members due to resignations, retirement and downsizing that have impacted implementation of housing programs such as the adoption of the proposed Ordinance. He informed the commission that if it is not done now that the HCD would require the City to submit their Housing Element every four years as opposed to every eight years like we currently do.

T. Haupt stated that if the City would be required to submit a Housing Element Update every four years it would create an impact on cost and staff. He asked staff to verify the Ordinance use of conditionally permitted use versus a conditional use permit.

F. Ramirez indicated that they essentially mean the same thing but staff will make any required revisions.

T. Haupt asked how the City was going to monitor the six month compliance associated with homeless shelters and transitional housing.

F. Ramirez stated that the operator has to report to the State about its tenants and the City Code reflects the time allotted for transition. Each operator is audited annually for compliance and funding.

T. Haupt asked staff if the SP-4 zone has ever been considered as a possible site for the types of proposed housing under the Ordinance.

F. Ramirez indicated that City is considering a Transit Oriented Development Overlay Zone that may include housing opportunities for range of market and affordable housing uses including transitional and supportive housing.

T. Haupt asked staff if only one homeless shelter is ever built would we be in compliance.

F. Ramirez stated that if one is built and even if no one ever uses it, the City would still be in compliance.

K. Beaulieu asked about the limited public turnout to the public hearing.

F. Ramirez informed the commission about the city's public noticing requirements for similar zone text amendments that have a city-wide impact. He informed the commission that the public hearing notice was published in the *San Fernando Valley Sun Newspaper*. Additionally he said that the environmental document requires 20 days publication notice prior to the final approval to assure that the project is in compliance. Additionally there was a second publication notice under the CEQA Notice of Intent and Notice of Public Hearing before the City Council was published in the *Los Angeles Daily Newspaper*.

Public Testimony

Julian Ruelas – 653 N. Huntington Street, San Fernando – Mr. Ruelas asked if staff has researched what other cities have done and how they are dealing with implementing the rules in their cities. He stated that there have been two zones identified where homeless shelters can be built and the zone on First Street would create an adverse impact on the residents and that only allowing a shelter on Arroyo Avenue would be optimal.

Linda Campanella – San Fernando – Ms. Campanella stated that staff provided a thorough report and the economy is important. She stated that she has a family member who is nationally recognized for his designs of Homeless Shelters and Transitional Housing in Orange County. She stated that these home and shelters would be no different than your typical home or office building.

F. Ramirez discussed the feasibility of segmenting land uses within different areas of the same zoning district. He noted that this can create potential discrimination of one land use within the same zoning district. He also noted that there is currently low-income housing being built at 1422 San Fernando Road, a city owned site that has many of the same high end amenities seen in similar market rate rental units.

Subsequent to discussion Commissioner A. Durham moved to adopt the Initial Study and Negative Declaration and recommend to the City Council adoption of the proposed Ordinance that would implement the 2008-2014 General Plan Housing Element's Housing Implementation Program No. 11. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

City Planner Fred Ramirez provided the commission with an update to the following:

- Lopez Adobe Project Phase II
- 2013-2021 Housing Element
- 2013 Greater Los Angeles Homeless Count

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to February 5, 2013. Second by Commissioner R. Salinas, the motion carried with the following vote:

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

9:08 P.M.
Fred Ramirez
Planning Commission Secretary