



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

**APPROVED MINUTES OF THE
OCTOBER 4, 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

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, Commissioners Kevin Beaulieu, and Yvonne Mejia

ABSENT:

Commissioner Anna Lopez

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

Vice-chair A. Durham moved to approve the agenda of October 4, 2016, meeting. Seconded by Commissioner Mejia, the motion carried with the following vote:

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

CONSENT CALENDAR

No Item

UNFINISHED BUSINESS

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None

PUBLIC HEARING 1:

Conditional Use Permit 2016-004 – 421 and 425 Park Avenue, San Fernando, CA 91340 – Street Sign Brewery Company, 425 Park Avenue, San Fernando, CA 91340 – The proposed project is a request for review and approval of Conditional Use Permit (CUP) 2016-004 (amending previously approved CUP 2013-011) in order to allow an existing beer manufacturer/micro-brewery use to be located at 425 Park Avenue, expand its manufacturing , production, wholesale/distribution, and on-site sale of craft beer.

STAFF PRESENTATION:

Associate Planner Humberto Quintana gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional use Permit 2016-004, allowing an existing beer manufacturer/micro-brewery use located at 425 Park Avenue, to expand its manufacturing, production, wholesale/distribution, and on-site sale of craft beer activities, pursuant to Planning and Preservation Commission Resolution 2016-010 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment No. 1).

F. Ramirez read a letter for the County of Los Angeles Department of Parks and Recreation, and provided responses to questions in the letter regarding Parking, Traffic, Hours of Operation, Minors, and Police Contract.

PUBLIC COMMENT:

Steven Klenk 663 Fourth Street, San Fernando, CA 91340 – Mr. Klenk expressed concerns that some of the current amendments being asked for are actually taking place (he submitted photos to support his statement). He indicated that the photographs submitted were obtained on the internet which depicts the brewery’s activities that include food trucks selling food items in the parking lot, retail sales in the location, beer leagues meet on the premises, and that pets are already allowed at the brewery. He stated that any reasonable person would assume that all of the other requested amendments to the conditions are already de facto practices at the brewery including allowing minors into the location. He submitted a list of signatures from his neighbors who support that the conditions of approval remain the same as when they were imposed in 2013.

David Bernal - 702 Fourth Street, San Fernando, CA 91340 – Mr. Bernal voiced his support for the conditional use permit request by Street Sign Brewing Company.

Elizabeth Ruvalcaba – 451 S. Brand Blvd, San Fernando, CA 91340 – Ms. Ruvalcaba stated that she supports the brewery’s permit request. She stated that she is a local business owner and resident, she stated that they are great to have in the community but that they close too early.

Pierre Ivan Arreola – 13708 Filmore Street, Pacoima, CA 91331 – Mr. Arreola stated that even though he is a Pacoima resident he supports the brewery; he stated that there are no other local businesses that cater to his age group. He also stated that he knows the city will hold the business accountable if they do not comply with all of the city requirements.

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Scott McAfee - 15012 San Jose Street, Mission Hills, CA 91345 – Mr. McAfee is a 35 year resident of Granada Hills, he stated that he recently traveled to Ventura and he was amazed to see the bell on tap. He stated that the commission should consider that other establishments such as that of Denny's serve beer and wine and minors are allowed in the restaurant. He stated that if the commission does not approve the amendments it could limit the clientele.

Tom Ross – President of the Chambers of Commerce – He stated that the brewery is a customer of his and that the business provides a product that keeps residents in town. Mr. Ross stated that it is difficult to attract positive businesses to our city.

Jose Luis Rodriguez – 308 N. Macneil Street, San Fernando, CA 91340 – Mr. Rodriguez stated that he is a resident of San Fernando and a brewery employee. He stated that the brewery has won "Best Brewery" and that the owners are the most responsible people that he knows.

Pete Ontiveros – 1109 Harding Avenue, San Fernando, CA 91340 – Mr. Ontiveros stated that he was amazed at such a turn out for a conditional use permit. He asked the commission to approve the modification of the CUP and reminded the commission that children are also allowed at Denny's and Chuck E. Cheese where beer and wine are being served.

Gilbert Berriozabal – 606 Hollister Street, San Fernando, CA 91340 – Mr. Berriozabal stated that the applicant is one of the "Jewels of San Fernando". He stated that the brewery has facilitated friendships. He also indicated that Joe and Vic (brewery owners) are amazing and responsible owners.

Adriana Serrano - 1408 Phillippi Street, San Fernando, CA 91340 – Ms. Serrano stated that she supports the brewery and that its existence will continue to bring friends and organizations to the city.

Carole Klenk – 663 Fourth Street, San Fernando, CA 91340 – Ms. Klenk stated that her husband was successful in obtaining 30 signatures of neighbors who do not want any outdoor activities at the brewery.

Jessica Medina – 420 N. Meyer Street, San Fernando, CA 91340 – Ms. Medina was born and raised in San Fernando. She stated that the brewery is a successful business that made a decision to invest in our city. She stated that she doesn't see a parking problem because she rides her bike throughout the city and to the brewery. She indicated that the staff at the brewery are honest and hard working.

Allen Giragosian – 22038 Vanowen Street, Woodland Hills, CA 91303 – Mr. Giragosian stated that he is looking at San Fernando for a potential location of a future Nano Brewery. He stated that the people of San Fernando are always welcoming and supportive.

Monica Castillejos – 464 Griswold Avenue, San Fernando, CA 91340 – Ms. Castillejos stated that she is a 10 year resident of San Fernando. She agreed that the City of San Fernando needs

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more businesses and she is not asking for business to be shut down but asking the commission to consider the signatures collected of the surrounding neighbors to have all brewery activity to be kept indoors.

Noe Lopez – (No address given) – Mr. Lopez indicated that he is a 20 year resident and he stated that his only concern is with the surrounding neighbors and how this will affect them. He stated that he agrees that the brewery should be allowed to have food trucks.

Adriana Ticas – 1018 N. Brand Blvd., San Fernando, CA 91340 – Ms. Ticas stated that she supports the brewery and their application for the modifications to the existing conditions. Ms. Ticas stated that she visits the brewery and when she visits they treat her like family. She also noted that she has not experienced any problems at the location.

John Solorzano – (No address given) – Mr. Solorzano stated that he is a 29 year resident on Hagar Street who walks to the brewery, which he considers a great business and he is speaking to show his support.

Jose Salcedo – 13639 Berg Street, Sylmar, CA 91342 – Mr. Salcedo stated that he frequents the brewery and when he does, he is dropped off and picked up. He stated that it is a great place to go hang out.

Jonathan Guzman – 1201 Harding Avenue, San Fernando, CA 91340 – Mr. Guzman said that the general public does not stay or come to San Fernando since there are not many evening options. He stated that he has never had an issue at the brewery and he supports the local business.

Esteban Barajas – 212 Harps Street, San Fernando, CA 91340 – Mr. Barajas stated that he does not have an issue with the request to extend the hours of operation. He stated that at times the City has too many rules and he does not find it fair and we should encourage businesses to grow and add revenues.

Edgar – (No address given), Sylmar, CA – He stated that he came to show support for the CUP request.

Christine Bernal – 702 Fourth Street, San Fernando, CA 91340 – Ms. Bernal could not attend the commission meeting, she wrote an electronic correspondence in support of the applicant that was read for the record.

COMMISSION DISCUSSION

A. Durham stated that it is a big responsibility to allow minors and if it is not done correctly it can have a negative effect on a business.

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K. Beaulieu stated that he has only heard positive feedback regarding this business. He stated that he believes that the extended hours can take place without impacting the neighbors on Griswold Avenue.

Vic Chouchanian – applicant – Mr. Chouchanian thanked everyone who came out to support the business. He stated that the doors to the establishment face Park Avenue and that all of the noise is within the confines of the building. He noted that he will call and Uber or Lyft services if a customer needs assistance getting home. He explained that he does not plan on serving until 12:00 a.m. he indicated that last call will be at 11:15 p.m. to allow patrons to prepare for their departure.

F. Ramirez stated that it is within the purview of the commission to impose conditions of approval that require the applicant to advertise where and who to call with on-site signage if there is an issue with the property or the business operation or even consider a mass mailer to notify the local community regarding the recent approved expanded hours of operation.

T. Haupt asked about the music and the sound levels.

F. Ramirez informed the commission regarding the noise ordinance already in place that would allow either Code Preservation or the Police Department to monitor and enforce as needed. He stated that all of the music would be within the building with the exception of music associated with a future “Special Event” request.

Y. Mejia asked if city personnel had decibel readers. She stated that she is in support of the business and wants to the business to have continued success.

T. Haupt asked about the Special Events and how staff would monitor the outside activity.

F. Ramirez indicated that a Special Event Permit requires 45 day submittal which is reviewed by all of the departments. He noted that during this internal review of the application, the city make sure that it does not conflict with any of the County pool activities.

V. Chouchanian stated that this expansion will allow his business to grow. He stated that currently they can be found in 65 stores and 75 restaurants from San Diego to Santa Barbara. He indicated that this expansion will only be for production, which he projects will allow the brewery to produce an additional 120,000 gallons a year.

K. Beaulieu asked what happens when the brewery is producing more than 60,000 barrels of beer a year.

V. Chouchanian stated that at that point they would have to obtain a different license from ABC.

K. Beaulieu indicated that he expects that the brewery will continue to be good neighbors and provide a place where the community can gather.

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Subsequent to discussion, Commissioner K. Beaulieu moved to approve Conditional Use Permit 2016-004 to allow the existing beer manufacturer/micro-brewery use located at 425 Park Avenue, to expand its manufacturing, production, wholesale/distribution, and on-site sale of craft beer activities, pursuant to Planning and Preservation Commission Resolution 2016-010 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment No. 1). Seconded by Vice-chair A. Durham; the motion carried with the following vote:

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

Chairperson T. Haupt asked for a five minute recess to allow the Council Chambers to empty.

8:25 Recess:

8:35 Meeting Reconvened.

PUBLIC HEARING 2:

Update regarding various housing types and applicable local, state and federal regulations – City of San Fernando, 117 Macneil Street, San Fernando, CA 91340 – Review of existing City zoning regulations related to various housing types currently permitted and conditionally permitted in the City’s Zoning Code and review applicable Local, State, and Federal regulations that affect the City’s review and permitting of said housing types.

STAFF PRESENTATION:

Fred Ramirez gave the staff report recommending that the Planning and Preservation Commission:

- A. Review the update regarding various housing types and applicable Local, State, and Federal regulations and provide City Planning Staff and the City Attorney with direction on any further analysis and/or preparation of a possible City Zoning Text Amendment; and .
- B. If determined that a zone Text Amendment is needed, then adopt the attached Resolution of intention (Attachment No. 1) directing City Planning Staff and the City Attorney to begin the preparation of a draft ordinance amending the City Zoning Ordinance related to housing types and applicable developed standards.

COMMISSION DISCUSSION:

The Commission has agreed as a group that the item should be continued for a later date.

F. Ramirez clarified that since the item was advertised for discussion that it would be best to

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open the Public Hearing for anyone who wants to speak about the item for the record before it is rescheduled.

Public Hearing opened at 8:53 p.m. – no comments

Public Hearing closed at 8:54 p.m.

Vice-chair A. Durham moved to continue the discussion of the Update Regarding Various Housing Types to a date not specific. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez gave a brief description of the upcoming planning cases which included;

- MP Auto on First Street
- Lopez Villegas House –
- Large Family Day Care Home
- Jessie Street – Moving Company

COMMISSION COMMENTS

T. Haupt stated that he is concerned that the County responded at 1:00 p.m. this afternoon regarding the public hearing item.

PUBLIC STATEMENTS

None.

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to November 1, 2016. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

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

8:58 P.M.

Fred Ramirez

Planning Commission Secretary
