

**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF FEBRUARY 1, 2011, 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 by Chairperson Cono Rizzo at 7:12 P.M.

PLEDGE OF ALLEGIANCE

Led by Vice-chairperson Antonio Lopez

ROLL CALL

The following persons were recorded as present:

PRESENT: Chairperson Cono “Bud” Rizzo, Vice-chair J. Cuellar, Commissioners A. Lopez, R. Montañez, and M. Rodriguez

ABSENT: None

ALSO PRESENT: Community Development Director Paul Deibel, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner R. Montañez moved to approve the agenda of February 1, 2011. Seconded by M. Rodriguez, the motion carried with the following vote:

AYES:	R. Montañez, M. Rodriguez, J. Cuellar, A. Lopez, and B. Rizzo
NOES:	None
ABSENT:	None
ABSTAIN:	None

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Variance 2011-01 and Site Plan Review 2011-01 – 112 N. Alexander Street, San Fernando, CA – San Fernando First Street, LLC (c/o Aszkenazy Development, Inc.), 601 S. Brand Blvd., 3rd Floor, San Fernando, CA – A proposal to construct 15 dwelling units of non-aged-restricted affordable housing. The dwelling units will be available for rent by persons whose income is less than 50 percent of the region’s median income and who are veterans of the United States Armed Forces. The proposed structure is an approximate 20,670 square foot three-story multiple-family apartment building with a parking garage for 16 vehicles on the first floor and the dwelling units located on the upper floors. The project site is an approximate 10,687 square foot vacant lot comprised of two parcels within the R-3 (Multiple Family) zone and Redevelopment Project Area No.3. The applicant is requesting approval of a variance from the city’s applicable development standard for density, building setbacks, building lot coverage, common and usable open space, and on-site parking.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission approve Variance 2011-01, and recommend to the Executive Director of the Redevelopment Agency approval of Site Plan Review 2011-01, pursuant to Planning and Preservation Commission Resolution 2011-01 and conditions of approval attached as Exhibit A” to the resolution (Attachment 1).

PUBLIC TESTIMONY

Ian Fitzsimmons of Aszkenazy Development Inc., stated that the based on the funding sources that the tenants would be limited to veterans at 50% of the median income. Additionally he indicated that based on SB1818 (State density bonus law) the number of units allowed would be 13 units and it would not require review by the commission. He stated that it would be difficult to accommodate two additional parking spaces in the loading area because it would not meet the turning radius.

Liliana Hernandez – 129 N. Alexander Street – San Fernando, CA – Stated that there is a major problem with parking in the neighborhood. She indicated that their apartment closes to First Street doesn’t have any on-site parking and that the alley is already being used for parking. She stated that there are a lot of children in the area because of the neighboring apartments and she is concerned for their safety. She also said that when the VFW has an event that their overflow park in the street. She stated that is a good project and a nice building but it is being proposed in the wrong area.

COMMISSION DISCUSSION

R. Montañez asked if the alley is “one-way or a two-way” and how many parking spaces are being proposed because he does not feel that the numbers of spaces will meet the need for the proposal.

E. Arroyo indicated that the alley does not have sign posting designating as either one-way or two-way. He also explained that the total number of parking spaces being proposed is 16 spaces which include the handicap space.

R. Montañez asked if there was a way that the property owner can limit the number of vehicles the tenant can have.

M. Rodriguez asked if there was a bus route along First Street that a veteran with special needs could access. He also asked staff if the one handicap space would be enough to accommodate the tenants of the proposed building. He asked if the applicant had approached the Veteran’s of Foreign War (VFW) to see if they would be interested in leasing some parking spaces from them for the evening hours or on the weekends. He also asked about the flow of traffic in and out of the building and if the tenants were going to be encouraged to enter the parking structure a certain direction and exit in other direction.

J. Cuellar stated that she has visited the proposed development site and indicated that the street is filled with parked cars because of the surrounding apartments and the soon to be opened charter school will just add to an existing problem.

R. Montañez asked why the space at the rear of the proposed building cannot be used as parking as well as lessen the number of units so that parking would not become an issue.

P. Deibel stated that the funding sources for this type of proposal dictates the minimum number of units for the development. He stated that staff does not see a conflict with the number of parking spaces provided compared

to the number of units being proposed. He indicated that street parking is an amenity that is being utilized to capacity.

M. Rodriguez asked if the variance to the open space requirement will be fulfilled at Layne Park.

R. Montañez asked about the setback of the neighboring property to the north of the project site.

E. Arroyo indicated that there was 14 foot-setback.

R. Montañez asked if the applicant would be responsible for any improvements to the alley.

E. Arroyo stated that the Public Works Department did not identify any alley improvements as part of their review and conditions of approval.

A. Lopez asked how the veterans will get to any County facilities on a monthly basis.

I. Fitzsimmons indicated that there is a bus stop two blocks away, the Metrolink is ¼ mile from the project site and that the applicant will work with a veteran's organization to provide transportation.

C. Rizzo asked if there was a time limit for the affordability restriction on the property.

I. Fitzsimmons that the covenant is for 55 years and that the tenants are screened and qualified as low income renters on an annual basis.

R. Montañez asked if the proposed project was in a parking district.

E. Arroyo said no that a parking district is located two streets to the south of the subject site.

I. Fitzsimmons stated that if the Commission is requiring the project to lease and secure additional parking spaces, what assurance will there be that the city's community service officers will be patrolling the area. He stated that he will continue to work with staff to designate additional parking spaces.

Commissioner R. Montañez moved to continue Variance 2011-01 and Site Plan Review 2011-01 to a special meeting on February 8, 2011 to give the applicant an opportunity to work with staff to secure additional parking, determine egress and ingress in the alley, provide additional open-space other than the park, and speak to VFW about any potential shared parking. Seconded by Vice-chair J. Cuellar, the motion carried with the following vote:

AYES:	R. Montañez, J. Cuellar, A. Lopez, B. Rizzo, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

7B)

Variance 2011-02, Lot Line Adjustment 2011-02, and Site Plan Review 2011-02 (*previously referenced as Variance 2010-06, Lot Line Adjustment 2010-01, and Site Plan Review 2010-11*) - 2010 Glenoaks Boulevard, San Fernando, CA - PK Architecture, 5126 Clareton Drive, Agoura Hills, CA 91301 and

Alliance Engineering, 2248 Faraday Avenue, Carlsbad, CA 92008 – The proposed project is to construct an approximate 2,799 square foot addition to an existing commercial building. The project includes other improvements to the existing buildings and landscaping in the commercial center, and the total amount of available parking spaces will be increased. The applicant is also requesting the approval of a variance per city regulations to allow for shared parking among businesses on different lots within the commercial center. Along with the commercial building addition, proposed lot line adjustment to modify the legal boundaries of parcels 2517-015-035 and 2517-015-900 is being reviewed. The entire project site covers an area of approximately 117,000 square feet located along the 2000 block of Glenoaks Boulevard, between Hubbard Street and Lazard Street within the C-2 (Commercial) zone.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission approve Variance 2011-02, Lot Line Adjustment 2011-01, and site Plan Review 2011-02 pursuant to Planning and Preservation Commission Resolution 2011-02 and conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

PUBLIC TESTIMONY

Brian Poluck – PK Architects – He stated that the project approval would allow the property lines to be cleaned up and that the property will work as one and function better. He also noted that the design intent of the new additional and façade improvements is to emphasis the corner (copula) and give the building a new and fresh look.

COMMISSION DISCUSSION

R. Montañez asked if all the lots are owned by the same person.

P. Deibel confirmed that they are and that this project will retain ownership of the structure and parking to be available to all tenants of the project site.

E. Arroyo noted that the parking is shared between the businesses but that there is not formal agreement in place.

J. Cuellar stated that the “Food 4 Less” grocery store building is in need of improvements; she noted that she shops there on a daily basis.

R. Montañez asked if the applicant will plant any shade trees in the parking area.

B. Poluck stated that the project includes new trees to be planted however, they are not considered shade trees.

B. Rizzo asked if the parking lot will be striped.

B. Poluck said that eventually Food 4 Less will be re-striped.

B. Rizzo asked if any handicap spaces will be added to the already existing parking area.

B. Poluck stated that the project will comply with all American Disability Acts (ADA) regulations.

R. Montañez asked if the improvements will encompass the entire commercial building.

B. Poluck stated that is their intent.

Subsequent to discussion Commissioner R. Montañez moved to approve Site Plan Review 2010-11, Variance 2010-06, and Lot Line Adjustment 2010-01. Commissioner A. Lopez seconded, the motion carried with the following vote:

AYES:	R. Montañez, A. Lopez, J. Cuellar, B. Rizzo, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

7C:
Determination of General Plan Conformance: Sale of City-owned Parcels – 519 South Brand boulevard and 1211 First Street, San Fernando, CA - City of San Fernando

STAFF PRESENTATION

Community Development Director Paul Deibel gave the staff presentation recommending that the Planning and Preservation Commission adopt Resolution 2011-03 (attachment 1) finding that the potential sale of city-owned parcels at 519 South Brand Boulevard and 1211 First Street as configured and as shown as Resolution Exhibits “A” and “B”, respectively, conforms to the City of San Fernando General Plan.

PUBLIC TESTIMONY

None

COMMISSION DISCUSSION

R. Montañez asked if the city was considering a fire department.

P. Deibel stated that any decision related to city fire services would be at the City Council’s discretion.

R. Montañez asked if the South Brand Boulevard site is a historical site.

P. Deibel stated that if that was the case that the future owner would have to apply for designation.

J. Cuellar asked if by selling the property would the city be losing revenue.

P. Deibel stated that the intention of a future sale would be to and obtain full market value for the property.

R. Montañez asked about the site’s current zoning designation.

P. Deibel stated that both sites are commercially zoned.

A. Lopez asked if there were any conditions to be imposed on the property.

P. Deibel stated that standard conditions for future development for similarly zoned property would apply.

Commissioner R. Montañez moved to approved the Determination of General Plan Conformance. Seconded by Commissioner A. Lopez, the motion carried with the following vote:

YES:	R. Montañez, A. Lopez, J. Cuellar, B. Rizzo, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

STAFF COMMUNICATIONS

Staff reminded the Planning and Preservation Commissioner of the need for their resumes for the Certified Local Government application.

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT: Commissioner R. Montañez moved to adjourn to the special meeting of February 8, 2011. Seconded by Commissioner A. Lopez, the motion carried with the following vote:

AYES:	R. Montañez, A. Lopez, J. Cuellar, B. Rizzo, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

10:54 P.M.
PAUL DEIBEL
Planning Commission Secretary