

**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF FEBRUARY 8, 2011, SPECIAL MEETING - 7:00 P.M.
CITY HALL COMMUNITY ROOM**

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 7:19 P.M.

PLEDGE OF ALLEGIANCE

Led by Commissioner Mario Rodriguez

ROLL CALL

The following persons were recorded as present:

PRESENT: Chairperson Cono “Bud” Rizzo, Commissioners A. Lopez, R. Montañez, and M. Rodriguez
ABSENT: Vice-chair J. Cuellar
ALSO PRESENT: Community Development Director Paul Deibel, City Planner Fred Ramirez, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner M. Rodriguez moved to approve the agenda of February 8, 2011. Seconded by A. Lopez, the motion carried with the following vote:

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

CONSENT CALENDAR

No Items.

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 Boulevard, San Fernando, CA – A proposal to construct 15 dwelling units of non-age-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), or as modified by direction of the commission.

PUBLIC TESTIMONY

Ian Fitzsimmons – applicant stated that the glass railing will no longer be used, the parapet will be raised and the tower element will be determined at construction phase. However it will not exceed the height limitations. The tenants who would be eligible would have to be at 50% of median income which is \$29,000 per family of one or \$33,150 for a family of two, but not more than two occupants per unit. He stated that this agreement would be in the form of a recorded covenant and that it would remain in effect for 55 years. Additionally, he stated that a recent study shows that the upkeep and maintenance on a vehicle is \$8,000 and he doesn't see how someone with limited income can afford to have more than one car.

Lilliana Hernandez Avalos – 129 N. Alexander Street – She stated that the majority of the current tenants who live in the neighboring apartments find it easier to park on the street. Additionally she stated that when drivers are in a hurry they tend to use Alexander Street instead of Maclay because of the speed limit. She explained how her major concern is with the neighborhood children who play in the street. She asked if there could be installation of speed humps along Alexander Street.

Elias Pulido – 128 N. Alexander Street – He stated that he too had the same concerns that Ms. Hernandez Avalos stated.

COMMISSION DISCUSSION

R. Montañez asked if the tenants of the proposed project were to park on the vacant lot owned by the applicant across the street, will they have to cross Alexander Street at First Street.

E. Arroyo confirmed that they would cross at First Street.

R. Montañez asked if the lot across the street would have some kind of perimeter fencing.

F. Ramirez indicated that there will be gravel and perimeter fence to accommodate a parking lot there.

M. Rodriguez asked if these parking spaces will be restricted to tenants only.

F. Ramirez confirmed that the parking would be for tenants only and that the gate may need to be modified.

C. Rizzo asked about the curb paintings (green, loading zone) along First Street.

F. Ramirez stated that the Public Works Department would have to reassess the loading zone along First Street as well as the existing conditions in the area that need to be addressed.

M. Rodriguez asked the applicant why this location was chosen for the proposal.

I. Fitzsimmons stated that this project is part of a package deal including several other sites with regards to their planned sources of funding for affordable housing. He stated that there are plans for the other lots own by the developer that are planned to commence in the next 12 to 36 months.

A. Lopez said that he understands that there is a concern with the traffic and the speeding in the area but that the proposed project merits approval. He commended the applicant for identifying open space on the rooftop and for providing additional parking across the street.

R. Montañez stated that he too lives on a busy street so he can understand the concerns raised at tonight's meeting. He went on to state that it is a common problem in his neighborhood as well with the apartments and courthouse in the vicinity. He too agrees that the project merits approval he stated that he believed all concerns had been addressed.

C. Rizzo agreed that all of the Commission's concerns have been addressed.

M. Rodriguez commended the developer for being responsive with creative solutions to the Commissioner's concerns.

Subsequent to discussion, Commissioner R. Montañez motioned to approve Variance 2011-01 and recommend to the Executive director of the Redevelopment Agency approval of Site Plan Review 2011-01. Seconded by Commissioner A. Lopez, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

P. Deibel informed the commission of the League of California Cities Planner's Institute, March 9-11, 2011 in Pasadena. He noted that due to current budget constraints, the City would not be able to cover any registration or other costs this year, but he encouraged the Commissioners to review the conference program and attend on their own if possible.

F. Ramirez reminded the Commissioner for the need of their resumes for the Certified Local Government application.

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT

Commissioner R. Montañez moved to adjourn to March 1, 2011. Second by Commissioner A. Lopez, the motion carried with the following vote:

AYES:	R. Montañez, A. Lopez, B. Rizzo, and M. Rodriguez
NOES:	None

ABSENT: J. Cuellar

ABSTAIN: None

8:55 P.M.

PAUL DEIBEL

Planning Commission Secretary