



**CITY OF SAN FERNANDO  
PLANNING COMMISSION**

**MINUTES OF SPECIAL MEETING OF  
MARCH 14, 2012- 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 Julie Cuellar 7:10 P.M.

**PLEDGE OF ALLEGIANCE**

Led by Commissioner Alvin Durham

**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, Community Development Secretary Michelle De Santiago, and City Consultant Marc Blodgett

**APPROVAL OF AGENDA**

Commissioner A. Durham moved to approve the agenda of March 14, 2012. Seconded by Commissioner J. Ruelas, the motion carried with the following vote:

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

**CONSENT CALENDAR**

Commissioner J. Ruelas moved to approve the minutes of March 6, 2012. Seconded by Commissioner A. Durham, the motion carried with the following vote:

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

**CONTINUED BUSINESS  
PUBLIC HEARING 7A:**

**General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration – 1501, 1529, and 1601 First Street and**

**112, 116, and 124 Harding Avenue, San Fernando, CA 91340 – Aszkenazy Development, Inc., 601 S. Brand Blvd., 3<sup>rd</sup> Floor, San Fernando, CA 91340 – The proposed development consists of two neighboring affordable housing projects (the “Project”) consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along Harding Avenue to high density residentially zoned property. Each project site will developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multi-family housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first floor garage. The Project sites are located along Harding Avenue, between First Street and Second Street.**

### **STAFF PRESENTATION**

City Planner Fred Ramirez introduced the project and explained that it was a continuation from the previous scheduled Planning and Preservation Commission Meeting of March 6, 2012.

Assistant Planner gave the staff presentation and identified the changes from the previous proposed project. His presentation concluded with a recommendation to the Planning and Preservation Commission recommending to the City Council approval of the General Plan Amendment, Zone Change, Lot Line Adjustment, Site Plan Review, and adoption of the Initial Study and Mitigated Negative Declaration, pursuant to Planning and Preservation Commission Resolution 2012-03 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).

City Consultant Marc Blodgett gave a brief presentation of the traffic study associated with the proposed project.

### **COMMISSION DISCUSSION**

M. Rodriguez commended staff and the developer for addressing the commission’s concerns. He asked Mr. Blodgett how closely aligned were the two proposed driveways because he was concerned with potential bottlenecks occurring if cars wanted to enter both sites at the same time.

M. Blodgett indicated that the egress and ingress access to the two properties are wide enough that cars will not save a significant waiting time for cars to enter and exit the site.

M. Rodriguez asked about the city enforcement activity to date on the street with regards to cars parking in the abandoned curb cuts and who is responsible. Additionally he asked about addressing the privacy issues with the adjoining residential property and if the mature trees were being proposed along the rear property line with abutting properties on Harps Street.

F. Ramirez indicated that he does not believe that the City parking enforcement is enforcing the no parking in the driveway for the vacant lots. He clarified that the applicant has already proposed to install trees along the rear property line to address potential privacy issues.

M. Rodriguez asked what would happen to the project if funding is not obtained?

F. Ramirez indicated that the property owner can build the project and rent them out at market rate that would require that the project be scaled back to meet the R-3 standards.

J. Ruelas asked if staff received any additional public comments since the last meeting.

F. Ramirez informed the commission that he did have one inquiry about how long it would take for the units to be built because they were interested in trying to rent a unit. He also reminded the Commission that the public comment period is open until March 15, 2012.

J. Ruelas asked Chairperson Cuellar if she would open the public comment section to allow for the audience to comment.

J. Cuellar agreed and she opened the public statement portion of the meeting.

### **PUBLIC TESTIMONY**

Jessie Avila – 319 N. Workman Street, San Fernando, CA – Mr. Avila stated that First Street in it's current condition might as well be a freeway. His hopes are that the proposed project will slow down vehicular traffic. He stated that the city needs more affordable housing and he says that the project will have positive affect on the surrounding area.

Linda Avila – 319 N. Workman Street, San Fernando, CA – Ms. Avila stated that she initially had some concerns with the projects proposed recreational open space, parking, and traffic. However, she too feels that the added vehicles to the area will slow down the speeders. She stated that she is pleased with the recent modifications to the project proposal and she expressed that it will be a quality building that we should not be afraid of.

### **COMMISSION COMMENTS (Continued)**

J. Cuellar commended staff, City Consultant, and the developer for addressing the commission's concerns. She stated that traffic and parking are always an issue with any proposal. She stated that she spoke to some residents and they expressed their concerns with such a large project. She does like the fact that visitor parking was added but is still concerned if it will be enough.

A. Durham thanked staff for their added work, he expressed his concern with the amount of proposed parking and the proposed building height. However, he noted that staff would continue working with the applicant to further refine the proposed design.

Sev Aszkenazy – Aszkenazy Development, Inc. - 601 S. Brand Blvd., 3<sup>rd</sup> Floor, San Fernando, CA 91340 – Mr. Aszkenazy gave examples of income levels allowed by state and federal guidelines in order to qualify for one of the proposed units. He gave an example of the parking agreements for tenants in other housing projects owned and managed by his company.

I. Fitzsimmons clarified that the sewer lines do not run under the property. He noted that they run along First Street and with regards to having to replace or upgrade any infrastructure, he said that it would be determined by the required water and sewer study for the project.

M. Rodriguez stated that he welcomes the new use and noted that the proposed project will be good for the area. He expressed some concerns with too many large projects being proposed for the area.

J. Ruelas stated that there are a lot of checklist items that the developer has to comply with so he is confident in the project.

A. Durham stated that affordable housing is needed in the area.

J. Cuellar stated that she appreciates the fact that the proposed project was modified to address the public's and commissioner's concerns. She stated that she would like to see the development built in a timely manner.

Subsequent to discussion Commissioner J. Ruelas moved to recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration. Seconded by Commission A. Durham, the motion carried with the following vote:

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

## **STAFF COMMUNICATIONS**

**None**

## **COMMISSION COMMENTS**

J. Cuellar asked staff for an update regarding the house on Brand Blvd., the window coverage for the businesses on Maclay Avenue and the status of Nueva Esperanza Charter School

F. Ramirez informed the commission that the garage structure at 857 N. Brand Blvd., has been demolished and that the property will be fenced off and prepared for demolition on March 26, 2012. He explained that the Code Enforcement officers have conducted a signage inventory of Maclay Avenue. Additionally he explained that Nueva Esperanza had modified their drawings and that he would be in contact with them in the coming week.

M. Rodriguez asked about the traffic study for the Nueva Esperanza Charter School, he said he has witness some dangerous situations when children are dropped off at the four-way stop.

F. Ramirez indicated that he would inform Public Works and ask them to do spot checks.

## **ADJOURNMENT**

Chairperson J. Cuellar moved to adjourn to May 1, 2012. Second by Commissioner A. Durham, the motion carried with the following vote:

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

8:52 P.M.  
FRED RAMIREZ  
Planning Commission Secretary