



**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF, OCTOBER 2, 2012 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 IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

CALL TO ORDER

The meeting was called to order by Chairperson 7:07 P.M.

PLEDGE OF ALLEGIANCE

Led by Commissioner J. Ruelas

ROLL CALL

The following persons were recorded as present:

PRESENT: Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners Alvin F. Durham, and Jose Ruelas

ABSENT: None

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

REORGANIZATION

Nomination for Chairperson and Vice-chairperson

Vice-chair M. Rodriguez moved to table the item until the next regularly scheduled meeting. Seconded by Commissioner J. Ruelas, the motion carried with the following vote:

AYES: M. Rodriguez, J. Ruelas, J. Cuellar, and A. Durham
NOES: None
ABSENT: None
ABSTAIN: None

APPROVAL OF AGENDA

Commissioner A. Durham moved to approve the agenda of October 2, 2012. Seconded by Vice-chair M. Rodriguez, the motion carried with the following vote:

AYES: A. Durham, M. Rodriguez, J. Cuellar, and J. Ruelas
NOES: None
ABSENT: None
ABSTAIN: None

CONSENT CALENDAR

Commissioner J. Ruelas moved to approve the minutes of the September 5, 2012 Planning and Preservation Commission meeting. Seconded by Commissioner A. Durham, the motion carried with the following vote:

AYES:	J. Ruelas, A. Durham, J. Cuellar, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Zone Text Amendment 2012-01 – City-wide, San Fernando, CA – City of San Fernando Community Development Department – 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 permitted use in the M-2 (Light Industrial) zone; identification of manufactured housing as a permitted use in all residential zones; and Transitional Housing and Supportive Housing 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 gave the staff presentation recommending that that Planning and Preservation Commission direct planning staff to schedule consideration of the proposed zone text amendment and associated environmental assessment for the next regularly scheduled commission meeting in November 2012.

PUBLIC TESTIMONY

None

COMMISSION DISCUSSION

J. Cuellar asked if any of SRO or Emergency Shelters already existing within the city limits.

F. Ramirez indicated that there are Community Care Facilities of 6 or less in the City that are permitted by right. However our zoning code does not contain any language allowing it or conditionally allowing it within the city limits.

J. Cuellar asked staff if we had a count of the homeless population within the city limits.

F. Ramirez indicated that the 2010 Census identified 46 homeless people within the city limits. Additionally, he indicated that any future emergency homeless shelter would have a maximum limit of 50 beds.

J. Cuellar asked for clarification as far as what would be allowed in what zones.

F. Ramirez indicated that the proposed zone text amendment would identify manufactured home as a permitted use in the residential zones, community care facilities with seven or more occupants would be subject to a conditional use permit in the residential zones, SROs would be subject to a conditional use permit in the C-1 and C-2 zones, transitional and supportive housing would be allowed in the residential zones, and that emergency homeless shelter would be permitted in the M-2 zones.

J. Cuellar asked staff to identify how many shelters could be allowed along First Street if they would be allowed every 300 feet.

F. Ramirez indicated that staff could not instantly provide that information but that it would generate a map of the M-2 zone that can depict theoretically how many shelter along First Street there could be if they were setup every 300 feet for the following meeting.

J. Ruelas asked about the SROs and if they would be dormitory layout. Additionally he asked if staff would provide some examples of existing SROs.

F. Ramirez stated that he has noted the comments and requests and will provide the commission with additional information at the next regularly scheduled meeting.

Subsequent to discussion, M. Rodriguez moved to direct staff to schedule a public hearing for consideration of Zone Text Amendment 2012-01. Seconded by J. Ruelas, the motion carried with the following vote:

AYES:	M. Rodriguez, J. Ruelas, J. Cuellar, and A. Durham
NOES:	None
ABSENT:	None
ABSTAIN:	None

STAFF COMMUNICATIONS

F. Ramirez asked the commission about their availability for a Special Meeting at the Lopez Adobe on October 9 or October 11, 2012. He informed the commission regarding a new feature on the city's website under the caption of "Business Opportunity Sites". Additionally he informed the commission about the courtesy notices going out to the various business operators regarding signage and banners.

COMMISSION COMMENTS

J. Cuellar expressed concern regarding two trees in the parkway at De Haven Avenue and Brand Blvd. that obstruct the view when attempting to make a left onto Brand Blvd. She also asked for an update on the apartments at 650 Glenoaks Blvd.

M. Rodriguez requested an update on the charter school located on Fourth Street (i.e. shade structure, traffic issues, and if they are adhering to the conditions of approval for the project).

A. Durham asked if staff if Chrysler/Dodge was coming to San Fernando.

PUBLIC STATEMENTS

None

ADJOURNMENT

Commissioner A. Durham moved to adjourn to November 7, 2012. Second by Commissioner J. Ruelas, the motion carried with the following vote:

AYES:	A. Durham, J. Ruelas, J. Cuellar, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

9:00 P.M.
Fred Ramirez
Planning Commission Secretary